

CITY OF EL PASO, TEXAS
AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM

DEPARTMENT: Planning and Economic Development Department, Planning Division

AGENDA DATE: February 15, 2011

CONTACT PERSON/PHONE: Providencia Velázquez, (915) 541-4027, velazquezpx@elpasotexas.gov

DISTRICT(S) AFFECTED: 2

SUBJECT:

Discussion and action on an appeal by property owners of the Manhattan Heights Historic District regarding a decision rendered by the Historic Landmark Commission (HLC) in HLC Case: HPC11-00002; 3200 Copper Avenue, El Paso, Texas on January 10, 2011, to approve a Certificate of Appropriateness for the referenced property. **(District 2)**

BACKGROUND / DISCUSSION:

The Historic Landmark Commission at its regularly scheduled meeting on January 10, 2011, reviewed a Certificate of Appropriateness application submitted by the City of El Paso. The City of El Paso proposes to construct expansions to the Memorial Park Library which is located within the Manhattan Heights Historic District. Staff recommended approval of the design with modifications. By a unanimous vote of 6-0, the Historic Landmark Commission (HLC) approved the Certificate of Appropriateness with the following modifications; 1) eliminate the metal mesh attached to the metal pickets on the wrought iron; 2) that the new construction shall be differentiated from the old construction by the installation of a reveal between the two.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

Historic Landmark Commission (HLC) – Approval (6-0)

*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD:

Mathew S. McElroy
Deputy Director, Planning and Economic Development Department

APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

APPEAL LETTERS

January 14, 2011

CITY CLERK'S OFFICE

11 JAN 20 PM 2:51

Ms. Richarda Momsen
Municipal Clerk
City of El Paso
2 Civic Center Plaza, 2nd Floor
El Paso, TX 79901

**RE: Appeal of Historic Landmark Commission Ruling
Case Number HPC11-00002 (January 10, 2011)
3200 Copper Avenue (Memorial Park Library Additions)
Manhattan Heights Historic District**

Dear Ms. Momsen:

In accordance with El Paso City Code Section 20.20.190, I represent the following:

- I am the owner of the property identified below
- The property identified below is located within the Manhattan Heights Historic District
- I am an aggrieved party of the ruling referred to above
- I am submitting this appeal within the 15 day period provided by City Code

I respectfully request an appeal of the decision by the Historic Landmark Commission on the case referred to above.

Respectfully Submitted,

Jeanette Lewis
(Signature)

JEANETTE LEWIS
(Print Name)

3121 COPPER AVE.
(Property Address)

APPEAL LETTERS

CITY CLERK'S OFFICE '11 JAN 20 PM 2:51

January 16, 2011

Ms. Richarda Momsen
Municipal Clerk
City of El Paso
2 Civic Center Plaza, 2nd Floor
El Paso, TX 79901

**RE: Appeal of Historic Landmark Commission Ruling
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Respectfully Submitted,



(Signature)

Robyn S. Roberts
(Print Name)

3101 COPPER EL PASO TX 79930
(Property Address)

APPEAL LETTERS

January 17, 2011

CITY CLERK'S OFFICE

'11 JAN 20 PM 2:51

Ms. Richarda Momsen
Municipal Clerk
City of El Paso
2 Civic Center Plaza, 2nd Floor
El Paso, TX 79901

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Manhattan Heights Historic District**

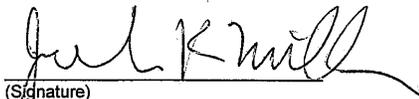
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Respectfully Submitted,



(Signature)

John K Misker

(Print Name)

2916 Federal Ave

(Property Address)

APPEAL LETTERS

January 20, 2011

CITY CLERK'S OFFICE '11 JAN 20 PM 2:51

Ms. Richarda Momsen
Municipal Clerk
City of El Paso
2 Civic Center Plaza, 2nd Floor
El Paso, TX 79901

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Respectfully Submitted,



(Signature)

JULIE S. RUTLEDGE

(Print Name)

2734 SILVER AVE., 79930

(Property Address)

APPEAL LETTERS

CITY CLERK'S OFFICE

'11 JAN 20 PM 2:51

January 14, 2011

Ms. Richarda Momsen
Municipal Clerk
City of El Paso
2 Civic Center Plaza, 2nd Floor
El Paso, TX 79901

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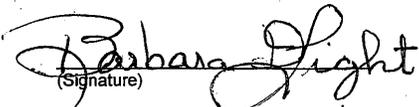
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I respectfully request an appeal of the decision by the Historic Landmark Commission on the case referred to above.

