



Economic & International Development Department

HISTORIC LANDMARK COMMISSION MEETING MINUTES – *REVISED*
FIRST FLOOR, CITY COUNCIL CHAMBERS
CITY 1 BUILDING, 300 N. CAMPBELL STREET
FEBRUARY 9, 2015, 4:00 P.M.

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The El Paso Historic Landmark Commission held a public hearing in the City Council Chambers, First Floor, City 1 Building, February 9, 2015, 4:00 p.m.

The following commissioners were present:

- Chairman William Helm II
- Vice-Chairman Edgar Lopez
- Commissioner Beatriz Lucero
- Commissioner Randy Brock
- Commissioner Cesar Gomez

The following commissioner was not present:

- Commissioner John Moses

The following City staff members were present:

- Ms. Providencia Velázquez, Historic Preservation Officer, Economic Development
- Ms. Kristen Hamilton, Assistant City Attorney, City Attorney’s Office

CALL TO ORDER

Chairman Helm called the meeting to order at 4:03p.m., quorum present.

CHANGES TO THE AGENDA

None.

I. CALL TO THE PUBLIC – PUBLIC COMMENT

None.

II. REGULAR AGENDA – DISCUSSION AND ACTION

Certificate of Appropriateness

1. **PHAP15-00001:** Being 48 Ysleta Tr. 19-B, City of El Paso, El Paso County, Texas
 - Location: 9255 Socorro Road
 - Historic District: Mission Trail
 - Property Owner: Jose Luis Anguiano
 - Representative: Eric Perea
 - Representative District: 6
 - Existing Zoning: R-4/H (Residential/Historic)

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Year Built:	N/A
Historic Status:	N/A
Request:	Certificate of Appropriateness for the construction of a two story, three building apartment complex
Application Filed:	1/5/2015
45 Day Expiration:	2/19/2015
<i>POSTPONED FROM 01.26.2015</i>	

Ms. Velázquez gave a presentation and noted the applicant is requesting a Certificate of Appropriateness for the construction of a two story, three-unit apartment complex. The application was first presented to commissioners at the January 26th HLC meeting; however, commissioners requested the item be postponed to today’s meeting to allow the property owner and his representative, Mr. Eric Perea, time to possibly redesign the footprint of the proposed structures. Prior to today’s meeting, the property owner and Mr. Perea took into account suggestions made by commissioners at the previous meeting. From those suggestions and input from the property owner, Mr. Perea prepared informational packets of the proposed redesigned structures for distribution to commissioners for their review.

Mr. Perea, architect representing the property owner, explained several topics were discussed at the January 26th meeting. At that meeting, the main topic of concern was the modification proposed by Ms. Velázquez *“The modification is that the first building facing Socorro Road be redesigned as a one story building so that it is more in keeping with character of the street.”*

Additionally, Ms. Velázquez and commissioners highlighted several reasons why the modification should be followed. Mr. Perea noted the following:

1. *There are no two story buildings in the vicinity of the proposed structures; additionally, new structures should be sensitive to the surrounding areas.*

Mr. Perea went back to the proposed construction site and in doing so photographed and researched three different areas in the direct vicinity from the proposed site. Per his prepared documents and photographs, Mr. Perea noted quite a number of existing two story structures and several one-story structures as well. Furthermore, there are a number of empty lots, parking lots and a few residences adjacent to and within the vicinity of the proposed site.

2. *Proposed landscape plan*

Mr. Perea pointed out the project proposes to use quite a bit of landscaping, especially large trees. This is to *soften* the areas, to bring down the buildings to human scale. We intend to provide nice landscaped areas for the children, residing within the apartment complex, to play in. Mr. Perea noted the landscape plan somewhat mimics the Ysleta del Sur Pueblo landscaping.



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3. *Revised site plan separating the two-story structure into two, one-story apartments.*

Mr. Perea explained this site plan shows the two apartments located next to each other and included in the site plan was the square footage for each apartment. Should commissioners approve this site plan, Mr. Perea stated, he would be losing approximately 200 feet from each apartment. The total square footage for each apartment is approximately 1,000 square feet. In addition, the building would encroach onto the property line; therefore, the building would be relocated to right up against the property line. This redesign provides just five feet between the back, larger building and the front building. Should commissioners approve this redesigned site plan the two picnic areas, for the two front apartments, would no longer exist.

4. *On-site ponding*

This property is required to have on-site ponding for stormwater. Mr. Perea referred commissioners to the last page of the prepared documents showing the calculations required for the on-site ponding. He then explained the on-site computations as shown on the left and right hand sides of the document. Should commissioners recommend the removal of the 1,000/1,200 square feet in ponding, he would not be able to meet the on-site ponding requirement.

Chairman Helm responded because you are using the landscaped areas as drainage swells.

Mr. Perea concurred and added if you look at the previous site plan (*from the January 26th meeting*) those landscaped areas were designated as ponding areas.

5. *Modification – the deletion of one apartment from the project*

Mr. Perea explained that, months ago, when he began coordinating this project with Ms. Velázquez, he presented preliminary and pre-final plans. The pre-final plans came back with various notations changing elevations, modifying windows; however, there were no notations requesting the two-story buildings be modified to one **story because the plans were not presented in context with the surrounding buildings**. It was his intention to coordinate with staff at or near the beginning of the project was to avoid having to redesign the project. It would be very detrimental to redesign/change the project plans at this stage of development. Mr. Perea was unsure if the property owner would be receptive to any redesign/change in the project plans.

Vice-Chairman Lopez asked Mr. Perea to explain the location of the proposed picnic areas in the front.

Looking at this site plan, between the two rear apartments, there are wood trellises between the two apartment buildings; those are covered patios for picnic areas. The property owner is

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planning to host barbeques for the residents. The other two picnic areas, not shown in this site plan, are located directly between the front small building and the middle building.

Vice-Chairman Lopez clarified you intend to have four picnic areas. Regarding the photos, are these properties located on Socorro Road; for example, the house, is that the Pueblo of Ysleta? These properties, do they have a zero lot line or do they have setbacks? Regarding the Speaking Rock façade, Vice-Chairman Lopez asked Mr. Perea where this façade is located.

Mr. Perea replied yes, four picnic areas. The house is Pueblo of Ysleta Sur which abuts Socorro Road. There are some properties on Socorro Road with zero lot lines and some with setbacks, as well. Looking at the Speaking Rock document with photographs, the top left-hand corner is looking from the corner of Socorro Road and Old Pueblo Drive, looking in the northwest direction. Additional photographs of properties along Socorro Road were also shown in the document.

Vice-Chairman Lopez and Mr. Perea commented on properties located on Old Pueblo Drive and Zaragoza Road and Alameda Avenue.

Chairman Helm clarified the proper location is the corner of Zaragoza Road and Alameda Avenue, not Socorro Road.

On Socorro Road, Mr. Perea noted there are no real buildings; however, a number of parking lots are right up against in that corner.

Commissioner Lucero noted the examples of properties provided by Mr. Perea were all located outside the historic district. Two of the three examples are Tigua properties; Tigua properties are not required to comply with the historic district guidelines. Furthermore, the housing for the Tiguas somewhat conforms with the modification *“that the first building be a one story building ...”* requested by Ms. Velázquez. Commissioner Lucero recommended Mr. Perea use the Pueblo structures as examples.

