

**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

Economic & International Development Department

HISTORIC LANDMARK COMMISSION MEETING MINUTES FIRST FLOOR, COUNCIL CHAMBERS CITY 1 BUILDING, 300 N. CAMPBELL STREET AUGUST 17, 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, August 17, 2015, 4:00 p.m.

The following commissioners were present:

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

The following City staff members were present:

Ms. Providencia Velázquez, Historic Preservation Officer, Economic & International Development
Mr. Adam Train, Planner, Historic Preservation Office, Economic & International Development
Ms. Kristen Hamilton-Karam, Assistant City Attorney, City Attorney's Office

CALL TO ORDER

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

CHANGES TO THE AGENDA

No changes were requested.

I. CALL TO THE PUBLIC – PUBLIC COMMENT

None.

7

II. REGULAR AGENDA – DISCUSSION AND ACTION

Certificate of Appropriateness

1. **PHAP15-00028:** The alley between Aurora, Wheeling, Elm, and Louisiana, City of El Paso, El Paso County, Texas

Location:	Aurora, Wheeling, Elm, and Louisiana Alleyway
Historic District:	Manhattan Heights
Property Owner:	El Paso Electric
Representative:	William Pollard

**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

Economic & International Development Department

Representative District: 2
 Existing Zoning: R-3/H (Residential/Historic)
 Year Built: N/A
 Historic Status: N/A
 Request: Certificate of Appropriateness for the replacement of 2.4kv feeders with a 13.8kv system, which consists of re-conductoring lines, pole replacement, and pole installation
 Application Filed: 7/29/15
 45 Day Expiration: 9/12/15
This item has been withdrawn.

- 2. PHAP15-00031:** Being 4 Mills 61.333 ft. on N. Stanton X 120 ft. Beg 86.667 ft. N. of Sec., City of El Paso, El Paso County, Texas
- Location: 209 North Stanton Street
 Historic District: Downtown
 Property Owner: Hasieran, LLC
 Representative: Richard M. Dillon & Martin Morgades
 Representative District: 8
 Existing Zoning: C-5/H (Commercial/Historic)
 Year Built: 1915
 Historic Status: Contributing
 Request: Certificate of Appropriateness for the installation of new brick on the first floor and changing the color of the rooftop addition
 Application Filed: 8/3/15
 45 Day Expiration: 9/17/15

Ms. Velázquez gave a presentation and stated the property owner is requesting a Certificate of Appropriateness for the installation of new brick on the first floor and changing the color of the rooftop addition. This property has come before commissioners on at least two occasions.

This is the old Rogers Furniture Company building, originally built approximately 1915. This building was a commercial property; the first floor was the typical historical two-stories or 1.5 stories entrance. By the time the new property owners had acquired the building, it had changed significantly. The first floor original material had been removed and the storefront significantly altered. Ms. Velázquez gave a historical account of the property and what commissioners had previously approved.

Ms. Velázquez continued, the new owners want to remake the property into a boutique hotel and are asking commissioners to approve their request to remove the red brick from the previous proposal and replace with a thick, chocolate colored brick. Additionally, the property owners are requesting commissioners approve their request to change the color of the rooftop addition from the striking red color to an almost white.



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

Economic & International Development Department

Photos of the structures as it exists currently were shown to commissioners. This reconstruction is inclusive of the current downtown renovation ongoing in the downtown El Paso area. Ms. Velázquez provided a sample of the think, chocolate colored brick to commissioners.

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:

- *The San Antonio Street Zone is bound by South El Paso Street to the west and Stanton Street to the east. Oregon and Mesa Streets intersect the arterial and divide the zone into three blocks. Appropriate materials for the Pioneer Plaza, San Jacinto Plaza, San Antonio and South El Paso Zones are brick stone, terra-cotta, glazed tile, and concrete.*
- *Additions should complement the original structure but not necessarily attempt to duplicate or copy it. The older structure should be identifiable from the new addition.*

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*
- *When an entire interior or exterior feature is missing (for example, an entrance, or cast iron façade; or a principal staircase), it no longer plays a role in physically defining the historic character of the building unless it can be accurately recovered in form and detailing through the process of carefully documenting the historical appearance.*

Mr. Martin Morgades, representing Hasieran, LLC, felt that the chocolate colored brick was more in tune with and a better representation with other surrounding buildings and of the urban core. The rooftop addition will be in white, the presentation slide does not show the color that well. Furthermore, the moldings on the windows and canopy will be compatible with the thin, black colored brick. The rooftop addition will have four rooms and the mechanical equipment will not be visible.

Chairman Helm and Commissioner Lopez commented and asked questions of Mr. Morgades.

Chairman Helm asked if there was anyone in the audience who wished to comment on this request. There was none.

MOTION:

Motion made by Chairman Helm, seconded by Commissioner Gomez AND UNANIMOUSLY CARRIED APPROVE THE CERTIFICATE OF APPROPRIATENESS BASED ON STAFF RECOMMENDATIONS.