Respectfully Submitted,


(Signature)

Barbara DeLight
(Print Name)

3111 Federal Ave.
(Property Address)



HPC11-00002

Date: *January 10, 2011*
Application Type: Certificate of Appropriateness
Property Owner(s): City of El Paso
Representative(s): Sam Rodriguez
Legal Description: Lots 25 to 27, All of Blocks, Manhattan Heights Addition, City of El Paso, El Paso County, Texas.
Historic District: Manhattan Heights
Location: 3200 Copper Avenue (approximate)
Representative District: #2
Present Zoning: R-3/H (Residential/Historic)
Present Use: Library
Year Built: 1995
Contributing Status: Non-Contributing
Request: Applicant is requesting a Certificate of Appropriateness for the construction of additions to Memorial Park library.
Planning Area: Central
Application Filed: 12/20/2010
45-Day Expiration: 2/3/2011

ITEM #2



GENERAL INFORMATION:

The applicant seeks approval for:

The construction of front and rear additions to Memorial Park library.

STAFF RECOMMENDATION:

- The Historic Preservation Office recommends APPROVAL WITH MODIFICATIONS of the proposed scope of work based on the following recommendations:
 - Existing structure is a non-contributing property constructed in 1995 and located within the Manhattan Heights Historic District.
 - The building does not possess any historically significant details that will be damaged or destroyed by the construction of the new additions.
 - Proposed location of construction requires minimal disturbance of the terrain and landscaping.

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

- *Designing and constructing new additions to buildings when required by the use. New work should be compatible with the character of the setting in terms of size, scale design, material, color, and texture.*
- *Designing new exterior additions to buildings or adjacent new construction which is compatible with the historic character of the site and which preserves the historic relationship between the building or buildings and the landscape.*
- *Minimizing disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archeological resources.*
- *Designing new work to be compatible in materials, size, scale, and texture.*

Proposed Modification:

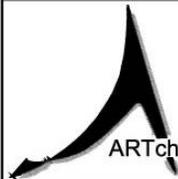
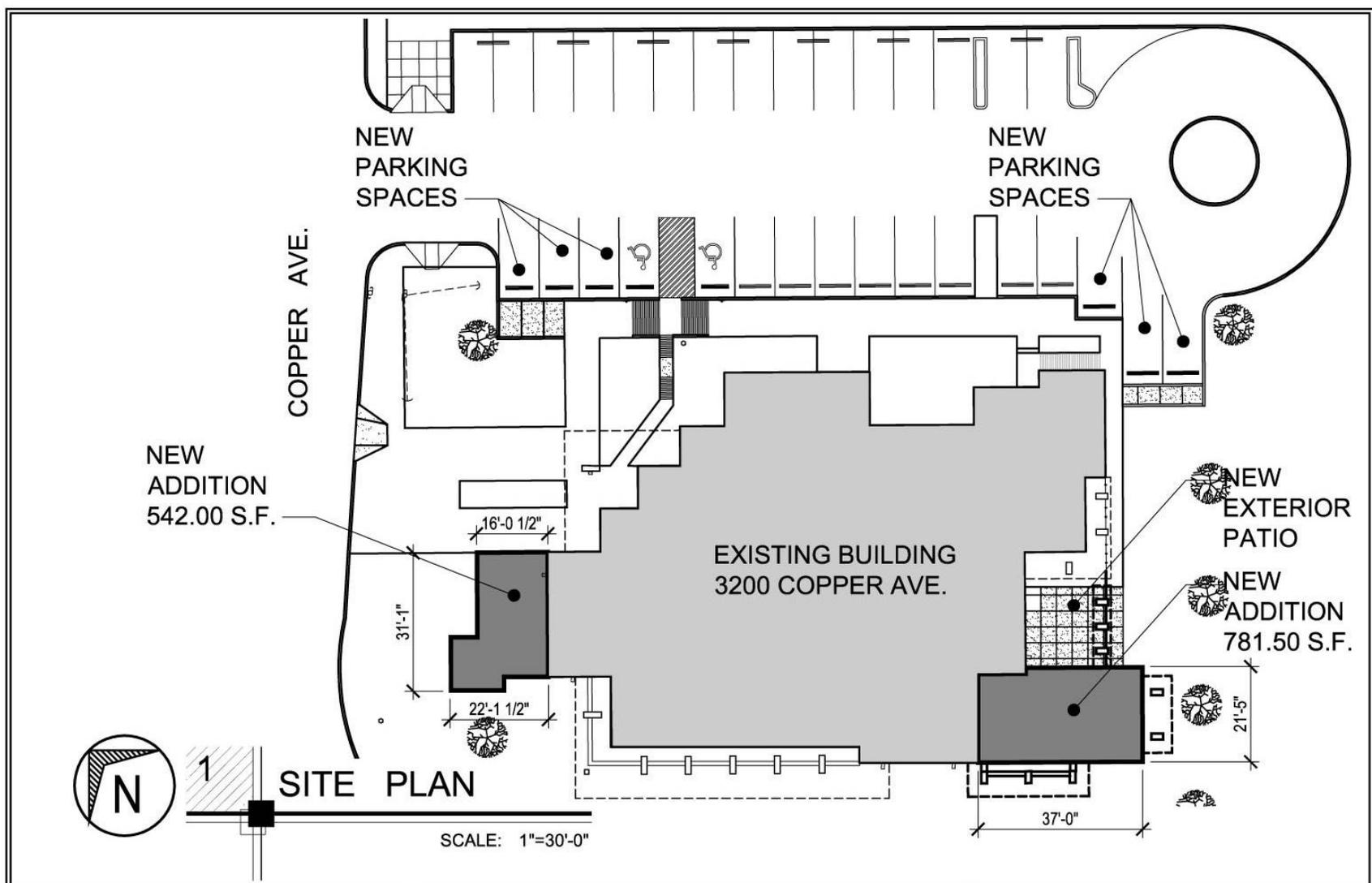
- The Historic Preservation Office recommends that the proposed wrought iron enclosure at the rear of the structure eliminate the metal mesh currently attached to the metal pickets.

AERIAL MAP

HPC11-00002



SITE PLAN



Architecture • Planning • Interior Design
2617 Montana Ave. El Paso TX. 79903
Ph: (915)833-0062 Fax: (915)833-0384
e-mail: ARTarchitects@aboglobal.net