Referring to the recommendation from Ms. Velázquez *“The height of the new buildings should conform to the height of existing surrounding buildings”* Mr. Perea understood the recommendation to mean surrounding buildings in the vicinity, not necessarily the direct neighbors on the side. In reality, even though some of the neighbors have one-story structures, there are a number of neighboring properties that are parking or vacant lots. He interpreted that to mean that he has met all the criteria; for example, no parking lot in the front. Moving the parking to the rear has reduced the amount of usable space considerably. Mr. Perez explained he must now provide the entry drive to the rear parking lot which pushes the actual site itself quite a way forward causing a bottleneck of usable area on the site.

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Referring to the newest site plan, Vice-Chairman Lopez explained that by basically using the footprint as before, that was not your intent to design this that way.

Mr. Perea responded yes, that is correct. No, we have not gone to the extent of redesigning the floor plan. What I did was take the footprint, the 1,000 square foot per apartment and applied it to the area just to show how tight we really are in that area and how much not only square footage inside the apartment we will lose but it would basically make it impossible for us to meet the ponding area requirements without having to add thousands of dollars to the actual project.

Vice-Chairman Lopez wondered how much space would you be losing in each apartment.

Mr. Perea replied, in total, approximately 200 square feet.

Vice-Chairman Lopez thought the number would be a lot less; however, it is difficult to tell without the proper dimensions.

Mr. Perea restated the exact number was about 98 to 99 square feet from each apartment.

Chairman Helm clarified 200 total aggregate.

Mr. Perea noted that would cut his required ponding area by 1/5.

Commissioner Brock asked if Mr. Perea would be able to meet the funding requirement.

Mr. Perea replied no, looking at the last page, he explained compilations necessary to fulfill the necessary on-site ponding area. He explained he is required to have 8,415 square feet of on-site ponding and we have 8,643 square feet, so we are approximately 400 to 500 cubic feet, barely meeting the required ponding area.

Chairman Helm asked what the required number of parking spaces was to meeting the zoning code requirement.

Mr. Perea responded he is at the exact amount, 21 spaces.

Vice-Chairman Lopez stated the distance between the two apartment buildings is 20 feet. Additionally, you will have a walkway on the first floor but not the second floor; the second floor will have these trellises.

Mr. Perea explained the walkway would be between the center and middle of the two buildings.



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At the previous meeting, Vice-Chairman Lopez explained, commissioners asked if Mr. Perea could be a little more creative especially when trying to squeeze everything onto one floor. What we are seeing is you copied one floor plan with no significant change. Vice-Chairman Lopez referred to the 20 feet of unusable space between the two buildings and suggested Mr. Perea reduce that 20 feet of space between the two buildings which would allow him to properly fit the two buildings. This would probably not allow space for the on-site ponding and possibly lose some landscaping space. Vice-Chairman Lopez felt the effort, from either the property owner or Mr. Perea, to redesign the project per the recommendations/modifications of staff was not evident. Regarding a proposed second story, Vice-Chairman Lopez suggested providing a visual step by reducing the second story footprint. This second floor apartment may have just two bedrooms rather than the initial three or perhaps you could design a loft or efficiency apartment thus eliminating such an abrupt façade like the street.

Mr. Perea clarified the Vice-Chairman's recommendation is to reduce the size of the second story apartment.

Vice-Chairman Lopez referred to the photographs provided by Mr. Perea and commented on each one. The Vice-Chairman suggested Mr. Perea use the photograph of the house as his example and perhaps add a balcony.

Mr. Perea replied he did not think that would be a problem, the problem was eliminating an entire apartment. If necessary, he would reduce the second story apartment square footage by 100, remove a bedroom and add a balcony.

Vice-Chairman Lopez felt these suggestions would aesthetically improve the design; additionally, Vice-Chairman Lopez suggested adding a trellis for the balcony. Vice-Chairman Lopez recommended Mr. Perea design the project with more of a Santa Fe-ish style, more volume and some setbacks on the second floor, perhaps trellises on top of that as a balcony for the master bedroom.

Mr. Perea stated those are excellent suggestions, Thank you.

Vice-Chairman Lopez offered these suggestions to help save the project, rather than another empty lot, this will be a great improvement for the community.

Mr. Perea thanked the Vice-Chairman for his very generous suggestions.



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MOTION:

Motion made by Vice-Chairman Lopez TO APPROVE WITH THE FOLLOWING REQUIREMENTS:

1. **TO LEAVE THE FLOOR PLAN THE WAY IT IS WITH THE FOOTPRINT ON THE FIRST FLOOR;**
2. **THE SECOND FLOOR WILL HAVE INDICATIONS ON THE FRONTISH APARTMENT REDUCING THE FOOTPRINT TO HAVE BALCONIES OR TERRACES**
3. **TO HAVE MORE OF A SANTA FE, ADOBE OR PUEBLO STYLE LOOK**
4. **THE SETBACK ON THE SECOND FLOOR**
5. **FOLLOW THE EXAMPLE PROVIDED IN THE PHOTO OF THE PUEBLO OF YSLETA SUR HOME**

Ms. Velázquez requested Vice-Chairman Lopez specify how far back the setback should be.

Vice-Chairman Lopez replied it was hard to say but Mr. Perea may have to remove one or two bedrooms or a bedroom and a closet or a bedroom and a bathroom. It is difficult to say because there were no dimensions for the apartments in the site plan.

Chairman Helm explained the proposed project is to be built right up to the setback line, correct.

Mr. Perea responded 5' or 5'5" feet off the setback.

Vice-Chairman Lopez stated it was five feet.

Chairman Helm asked Mr. Perea how far that was from the curb line.

Vice-Chairman Lopez thought the number was shown on the survey, maybe seven feet.

Mr. Perea explained the sidewalk was slightly under six feet, another five or six feet to the property line and another five feet to the building.

Chairman Helm explained that proportionally the setback might need to be at least the same as the setback distance.

Vice-Chairman Lopez said from the property to the curb.

Chairman Helm responded not from the curb but from the property line itself.

Vice-Chairman Lopez stated the distance was 5'5" setback to the building and clarified it is approximately eight feet from the property to the curb.



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Chairman Helm clarified from the building line.

Vice-Chairman Lopez responded no, from the property line to the curb of the street another eight feet and from the property line to the building, 5'47" or 5'6".

Chairman Helm asked Vice-Chairman Lopez if that included the five-foot sidewalk.

Vice-Chairman Lopez replied yes, it is a five-foot sidewalk.

Chairman Helm asked if commissioners would like to define a minimum setback on the second floor in the motion language.

Vice-Chairman Lopez requested the minimum setback of the same setback from the building to the building property line, to clarify, 5'4" setback on the second floor.

Mr. Perea agreed.

Chairman Helm requested Vice-Chairman Lopez restate his motion.

MOTION:

Motion made by Vice-Chairman Lopez, seconded by Commissioner Lucero AND UNANIMOUSLY CARRIED TO APPROVE WITH THE FOLLOWING REQUIREMENTS:

1. **LEAVE THE FOOTPRINT ON THE FIRST FLOOR THE WAY IT IS WITH THE BUILDING UP FRONT 5'6" FROM THE PROPERTY LINE;**
2. **THE SECOND FLOOR APARTMENT SHOULD REDUCE THE FOOTPRINT LEAVING A SETBACK MINIMUM 5'6", JUST LIKE THE PROPERTY LINE AS SHOWN HERE.**

Mr. Perea asked Vice-Chairman Lopez if that measurement was for the entire front of the building or can that be considered aggregate. The reason he was asking, looking at the floor plan, he could very easily remove an entire bedroom, 100 square feet more or less, on a corner of the building to be able to accommodate a terrace with trellis or do you want the entire front façade ...

