



## Economic & International Development Department

### HISTORIC LANDMARK COMMISSION MEETING MINUTES FIRST FLOOR, COUNCIL CHAMBERS CITY 1 BUILDING, 300 N. CAMPBELL STREET APRIL 18, 2016, 4:00 P.M.

**Mayor**  
Oscar Leeser

**City Council**

*District 1*  
Peter Svarzbein

*District 2*  
Larry Romero

*District 3*  
Emma Acosta

*District 4*  
Carl L. Robinson

*District 5*  
Dr. Michiel R. Noe

*District 6*  
Claudia Ordaz

*District 7*  
Lily Limón

*District 8*  
Cortney C. Niland

**City Manager**  
Tommy Gonzalez

The El Paso Historic Landmark Commission held a public hearing in the Council Chambers, City 1 Building, 300 N. Campbell Street, April 18, 2016, 4:08 p.m.

The following commissioners were present:

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

The following commissioner was not present:

Commissioner George Cordova

The following City staff members were present:

Ms. Providencia Velázquez, Historic Preservation Officer, Economic & International Development  
Mr. Juan Gonzalez, Assistant City Attorney, City Attorney's Office  
Mr. Adam Train, Planner, Historic Preservation Office, Economic & International Development

**CALL TO ORDER**

Chairman Helm called the meeting to order at 4:08 p.m., quorum present.

**PUBLIC COMMENT**

Chairman Helm asked if anyone present would like to address the Commission on issues not posted on the agenda. *There was no response.*

- PHAP16-00007:** 17 Mills pt. of blk. beg 68.14 ft. NE of SWC (76.31' on St.), City of El Paso, El Paso County, Texas

Location: 125-127 Pioneer Plaza

Historic District: Downtown

Property Owner: City of El Paso

Representative: Mauro Monsisvais

Representative District: 8

Existing Zoning: C-5/H (Commercial/Historic)

Economic & International Development  
City 3 | 801 Texas Avenue | El Paso, Texas 79901 | (915) 212-0094  
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Year Built: 1929  
Historic Status: Contributing  
Request: Certificate of Appropriateness for the installation of LED lighting for pin-mounted letters  
Application Filed: 4.4.16  
45 Day Expiration: 5.19.16

Ms. Velázquez, Historic Preservation Officer, gave a presentation and stated that the applicant is requesting a Certificate of Appropriateness for the installation of LED lighting for pin-mounted letters. They want to install LED lights within the channel letters.

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

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

- Neon is permissible if implemented appropriately.
- Flashing, black light, intermittent or moving light or lights are prohibited.

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

- New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property.
- Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

This proposal will not alter, damage, or destroy any architectural or historic features.

**MOTION:**

*Motion made by Commissioner Lopez, seconded by Commissioner Brock, AND UNANIMOUSLY CARRIED TO APPROVE THE CERTIFICATE OF APPROPRIATENESS BASED ON THE FOLLOWING RECOMMENDATIONS BY THE HISTORIC PRESERVATION OFFICE: NEON IS PERMISSIBLE IF IMPLEMENTED APPROPRIATELY. FLASHING BLACK LIGHT, INTERMITTENT OR MOVING LIGHT OR LIGHTS ARE PROHIBITED. THE FOLLOWING ARE RECOMMENDATIONS BY THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION: NEW ADDITIONS, EXTERIOR ALTERATIONS, OR RELATED NEW CONSTRUCTION WILL NOT DESTROY HISTORIC MATERIALS, FEATURES, AND SPATIAL RELATIONSHIPS THAT CHARACTERIZE THE PROPERTY. DISTINCTIVE MATERIALS, FEATURES, FINISHES, AND CONSTRUCTION TECHNIQUES OR EXAMPLES OF CRAFTSMANSHIP THAT CHARACTERIZE A PROPERTY WILL BE PRESERVED.*



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<b>2. PHAP16-00004:</b>	33 Manhattan Heights 8 to 10, City of El Paso, El Paso County, Texas
Location:	1500 Elm Street
Historic District:	Manhattan Heights
Property Owner:	Gus and Flora Sambrano
Representative:	El Paso Water Utilities
Representative District:	2
Existing Zoning:	R-3/H (Residential/Historic)
Year Built:	1918
Historic Status:	Contributing
Request:	Reconsideration of changes to an approved Certificate of Appropriateness for the paving of the parkways after-the-fact
Application Filed:	4.13.16
45 Day Expiration:	5.28.16

Ms. Velázquez gave a presentation and stated that the applicant seeks approval for: Reconsideration of changes to an approved Certificate of Appropriateness for the paving of the parkways after-the-fact. She noted that this application first came to the HLC in February 2016 and was for the parkways in Manhattan Heights that had been paved. There were no permits or approvals given. Several years ago, grass was removed and rocks were installed; however, because of flooding in the area, these were washed away and they are now looking for a solution to this problem. The board’s motion was to recommend approval provided that they follow the guidelines which stated that the paving must not exceed 50% of the parkway and the remaining area be replaced with plants.