ARTchitecture

PROJECT NAME

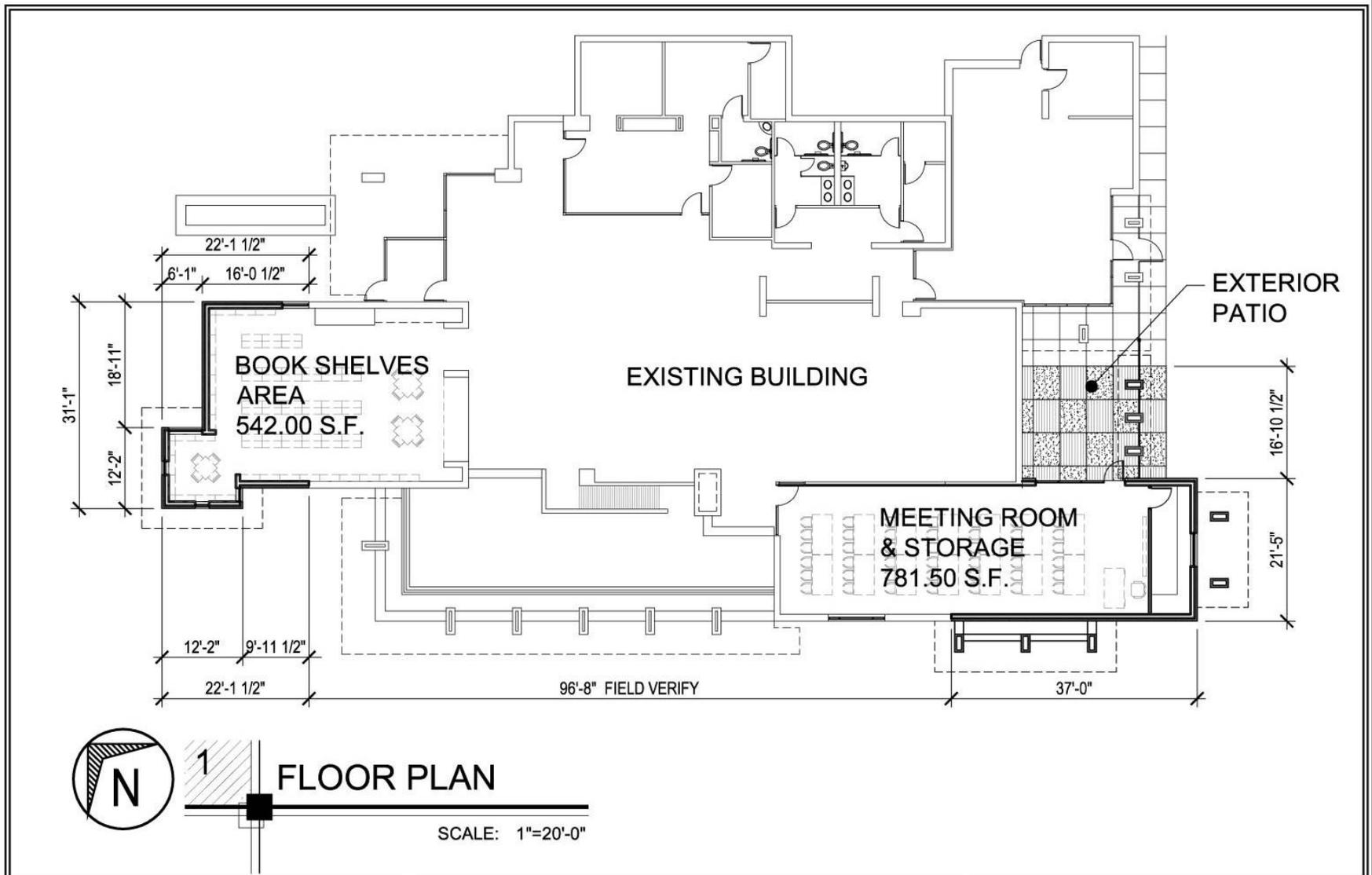
**MEMORIAL PARK BRANCH LIBRARY
IMPROVEMENTS**

3200 COPPER AVENUE

EL PASO, TEXAS 79903

**CITY OF
EL PASO**

PROPOSED FLOOR PLAN



Architecture • Planning • Interior Design

2817 Montana Ave. El Paso TX. 79903
 Ph: (915)533-0052 Fax: (915)533-0384
 e-mail: ARTarchitects@sbcglobal.net

ARTchitecture

PROJECT NAME

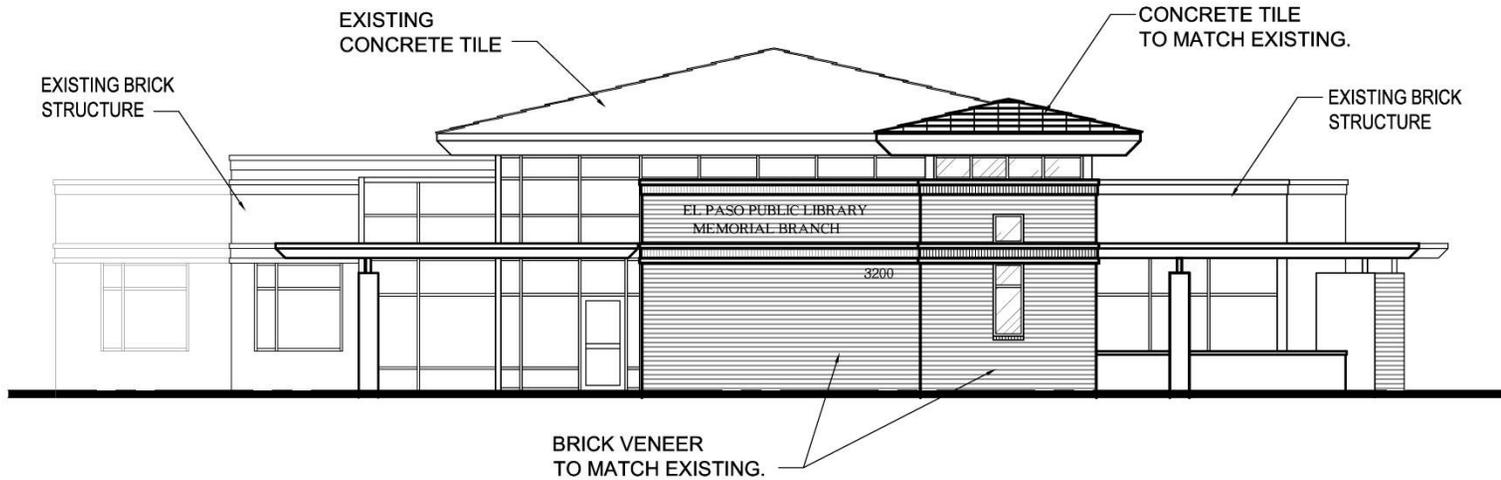
**MEMORIAL PARK BRANCH LIBRARY
 IMPROVEMENTS**