Vice-Chairman Lopez thought it should be the entire front façade. He suggested Mr. Perea might reduce some of the bedrooms or remove one of the bathrooms that is in the middle or a closet to put on the side. If you add a trellis on top, it would be more integral renovation.

Mr. Perea noted he would include those suggestions, Thank you.

3. **FOLLOW THE EXAMPLE PROVIDED IN THE PHOTO OF THE PUEBLO OF YSLETA SUR HOME**

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2. **PHAP15-00004:** Being 35 Manhattan Heights 20 and N. 21 Ft. of 21, City of El Paso, El Paso County, Texas
- Location: 1409 Elm Street
- Historic District: Manhattan Heights
- Property Owner: Joey Martinez
- Representative: Joey Martinez
- Representative District: 2
- Existing Zoning: R-3/H (Residential/Historic)
- Year Built: 1932
- Historic Status: Contributing
- Request: Certificate of Appropriateness for the removal of a window on a secondary façade and infilling the opening with brick
- Application Filed: 1/26/15
- 45 Day Expiration: 3/12/15

Ms. Velázquez gave a presentation and noted the applicant is requesting a Certificate of Appropriateness for the removal of a window on a secondary façade and infilling the opening with brick. The structure is located on a corner lot. Photos of the property were shown for commissioners to review. Ms. Velázquez noted the alteration will be located at the second window in from the rear façade that the property owner would like to infill. Ms. Velázquez asked the property owner why he would like this window removed and the space filled in with brick, the property owner replied because he is renovating the interior. He is putting in a kitchen and this space will be ideal cabinet space, inferring the window is in the way of his design scheme. Additional photos of the property and windows were displayed for commissioners to review. Ms. Velázquez noted the windows were pretty much uniform. Photos of adjacent and neighboring properties were also shown for commissioners to review.

Ms. Velázquez read the following recommendations into the record:

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

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

- *Doors and windows are considered important character-defining features because of significant detailing.*
- *Windows in secondary façades shall be reviewed on a case by case basis.*

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

- *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with*

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the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

***THE MODIFICATIONS ARE:**

1. **THAT THE INFILL BE SET BACK AT LEAST ONE INCH FROM THE FAÇADE TO INDICATE A WINDOW OPENING; AND**
2. **THAT THE SILL BE RETAINED.**

Chairman Helm clarified the renovation project calls for the removal of this window in order to install cabinetry.

Mr. Joey Martinez, property owner, responded yes, sir that is correct.

Vice-Chairman Lopez asked if the contractor had recommended removing the window.

Mr. Martinez replied yes and at the same time, we felt this would allow us to utilize more of the space with this design. This window does not face the front of the neighborhood and no one would miss it unless you actually walk between the houses.

Vice-Chairman Lopez wondered if these were the original windows.

Mr. Martinez replied yes, they are.

Vice-Chairman Lopez asked how thick the wall was, brick and ...

Mr. Martinez understood, when he purchased the home, was three layers of brick.

Vice-Chairman Lopez reiterated three layers, so it is solid brick.

Mr. Martinez agreed.

Vice-Chairman Lopez asked if the window was recessed from the outside and also the inside, if there is a small window ledge or sill on the inside.

Mr. Martinez replied yes, that is correct; unfortunately, the windows are painted shut and cannot be opened.

Vice-Chairman Lopez asked if Mr. Martinez has brick that will match the existing.

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Mr. Martinez explained there are some left over bricks; additionally, the contractor informed him they would locate similar or matching brick if need be.

Vice-Chairman Lopez stated his concern was that most likely the look will be different; furthermore, it will be costly to remove the window and match the brick. The easiest solution is, as you already have a thick wall, make the window a spandrel meaning paint the window a dark color, from the inside. Leave the window the way it is and put up some sheet rock on the inside. That will be perfect for us and perfect for you.

Mr. Martinez explained that was one of the options offered by the contractor.

Vice-Chairman Lopez added you see this type of window in old commercial buildings; this is nothing out of the ordinary. Vice-Chairman Lopez suggested sealing the window very well, to prevent insects or humidity, then put the other wall behind or the wall and the window would be a better solution.

Chairman Helm agreed with Vice-Chairman Lopez, the trick will be to seal it, clean it, and paint it before you put any construction over it to cover it from the inside.

Mr. Martinez agreed.

Commissioner Gomez asked if Mr. Martinez if that room is currently the kitchen where the window is or are you expanding into that space.

Mr. Martinez explained that is the kitchen area.

Commissioner Gomez wondered if that was not currently frosted glass or something like that; is this clear glass?

Mr. Martinez responded it is clear glass. In between those two small windows will be the sink.

Chairman Helm clarified you have some left over brick from the construction on the house on-site that is original.

Mr. Martinez replied it is original brick, we bought the home approximately three years ago, the brick was already there laying in the back yard.

Vice-Chairman Lopez noted this is a beautiful home and he requested Mr. Martinez preserve the home the way that it exists currently. This is a jewel and we, commissioners, do not want to see any brick that would leave a mark or 'scar' the structure.

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Chairman Helm added the next property owner may want to renovate the kitchen and decide to open up that area. He felt that Ms. Velázquez’s proposed modification might work if commissioners could see the brick that Mr. Martinez has and the brick the contractor has proposed to match the existing. He felt the preferred solution would be to leave the window in place so that it is there for future and it is a record of historically what existed in the home and was blackened out from the interior.

MOTION:
Motion made by Vice-Chairman Lopez TO ...

Prior to the motion, Chairman Helm asked Mr. Martinez if he was willing to pursue the second option.

Mr. Martinez explained he would need to think and talk it over because of the cost expense just to add the kitchen itself and the flooring, the tile work and appliances. That is probably a very attractive option but he would like to consider both options and decide which option to move forward on. The plan is that his daughter will inherit the home; this home will not be put up for sale.

Chairman Helm asked Mr. Martinez if he would like to take some time to consider this option and commissioners can postpone the request, if so desired.

Mr. Martinez asked what the option was to postpone, would he have to come before the commissioners again.

Chairman Helm explained you would come back again in two weeks.

Vice-Chairman Lopez said and you can explain to the commission which option you decided on.

Should the request be postponed, Chairman Helm requested Mr. Martinez come back with brick samples for commissioners to review.

Mr. Martinez asked if he could email photos of the brick or would he need to actually **bring brick** the physical brick.

Chairman Helm would like to see the original on-site brick and the contractor’s proposed match.



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Mr. Martinez noted it was a real challenge for him to make this meeting today. He decided to go with option number two and respect the commission’s options for that, just because it takes great effort for him to attend the meetings.

MOTION:

Motion made by Vice-Chairman Lopez, seconded by Commissioner Gomez NOT TO REMOVE THE WINDOW OR REPLACE IT WITH BRICK BUT USE THE EXISTING WINDOW AS A SPANDREL WINDOW AND UNANIMOUSLY CARRIED TO APPROVE.

Mr. Martinez requested Vice-Chairman Lopez define “spandrel.”

Vice-Chairman Lopez explained spandrel is just a term to say that the window is not usable, that the window is blocked from the inside.

Mr. Martinez asked if the window will not be usable indefinitely because we have discussed if the house were sold, when you say unusable does that mean the window will not be usable 100 years from now.

Vice-Chairman Lopez explained there will be a cabinet and wall behind the window and also filled in from the inside but the outside has to look the way it is. The best solution is to paint it black or dark gray so that it will look like a regular window from a distance.

