



Economic & International Development Department

HISTORIC LANDMARK COMMISSION MEETING MINUTES

1st FLOOR, COUNCIL CHAMBERS

CITY 1 BUILDING, 300 N. CAMPBELL STREET

APRIL 6, 2015, 4:00 P.M.

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The El Paso Historic Landmark Commission held a public hearing in the First Floor, Council Chambers, City 1 Building, 300 N. Campbell Street, April 6, 2015, 4:00 p.m.

The following commissioners were present:

Vice-Chairman Edgar Lopez
Commissioner Beatriz Lucero
Commissioner Randy Brock
Commissioner John Moses
Commissioner George Cordova

The following commissioners were not present:

Chairman William Helm II
Commissioner Cesar Gomez

The following City staff members were present:

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

CALL TO ORDER

Vice-Chairman Lopez called the meeting to order at 4:12 p.m., quorum present.

CHANGES TO THE AGENDA

None.

I. CALL TO THE PUBLIC – PUBLIC COMMENT

None.



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II. REGULAR AGENDA – DISCUSSION AND ACTION

Certificate of Appropriateness

- | | |
|--------------------------|---|
| 1. PHAP15-00009: | Being 51 Ysleta Tr. 14-A, City of El Paso, El Paso County, Texas |
| Location: | 9735 Socorro Road |
| Historic District: | Mission Trail |
| Property Owner: | Consuelo Luna |
| Representative: | Raymond Alvarado |
| Representative District: | 6 |
| Existing Zoning: | R-F/H (Ranch-Farm/Historic) |
| Year Built: | c. 1960 |
| Historic Status: | Contributing |
| Request: | Certificate of Appropriateness for the rehabilitation of the property after a fire to include partial demolition, construction of a carport, installation of windows, doors, paving, driveway, and sidewalk |
| Application Filed: | 3/9/15 |
| 45 Day Expiration: | 4/23/15 |

Ms. Velázquez gave a presentation and stated the property owner is requesting a Certificate of Appropriateness for the rehabilitation of the property after a fire to include partial demolition, construction of a carport, installation of windows, doors, paving, driveway, and sidewalk.

PHOTOS OF THE PROPERTY BEFORE AND AFTER THE FIRE

Per the presentation, Ms. Velázquez showed photos of the structure before (last survey) and after the fire. This fire took place three, maybe four, years ago; additionally, the structure has not been inhabited since. Although most of the fire damage was to the interior, there was some exterior damage as well. The structure is a very large, very spacious, one story adobe with multi-casement windows facing Socorro Road.

VERIFIED CONTRIBUTING PROPERTY

This property is indeed a contributing property within the Mission Trail Historic District. Per the presentation, Ms. Velázquez explained the location of the Mission Trail Historic District borders. Ms. Velázquez stated the El Paso Central Appraisal District notes the property was constructed in 1976; however, per aerial photos and other documents, Ms. Velázquez concluded the structure was constructed approximately 1960, perhaps even earlier. While researching the property, Ms. Velázquez located information within the *“The Mission Trail Report”* by the West Texas Council of Government, 1981, pages 188 and 219.

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9735 Socorro Road (2a)

Adobe walls with tan cement stucco; 25' (four bay front) x 25', one story, flat parapet roof with pipe canals, front open porch, wood and glass door, metal casement windows, MARV style.

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Abbreviations in the Listings of Buildings

1. MARV – Mexican American Rural Vernacular

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HISTORIC BUILDING SIGNIFICANCE STATEMENTS

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- 2a) Good example of the predominant Mexican American style of rural adobe construction found in the El Paso Lower Valley. This building retains a number of original features.

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IS IT FEASIBLE TO RECONSTRUCT OR DEMOLISH THE STRUCTURE?

Ms. Velázquez was asked whether or not it was feasible to demolish and reconstruct the structure. Her response was if there is money to demolish and reconstruct then that money should be used to rehabilitate the structure. There is enough of the structure there, good bones, so renovation is the best option.

District 4
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CERTIFICATE OF APPROPRIATENESS REQUEST – LANGUAGE ADDED

Ms. Velázquez explained the Certificate of Appropriateness language should include *demolish garage structure*. Ms. Velázquez explained this structure looks like an addition; however, the construction date is unknown. The property is so large that cementing, paving, adding a driveway, sidewalks, etc., would not impact the amount of the property significantly.

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PROPOSED CARPORTS – RIGHT AND LEFT SIDES OF THE STRUCTURE

The property owner is proposing to remove the garage. The new carport will be very simple in design with slanted roofs supported by beams and open. The new carport will take the place of the garage.

