



## Economic & International Development Department

### HISTORIC LANDMARK COMMISSION MEETING MINUTES

1<sup>st</sup> FLOOR, COUNCIL CHAMBERS

CITY 1 BUILDING, 300 N. CAMPBELL STREET

APRIL 20, 2015, 4:00 P.M.

The El Paso Historic Landmark Commission held a public hearing in the First Floor Council Chambers, City 1 Building, 300 N. Campbell Street, April 20, 2015, 4:00 p.m.

The following commissioners were present:

Commissioner Beatriz Lucero

Vice-Chairman Edgar Lopez

Chairman William Helm

Commissioner Cesar Gomez

Commissioner George Cordova

The following commissioners were not present:

Commissioner Randy Brock

Commissioner John Moses

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

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

### CHANGES TO THE AGENDA

Ms. Velázquez explained agenda item **2. PHAP15-00011, 9816 Socorro Road has been eliminated from the agenda** due to the applicant's submittal of new information, via email, this morning. The new information would require posting the revised description; however, the request will be presented to commissioners at a later date.

### I. CALL TO THE PUBLIC – PUBLIC COMMENT

*None.*

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Oscar Leeser

#### City Council

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##### *District 2*

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##### *District 3*

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##### *District 6*

Claudia Ordaz

##### *District 7*

Lily Limón

##### *District 8*

Cortney C. Niland

#### City Manager

Tommy Gonzalez

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## Economic & International Development Department

### II. REGULAR AGENDA – DISCUSSION AND ACTION

#### Certificate of Appropriateness

- |                          |  |
|--------------------------|--|
| <b>1. PHAP15-00010:</b>  | Being Unt. 11n Fst Ave Loft Condominiums Plus 23.8 % Int. In Com. Area, City of El Paso, El Paso County, Texas |
| Location:                | 300 S. Florence  |
| Historic District:       | Landmark   |
| Property Owner:          | T.J. Karam   |
| Representative:          | T.J. Karam   |
| Representative District: | 8  |
| Existing Zoning:         | C-5/H (Commercial/Historic)  |
| Year Built:              | 1925   |
| Historic Status:         | Independent Landmark   |
| Request:                 | Certificate of Appropriateness for the extension of an existing rock wall to eight feet in height              |
| Application Filed:       | 4/8/15   |
| 45 Day Expiration:       | 5/23/15  |

Ms. Velázquez gave a presentation and stated the property owner is requesting a Certificate of Appropriateness for the extension of an existing rock wall to eight feet in height. Photos of the structure, a Henry Trost designed building which was originally a warehouse has since been, very successfully, converted to living space.

#### PROPOSED ROCK WALL

The proposed eight-foot rock wall will be located at the rear property line; additionally, the rock wall will not be visible from S. Florence Street. The rock wall will, however, be visible from the alley. The proposed rock wall would be constructed of the same materials as the existing.

#### EXISTING ROCK WALL

Currently there exists a five-foot high rock wall at the rear property line. The property owner is requesting to add three feet to match the height of the abutting property’s existing green chain link fence with the three rows of barbed wire across.

#### ACCESS TO THE PROPERTY/PARKING LOT

Access to the property is permitted via the automated sliding door (*large grey door on Florence*).

#### NO ADVERSE EFFECT ON PROPERTY OR SURROUNDING PROPERTIESW

Extending the rock wall will not have an adverse effect or impact on the property or surrounding properties; furthermore, the rock wall will not come into contact with the structure.

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- City Manager**  
Tommy Gonzalez



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

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

- *Construction of new fences, stairs, or sidewalk rails and replacement of older existing fences is allowed on historic properties provided that the proposed site feature is of a compatible material and scale. Rock, brick, wood and wrought iron are acceptable materials but each case is decided individually.*
- *The height of the proposed fence should complement the structure (primarily as viewed from the street) and should not obstruct the public’s view of the building.*
- *Solid walls are appropriate for the side property lines while an open fencing material is more appropriate for the front portion of the property.*
- *Introduce new fences and walls compatible in material, design, scale, location, and size with original fences and walls in the historic district.*
- *The height of the proposed fence should complement the structure and should not obstruct the public’s view of the building. Any proposed fence higher than 6 ft., between buildings on an interior property line or across the rear property line, shall be reviewed by the HLC.*

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

- *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.*
- *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Chairman Helm clarified commissioners are reviewing this request because the applicant is requesting a rock wall higher than six feet.

Ms. Velázquez agreed. She noted the proposed rock wall height would reach the bottom row of the barbed wire.

Vice-Chairman Lopez asked if there were any comments or questions from the neighboring businesses.

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Ms. Velázquez stated no, not that she was aware.

Vice-Chairman Lopez reiterated the existing rock wall is located within the property line. He noted the existing rock wall was sound, good condition with no visible cracks.

Ms. Velázquez concurred.

Mr. T.J. Karam, property owner and representative of the El Paso Project and 1<sup>st</sup> Avenue Lofts, explained the rock wall is an addition to the property. A six-foot rock wall is acceptable; however, the intent of the additional three feet of rock wall is to hide the green chain link fence and barbed wire. Mr. Karam was hoping commissioners would approve an eight-foot rock wall. The next-door and adjacent property owners were not opposed to this request. Furthermore, the added height of the rock wall will help lessen the amount of noise coming from the bar two doors away. The additional height of the rock wall will be more aesthetically pleasing than the green chain link fence with rows of barbed wire.