Economic & International Development Department

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

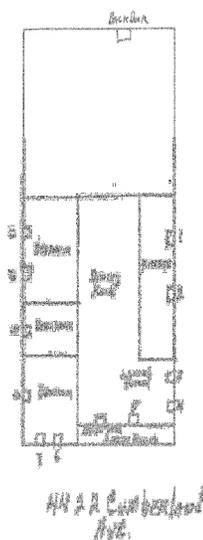
City Manager

Tommy Gonzalez

- 3. PHAP15-0032:** Being 88 Government Hill 21 & 22 (7000 sq. ft.), City of El Paso, El Paso County, Texas
- Location: 4422 Cumberland Avenue
- Historic District: Austin Terrace
- Property Owner: Consuelo Landa
- Representative: Consuelo Landa
- Representative District: 2
- Existing Zoning: R-4/H (Residential/Historic)
- Year Built: 1939
- Historic Status: Contributing
- Request: Certificate of Appropriateness for the removal of windows on the first floor and replacement with vinyl, one-over-one, single-hung and slider windows
- Application Filed: 8/6/15
- 45 Day Expiration: 9/20/15

Ms. Velázquez gave a presentation and stated the property owner is requesting a Certificate of Appropriateness for the removal of windows on the first floor and replacement with vinyl, one-over-one, single-hung and slider windows. The property is located approximately mid-block; therefore, the sides and rear of the property are visible from the public right-of-way.

The following is a plan showing the locations of the proposed new windows:



**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

Economic & International Development Department

Ms. Velázquez explained windows 1 and 2, located in the kitchen, are proposed to be slider windows and will be partially visible from the right-of-way. The remaining windows will be one-over-ones.

Currently there are a number of window types within the structure. The second floor, which is not part of today's proposal, has multi-light, single-pane windows. The first floor contains many one-over-ones.

The following are recent photos of windows 1 and 2. These windows are not in very good condition. The property owner has remarked that these windows leak which is why she would like to have them replaced with sliders. The slider windows will be efficient and not too expensive because replacing windows is expensive anyway.



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:

- *If windows are damaged beyond repair, replacement windows should match the type (such as double hung), style (for example six panes over six panes), and finish (paint).*
- *Doors and windows are considered important character-defining features because of significant detailing.*
- *Installation of windows similar to the original in appearance and structural purpose, regardless of construction materials is permitted.*
- *Windows in secondary façades shall be reviewed on a case by case basis.*
- *Do not use single pane picture windows or horizontal sliding windows if they are not the original window types.*



Economic & International Development Department

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

- *When repair is not feasible, door and window products will be reviewed on an individual basis using the following criteria:*
 - a. *Architectural and historical compatibility*
 - b. *Comparison to original profile*
 - c. *Level of significance of original doors and windows to the architectural style of the building.*
 - d. *Three dimensional exterior applied muntins that simulate or match the original muntins may be approved. Single dimension interior applied muntins are not appropriate.*

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

- *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.*

Ms. Consuelo Landa, property owner, explained when it rains, the existing kitchen windows allow the rainwater to come in. She is requesting the sliders because the previous windows are too tall and have a shelf for growing herbs. Ms. Landa is not very tall and does not grow plants "because everything dies."

Commissioner Lopez asked Ms. Landa if currently the windows have security bars and if, after removing the old windows and replacing with the new windows, the security bars would not be reinstalled.

Ms. Landa replied no, the security bars would not be reinstalled.

Chairman Helm asked if there was anyone in the audience who wished to comment on this request. There was none.

MOTION:

Motion made by Commissioner Cordova, seconded by Commissioner Brock AND UNANIMOUSLY CARRIED TO APPROVE.

- 4. PHAP15-00033:** Being 100 Government Hill 11 to 13 & N. 15 ft. of 10 & N. 10 ft. of 14, City of El Paso, El Paso County, Texas
- Location: 14 Cumberland Circle
- Historic District: Austin Terrace
- Property Owner: Robert and Martha Vera
- Representative: Carlos Fragoso
- Representative District: 2
- Existing Zoning: R-4/H (Residential/Historic)



Economic & International Development Department

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

Year Built:	1950
Historic Status:	Non-contributing
Request:	Certificate of Appropriateness for the construction of an addition at the rear façade
Application Filed:	8/3/15
45 Day Expiration:	9/17/15

Ms. Velázquez gave a presentation and stated the property owner is requesting a Certificate of Appropriateness for the construction of an addition at the rear façade. The proposed enclosed porch addition will not be visible from rear façade. A photo of the rear façade showed numerous tall evergreen trees. Photos of the rear façade, provided by the property owner, show no significant architectural details that would be lost as a result of the proposed enclosed porch addition at the rear façade; there were none. The plan is to construct a small room, a small sunroom that looks similar to an observatory.