District 7
Lily Limón

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

The Mission Trail Design Guidelines recommend the following:

- *The character of the Mission Trail Historic District should be preserved through proper design and construction practices.*
- *Sidewalks within the Mission Trail Historic District are limited. This is due, in part, to the fact that the area is primarily rural. Almost all of the sidewalks are made of concrete.*
- *Most residential structures have parking at the rear of the property in the form of a garage or carport. Effort should be taken to maintain the original parking area. When repair or replacement is required, the existing garage or driveway should be replaced in kind.*

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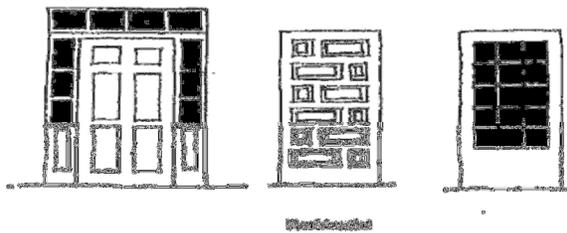
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- *Paved areas for driveways should be kept to a minimum. Acceptable driveway materials are concrete, asphalt or masonry.*
- *Use plantings to screen parking areas.*
- *Socorro Road is a farm road in need of landscaping. Planting trees with a combination of shrubs and/or ground coverings can greatly enhance this road. Properly designed landscaping can set the tone for immediate and surrounding areas.*
- *Windows should be repaired rather than replaced. In most cases this will simply entail removing old paint, installing new weather stripping, and then repainting. If windows are damaged beyond repair, replacement windows should match the type, style, material and finish of the original. Do not plug, cover, or widen windows if they are on the exterior walls of the original structure.*
- *If existing doors are beyond repair, new ones should be installed. New doors should match original materials and should also be similar in design.*

Doors appropriate to the Mission Trail Historic District:



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

- *A property will be used as it was historically or be given a new use that requires minimal change in its distinctive materials, features, spaces, and spatial relationships.*
- *The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided.*
- *Each property will be recognized as a physical record of its time, place, and use.*
- *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*
- *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*



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- *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
- *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 MODIFICATION IS THAT THE GARAGE BE REHABILITATED SO THAT IT CAN BE USED OR THAT THE CARPORT BE LOCATED TO THE REAR OF THE PROPERTY BEHIND THE HOUSE.**

GARAGE

Vice-Chairman Lopez asked to see photos of the structure; he questioned the location of the garage.

Ms. Velázquez explained the location of the existing garage was directly underneath the address numbers (9735) painted near the top of the structure. The proposal is to demolish that structure and put the carport in there.

INTENDED USE OF THE STRUCTURE

Vice-Chairman Lopez asked what the intended use of the structure would be; additionally, what was the original use of the structure.

Ms. Velázquez believed the intended use was residential as was the original use.

DEMOLITION PLAN

Vice-Chairman Lopez asked if the applicant submitted a demolition plan.

Referring to the Site Plan shown, Ms. Velázquez noted the demolition plan is located in the lower left hand corner.

WINDOWS

Vice-Chairman Lopez asked if all the windows would be replaced and do the proposed windows conform to the original design.

Ms. Velázquez replied yes, all the windows would be replaced and conform to the original design. The new windows will be casement window, very similar to the existing with a slight difference in the center leaves.



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DOOR

Vice-Chairman Lopez commented on the proposed door.

Ms. Velázquez explained the style and look of the proposed front door.

CARPORT/FRONT DRIVEWAY

If there is to be a carport, Vice-Chairman Lopez clarified the driveway will be constructed in front of the structure with the vehicles exposed.

Per the Site Plan, Architectural Floor Plan, Ms. Velázquez explained the carport will be located to the left, in that paved area.

FRONT PORCH

Vice-Chairman Lopez clarified the front porch will not be demolished, it will remain as it exists today.

Ms. Velázquez explained the property owner is proposing to remove the planters; however, the rest of the porch would remain as is.

LANDSCAPING PLAN

Vice-Chairman Lopez asked if the applicant submitted a landscaping plan or a landscaping plan for the frontage.

Ms. Velázquez said no landscape plans were submitted.

PROPERTY OWNER AND REPRESENTATIVE

Ms. Consuelo Luna, property owner, was present while Mr. Raymond Alvarado, representative, Housing Construction Supervisor, Community and Human Development provided Spanish language translation.

Mr. Alvarado explained Ms. Luna had applied for a Home Renovation Loan with his department.

Vice-Chairman Lopez noted this is a very nice property, especially due to the very specific style. He was extremely happy the property owner is willing to preserve the existing structure.



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FRONT LANDSCAPING

Vice-Chairman Lopez asked Ms. Luna if she intended to landscape the front of the property.

Through Mr. Alvarado, Ms. Luna replied she plans to plant trees.

WHAT IS THE PURPOSE IN REMOVING THE GARAGE

Mr. Alvarado explained the garage is an addition, it was not part of the original home; furthermore, the garage was built below grade. The house itself is 15" to 16" above, the garage was built at ground level; therefore, when it rains the garage floods. To prevent flooding the property owner built up a dirt berm and cemented the garage door area shut.