Vice-Chairman Lopez asked Mr. Karam if he would be mounting barbed wire at the top of the rock wall.

Mr. Karam responded no. The barbed wire on the chain link fence is on the property line of the bail bonds.

Chairman Helm asked Mr. Karam what the height of the existing wall was at the end. He also asked if Mr. Karam's preference was for an eight-foot high rock wall.

Mr. Karam explained the end of the wall is stair steps. The eight feet would reach the bottom row of the barbed wire, minimizing the view of the two other rows of barbed wire. It is his preference to construct an eight-foot high rock wall.

Vice-Chairman Lopez clarified the proposed rock wall would not be visible.

Mr. Karam stated no.

**MOTION:**

*Motion made by Vice-Chairman Lopez, seconded by Commissioner Lucero AND UNANIMOUSLY CARRIED TO APPROVE RAISING THE ROCK WALL OF THE PROPERTY OF THE FIRST AVENUE LOFT AND CONDOMINIUMS TO EIGHT FEET HIGH WITH THE SAME MATERIAL.*



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- 2. **PHAP15-00011:** Being 2 Mission Pass Lot 14, City of El Paso, El Paso County, Texas
  - Location: 9816 Socorro Road
  - Historic District: Mission Trail
  - Property Owner: Maria Concepcion Gonzalez
  - Representative: Jaime Sandate
  - Representative District: 6
  - Existing Zoning: C-1/H (Commercial/Historic)
  - Year Built: N/A
  - Historic Status: N/A
  - Request: Certificate of Appropriateness for the construction of two one-story commercial buildings on an empty lot
  - Application Filed: 4/8/15
  - 45 Day Expiration: 5/23/15

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- 3. 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 20, 2015 deadline for HLC members to request for agenda items to be scheduled for the May 4, 2015 meeting. May 4, 2015 deadline for HLC members to request for agenda items to be schedule for the May 18, 2015 meeting.

*No comments from commissioners.*

**HLC Staff Report**

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

*No comments from commissioners.*

**MOTION:**

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



## Economic & International Development Department

### Other Business – Discussion and Action

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

Ms. Velázquez stated she received the grant contract from the Texas Historical Commission last Monday. The Legal and Purchasing Departments will review the contract; additionally, the contract will be presented to the City Council for approval. Staff is continually searching for the \$56,000.00 matching grant funds. The good news is that staff was invited by at least one foundation to apply.

Chairman Helm asked Ms. Velázquez if she will be searching for the matching funds before selecting a firm to complete the survey.

Ms. Velázquez explained with these grant applications the period to apply is open; however, the final decision will not be made until early next year, 2016. Therefore, she will continue to apply for matching funds in the meantime she will communicate with the previously mentioned firms and request that they submit their bids.

Chairman Helm questioned if Ms. Velázquez was soliciting other proposals beyond the two she had previously solicited for.

Ms. Velázquez responded she has received what is required, she was unsure what the requirements of the city will be, and she has enlisted the assistance of the Purchasing Department.

Ms. Hamilton-Karam explained the city is required to abide by the Purchasing Act prior to making a purchase in excess of \$50,000.00. Since the grant is in excess of \$50,000.00, the city is therefore required to solicit for bids.

Chairman Helm clarified the two proposals Ms. Velázquez received were by invitation.

Ms. Velázquez concurred. She contacted these firms individually and requested they submit estimates.

Chairman Helm reiterated the next phase would be to go through a formal RFP process.

Ms. Hamilton-Karam clarified this will be an RFQ.

Commissioner Gomez noted that would be early next year for the matching funds.

**Mayor**  
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Ms. Velázquez agreed.

Ms. Hamilton-Karam noted the RFQ process would begin following the grant approval by City Council.

Commissioner Gomez stated the bid award would most likely be sometime mid-next year.

Ms. Velázquez agreed.

Ms. Hamilton-Karam noted most of the work must be completed by September in order to get the reports to the Texas Historical Commission.

Ms. Velázquez clarified the selected firm will have until September 2016 to complete to finish the survey and mapping and submit their findings to the Texas Historical Commission.

Chairman Helm asked if the contract identifies a specific period of time regarding budget schedules.

Ms. Velázquez responded yes, the contract does request quarterly updates with a completion date by September 2016. By December 2016 we will know whether or not the submittal was accepted.

Chairman Helm asked Ms. Velázquez how long it will take to complete the study.

Ms. Velázquez felt the survey alone would take under a year; the survey encompasses each site being documented, researched and photographed.

Chairman Helm added the survey will be submitted to the Texas Historical Commission by September.

Ms. Velázquez agreed and clarified by September 2016.

Chairman Helm stated Ms. Velázquez will have to commit to having it done before having all the funding.

Ms. Velázquez explained the funding should be available by January 2016 with the report due to the Texas Historical Commission by September 2016. The Texas Historical Commission will send us their findings by December 2016.

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6. Approval of Regular Meeting Minutes for April 6, 2015

Chairman Helm 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 Gomez AND UNANIMOUSLY CARRIED TO APPROVE THE MINUTES AS PRESENTED.*

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**MOTION:**

*Motion made by Chairman Helm, seconded by Commissioner Gomez AND UNANIMOUSLY CARRIED TO ADJOURN THE MEETING AT 4:34 P.M.*