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:

- *Any new addition should be planned so that it is constructed to the rear of the property or on a non-character defining elevation and is minimally visible from the public right of way.*
- *Introduce additions in locations that are not visible from the street-generally on rear elevations.*
- *Locate additions carefully so they do not damage or conceal significant building features or details.*
- *Design an addition so it is compatible in roof form, proportions, materials and details with the existing structure.*
- *Design new buildings and their features to be compatible in scale, materials, proportions and details with existing historic structures.*
- *Design an addition so that if removed in the future, the historic building's form and character defining features are not obscured, damaged, or destroyed.*

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

- *New additions, exterior alterations, or related new construction will not destroy historical 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.*

Regarding the staff recommendations, Chairman Helm asked Ms. Velázquez if she had requested any changes in the design elevations.



Economic & International Development Department

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

Ms. Velázquez replied no, the proposed sunroom design is different enough from the original structure that the distinction between the two structures would be noticed because, for example, there is no brick on the proposed sunroom design.

Commissioner Gomez stated the proposed design of the sunroom adds to the architecture of the existing structure. He asked if the proposed sunroom would connect to the main house.

Mr. Carlos Fragoso, architect, explained:

1. The windows and doors will be wood framed;
2. The materials for the windows and doors will be wood, 6 panels and French doors, light in color;
3. Try to connect hexagon, with wood panels, to the sunroom;
4. Try to connect the sunroom to the main house through the entry way via the upper right corner, where the switches are; and
5. Shingles to match the existing main house.

Chairman Helm asked if there was anyone in the audience who wished to comment on this request. There was none.

MOTION:

Motion made by Commissioner Brock, seconded by Commissioner Skillern AND UNANIMOUSLY CARRIED TO APPROVE.

ABSTAIN: *Commissioner Cordova (personal friend of the property owner)*

5. **PHAP15-00034:** Being 48 Ysleta Tr. 13-B, City of El Paso, El Paso County, Texas
- | | |
|--------------------------|-----------------------------------------------------------------------------------|
| Location: | 9177 Socorro Road |
| Historic District: | Mission Trail |
| Property Owner: | Luis and Josephine Chavez |
| Representative: | Luis and Josephine Chavez |
| Representative District: | 6 |
| Existing Zoning: | R-4/H (Residential/Historic) |
| Year Built: | 1959 |
| Historic Status: | Contributing |
| Request: | Certificate of Appropriateness for the construction of a pergola in the rear yard |
| Application Filed: | 8/10/15 |
| 45 Day Expiration: | 9/24/15 |

**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

Economic & International Development Department

Ms. Velázquez gave a presentation and stated the property owner is requesting a Certificate of Appropriateness for the construction of a pergola in the rear yard. Via the presentation Ms. Velázquez noted the parcel of land is very thin, narrow and long and thus prevents the visibility of the rear façade.

The pergola will not be attached to the main structure; it will be located between the rear of the house and the storage structure directly behind there. The proposed pergola is very simple in structure with some railings and will not be visible from the street.

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

The Mission Trail Historic District Guidelines recommend the following:

- *The height of new buildings should conform to the height of existing surrounding buildings.*
- *New additions should be planned so that they are constructed to the rear of the property or on a “non-character defining elevation.”*
- *Do not add on top of an original historic structure. Instead, add to a more recent addition, or start a new one-to-two story addition on the side or rear of the building.*
- *Additions should complement the original structure, but not necessarily attempt to duplicate or copy it. The older structure should be identifiable from the new addition.*

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.*

Commissioner Lopez asked if the pergola would be touching the existing main structure.

Ms. Velázquez replied, no.

Chairman Helm clarified the pergola would be constructed somewhere in the middle of the patio there. He noted Ms. Velázquez’s recommendations for approval did not include any revisions.

Ms. Velázquez concurred; furthermore, she felt the plans submitted were sufficient.

Chairman Helm asked Mr. Chavez if he had additional information to add other than what Ms. Velázquez had expressed.

Mr. Luis Chavez, property owner, replied no.



Economic & International Development Department

Chairman Helm asked if there was anyone in the audience who wished to speak on this request. There were none.

MOTION:

Motion made by Commissioner Lopez, seconded by Chairman Helm AND UNANIMOUSLY CARRIED TO APPROVE THE CERTIFICATE OF APPROPRIATENESS.

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

6. 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. August 17, 2015 deadline for HLC members to request for agenda items to be scheduled for the September 14, 2015 meeting. September 14, 2015 deadline for HLC members to request for agenda items to be schedule for the September 28, 2015 meeting.

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

HLC Staff Report

7. 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 Brock AND UNANIMOUSLY CARRIED TO APPROVE THE HLC STAFF REPORT.

Other Business – Discussion and Action

8. Approval of Regular Meeting Minutes for August 3, 2015

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 Cordova AND UNANIMOUSLY CARRIED TO APPROVE THE AUGUST 3, 2015 MEETING MINUTES.

ABSTAIN: *Commissioner Gomez and Commissioner Cordova*



Economic & International Development Department

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

Prior to adjourning the meeting, Commissioner Cordova asked staff if it would be possible to have water bottles available for commissioners during the meeting.

MOTION:

Motion made by Chairman Helm, seconded by Commissioner Brock AND UNANIMOUSLY CARRIED TO ADJOURN THE MEETING AT 4:37 P.M.