



Economic & International Development Department

**HISTORIC LANDMARK COMMISSION MEETING MINUTES
FIRST FLOOR, COUNCIL CHAMBERS
CITY 1 BUILDING, 300 N. CAMPBELL STREET
SEPTEMBER 28, 2015, 4:00 P.M.**

Mayor

Oscar Leeser

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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, September 28, 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.

PUBLIC COMMENT

Chairman Helm asked if there was anyone present who would like to comment on issues not posted on the agenda. There was none.

Certificate of Appropriateness

1. **PHAP15-00035:** Being Carpenter & Ammons 7 & 8 (8800 Sq. Ft.), City of El Paso, El Paso County, Texas
 - Location: 129 N. Schutz Drive
 - Historic District: Ysleta
 - Property Owner: Antonia Agustain
 - Representative: Michael Martinez
 - Representative District: 6

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Existing Zoning:	A-2/H (Apartments/Historic)
Year Built:	1945
Historic Status:	Contributing
Request:	Certificate of Appropriateness for the construction of a screened pergola in the side yard
Application Filed:	8/17/15
45 Day Expiration:	10/1/15

Ms. Velázquez gave a presentation and stated the property owner is requesting a Certificate of Appropriateness for the construction of a screened pergola in the side yard. The entrance to the home is not in the front but on the side of the home. The location of the proposed pergola will be between the garden and the main entrance. The proposed screening material is designed to keep out insects to allow the applicants to enjoy the pergola.

Ms. Velázquez spoke with the property owner and asked why he chose to locate the pergola in front of what is technically the front door and not behind. The property owner explained that they park their vehicles behind there. Therefore, the pergola will be visible and not the parked vehicles.

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

The Ysleta Historic District Design Guidelines recommend the following:

- *Any new construction must be compatible in size, texture, color, design, proportion and detail to adjacent buildings and streetscapes; and must following the specific architectural styles designated appropriate for that particular zone. Incorporating existing architectural features with new design elements can contribute added interest and compatibility.*
- *Height of new buildings should conform to the heights of existing surrounding buildings. If a single story addition is being designed and proposed for a two story structure, it should match the vertical and horizontal dimensions of other nearby/adjacent structures.*
- *Same attention to detail should be taken while planning construction for a secondary structure as was taken for the primary structure.*
- *New additions should be planned so that they are constructed to the rear of the property or on a "non-character defining elevation."*
- *New additions should be designed and constructed so that the character-defining features of buildings are not radically changed, obscured, damaged or destroyed in the process of rehabilitation.*
- *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.*



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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 portion, and massing to protect the integrity of the property and its environment.*

Ms. Velázquez noted the pergola would be located adjacent to the garden, not attached to the main structure.

Chairman Helm asked Ms. Velázquez if she suggested, with her recommendations, any changes.

Ms. Velázquez responded no. The pergola will not be attached to the main structure, will be constructed of wood, screened, and the proposed location is the best option rather than in the rear yard. Should the pergola be located in the rear yard, the vehicles would be parking in the front yard which is not appropriate for properties located in historic districts because structures should be constructed to complement the existing structure, not to detract.

Commissioner Lopez asked Ms. Velázquez if the pergola would have doors.

Ms. Velázquez replied no, basically it is wood and screening material. Mr. Michael Martinez, resident, explained the screening material would cover the roof and the walls of the pergola. He explained the door would be where the door is on the side of the house and the screening material is to keep the insects out.

MOTION:

Motion made by Commissioner Lopez, seconded by Chairman Helm AND UNANIMOUSLY CARRIED TO APPROVE THE PERGOLA AS PROPOSED WITH NO MODIFICATIONS.

