



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

DEPARTMENT: Development Services Department

AGENDA DATE: Regular Agenda: May 19, 2009

CONTACT PERSON/PHONE: Troy Ainsworth Ph.D., Historic Preservation Officer, (915) 541-4668

DISTRICT(S) AFFECTED: 2

SUBJECT:

Discussion and Action regarding a request by the Historic Landmark Commission, SUBMITTED PURSUANT TO CITY CODE SECTION 20.20.040 B, that the City Council authorize a City-initiated rezoning application and allocation of City funds for the preparation of related documents to place a Historic Overlay designation on the property located at 2630 Richmond Avenue. (District 2)[Historic Preservation Officer, Troy Ainsworth Ph.D. (915) 541-4668]

BACKGROUND / DISCUSSION:

See attached report.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

Historic Landmark Commission (HLC) – Approval Recommendation (8-0)
City Plan Commission (CPC) – Approval Recommendation (9-0)

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DIRECTOR: Victor Q. Torres _____
Director, Development Services Department

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

Mayor
John F. Cook

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Ann Morgan Lilly

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Susannah M. Byrd

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Emma Acosta

District 4
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Rachel Quintana

District 6
Eddie Holguin Jr.

District 7
Steve Ortega

District 8
Beto O'Rourke

City Manager
Joyce A. Wilson



**DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

MEMORANDUM

DATE: May 6, 2009
TO: The Honorable Mayor and City Council
Joyce Wilson, City Manager
FROM: Tony De La Cruz, Planner
SUBJECT: Discussion and Action

The City Plan Commission (CPC), on April 23, 2009, voted 9-0 to recommend **APPROVAL** of the request by the Historic Landmark Commission to review the historical merits of the home located at 2630 Richmond Avenue and to authorize a City-initiated rezoning.

The Historic Landmark Commission is requesting that City Council authorize a City-initiated rezoning application and allocation of City funds for the preparation of related documents to change the zoning of the property from R-3 (Residential) to R-3/H (Residential/Historic) in order to preserve the historic character of the residence and the Manhattan Heights Historic District. The property is 0.5096 acres in size and is a vacant residence. The home was built in 1920 and was the residence of Robert McKee and his family. This request is being SUBMITTED PURSUANT TO CITY CODE SECTION 20.20.040 B.

Attachments: Staff Report, Zoning Map, Aerial Map, Year 2025 Projected General Land Use Map.

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City of El Paso – Staff Report

Discussion and Action	Regarding a request by the Historic Landmark Commission, SUBMITTED PURSUANT TO CITY CODE SECTION 20.20.040 B, that the City Council authorize a City-initiated rezoning application and allocation of City funds for the preparation of related documents to place a Historic Overlay designation on the property located at 2630 Richmond Avenue.
CPC Hearing Date	April 23, 2009
Staff Planner	Tony De La Cruz, 915-541-4329, delacruzja@elpasotexas.gov
Location	2630 Richmond Avenue
Legal Description	Lots 17 to 23 and the East 10 feet Lot of 24, Block 96, Highland Park Addition, City of El Paso, El Paso County, Texas
Acreage	0.5096 acres
Rep District	2
Property Owners	Dennis B. Derelaga and Joseph T. Reydom
Applicant	Historic Landmark Commission
Representative	Development Services Department

SURROUNDING ZONING AND LAND USE

North: R-3 (Residential) City Park
South: R-4 (Residential) Residence
East: R-4 (Residential) Residence
West: R-3 (Residential) Residence

THE PLAN FOR EL PASO DESIGNATION: Residential (Central Planning Area)

NEAREST PARK: Newman Park (75 Feet)

NEAREST SCHOOL: Crockett Elementary (2,837 Feet)

APPLICATION DESCRIPTION

The Historic Landmark Commission is requesting that the City Council authorize a City-initiated rezoning application and allocation of City funds for the preparation of a Detailed Site Plan, Metes and Bounds Description, and related documents to change the zoning of the property from R-3 (Residential) to R-3/H (Residential/Historic) in order to preserve the historic character of the residence and the Manhattan Heights Historic District. The property is 0.5096 acres in size and is a vacant residence. The home was built in 1920 and was the residence of Robert McKee and his family.

HISTORIC PRESERVATION DIVISION RECOMMENDATION:

Historic Preservation Section: Recommends **APPROVAL** of the Historic Landmark Commission request to initiate a formal rezoning application from R-3 (Residential) to R-3/H (Residential/Historical) based on the following criteria:

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Development Services Department

Victor Q. Torres - Director

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S E R V I C E S O L U T I O N S S U C C E S S



The McKee Residence at 2630 Richmond was built in 1920. The home features seven bedrooms, five bathrooms, and is approximately 9,000 square feet in size. Its exterior is clad in red brick with prominent quoins at the corners to emphasize its verticality. The hip roof features dormers and chimneys.

The McKee residence is a high example of a regional interpretation of Federal style architecture that was very popular in the Atlantic coast states in the late eighteenth and early nineteenth centuries.

This landmark house may be eligible for listing in the National Register of Historic Places based upon its association with an individual of historical significance. Robert Eugene McKee, Sr. (1889-1964) organized one of the most productive and reputable building construction firms in the United States. McKee's firm was headquartered in El Paso with branch offices in Dallas, Santa Fe, Los Angeles, Honolulu, and the Panama Canal Zone. McKee constructed a wide array of buildings and projects in thirty-five U.S. states. He worked with Henry Charles Trost (1860-1933) on the construction of the Hilton Hotel (1929-1930), later renamed the Plaza Hotel. In El Paso, McKee's company built facilities at the University of Texas at El Paso, the Austin High School Stadium, and the Southwestern Children's Home.

Some of McKee's major projects outside El Paso included the construction of the Naval Docks and Marine Hospital (1935) in San Diego; facilities at Hickam Field, Hawaii (1940-1941); Camp Bowie (1939-1940) near Brownwood, Texas; the Los Alamos Atomic Energy Project facilities (1942-1945) near Los Alamos, New Mexico; the Cadet Quarters Complex and the Air Force Academy Chapel (1956) at the Air Force Academy near Colorado Springs, Colorado; the Los Angeles International Airport (1959), and the Marin County Civic Center (1957) in San Rafael, California, designed by Frank Lloyd Wright (1869-1959).

In addition to his extensive work as a building contractor, McKee was a philanthropist who donated a portion of the Kress Art Collection and helped create the publicly funded El Paso Museum of Art.

CITY PLAN COMMISSION

The City Plan Commission provided the following comments on April 23, 2009:
Recommends **APPROVAL** of the request by unanimous vote 9-0

HISTORIC LANDMARK COMMISSION

The Historic Landmark Commission provided the following comments on March 2, 2009:
Recommends **APPROVAL** of the request by unanimous vote 8-0

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **APPROVAL** of the Historic Landmark Commission request to initiate a formal rezoning application from R-3 (Residential) to R-3/H (Residential/Historic).

Attachments

1. Zoning Map
2. Aerial Map
3. Year 2025 Projected General Land Use Map

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SERVICE SOLUTIONS SUCCESS

ATTACHMENT 1: ZONING MAP



**Discussion & Action
2630 Richmond Avenue**



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