3200 COPPER AVENUE

EL PASO, TEXAS 79903

**CITY OF
 EL PASO**

PROPOSED ELEVATIONS



ARTchitecture

Architecture • Planning • Interior Design

2617 Montana Ave. El Paso TX. 79903
Ph: (915)533-0052 Fax: (915)533-0384
e-mail: ARTarchitects@sbcglobal.net

PROJECT NAME

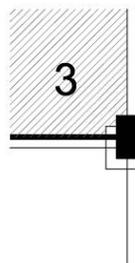
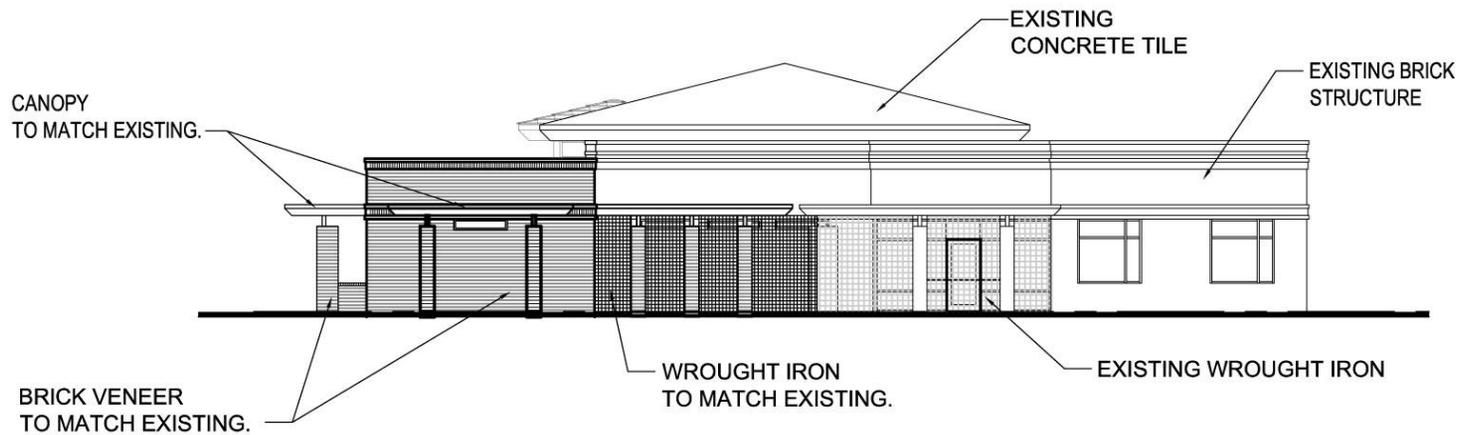
MEMORIAL PARK BRANCH LIBRARY
IMPROVEMENTS