The new proposal is to remove portions of the stamped concrete, install some native plants, retain a three foot piece of parkway, and build a wall around each tree. The walls will be 18” high.

Back in February, the property owner sent a letter discussing the issue which Ms. Velázquez read the letter into the record.

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

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

- New and replacement portions of sidewalks and driveways shall be constructed in material, finish, color, scoring, grid pattern, and control joints to match existing or the surrounding original paving.



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- Many of the parkways were landscaped originally and therefore landscaping is still recommended as the proper treatment for a parkway.
- However, in certain cases where issues such as water conservation and maintenance are applicable, some types of hard surface coverings for 100% coverage may be considered on an individual basis by the Historic Landmark Commission. These include materials such as Franklin Mountain stone, landscaping rock, brick and other pavers that might be appropriate to the area.
- Keeping the historic character of the landscaping creates a pedestrian-friendly environment and materials continuity along the street frontage. A street with uniformity is historically appropriate and in keeping with the character defining features of the district.
- Grass and sod may be removed from parkways provided not more than 50% of the area is covered with gravel or other masonry that is made of impervious materials (brick pavers, gravel, and masonry pavers). The remaining 50% must be covered with trees and/or living plants that provide ground cover. Any hardscape must be pervious and laid directly on the soil or on pervious fabric to allow water penetration.

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

- The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- 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.

The modification is that the height of the rock shall be reduced to less than six inches so that the parkways can absorb water.

Alan Shubert with the EPWU noted that on February 22 they received approval of a Certificate of Appropriateness with modifications for parkway improvements. They made an effort to address the required modifications. Portions of paving material will be removed so that the paving is 50% of the parkway. The challenge to this is that the sidewalk is considered part of the parkway and that's a definition that's pretty consistent. EPWU can't get the 50% and still be able to clear a car door and still maintain the sidewalk.

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He discussed the storm water issue and contributing factors and noted that the situation on Elm Street is very dangerous. The area is extremely developed and is on a great slope. The calculator velocity of the water flow is more than 23 feet per second and it's because the water shed that contributes to that street is huge. He presented a small video clip showing just how dangerous it gets when it rains.

The EPWU is asking for the approval of the Certificate of Appropriateness with less than 50% of the areas subject to the plans they have presented based on the technicality of what they are trying to accomplish.

Gisela Dagnino with the EPWU Storm Water Engineering division noted that with the proposal being offered you will be achieving 43% landscape and 57% **car fee**.

Arlene Sambrano, on behalf of her mother, noted that they want a safe and aesthetically pleasing design for the community. She requested approval of the design presented.

Flora Sambrano, property owner, thanked the EPWU for contributing and helping so much in this effort.

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

### **MOTION:**

*Motion made by Chair Helm, seconded by Commissioner Skillern, AND UNANIMOUSLY CARRIED TO APPROVE ~~THE CERTIFICATE OF APPROPRIATENESS~~ AS SUBMITTED.*

- 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 18, 2016 deadline for HLC members to request for agenda items to be scheduled for the May 2, 2016 meeting. May 2, 2016 deadline for HLC members to request for agenda items to be scheduled for the May 16, 2016 meeting.

*There were no addresses from commissioners for staff to review or investigate.*



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### HLC Staff Report

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

*Ms. Velázquez spoke concerning PHHR16-00056 and noted that a request was made for the removal of wood and glass front doors and replacement with wood and galss front doors constructed to match the exising in materials, dimensions, and details. Doors will be painted in teal.*

#### **MOTION:**

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

### Other Business – Discussion and Action

5. HLC vacancy – District 5  
Ms. Velázquez noted that there are vacancies in District 1 (Rep. Peter Svarzbein), District 4 (Rep. Carl Robinson) and District 5 (Rep. Michiel Noe). She suggested that the board members provide her with some names of people qualified to be on the HLC and she will contact council and let them know that they need to appoint members.
6. Discussion on revisions to the ordinance (Chapter 20.20)  
Ms. Velázquez stated that this is the next project and that the ordinance definitely needs to be revised. She asked the commissioners to review the ordinance and come back with comments or revisions at the next meeting. Certain revisions that she would like to see include more Code Enforcement participation. She noted that Code Enforcement officers are definitely needed. She noted that it may require having an HLC meeting in addition to the scheduled meeting to go over the ordinance line by line and noted that it will take a few meetings to get the ordinance updated.
7. Approval of Regular Meeting Minutes for March 7, 2016  
Chairman Helm asked commissioners if they had any additions, corrections, and/or revisions. There were none.

#### **MOTION:**

*Motion made by Chairman Helm, seconded by Commissioner Skillern, AND UNANIMOUSLY CARRIED TO APPROVE THE REGULAR MEETNG MINUTES FOR MARCH 7, 2016.*

Chairman Helm asked if there were anymore items not on the agenda.  
*There were no other items.*



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**ADJOURNMENT:**

***MOTION***

*Motion made by Chairman Helm, seconded by Commissioner Brock, AND UNANIMOUSLY CARRIED TO ADJOURN THE HLC MEETING AT 4:47PM.*