Chairman Helm stated that does not mean the window is indefinitely unusable, your daughter or another property owner could decide to renovate the kitchen and open up that space from the interior.

- 3. **PHAP14-00005:** Being Indian Town Tr. 11, City of El Paso, El Paso County, Texas
- Location: 9104 San Fernando Court
- Historic District: Ysleta
- Property Owner: Juan Alderete
- Representative: Juan Alderete
- Representative District: 6
- Existing Zoning: R-4/H (Residential/Historic)
- Year Built: N/A
- Historic Status: N/A
- Request: Certificate of Appropriateness for the construction of a one story duplex
- Application Filed: 1/26/15
- 45 Day Expiration: 3/12/15

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Ms. Velázquez gave a presentation and noted the applicant is requesting a Certificate of Appropriateness for the construction of a one story duplex. The site is currently vacant, one of three vacant sites on this street; however, currently there is a small brick knee wall with a metal picket fence on top and several trees on the property. The property is located on a very small, quiet street.

The property owner would like to construct a one-story duplex with two apartments side-by-side. In front of these apartments would be extensive driveways, photos of the plans reveal very simple, stucco duplexes. The property owner did not submit a landscaping plan and Ms. Velázquez was unsure whether or not the trees could be saved or if commissioners would propose saving those trees for future.

At this time, Ms. Velázquez read the following Staff Recommendations into the record:

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

The Ysleta Historic District Design Guidelines recommend the following:

- *The purpose of reviewing proposed alterations to structures within the Ysleta Historic District is to assure compatibility with existing buildings. This also applies to the way a building is situated on its site. Site development is important in maintaining a building’s historic integrity.*
- *Height of new buildings should conform to the heights of existing surrounding buildings.*
- *Setbacks help to create a unified rhythm along a street. Maintain the predominant existing building line.*
- *The proportions of new buildings should be consistent with the dominant proportions of existing buildings.*
- *Solid and voids (walls to windows and doors) establish a pattern in the façade of a building. A pattern of solids and voids establishes rhythm. Other architectural elements such as porches, projections and bays contribute to pattern and rhythm.*
- *Most residential structures have parking at the rear of the property in the form of a garage or carport. Paved areas for driveways should be kept to a minimum. Acceptable driveway materials are concrete and gravel. Use plantings to screen parking areas.*
- *Landscaping is an inherent part of a buildings sitting and design. Good landscaping reinforces and highlights the architectural qualities of a structure. Original vegetation should be maintained in good condition as it takes years for trees, shrubs, and lawns to properly mature. When new landscaping is planned, it should be designed to complement the structure and the streetscape.*
- *Window frames and trim are sometimes elaborate. In Ysleta, however, window treatment is usually basic and less ornate. Frames, lintels, and sills should preferably be constructed of wood. Metal alternatives may be used if finished. The finish must be in character with the overall appearance of the structure and adequately complement its style.*



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- *Doors are important elements contributing to the character of structures. Proportion, composition in elevation, detail and trim are all essential to the overall scheme.*
- *Porches (portales) are functional as well as decorative features that help to define the overall character of a building.*
- *Appropriate masonry for the Ysleta Historic District includes brick, stone, terra cotta, stucco finishes or synthetic coatings, and adobe.*
- *Mechanical, electrical and telephone equipment, as well as other obtrusive elements and/or structures, should be screened from view. Obtrusive structures include satellite dishes, air conditioning units and radio and television antennae.*
- *Before painting, keep in mind the relationship that buildings have to one another on a street. The color of one building can set the tone for an entire street and can either blend or clash with neighboring structures.*

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:**

- 1. THE DRIVEWAYS SHALL BE CONSTRUCTED AT THE REAR OF THE PROPERTY AND NOT IN THE FRONT OF THE MAIN FAÇADE;**
- 2. MECHANICAL EQUIPMENT SHALL BE INSTALLED BEHIND THE REAR FAÇADE;**
- 3. THE MAIN FAÇADE SHALL BE REDESIGNED SO THAT IT FEATURES ENTRANCES WITH PORCHES TO THE APARTMENTS FACING SAN FERNANDO COURT;**
- 4. THE WINDOWS WILL NOT HAVE POP OUTS OR WINDOW SURROUNDS BUT WILL HAVE MASONRY SILLS TO RESEMBLE THE FENESTRATION PATTERNS ON THE BLOCK;**
- 5. THE WINDOWS SHALL BE ONE-OVER-ONE SASH AND HAVE MULTI-LIGHTS WITH THREE DIMENSIONAL EXTERIOR APPLIED MUNTINS TO RESEMBLE THE PREDOMINANT WINDOW PATTERNS ON THE BLOCK;**
- 6. LANDSCAPING SHALL BE PLANNED SO THAT THE EXISTING TREES WILL BE REPLACED AND THE LANDSCAPING CHARACTER OF THE AREA IS MAINTAINED;**
- 7. THE COLOR OF THE NEW BUILDING (ADOBE BROWN) SHALL BE CHANGED TO A LIGHTER COLOR THAT IS IN KEEPING WITH THE DOMINANT COLORS ON THE BLOCK; AND**
- 8. THE BUILDING SETBACK SHALL BE IN LINE WITH THE OTHER BUILDINGS ON THE STREET.**

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Chairman Helm asked Ms. Velázquez if there had been a house on this property previously.

Ms. Velázquez replied there may have been but staff was unable to locate any record of properties that had been there previously. Additionally, there was no evidence of structures existing on the property via the aerial photos from the late 1990s.

Chairman Helm reiterated the property owner is proposing to remove the existing trees on the property.

Ms. Velázquez clarified the proposed plans do not show evidence of trees; however, the property owner did not submit a landscape plan with the application documents. She noted from the position of the driveways it looks like the trees will have to be removed.

Chairman Helm asked Ms. Velázquez if the properties would have alley access.

Ms. Velázquez replied no there was no alley; the driveways will lead drivers to the rear of the property where parking will be available. Per the plans, it looks as though there is enough space available for a turnaround in the rear of the property.

Chairman Helm explained the property owner has designed the driveways in such a way that there is space for one driveway to wrap around in the rear.

Ms. Velázquez responded, yes.

Chairman Helm asked Ms. Velázquez should the property owner change the setback to meet your recommendations the house would move forward.

Ms. Velázquez responded yes, absolutely.

Chairman Helm asked how far forward would the house move?

Ms. Velázquez explained looking at it currently, the façade to the front of the property line would be approximately 40 feet. If the property owner moved the house forward at least 20 feet that would be much more in keeping with the other properties. Looking up and down the street and checking setbacks online, Ms. Velázquez noted the typical dimension was 15 to 20 feet approximately. For some of the larger structures especially those located near the end of the block, one of those structures had a setback of 30 feet. She noted that the front property line was much closer.

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Chairman Helm asked Ms. Velázquez what the zoning setbacks were.

Ms. Velázquez explained if the property owner intends to construct the driveway, he will need 20 feet; five feet on either side of the property at the secondary façades, which he has met. She also believed the property owner met the minimum zoning requirements for the rear setback.

Chairman Helm reiterated the minimum zoning requirement calls for at least five feet on either side.

Ms. Velázquez agreed and added the property owner currently has over 13 feet, giving him extra room to work with.

Commissioner Gomez could not decipher what the dimensions were between the side of the home and the property line.

Ms. Velázquez referred to the side setbacks and noted they were over 13 or 13.5 feet. At this time, Ms. Velázquez distributed hard copies of the site plans for commissioners to review.