3200 COPPER AVENUE

EL PASO, TEXAS 79903

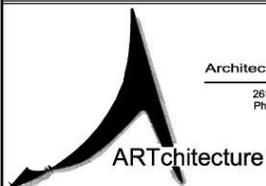
**CITY OF
EL PASO**

PROPOSED ELEVATIONS



REAR SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



Architecture • Planning • Interior Design

2617 Montana Ave. El Paso TX. 79903
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ARTchitecture

PROJECT NAME

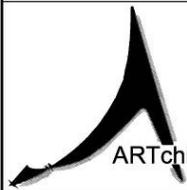
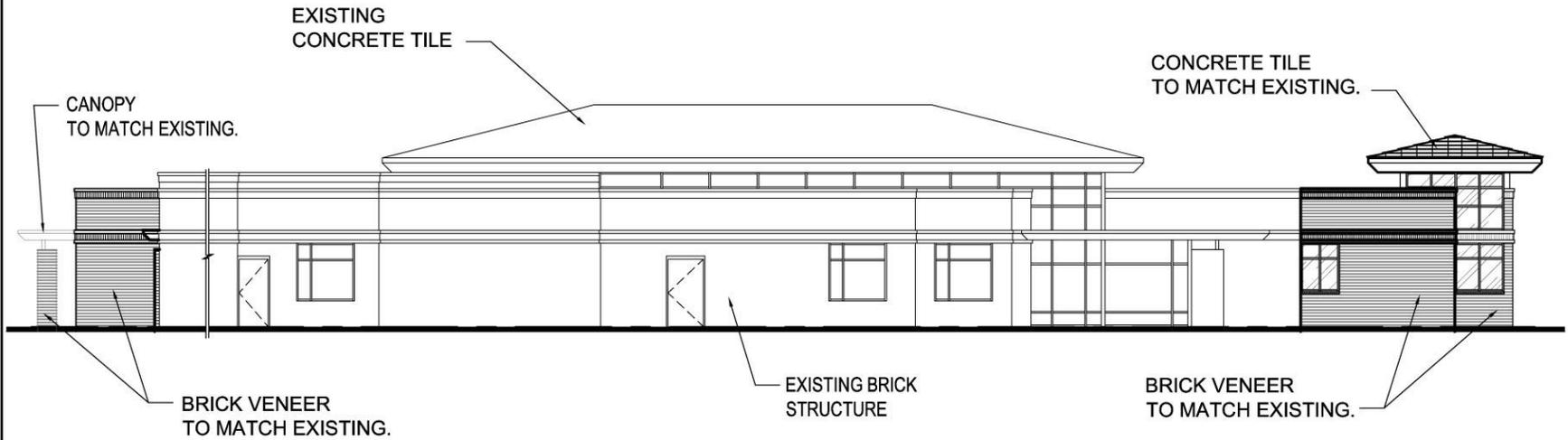
MEMORIAL PARK BRANCH LIBRARY
IMPROVEMENTS

3200 COPPER AVENUE

EL PASO, TEXAS 79903

**CITY OF
EL PASO**

PROPOSED ELEVATIONS



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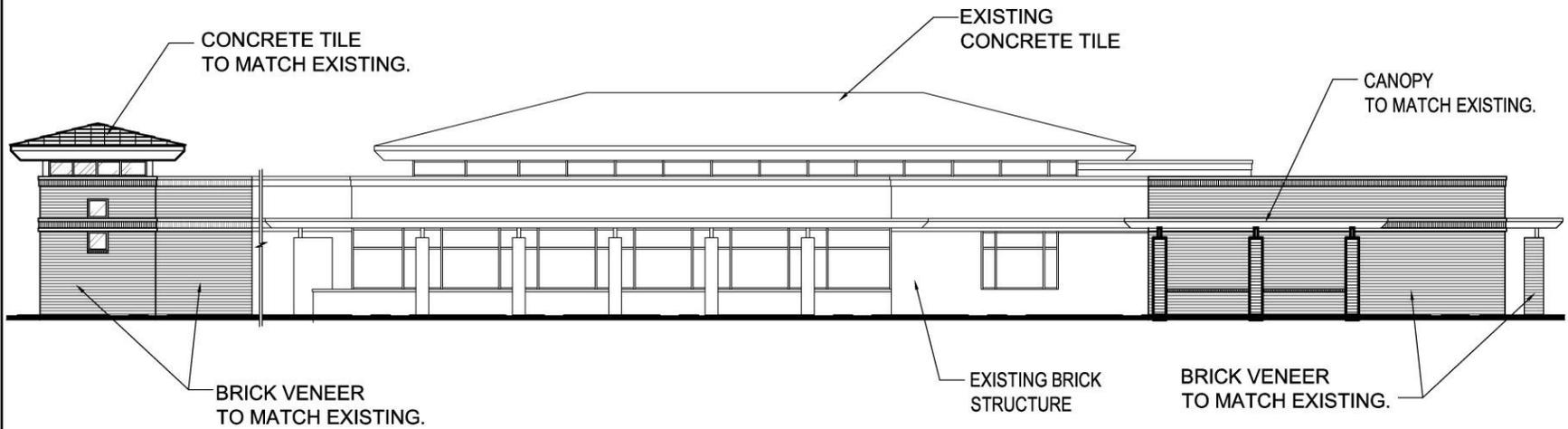
ARTchitecture