- 2. PHAP15-00036:** Being 1 Franklin Heights 10 & 11, City of El Paso, El Paso County, Texas
- Location: 1018 – 1020 Myrtle Avenue
- Historic District: Magoffin
- Property Owner: Mike Luciano
- Representative: Jesus Jaime
- Representative District: 8
- Existing Zoning: C-4/H (Commercial/Historic)
- Year Built: 1928
- Historic Status: Contributing
- Request: Certificate of Appropriateness for the demolition of a rear addition, painting of the brick rear façade, installation of new

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windows and doors, resurfacing of front yard, landscaping, construction of a new sidewalk, installation of a ramp, the modification of window openings, addition of parking spaces in the rear, and the installation of fencing, balconies, steps, and railings

Application Filed: 9/1/15
45 Day Expiration: 10/15/15

Ms. Velázquez gave a presentation and stated the property owner is requesting a Certificate of Appropriateness for the demolition of a rear addition, painting of the brick rear façade, installation of new windows and doors, resurfacing of front yard, landscaping, construction of a new sidewalk, installation of a ramp, the modification of window openings, addition of parking spaces in the rear, and the installation of fencing, balconies, steps, and railings.

The building is not inhabited, the brick has been painted over and the structure is in need of repair. The property owner would like to reconfigure the existing apartments to add a few more; however, the bulk of the work was the addition, located in the rear. This addition spans the height and almost the width of the structure and is constructed of several types of materials. It seems as though it was an afterthought due to the manner in which it was constructed.

The property owner is proposing to remove the addition, redo the rear façade, and install steps on the first floor and balconies on the second floor. For the front of the property, the property owner is proposing to add landscaping, remove the chain link fence in the front, and replace with masonry walls and metal picket fencing. For the side, the property owner is proposing to install a ramp for ADA access, redo the sidewalk, and in the front he'll install some plant material in the parkway as well.

The Guidelines do not address demolition; however, Ms. Velázquez explained, she is recommending this addition be demolished because it is a safety hazard. Furthermore, the property owner is proposing to use that space as a parking lot. The property owner will be installing metal clad windows and panel doors with a glass panel on the upper portion of the door and wood underneath.



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The result should look like this:



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

The Magoffin Historic District Design Guidelines recommend the following:

- *Setbacks help to create a unified rhythm along a street. Maintain the predominant existing building line.*
- *Construction of new fences and replacement of older existing fences should be of compatible materials, in order to complement the building. Brick, stone, and wrought-iron are generally acceptable materials but each case should be decided individually.*
- *Landscaping is an inherent part of a building's siting and design. Good landscaping reinforces and highlights the architectural qualities of a structure. When new landscaping is planned, it should be designed to complement the structure and the streetscape.*
- *Grass and sod may be removed from front yards, side yards on a corner and parkways provided not more than 50% of the area is covered with gravel or other masonry.*
- *Almost all of the sidewalks in El Paso are made of concrete; however, other alternatives exist.*
- *Most residential structures have parking at the rear of the property in the form of a garage or carport.*
- *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, and/or widen windows if they are on the exterior walls of the original structure.*

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- *If existing doors are beyond repair, new ones should be installed. New doors should match original materials and should also be similar in design.*
- *The natural color of originally exposed materials should be maintained. It is not appropriate to paint, stucco or spray texture on brick. It is recommended to clean brick never to paint over it.*
- *Property owners should practice general upkeep in order to maintain structures and/or properties. Buildings should be preserved against decay, deterioration and structural defects.*

The Administrative Review Design Guidelines recommend the following:

- *The height of the proposed fence should complement the structure and should not obstruct the street's view of the building.*
- *It is recommended that ramps be designed and placed where they will do the least amount of change to the historic fabric, especially the street elevation.*
- *Driveways and walks may be widened or added as part of a landscaping plan.*
- *Parkways may be covered with gravel, tile, brick pavers, or stamped or imprinted concrete, as well as plant material. Not more than 50% shall be impervious surfaces; the rest shall be plant materials.*

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

- *The historic character of a property will be retained and preserved.*
- *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
- *Where the severity of deterioration requires placement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.*

THE MODIFICATIONS ARE THAT THE BRICK ON THE REAR FAÇADE REMAIN UNPAINTED AND THAT NO MORE THAN 50% OF THE FRONT YARD BE COVERED WITH MASONRY.

Ms. Velázquez was unsure what type of material the property proposed for the ground cover, possibly gravel. For the façade facing Myrtle and the secondary facades, she understood the property owner would repair the brick and repaint it. For the rear façade, the property owner is proposing to remove the addition, install new windows, and install balconies, steps and railings. For the main façade, the property owner is proposing to repair, repaint, restore the missing brick at the rooflines, install new doors and metal clad windows, install a new fence which is partial masonry, and install a ramp on the side with landscaping in the front.