Commissioner Moses asked if the house was built on a poured concrete slab.

Mr. Alvarado replied the actual house is pier and beam. Per the presentation photos, Mr. Alvarado illustrated the height differences of the actual house and the added garage.

VEHICULAR PARKING ON THE SIDES OF THE STRUCTURE

Vice-Chairman Lopez asked Mr. Alvarado if the property was large enough to accommodate vehicular parking on the sides.

Mr. Alvarado replied yes.

PRESERVE THE GARAGE/PARK VEHICLES IN THE REAR

Vice-Chairman Lopez felt the garage improved the aesthetics and style of the structure. *Therefore, rather than removing the entire garage, constructing a carport and leaving the vehicles exposed to the elements, Vice-Chairman Lopez recommended removing the garage door and parking the vehicles in the rear of the property.*

SOLUTIONS TO RAISING THE GARAGE FLOOR TO PREVENT FUTURE FLOODING

It would be beneficial to use the garage for its intended use; Vice-Chairman Lopez noted there are numerous construction techniques available to remedy future flooding in the garage. For example, raising the floor to put a curb and a ramp inside or leave the garage as it is and park the vehicles in the rear. Vice-Chairman Lopez explained he was concerned that you will be missing a portion of the building. Although the garage was not included in the original design of the structure, the garage is an extension of the original structure.

(During this time, Mr. Alvarado explained to Ms. Luna what Vice-Chairman Lopez had stated and recommended.)



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HOME RENOVATION LOAN – LIMITED FUNDS

Mr. Alvarado noted the Home Renovation Loan funds were limited and he was concerned that elevating the garage floor to prevent future flooding would be costly.

Vice-Chairman Lopez clarified elevating the garage floor was just one of many ideas. Vice-Chairman Lopez recommended leaving the garage as it exists today, covered; however, in the future, when funding or other means may be available, remove the existing concrete garage door.

Mr. Alvarado added there is an existing door located on the side of the garage, when it rains water leaks into the garage. He asked if it would be permissible to block this side door to prevent water from entering the garage.

Vice-Chairman Lopez replied no and suggested constructing a curb to remedy the situation.

(During this time, Mr. Alvarado explained to Ms. Luna what Vice-Chairman Lopez had stated and recommended.)

FURTHER SOLUTION TO PREVENT GARAGE FROM FLOODING.

Vice-Chairman Lopez suggested a catch basin with a 4" pipe underneath to drain the water towards the rear of the property.

COMMISSIONERS' MAIN CONCERN – NOT TO DEMOLISH THE GARAGE

Vice-Chairman Lopez reiterated the main concern with commissioners is not demolishing the garage. He suggested parking the vehicles in the rear of the property. Furthermore, the garage is an asset for the house.

Mr. Alvarado explained the interior of the garage is not finished and somewhat hazardous.

Mr. Alvarado explained there is an alternate access to the garage.

LIST OF IMPROVEMENTS

Vice-Chairman Lopez asked Mr. Alvarado to list all proposed improvements.

Mr. Alvarado explained this is a total renovation, inside and outside. A large portion of the roof on the main house burned in the fire, the rear bedrooms are black. We are proposing to remove 1/3 of the roof-framing members and redo those (see framing detail plans). Most of the interior has smoke damage; the walls and wooden floors burned and require replacement. The house is cinder block and plaster.



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IN CONCLUSION

Vice-Chairman Lopez reiterated those are the recommendations of the commission. Commissioners will approve all the proposed changes (as submitted) to the windows and doors. Vice-Chairman Lopez clarified the property owner is required to provide landscaping to enhance the frontage. Commissioners cannot approve the demolition of the garage. Vice-Chairman Lopez explained Ms. Luna could use the garage as a garage, put a carport or park in the rear.

ANOTHER SOLUTION TO PREVENT FUTURE FLOODING IN THE GARAGE

Mr. Alvarado suggested reopening the garage door and elevating the garage flooring with concrete to prevent future flooding in the garage.

Vice-Chairman Lopez asked what the difference in height was between the garage and the house.

Mr. Alvarado guessed 14", more or less.

(During this time, Mr. Alvarado explained to Ms. Luna what Vice-Chairman Lopez had stated and recommended.)

Through Mr. Alvarado, Ms. Luna stated three to four inches of water accumulate in the garage after it rains. Mr. Alvarado suggested elevating the garage floor eight inches would suffice.

Vice-Chairman Lopez thought that one day, if Ms. Luna wants to construct a garage, in the future, it might be very costly. He suggested possibly converting the garage into a family room or guest room. Vice-Chairman Lopez reiterated demolishing the garage was not an option.