Commissioners discuss site plan dimensions amongst themselves.

Chairman Helm asked if the property owner and/or representative were present.

Mr. Juan Alderete, property owner, stated there are some recommendations he is willing to work with and definitely consider but personally, he would like to keep the aesthetics of the current landscape, as shown in earlier photos.

1. Ms. Velázquez has recommended the driveways be located in the rear of the property, which will require him to remove two out of the four trees that have been on this property for more than 20 years. Originally, he planned individual driveways for each unit in the front part of the façade; however, he understands the importance of maintaining the integrity of the other properties in the area. Per the photos, Mr. Alderete commented on properties with parking spaces on the side or in the front of the homes. Additionally homes are painted pink, blue, white, off white, brown and cream, etc.
2. Mr. Alderete referred to the blue prints he submitted and explained the two parking spaces, from the property line inward, is enough space required. The building is setback for approximately 20 to 25 feet, which would save two out of the four trees. However, if allowed to install driveways along the sides of the duplex, he will have enough space for the driveways but will have to remove two out of the four trees.

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3. Regarding recommendation number eight, Mr. Alderete explained houses he has there, right next to that building, have approximately 10 feet of setback. If he is required to go along with the surrounding properties, he will have to remove all the trees in the front which are mature, really nice, pine trees. Not only would it be wonderful to maintain those trees, it would also save him the expense of having the trees removed.
4. Mr. Alderete stated he would like to remove the fence anyway. It was his opinion that removing the fence allows the property to have a better, more inviting look. The brick wall with fencing was, in his opinion, an eye sore. Mr. Alderete commented on the various types of fencing within the street and neighborhood.

To conclude, Mr. Alderete would prefer:

1. Removing the fence;
2. Keep the building at 20 to 25 feet setback as indicated;
3. Keep the two driveways where they are as shown on the plans
4. If commissioners request the driveways be relocated to the sides of the home he would be more than happy to do so. He has 40 feet of space, from the front of the property line on the sides, but avoid having to go all the way to the back;
5. If commissioners request he the driveways be relocated to the rear of the property, there are two bay windows on the sides of the bedrooms that will have to be removed to allow enough clearance to ensure no damage to the building or the rock wall would occur.

Vice-Chairman Lopez asked Mr. Alderete if he had a survey showing the location of the trees.

Mr. Alderete replied yes, the survey he has he made some changes to as a recommendation. The closest we could look at was the left hand side corner because that is the survey where we placed the building on. He commented on some other document, which was similar to what was presented, would be confusing to commissioners because as he was reading the recommendations and the recommendation was to align his building with other properties, he has a setback of 10 feet. He was willing to work with the 10 feet; however, he would rather keep his property 20 feet or more from the property line in order to save the existing trees.

Vice-Chairman Lopez asked Mr. Alderete if commissioners could review that document showing the location of the trees.

Mr. Alderete explained what commissioners were reviewing was the proposed option he was offering regarding the 10 foot setback.

Vice-Chairman Lopez asked Mr. Aldere where these trees were located; in the back or the front; additionally, did you have to remove any trees.



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Mr. Alderete replied the trees are located in the front.

Vice-Chairman Lopez noted Mr. Alderete had proposed a new driveway that is twenty-four feet wide, did that remove any of the existing trees.

Mr. Alderete replied yes, he has proposed a new driveway. Using the presentation slides, Mr. Alderete referred to an existing driveway, which he stated he would do away with. He explained he could fit one driveway in between this existing tree and another tree, that is not visible in the photo. He proposed placing one driveway here, and the other driveway he would have to sacrifice this tree right here so that he could place the other driveway on this side.

Vice-Chairman Lopez noted the houses next door that are 10 feet from setback.

Ms. Velázquez responded yes, the immediate one; however, they vary from 10 to 15 feet.

Vice-Chairman Lopez asked Ms. Velázquez if commissioners could make an exception to make it barely clear those trees because the trees are barely within the property line, perhaps make them 15 feet.

Mr. Alderete explained the 15 feet he does have, from the property line to the tree, I have approximately 13 feet. If I go two feet more to begin my building property, that is 15 feet, I have a lot of interruption with damage to my trees or my wall because as you can see these are pine trees with branches extending five to six feet. He would rather go 25 feet inward from the property line to my building so that I do not disrupt the growth of the trees and damage to the walls of my property.

Referring to Site Plan B, Vice-Chairman Lopez commented on the proposed driveway on each side of the house.

Mr. Alderete responded yes that is correct.

Vice-Chairman Lopez explained commissioners are suggesting moving both the duplex to one side five feet from property line, both of them. You would then have a single driveway towards the back of the property. That way you may not have to remove any or maybe one of the trees, depending on where the driveway(s) are located, with the trees on both sides of the property one of them will have to be removed. That way you could have your driveway and parking will be in the rear; additionally, it would be a better solution because you would not have to have a double driveway, just the single driveway. Vice-Chairman Lopez was unsure what type of driveway material was appropriate.



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In response to Vice-Chairman Lopez’s suggestion, Mr. Alderete stated due to the fact:

1. This is an established neighborhood;
2. The increase in liability:
 - a. These are family dwellings and to have a driveway for both families to go on one side would be a liability for both families.
 - b. Because these are family dwellings, Mr. Alderete foresees children present. He would rather have the properties divided so that each individual family has their own access into their property and not have to share one driveway.
 - c. For purposes of accessibility and for reducing liability to any of the parties renting from him, Mr. Alderete said he would really like to have them not have to share a driveway or get in front of one another as they are parking. He would rather have the property established in the center so that each family has their own driveway to be able to use as freely as possible.
 - d. It is for that reason, if he is going to be asked to keep the façade of the building clean, meaning with no obstruction from vehicles, Mr. Alderete would be more than happy to install driveways on either side of the structure; however, he would rather dedicate 40 feet from the property line inward to provide two parking spaces. Thereby, each dwelling will have two parking spaces, as opposed to having to park their vehicles in the rear.

Vice-Chairman Lopez explained with those proposals, you will lose more trees.

Mr. Alderete responded he would replace to maintain the aesthetics of the property.

Vice-Chairman Lopez stated rather than losing the two trees, commissioners recommend you bring the façade of the house closer to the street.

Mr. Alderete explained, per the recommendations, he would lose all four trees. He is attempting to save at least two trees, if would be allowed the 25 foot setback.

Vice-Chairman Lopez asked Ms. Velázquez would commissioners set a precedent of properties of 20 or 25 feet setbacks.

Ms. Velázquez asked Vice-Chairman Lopez to clarify where exactly the 25 feet is from, the building line or the sidewalk.

Vice-Chairman Lopez replied the property line.



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Ms. Velázquez explained yes, the property line would be fine because that would bring him closer than that proposed concrete driveway and would also save trees. She reiterated that there is at least one other property on this same block that has approximately 30 feet between that front property line and the façade. Just eyeballing this, Ms. Velázquez noticed 40 feet from the sidewalk to the façade but inside that, it must be at least 30 feet. She suggested Mr. Alderete reduce that footage from 40 to at least 25.

Vice-Chairman Lopez stated that way Mr. Alderete could save at least of the two trees, by the entrance, although, the trees, on the east and west sides ...

Chairman Helm added where those driveways are located.

Vice-Chairman Lopez stated yes.

Chairman Helm clarified basically commissioners are looking at this lay out plus 15 feet.

Vice-Chairman Lopez added so that the two trees in the front would be saved.