Mr. Jesus Jaime, representing the property owner, asked if the bricks must be painted white. He would like to coordinate with the property owner, as to his color choices, and bring those selected colors to Ms. Velázquez for review.

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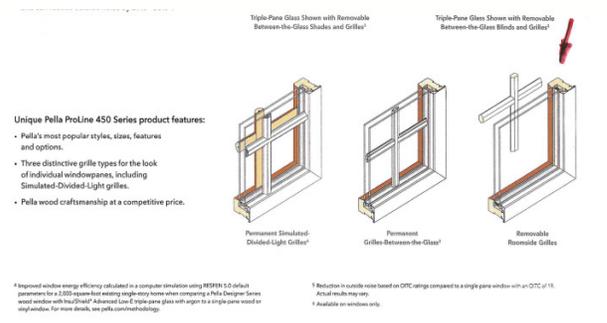
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Commissioner Lopez suggested painting the brick in a brick-like color, brown or red. He was not opposed to consulting with his client regarding color choices and bringing those choices to Ms. Velázquez for review.

Ms. Velázquez recommended painting the brick a nice light neutral color with the trim painted in a different color. She suggested commissioners specify the paint could either be reddish in color to match the brick of the adjoining property or a color of the property owner's choice as long as the color complies with the guidelines.

Commissioners, Ms. Velázquez and Mr. Jaime discussed the proposed single-hung windows without the muntins on the tops and bottoms. Mr. Jaime believed 90% of the current windows were the originals.

Per the diagram below (*specifically the picture beneath the red arrow*) Ms. Velázquez explained these windows have exterior applied, three-dimensional grids intended to simulate the divided lights. Within the motion, commissioners could specify that the windows must be three-dimensional, exterior applied, muntins; additionally, commissioners could specify the window type, i.e., four-over-fours, etc.



Ms. Velázquez explained the property owner proposes replacement of the entrance doors but without the fanlight at the top and without the sidelights.

Mr. Jaime clarified the yard is very small, only a sidewalk and some landscaping; however, the rear of the property will be the parking area.

Regarding the rear façade, Commissioner Gomez asked if the bricks had been painted over.

Mr. Jaime responded yes.

Per the presentation photos, Ms. Velázquez explained a portion of the brick on the rear façade appears unpainted and matches the color of the brick underneath the white paint on the main façade.



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Commissioner Lopez clarified the original color of the brick was yellow. He suggested Mr. Jaime propose the property owner paint the bricks the color they were originally intended.

Mr. Lopez would propose that suggestion to the property owner.

Chairman Helm suggested Mr. Jaime mimic the color of the original stone on the lintels and sills. Per the photo of the front façade, it looked as though some were painted or not painted.

Chairman Helm asked if the property owner had any issues with Ms. Velázquez's recommended modifications.

Mr. Jaime responded no.

MOTION:

Motion made by Chairman Helm TO APPROVE WITH MODIFICATIONS AS PROPOSED BY THE HISTORIC PRESERVATION OFFICER AND THAT THE REPRESENTATIVE ATTEMPT TO MATCH THE ORIGINAL BRICK COLOR OR HAVE THE HISTORIC PRESERVATION OFFICER REVIEW AND/OR APPROVE THE BRICK COLOR VIA ADMINISTRATIVE REVIEW FOR BOTH THE MAIN STRUCTURE AND TRIM AND ALLOW THE REPRESENTATIVE THE OPPORTUNITY TO INSTALL WINDOWS WITH EXTERIOR APPLIED MUNTINS, OPTIONALLY.

Ms. Velázquez asked the Chairman to restate his motion; furthermore, regarding the rear façade, she requested clarification whether or not the representative was allowed to paint it.

Chairman Helm explained if part of it is painted and part of it is not painted, yes, allow the entire rear façade to be painted; furthermore, matching the exposed brick color.