PROJECT NAME
**MEMORIAL PARK BRANCH LIBRARY
IMPROVEMENTS**

3200 COPPER AVENUE EL PASO, TEXAS 79903

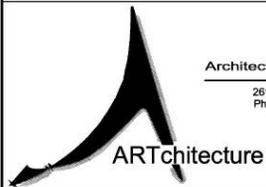
**CITY OF
EL PASO**

PROPOSED ELEVATIONS



SIDE WEST ELEVATION

SCALE: 1/16" = 1'-0"



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ARTchitecture

PROJECT NAME

MEMORIAL PARK BRANCH LIBRARY
IMPROVEMENTS

3200 COPPER AVENUE

EL PASO, TEXAS 79903

**CITY OF
EL PASO**

PROPOSED RENDERING



THC Letter of no adverse effect

RECEIVED

MAY 26 2010

CLEARED SHPO LETTER 5-8-10 - NOT ELIGIBLE FOR HISTORIC

Dedicated to Outstanding Customer Service for a Better Community

TEXAS HISTORICAL COMMISSION

SERVICE SOLUTIONS SUCCESS

May 24, 2010

Mr. Charles M. Peveto
Texas Historical Commission
P.O. Box 12276
Austin, TX 78711-2276

NOT ELIGIBLE
for listing in the
National Register of Historic Places
PROJECT MAY PROCEED
by Chloe Wolfe
for Mark Wolfe
State Historic Preservation Officer
Date 6.1.10



Dear Mr. Peveto:

Enclosed are photographs and required map of the following proposed rehabilitation project using HUD funds from the CDBG Program.

Project Address: 3200 Copper, El Paso, Texas 79930

Brief History: The structure was built in 1995 and is located in the Manhattan Heights historic district. The district was listed in the National Register of Historic Places on September 27, 1980, before becoming the first locally designed historic district in El Paso on May 26, 1981.

Project Scope: Expand the useable space of the library meeting room and children's programming section. Involves demolishing existing walls, partitions, windows, electrical outlets, ceiling, lighting, roof canopy, and brick column; and modifications to drains and landscaping to accommodate additional 550 sq ft of heated/cooled space for children's room and additional 750 sq ft for the meeting room area.

It has been determined that the proposed rehabilitation work will have **NO ADVERSE EFFECT** on the property. The improvements will increase the number of patrons served by these rooms and should have a very positive impact on the property and the patrons.

Please provide your comments regarding this property's potential eligibility to the National Register so we may proceed to rehabilitate this housing unit and arrest its further deterioration.

If you have questions or require further information, please call me at (915) 541-4248 or email me at straightnx@elpasotexas.gov.

Sincerely,

Natalie Nevarez-Straight

Natalie Nevarez-Straight, Grant Planner
Department of Community & Human Development

Cc: Mathew McElroy, City of El Paso Deputy Director of Planning, 5th Floor



Department of Community and Human Development

2 Civic Center Plaza, 8th Fl., City Hall - El Paso, Texas 79901 - Phone (915) 541-4643, Fax (915) 541-4370

Mayor
John F. Cook

City Council

District 1
Ann Morgan Lilly

District 2
Susie Byrd

District 3
Emma Acosta

District 4
Carl L. Robinson

District 5
Rachel Quintana

District 6
Eddie Holguin Jr.

District 7
Steve Ortega

District 8
Beto O'Rourke

City Manager
Joyce A. Wilson