Ms. Velázquez requested Vice-Chairman Lopez clarify the direction he was referring to forward or backward or better towards the wall or away from the wall.

Chairman Helm and Vice-Chairman Lopez both stated away from the wall.

Chairman Helm explained that it would be 15 feet into the setback that he is showing, for a total of 25 feet.

Vice-Chairman Lopez asked Ms. Velázquez if properties, within this same block, present a 20 foot setback rather than the 10 foot setback.

Ms. Velázquez replied yes, the one building located at the very end of the street.

Vice-Chairman Lopez clarified then commissioners might go as high as a 20 foot setback knowing there is an existing property with the 10 foot setback. In order to save those trees, commissioners might allow the property owner to have a 20 foot setback, double the setback that had the old neighbors on each side.

Ms. Velázquez responded that would be fine.



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Vice-Chairman Lopez added the property owner might lose only a couple of trees.

Commissioner Gomez asked if he is keeping the driveways on the sides of the structure.

Vice-Chairman Lopez replied yes, just like what is proposed on this plan (submitted by the applicant).

POINT OF CLARIFICATION – DRIVEWAYS

Mr. Alderete requested clarification concerning the location of the driveways, if the driveways are to be on both sides of the structure he will be losing two of the four trees. Additionally, that includes not having to drive all the way to the rear of the property it would actually be 40 feet from the property line, inward, to allow enough space.

Vice-Chairman Lopez responded yes, that is correct losing two of the four trees. Furthermore, Mr. Alderete will have his two car driveway but one in front of the other, not as practical as two cars, side to side.

PROPOSED MOTION LANGUAGE DISCUSSION

Vice-Chairman Lopez explained if Mr. Alderete is comfortable with these proposals, commissioners would like to make a motion.

Ms. Velázquez requested commissioners comment on the remainder of her recommendations; the windows, the front door, the porches, the mechanical equipment, etc.

Chairman Helm noted this layout showed porches drawn in; Chairman Helm asked Mr. Alderete if was willing to accept the remaining staff recommendations.

Mr. Alderete noted it already has the porches on there. He explained the entrance to the building is a side door, which is also the entrance to the living room. He proposed instead of the door being perpendicular to the dining room, could he place the door at a 45 degree angle. At this time, Mr. Alderete showed commissioners photos of the proposed door and location from another property he owns. If the door is located at the 45 degree angle it would provide space for the porch and the front door to give the aesthetics to correspond with staff recommendations.

Referring to the highlighted section within the blueprint, Mr. Alderete explained this highlighted section explains what it is he intends to do with the property. It made changes to my blueprints where the door is actually facing at a 45 degree angle as opposed to just the entrance on the side. By placing the door at the 45 degree angle, residents enter via the dining room, kitchen and living room which is more appealing than just entering through a side door.



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Vice-Chairman Lopez asked if Mr. Alderete intended to keep the corner porch.

Mr. Alderete replied yes.

Chairman Helm referred to the following modification:

4. The windows will not have pop outs or window surrounds but will have masonry sills to resemble the fenestration patterns on the block
4. Ms. Velázquez responded yes but the windows will have a sill.

Chairman Helm referred to the following modification:

5. The windows shall be one-over-one sash and have multi-lights with three dimensional exterior applied muntins to resemble the predominant window patterns on the block.
5. Looking at the plans, Ms. Velázquez pointed out, that living room with the single hall window on the main façade could be converted into a front door with a small porch. This would be more in keeping with the character of the district.

The blueprint was displayed on screen for commissioners and Mr. Alderete to review.

Chairman Helm reiterated, per this layout, Ms. Velázquez suggested this door moves where that window is and that window could be within that wall that the door is within, correct.

Ms. Velázquez responded yes. Looking at the plan on the screen at the very bottom, *living room single hall window*, Ms. Velázquez thought that should be the entrance locations.

Mr. Alderete explained the porch where we have it set on there is very similar to other buildings we have and we have used this front façade in other buildings.

Chairman Helm asked Mr. Alderete if these other buildings he is referring to, are they also located within this same historic district.

Mr. Alderete replied yes.

Ms. Velázquez asked Mr. Alderete when it was he presented those other buildings' proposed new construction before the commission.

Mr. Alderete could not recall. *At this time he presented a photo of another property with the same porch configuration.*

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Mr. Alderete continued we are simply placing it there because of the fact that that is where we would like to have the door. This is what it would look like when you have a corner without a porch and this property here is located right around the corner, less than 200 yards from this proposed construction. So we would rather have the porch extended from the corner and avoid having to place the porch where it is being proposed at this time. Keep in mind, we also placed the porch there because of the front door where we have placed it, not planning on moving the porch, I am planning on placing the door at a 45 degree angle which gives the building dimension and is aesthetically pleasing.

Chairman Helm explained no one here is suggesting you move the porch, your porch can stay in the location as shown in your drawing, you will move the door.

Mr. Alderete explained the dining room dimensions are 11' x 14' but if the door is placed at the 45 degree angle, the residents will actually be walking into the dining room, kitchen, and living room areas. Mr. Alderete explained this has more of an open space feel as opposed to walking into the small dining room than the living room area, the living room dimensions are 16' x 14'.

Chairman Helm requested Ms. Velázquez display on screen the elevation plans of the proposed drawings for further review. He asked if this elevation drawing was in the print set.

Vice-Chairman Lopez and Ms. Velázquez responded yes.

Chairman Helm clarified the elevation plans proposed by Mr. Alderete do not look exactly like this; for example the pitched roof on the front, you are keeping it all the same, flat roof facing the front in a sort of Santa Fe style.

Mr. Alderete stated that was just to show you that the picture was just to showcase the door. He intends to keep the same porches as indicated in the blueprints.

Chairman Helm asked if commissioners had any comments and/or questions.

Commissioner Gomez asked Mr. Alderete if he still objected to the placement of the doors as proposed in the staff modifications.

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Mr. Alderete explained it is his understanding commissioners want the door to be in the front, entering into the dining room. It was his choice that the doors to be installed at the 45 degree angle.

Vice-Chairman Lopez commented on other houses having the porch in the front in the front in the neighborhood. He asked if there were any properties with porches on the sides of the homes.

On screen, Ms. Velázquez displayed the presentation photographs of neighboring properties.

1. A photo of a property, similar to the proposed construction project, front door at the main façade with a porch over it and multi light windows.
2. This property has a door behind a bush.
3. This property has a double door facing San Fernando Court, also with multi light windows, a small eave (counts as a porch).
4. This property also has a porch, front door on the main façade facing San Fernando Court.

Ms. Velázquez explained it was from these neighborhood properties that she requested those modifications. This seems to be what is prevalent in the area. For Chairman Helm, to clarify the location of the front doors at the main façade and the porch could extend out.

Chairman Helm clarified Ms. Velázquez was suggesting the doors in place of the front windows.

Ms. Velázquez responded yes and noted the location of the doors per the elevation. Via the front elevation plans; that is what will be facing San Fernando Court, not a neighborhood block and/or district characteristic. Properties do not have their entrances located on the sides of the structures but usually have them facing the street.

Mr. Alderete stated and for that reason again, he was proposing the 45 degree angle door which would be visible in this area right here. One of the things we consider when residents are moving into these properties is the fact that we want them to have privacy. Having the residents enter through their own porch, their own area, is something of importance to his clients and himself. By placing the porch here and placing two doors here, I would really stay away from government housing. I want to be able to give my clients an opportunity to come and go without showcasing it to everybody else. His solution to this would be to provide that door, put it at a 45 degree angle, where you can still see the front door, still provide privacy for clients and still have each, individual porch.