Ms. Velázquez reiterated the motion language as the Chairman was recommending approval provided that the new paint color matches the original underlying brick on all facades and that the windows be sash windows; however, she was not clear how many lights the Chairman proposed.

Chairman Helm responded, in his motion, he was proposing that the request be approved as applied for.

Ms. Velázquez stated she would review and approve the window type administratively.



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MOTION:

Motion made by Chairman Helm, seconded by Commissioner Lopez AND UNANIMOUSLY CARRIED TO APPROVE WITH MODIFICATIONS AS PROPOSED BY THE HISTORIC PRESERVATION OFFICER AND THAT THE REPRESENTATIVE ATTEMPT TO MATCH THE ORIGINAL BRICK COLOR OR HAVE THE HISTORIC PRESERVATION OFFICER REVIEW AND/OR APPROVE THE BRICK COLOR ADMINISTRATIVELY, FOR BOTH THE MAIN STRUCTURE AND TRIM AND THAT THE HISTORIC PRESERVATION OFFICER REVIEW AND/OR APPROVE THE WINDOW TYPE, WITH EXTERIOR APPLIED MUNTINS, VIA ADMINISTRATIVE REVIEW.

- | | |
|--------------------------|---|
| 3. PHAP15-0039: | Being 98 Government Hill 18 & 19, City of El Paso, El Paso County, Texas |
| Location: | 4536 Trowbridge Drive |
| Historic District: | Austin Terrace |
| Property Owner: | Daniel Pepper and Manuel Solis, Jr. |
| Representative: | Daniel Pepper and Manuel Solis, Jr. |
| Representative District: | 2 |
| Existing Zoning: | R-4/H (Residential/Historic) |
| Year Built: | 1940 |
| Historic Status: | Contributing |
| Request: | Certificate of Appropriateness for the removal of casement windows and the installation of casement, sash, and slider windows |
| Application Filed: | 9/23/15 |
| 45 Day Expiration: | 11/7/15 |

Ms. Velázquez gave a presentation and stated the property owner is requesting a Certificate of Appropriateness for the removal of casement windows and the installation of casement, sash, and slider windows. The front façade and a portion of the east façade are visible; furthermore, the front casement windows appear to be the originals. Located on the secondary (east) façade are some casement windows as well.

Per the presentation photos, Ms. Velázquez noted the rear façade is not visible from the public right-of-way; furthermore, due to the masonry wall, the west façade is not visible from the public right-of-way.

The property owner is proposing to replace all the windows, the windows in the front will be casement or replaced in-kind. Additionally, the request is for slider windows for egress, total of four. For the remaining window type, if not casement or slider, those will be sash windows with a grid pattern similar to the existing.

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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 District, 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.*
- *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.*
- *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

THE MODIFICATION IS THAT WINDOWS 8, 9, AND 10 BE REPLACED WITH CASEMENT TO MATCH THE EXISTING.

Referring to the window drawing, Chairman Helm asked Ms. Velázquez if windows 8, 9 and 10 were visible from the street.



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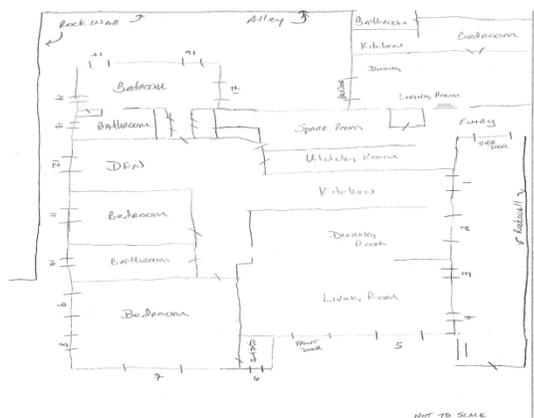
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Ms. Velázquez confirmed, yes, they are; additionally, the existing windows are metal casement with single glazing.

Mr. Daniel Pepper, property owner, was not opposed to Ms. Velázquez's recommendation that the windows 8, 9, and 10 be replaced with casement windows to match the existing. He originally proposed that windows 5, 6, and 7 be replaced with casement windows; however, he would include windows 8, 9, and 10 if that would progress the project.

