



**HISTORIC LANDMARK COMMISSION MEETING MINUTES
1st FLOOR, AUDITORIUM
EL PASO MAIN LIBRARY, 501 N. OREGON
APRIL 8, 2013
4:00 P.M.**

The El Paso Historic Landmark Commission held a public hearing in the Auditorium, 1st Floor, El Paso Main Library, April 8, 2013, 4:00 p.m.

The following commissioners were present:

Chairman David Berchelmann
Commissioner Beatriz Lucero
Commissioner Edgar Lopez
Commissioner William Helm II
Commissioner John Moses
Commissioner Randy Brock
Commissioner Ricardo Fernandez
Commissioner Cesar Gomez

No commissioner was absent:

The following City staff members were present:

Ms. Providencia Velázquez, Historic Preservation Officer, City Development Department, Planning Division
Ms. Kristen Hamilton, Assistant City Attorney, City Attorney's Office

Chairman David Berchelmann called the meeting to order at 4:02 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

1. Introduction of William C. Helm II as the newest member of the Historic Landmark Commission.

Ms. Velázquez introduced newly appointed Commissioner William Helm II.

Commissioner Helm gave background information regarding his work history.

Certificate of Appropriateness

2. PHAP13-00006: Lots 1 and 2, Block 34, Manhattan Heights, City of El Paso, El Paso County, Texas.
Location: 1416 Elm
Historic District: Manhattan Heights
Property Owner: Michael G. Trujillo
Representative: Ameca Windows and Doors, Humberto Rodriguez
Representative District: 2
Existing Zoning: R-3/H (Residential/Historic)
Year Built: 1930
Historic Status: Contributing
Request: Certificate of Appropriateness for the replacement of existing windows with white vinyl windows with 6 over 6 grid pattern on top and bottom sash.

Application Filed: 03/25/13
45 Day Expiration: 05/09/13

Ms. Velázquez gave a presentation and noted the applicant seeks approval for a Certificate of Appropriateness for the replacement of existing windows with white vinyl windows with 6 over 6 grid pattern on top and bottom sash.

STAFF RECOMMENDATION

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

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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).*
- *Replacement windows on the main façade shall be comprised of the operable portions of the window and match the type, style, operation, configuration and finish of the original windows.*
- *Installation of windows similar to the original in appearance and structural purpose, regardless of construction materials is permitted.*

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

- *New construction will not destroy historic materials, features, and spatial relationships that characterize the property.*

Mr. Michael G. Trujillo, owner, was present and responded to questions and comments from commissioners and staff.

Mr. William Curan, representative, was present and responded to questions and comments from commissioners and staff.

MOTION:

Motion made by Chairman Berchelmann, seconded by Commissioner Helm AND UNANIMOUSLY CARRIED TO POSTPONE PHAP13-00006 FOR TWO (2) WEEKS, TO THE HISTORIC LANDMARK COMMISSION MEETING OF APRIL 22, 2013.

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 8, 2013 deadline for HLC members to request for agenda items

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to be scheduled for the April 22, 2013 meeting. April 22, 2013 deadline for HLC members to request for agenda items to be scheduled for the May 6, 2013 meeting.

There were no address requests of staff to review, investigate and provide a report to the HLC.

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")

MOTION:

Motion made by Chairman Berchelmann, seconded by Commissioner Moses AND UNANIMOUSLY CARRIED TO APPROVE THE ADMINISTRATIVE REVIEW REPORT.

Other Business

5. Approval of Regular Meeting Minutes for February 25, 2013 and March 11, 2013.

Chairman Berchelmann asked commissioners if they had any additions/corrections/revisions. *There were none.*

Motion made by Commissioner Lucero, seconded by Commissioner Brock and **UNANIMOUSLY CARRIED TO APPROVE THE REGULAR MEETING MINUTES FOR FEBRUARY 25, 2013 AND MARCH 11, 2013.**

6. Update on potential historic district located in the Five Points West area.

Ms. Velázquez updated to the commissioners that several months ago, she was approached by property owners who have a house on Maple Street, which is just south of Manhattan Heights. The property owners asked if the Historic Preservation Office would consider their house for designation. The HPO can't begin to explain how unusual this request was because it just about never happens. So, staff went out and took a look and while the property itself is very interesting the home alone didn't meet the criteria for designation. However, the neighborhood does. The

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neighborhood is a very amazing neighborhood; it's overwhelmingly made up of bungalows and many of them are intact. The property owners did some research on these properties and found out that quite a few of these El Paso owners were movers and shakers that lived there at one time. The houses on the research that's been done go back sometime as early as the early 1900s and at this point staff is trying to research whether or not the homes are Sears catalog houses. Sears actually made whole house kits between 1908 and 1940. People would buy a house for the remarkable price of \$1300 and actually put this kit together. Sometimes these kits would come in as many as 30,000 pieces. The buyers would put together a house built from a kit. However, one can't tell from the exterior of these homes if they are Sears catalog houses or not. There are ways to identify them but that would require going inside the homes. Staff went out in the neighborhood, photographed and surveyed each property. Tonight, there is a meeting with the property owners at the Zion Lutheran Church on Pershing to discuss whether or not they would like to be El Paso's next historic district. The last historic district designated was the Downtown historic district in 1992 (21 years ago). There's a lot of potential out there for designation. Of course, this is not something staff can do without getting consent from the neighborhood. So staff is going to talk with the neighbors and explain what designation means and ask them if they support it. The boundaries would be Grant and Pershing and it would consist of approximately 200 properties. At this point staff hasn't identified architects for these bungalows. It would be a residential district with some apartment houses. There are some that came a little later (about 1950) but for the most part overwhelmingly this is a neighborhood of one-story residential bungalows. The City representatives for this area are Representatives Byrd and Niland. Representative Byrd is the one who brought this forward. Staff will keep commissioners posted with further information and the end results of the meeting.

7. Update on the appeal of PHAP12-00049 – 2817 Wheeling Avenue.

Ms. Velázquez updated the commissioners with regard to the appeal of the HLC's decision to deny the Certificate of Appropriateness for the partial enclosure of the front porch, after the fact. The appeal was presented to City Council on April 2, 2013. The City Council did not vote to uphold the appeal but postponed the item so that further options and funds can be explored to assist the property owner with her

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need for more living space. Updates will be provided to the HLC as the case progresses.

Ms. Velázquez announced that the next HLC meeting location is tentatively scheduled to be held at the El Paso Main Library first floor in the Maud Sullivan Gallery. However, commissioners will be notified if there are any changes to the meeting location.

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

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