Putting aside the porch issue for a moment, Chairman Helm asked Mr. Alderete if he was willing to accept the other recommendations as follows:

2. Mechanical equipment shall be installed behind the rear façade.
4. The windows will not have pop outs or window surrounds but will have masonry sills to resemble the fenestration patterns on the block.

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5. The windows shall be one-over-one sash and have multi-lights with three dimensional exterior applied muntins to resemble the predominant window patterns on the block.
6. Landscaping shall be planned so that the existing trees will be replaced and the landscaping character of the area is maintained.
7. The color of the new building (Adobe Brown) shall be changed to a lighter color that is in keeping with the dominant colors on the block.

Chairman Helm clarified placing the structure 25 feet back from the property line, Mr. Alderete will lose two of the four existing pine trees. The missing two trees must be replaced.

Ms. Velázquez and Vice-Chairman Lopez commented on the modification regarding the mechanical equipment. Vice-Chairman Lopez asked Mr. Alderete if he had a location for the mechanical units on the roof plan.

Mr. Alderete responded the front part of the building; he believed that parapet wall would be able to cover the mechanical/air conditioner up there.

Chairman Helm clarified the unit would be hidden behind the parapet.

Mr. Alderete responded yes, it would not be visible and set towards the rear of the actual building. He did not foresee a problem with the mechanical units.

Regarding the following modifications:

1. The driveways shall be constructed at the rear of the property and not in the front of the main façade. *Mr. Alderete explained this issue has been resolved. Both driveways will be set on the side going in approximately 40 feet.*
2. Mechanical equipment shall be installed behind the rear façade. *Mr. Alderete explained this was not a problem for him, he will ensure the mechanical units are not visible from the front of the building.*
3. The main façade shall be redesigned so that it features entrances with porches to the apartments facing San Fernando Court. *Mr. Alderete explained this issue is still under discussion.*
4. The windows will not have pop outs or window surrounds but will have masonry sills to resemble the fenestration patterns on the block. *Mr. Alderete explained although there are some windows with pop outs in the area but he will comply with the modification as requested.*

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5. The windows shall be one-over-one sash and have multi-lights with three dimensional exterior applied muntins to resemble the predominant window patterns on the block. *Mr. Alderete explained he was okay with this modification. Per the blueprints, Mr. Alderete explained he failed to show the lines.*
6. Landscaping shall be planned so that the existing trees will be replaced and the landscaping character of the area is maintained. *Mr. Alderete explained, of course, he definitely would want to keep that. He wants to do away with the brick wall, mission stone wall that was just an eyesore as far as he was concerned and leaving it open.*
7. The color of the new building (Adobe Brown) shall be changed to a lighter color that is in keeping with the dominant colors on the porch. Mr. Alderete requested guidance from commissioners. He submitted a color scheme of all the different tones of brown. Per the presentation photos, the neighborhood structures are all kinds of colors.

Ms. Velázquez presented the color scheme selection to commissioners.

Per the color scheme selection, Vice-Chairman Lopez explained the Adobe Brown, as selected by Mr. Alderete, is much darker than the middle browns.

Chairman Helm explained commissioners are looking for a more neutral brown color.

Mr. Alderete asked commissioners to name the color and he will put it on.

Referring to modification number 5, Commissioner Gomez understood Mr. Alderete was not opposed to the multi-lights in the windows; however, staff is specifically requesting three dimensional exterior applied muntins. Meaning the muntins are applied to the surface of the glass, muntins should be integrated in the double pane window.

Mr. Alderete clarified so the muntins are not in between the window; he will research where he can purchase those windows.

Vice-Chairman Lopez suggested Mr. Alderete contact the window company he has hired for the construction project, Multi-Ply, they have the surface muntins. To conclude, Vice-Chairman Lopez asked Mr. Alderete if he was comfortable with the modifications and suggestions provided by staff and commissioners.

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Per the plans, Vice-Chairman Lopez noted the furnace would be located in the middle of the house, the same location as the units but hidden. He requested Mr. Alderete ensure the units are not visible. To ensure complete invisibility, Vice-Chairman Lopez suggested raising the parapet a few inches.

Mr. Alderete responded he would ensure the units are not visible.

Vice-Chairman Lopez noted the slope of the roof goes toward the back of the property, indicating the roof of the porch will be lower.

LOCATION OF THE FRONT DOORS

Vice-Chairman Lopez explained placing the door in the front might be difficult because of the plan design, not having the residents enter via the living room. Vice-Chairman Lopez suggested the porch be located in the front, entering the unit from the side via the 45 degree angled door. Now we have a front porch, in front of the house and we have a side porch, with the usable porch being the one on the side with the angled front door.

Mr. Alderete reiterated the Vice-Chairman's suggestion was for him to keep *this* and to construct a porch across the building. He asked commissioners what to do with the doors, does he keep them as suggested or keep them at a 45 degree angle.

Vice-Chairman Lopez clarified the porches will extend across the living rooms. Vice-Chairman Lopez clarified the doors will be placed at the 45 degree angle for more visibility from the street, to have some presence. Vice-Chairman Lopez explained commissioners and staff are trying to find balance. Mr. Alderete will lose at least four feet installing the door inside the big room unless you want to increase the square footage of each unit.

Chairman Helm noted with the proposed site plan you have the door somewhat adjacent with the parking area.

Vice-Chairman Lopez agreed with Chairman Helm, it is better to have the door close to the driveway where the cars will be parked.

Referring to the suggested color for the structure, Vice-Chairman Lopez agreed with Ms. Velázquez this color is too dark.



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Vice-Chairman Lopez explained usually structures are painted in the beige color scheme or grays. Vice-Chairman Lopez recommended Mr. Alderete select a color and ask staff if this would be a suitable color. Vice-Chairman Lopez noted Desert Lace would be a color of choice; furthermore, Desert Lace is within the beige color scheme.

Mr. Alderete was not opposed to painting the structure Desert Lace. Going back to the porch in the front, is it going to be a simple porch or will commissioners make a recommendation that the porch be similar to the existing. Keep in mind, the setback we have, he proposed a 20 foot setback so that there would not be damage the tree or that the tree does not damage the building. If he is to place a porch at the recommended location, we're talking about three to five more feet ...

Vice-Chairman Lopez remarked most likely three feet because of the columns with an overhang, if he uses a roof instead of a solid, as shown in the photos of the surrounding properties. Vice-Chairman Lopez explained the surrounding properties had clay tile roof. That way Mr. Alderete would have three to four feet to the columns, maybe a foot or 18 inches of overhang and still have enough space for the trees.

Mr. Alderete understood it would be the trees with a porch along the front part, which is right in front of the living room.

Vice-Chairman Lopez noted both living rooms.

Mr. Alderete continued and changing my doors from being perpendicular in the dining room to a 45 degree angle so that when entering the units the residents enter via the dining room, kitchen and living room area which looks more like an open space area.

Vice-Chairman Lopez responded yes.

To clarify, Ms. Velázquez now that the porch will be located in the front of the property does the setback start from the porch or the façade.

Vice-Chairman Lopez stated from the porch.

Ms. Velázquez reiterated the setback starts from the porch.

Vice-Chairman Lopez explained the porch must have a foundation, an added but necessary expense. Mr. Alderete will have to cut the tree roots anyway.



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Mr. Alderete explained he would have to damage the tree in order to have a foundation.