Regarding egress casement option, Chairman Helm explained some window manufacturers do offer a 90° egress option.

Mr. Pepper explained Window World did not provide him that option; however, he would research that. He noted the replacement windows will be metal with the exterior grid to mimic the existing grid lines.

Chairman Helm wondered if the grid lines would be painted or a raw metal color.

Mr. Pepper responded the lines would be white.

Commissioner Lopez noted the existing grid lines appear to be black in color.

Mr. Pepper stated the grids were painted a very, very dark green, lead paint, in fact. He explained the only color options given him were white or a cream color.

Commissioner Lopez wondered if the manufacturer offered a bronze type color. He felt the bronze type color would blend in with the rest of the window frames and the home itself.

Mr. Pepper did not know.

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Chairman Helm explained white would be pretty stark against the stone of the house.

Commissioner Lopez clarified the number of the divided lines on the windows would match the existing.

Mr. Pepper replied yes, including the windows installed when the addition was constructed prior to the 1940s.

Chairman Helm suggested commissioners consider approving the request with Ms. Velázquez's recommendation except that we allow the big slider for egress, window 10, in the event Window World does not have the 90° egress option. Additionally, that commissioners suggest a dark color, bronze type, for the window frames, from the factory.

Commissioner Lopez recommended the manufacturer repeat the same number of window lines.

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 Lopez, seconded by Commissioner Skillern AND UNANIMOUSLY CARRIED TO APPROVE WITH THE MODIFICATIONS:

1. ***THE WINDOWS SHALL BE IN A DARK BRONZE OR DARK COLOR***
2. ***WINDOW NUMBER 10 WILL BE ALLOWED TO BE A SLIDER, ONLY FOR THAT BEDROOM, TO ADDRESS THE EGRESS ISSUES; AND***
3. ***INSURE THAT THE MANUFACTURER INSTALLS THE SAME NUMBER OF LIGHTS TO DUPLICATE THE WINDOWS THAT CURRENTLY EXIST***
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. September 28, 2015 deadline for HLC members to request for agenda items to be scheduled for the October 5, 2015 meeting. October 5, 2015 deadline for HLC members to request for agenda items to be schedule for the October 19, 2015 meeting.

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

HLC Staff Report

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



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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

6. Approval of Regular Meeting Minutes for September 14, 2015

Chairman Helm asked commissioners if they had any additions, corrections and/or revisions. There were none.

MOTION:

Motion made by Commissioner Lucero, seconded by Chairman Helm AND UNANIMOUSLY CARRIED TO APPROVE THE SEPTEMBER 14, 2015 MEETING MINUTES.

Any Other Business

Chairman Helm asked if commissioners and/or staff had any other business to discuss or items for an agenda.

Commissioner Gomez asked Ms. Velázquez to update commissioners regarding the downtown survey public meeting outreach.

Ms. Velázquez explained outreach was via advertisements and mailouts noting the two meetings held approximately two weeks ago. A surprising number of individuals attended including some property owners; and some interested parties. Additionally, a consultant was brought in to speak on matters regarding revitalizing downtown El Paso. Some progress was made; however, she was unsure what would be occurring in the future.

Chairman Helm noted there were rumors of arranging some workshops for developers to meet and have face time with property owners.

Ms. Velázquez agreed. She explained one idea was to bring in developers who had successfully rehabilitated historic buildings using these types of tax credits. One developer is from New Orleans and another from Portland, Oregon and both had successfully used historic tax credits to restore older properties.

Commissioner Gomez was unsure how commissioners would receive the updates and from whom.



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Chairman Helm noted the feedback he received from Mr. Joe Gudenrath, Executive Director, Downtown Management District, and Ms. Jessica Herrera, Redevelopment Manager, Economic & International Development, was to try to use some education tools, i.e., workshops to bring to developers who might be interested in developing their properties a little bit of knowledge of how the tax credits get used and, therefore, what the benefits of a National Register designation would bring before it's re-attempted.

MOTION:

Motion made by Chairman Helm, seconded by Commissioner Brock AND UNANIMOUSLY CARRIED TO ADJOURN THE MEETING AT 4:52 P.M.