Mr. Alvarado explained he would put this part of the project out to bid.

Vice-Chairman Lopez recommended constructing a swale; additionally, the driveway would go above the swale and the canal will carry the water from the front to the rear. There are numerous ideas/ways to stay within the budget. Vice-Chairman Lopez reiterated the garage remains, do not demolish the garage.

Mr. Alvarado noted he would be installing a garage door.



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VEHICLE PARKING IN THE REAR

Commissioner Moses, Mr. Alvarado and Vice-Chairman Lopez discussed parking the vehicles in the rear of the property.

Ms. Velázquez distributed the submitted Site Plan (large) for commissioners to review.

It was determined there was sufficient space for vehicles to navigate around the structure and park in the rear.

COLORS, MATERIAL TO MATCH EXISTING

Commissioner Cordova asked Mr. Alvarado if the new construction would match the existing in color, material, etc.

Mr. Alvarado replied yes and elaborated on the process to renovate and preserve the porch and the removal of lead based paint. He would try to match the color and materials in-kind. Mr. Alvarado explained the only reason for demolishing the garage was that it was not part of the original structure. We are trying to restore the property as it was originally.

MOTION:

Motion made by Commissioner Moses TO APPROVE AS MODIFIED TO MAINTAIN THE FRONT EXTERIOR OF THE HOUSE IN ITS EXISTING APPEARANCE.

Ms. Velázquez requested Commissioner Moses clarify his modification language because she also suggested a modification as part of the Staff Recommendation. She suggested, if commissioners approve the request, the approval with the modification that the garage not be demolished.

Commissioner Moses agreed and explained the front of the house would look the same after demolition and rehab.

Ms. Velázquez asked Commissioner Moses what type of garage door should the property owner install or would commissioners allow her to approve that administratively. Vice-Chairman Lopez explained there are many garage door options for the property owner to choose. He felt Ms. Velázquez could approve the selection of the garage door administratively.

MOTION:

Motion made by Vice-Chairman Lopez, seconded by Commissioner Lucero AND UNANIMOUSLY CARRIED TO:

1. ***LEAVE THE HOUSE THE WAY IT IS;***
2. ***REPLACING THE WINDOWS WITH SOMETHING SIMILAR, APPROVED BY THE HISTORIC PRESERVATION OFFICER;***



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3. *REPLACING THE DOORS WITH SOMETHING SIMILAR, APPROVED BY THE HISTORIC PRESERVATION OFFICER;*
4. *WHEN REMOVING AND REPLACING THE PORCH, KEEP THE SAME CHARACTER OF THE COLUMNS AND ROOF AND EXPOSED RAFTERS (KEEP THE SAME LOOK OF THE PORCH);*
5. *KEEP THE GARAGE AS IT IS;*
6. *OPTION TO OPEN OR ENCLOSE THE GARAGE DOOR;*
7. *VEHICLES ARE TO PARK IN THE REAR OF THE PROPERTY*

2. 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. April 6, 2015 deadline for HLC members to request for agenda items to be scheduled for the April 20, 2015 meeting. April 20, 2015 deadline for HLC members to request for agenda items to be schedule for the May 4, 2015 meeting.

None.

HLC Staff Report

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

PHHR15-00038-1123 Los Angeles Drive, Diane Marquez (owner) – Contributing Property – a request was made to re-roof home (main residence and detached structure) with Owens Corning Terra Cotta three dimensional shingle
Regarding the re-roofing request for 1123 Los Angeles Drive, Commissioner Moses wondered what the original material was.

Ms. Velázquez replied the original material had to have been three dimensional shingle. To approve the request administratively, the proposed material must be match the existing.

MOTION:

Motion made by Vice-Chairman Lopez, seconded by Commissioner Moses AND UNANIMOUSLY CARRIED TO APPROVE THE HLC STAFF REPORT.

Other Business – Discussion and Action

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

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Since the last meeting, Ms. Velázquez explained, she still had not received the contract from the Texas Historical Commission.

QUOTES/COST ESTIMATES

Vice-Chairman Lopez referred to the two quotes discussed at previous meetings and recalled the differences in the dollar amounts for the two quotes was substantial.

Ms. Velázquez responded the difference in dollar amounts was more than double; one bid came in at less than \$50,000.00, the other bid was approximately \$120,000.

No action was taken.

5. Approval of Regular Meeting Minutes for March 23, 2015

Vice-Chairman Lopez asked commissioners if they had any additions/corrections/revisions for staff.

No comments/questions from commissioners.

MOTION:

Motion made by Commissioner Lucero, seconded by Commissioner Brock AND UNANIMOUSLY CARRIED TO APPROVE THE REGULAR MEETING MINUTES FOR MARCH 23, 2015.

MOTION:

Motion made by Vice-Chairman Lopez TO ADJOURN THE MEETING.