Vice-Chairman Lopez responded yes, the foundation for the porch would not be as substantial as the house.

Mr. Alderete noted 12 inches, you are correct.

Vice-Chairman Lopez continued on top; the foundation will not support anything other than its own weight. He recommended the foundation be 12 inches turned up slab, no more.

Chairman Helm wondered, with that suggestion, if commissioners were introducing a pitched roof on the front which is not currently in the design.

Ms. Velázquez asked Vice-Chairman Lopez if he proposed a pitched or flat roof.

Vice-Chairman Lopez felt the pitched roof would be better because it would not be as monochromatic and boring as this one. The pitched roof will have more color and other houses within the neighborhood also have that same characteristic.

Ms. Velázquez asked with a pitched roof what type of roofing do you recommend?

Vice-Chairman Lopez recommended clay tile roofing.

Mr. Alderete asked where the clay tile roofing would be located and would these other roofs be pitched as well.

Vice-Chairman Lopez responded he was not concerned with the roofs located in the rear of the property. If Mr. Alderete wants a pitched roof with the same clay tile, that would be fine. To conclude, for this project we have clay tile here and also another porch over here with clay tile.

Mr. Alderete thanked Vice-Chairman Lopez for clarifying because this will definitely give him a good visual as to what to follow and how to change the dimensions.

Vice-Chairman Lopez explained pretty much just like this; a porch here and another porch up front.

Chairman Helm reiterated so the option would be for those porches to be in clay tile would be as proposed.



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Vice-Chairman Lopez stated parapet walls.

Chairman Helm continued, proposed parapet walls.

Mr. Alderete requested he be given this information in writing.

MOTION:

Motion made by Vice-Chairman Lopez, seconded by Commissioner Brock AND UNANIMOUSLY CARRIED TO APPROVE BUT WITH THE FOLLOWING CHANGES:

8. *The building setback shall be 20 feet from the property line to the front of the porch with driveways on each side, east and west, as shown in the proposed site plan;*
7. *The color of façade will be lighter than proposed, commissioners suggest Desert Lace from Total Wall Stucco;*
6. *The property owner may have to replace landscaping with new, something similar from the adjacent neighborhood;*
- 4 and 5. *The windows, commissioners suggest no pop outs made of stucco and provide brick window sills, like historic ones and provide one-to-one sash windows with surface mounted muntins divided lines;*
3. *The façade will be redesigned to provide a porch in front of the living rooms and provide an angled door, instead of facing west and east, and also the porch in the back will have clay tile roof;*
2. *The mechanical equipment shall not be seen from the street, it should be placed on the back or middle of the house with parapets high enough to ensure the equipment is not visible from the street.*

Ms. Velázquez requested clarification regarding the porch in the back shall have a clay tile roof.

Vice-Chairman Lopez apologized, the clay tile roof locations are in the front porch and on the side.

Ms. Velázquez responded on the front and on the secondary elevation.

Chairman Helm added Ms. Velázquez stated previously Mr. Alderete has the option of doing both porches with clay tile or as proposed with the parapet; however, Mr. Alderete has added the porch on the front that is not currently in the plan.



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Vice-Chairman Lopez noted with clay tile; furthermore, the added porch in the front will also have clay tile roofing.

Chairman Helm thought modification 6. had been inadvertently left out of the motion language;

6. *Landscaping shall be planned so that the existing trees will be replaced and the landscaping character of the area is maintained.*

Vice-Chairman Lopez responded he had mentioned the landscape in the motion language, to replace both of the trees.

POINT OF CLARIFICATION – LOCATION OF TREE REPLACEMENTS

Mr. Alderete requested commissioners clarify the location of the replacement trees somewhere within the front, not where they are currently located because obviously ...

Vice-Chairman Lopez replied no, of course not, but within the frontage.

4. 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. February 9, 2015 deadline for HLC members to request for agenda items to be scheduled for February 23, 2015 meeting. February 23, 2015 deadline for HLC members to request for agenda items to be scheduled for the March 9, 2015 meeting.

Commissioner Gomez explained he had emailed an address to Ms. Velázquez to review or investigate and provide a report to the HLC.

Ms. Velázquez believed the address was referred to Code Compliance staff for further investigation. She explained comparing photos sent by Commissioner Gomez and photos on file, Ms. Velázquez confirmed work had been done to the property. Additionally, she researched the permit database and verified no permits had been pulled for this property.

Commissioner Gomez clarified the property in question is located within a historic district.

Ms. Velázquez replied yes.



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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")

MOTION:

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

Other Business – Discussion and Action

- Discussion and action on Downtown survey and map. (per 11.24.2014 meeting discussion) including discussion of Certified Local Government (CLG) grant

Ms. Velázquez updated commissioners regarding the two grants from the Texas Historical Commission for the Downtown survey and map. They are the Preservation Trust Fund Grant and the CLG or Certified Local Government Grant. When we last met, we had cleared the first hurdle for the Preservation Trust Fund Grant which means we would have to submit a final application before the end of February in order to see if we will be awarded the grant as this is a matching grant.

In the interim, we received some very good news and the commissioners may have read about this. We were actually awarded the CLG grant, and not just awarded the grant; we were awarded more money than the asking amount.

At this time, Ms. Velázquez read into the record the award email from the Texas Historical Commission, Mr. Bradford Patterson. The Commission approved awarding \$56,000 in Certified Local Government Grant funds to El Paso for the survey project. We awarded a slight increase over the request due to the importance, available funds, and your planned local cash match.

Ms. Velázquez explained this is very big news indeed because when we applied for the grant we applied for \$50,000 and kept our fingers crossed. The Texas Historical Commission awarded us more than 10% of what we were requesting which shows the importance of this project and how much the Texas Historical Commission believes in it. Now we just have to match the \$56,000 rather than the \$50,000.00 and she was confident the matching funds will show up. This is momentous because this is Austin recognizing the need for this survey and they are fully behind it.

Chairman Helm agreed this is wonderful news and congratulated Ms. Velázquez on a job well done.

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Commissioner Gomez asked Ms. Velázquez what the next step would be, how do we get the matching funds.

Ms. Velázquez explained she is waiting for the official notification, a package with the contract. She explained this grant allows extra time. The previous grant would have given us until August of next year but this one extends until October. This is still a matching grant and she will be contacting our local organizations and foundations for monies. Rather than waiting to hear if we would be awarded any funds, she thought the monies we are looking for as matching funds will come to fruition.

Chairman Helm wondered if Ms. Velázquez would be contacting local foundations for matching money.

Ms. Velázquez responded she would contact just about anyone for the matching monies, \$56,000 is a great deal of money. One of the estimates she received was \$120,000, if we match the \$56,000 we are still short \$8,000.00.

Chairman Helm asked if Ms. Velázquez had multiple proposals.

Ms. Velázquez yes, she has received a second estimate and she is waiting for a third.

Chairman Helm recalled Ms. Velázquez noting one estimate was in the \$150,000 range.

Ms. Velázquez explained the original estimate came in at \$140,000; however, after it was revised, the firm managed to bring the estimate down to \$119,000. The \$119,000 is the current high bid.

7. Approval of Regular Meeting Minutes for January 26, 2015

The minutes for the January 26, 2015 meeting were not ready for commissioners to review and/or approve. Ms. Velázquez stated the minutes will be posted for approval on the February 23rd HLC agenda.

MOTION:

Motion made by Chairman Helm, seconded by Commissioner Brock AND UNANIMOUSLY CARRIED TO ADJOURN THE MEETING AT 5:52 P.M.