EL PASO HISTORIC LANDMARK COMMISSION MINUTES
2nd FLOOR CITY COUNCIL CHAMBERS
March 20, 2006
4:00 P.M.

The El Paso Historic Landmark Commission held a public hearing in City Council Chambers, 2nd Floor of the City Hall Building on Monday, March 20, 2006, at 4:00 p.m. with the following members present:

Commission Members Present:
Raymond Rutledge
Daniel Delahaye
Daphne Hamilton
Hector de Santiago
Russell Sackett
Carla Newman

Others Present:
Christina Valles, Planner II
Joel Guzman, Chief Plans Examiner
Tom Maguire, Chief Building Inspector
Larry Nichols, Deputy Director, BPI
Nancy M. Spencer, Recording Secretary

Board Members Absent:
Geoffrey Wright

Agenda

Chair Raymond Rutledge called the Historic Landmark Commission meeting to order at 4:06 p.m.

Christina Valles, Planner II, requested Item 7, to be heard after item 1.

Motion made by Commission member Daniel Delahaye to have Item 7 heard after item 1, seconded by Commission Member, Russell Sackett, and unanimously carried.

Chair Raymond Rutledge introduced new board member, Russell Sacket to the Historic Landmark Commission.

Discussion and action on:

Certificate of Appropriateness

1. HP06002 A portion of Memorial Park

Location:	3251 Copper
Historic District:	Manhattan Heights
Property Owner:	City of El Paso
Representative:	City of El Paso/Parks and Recreation
Existing Zoning:	R-3/H (Residential/Historic)
Representative District:	#2
Year Built:	2005
Contributing Status:	Non-Contributing
Request:	Install 2 shade structures over the picnic tables on the East side

Of the pool in the patio area

Application Filed: 2/17/06
60-Day Expiration: 04/20/06

Christina Valles, Planner II, Planning Division informed the Historic Landmark Commission that they could either postpone this item until a representative from the Parks and Recreation Department be present to explain the work scope of the project or go forward and discuss the request and make a recommendation.

Motion made by Hector De Santiago to postpone this item until a representative from the Parks and Recreation Department can be present to explain the work scope design of the canopy, and seconded by Daniel Delahaye.

Commission member Carla Newman asked if the motion could be revised to postpone this item until the next Historic Landmark Commission meeting.

Motion made by Hector DeSantiago to amend his motion to postpone this item until the next Historic Landmark Commission meeting of April 3, 2006, to allow the commission an opportunity to review all canopy design options, seconded by Daniel Delahaye and carried unanimously.

Administrative Review Report

2. March 2006 Administrative Review Report – Christina Valles

Commission members discussed case #AR06010, **1305 Magoffin**

Chair's Comments

3. March 31, 2006 deadline for HLC members to request for agenda items to be scheduled for the April 17, 2006 meeting.

Chair Raymond Rutledge informed commission members of the March 31, 2006 deadline to submit agenda items.

4. Feedback from HLC members and general public on compliance

1. Austin Terrace Historic District
2. Chihuahuita Historic District
3. Downtown Historic District
4. Magoffin Heights Historic District
5. Manhattan Heights Historic District
6. Mission Trail Historic Corridor and District
7. San Francisco Historic District
8. Sunset Heights Historic District
9. Ysleta Historic District
10. Independent Historic Structures

The commission discussed the property located at **2731 Portland**. Tom Maguire, Chief Building Inspector and Joel Guzman, Chief Plans Examiner provided an update. Information on the property has been given to potential buyers who buy properties, rehabilitated them and then use them as rental property or sell it. It will be up to the owner and seller to reach an agreement. The property is structurally sound and Mr. Maguire advised that he would provide an update report at the next meeting.

Commission members discussed **309 W. Yandell**. Joel Guzman, Chief PlansExaminer, stated Bill Stern, Residential Inspector informed him that the property met the criteria for Demolition by Neglect. Mr. Guzman stated he would provide an updated report at the next meeting.

The commission discussed the ADA corner cuts being done on various streets in historic districts. Joel Guzman, Chief Building Examiner informed the commission he would follow up on what the regulations and ordinance are on the corner cuts and provide an update at the next meeting.

Tom Maguire gave an update on the status of the Fall Mansion located at **1725 Arizona**. The commission was informed that charges have been filed against Mr. William Abraham for demolition by neglect and a court hearing is scheduled for April. There will also be a Building and Standards meeting on March 29, 2006, at 5:30 p.m. in City Council Chambers for discussion and action on condemnation on this property. Mr. Maguire explained to the commission the condemnation process. Commission members were advised that this was a public meeting and are welcomed to attend. Larry Nichols, Deputy Director for Building Services advised that the major concern was the safety issues of the property itself.

The commission discussed the Railroad Depot located by the Freeway. Christina Valles stated the property was under new ownership. Ms. Valles stated the owner has been in contact with the Planning Division with intentions to renovate the property and recommended holding off on proceeding with demolition by neglect until confirmation is received that they are actually planning to initiate a renovation.

5. <u>Building Permits & Inspections Division Report, Joel Guzman</u>

Joel Guzman, Chief Plans Examiner explained the issues under item #4.

6. <u>Planning Division Report, Christina Valles</u>

There was discussion on the Historic Preservation Coordinator position, which will be part of the Museum and Cultural Affairs Department.

7. Discussion and action to submit comments to the City Council on a special permit for a proposed T-Mobile cellular telecommunications facility on Oregon and River on property owned by the Women's Club of El Paso.

Christina Valles stated the Planning Division received the faxed letter from the State Historic Preservation Office today before the Historic Landmark Commission meeting convened. Ms. Valles read out the letter to the commission. The letter stated there were no other feasible sites for the cell tower and that it will have no adverse effect on the historic district. A compromise was made where T-Mobile agreed to do the following:

1. Reduce the height of the tower by 10 ft. from 65 ft. to 55 ft.
2. Move the location where the tower would be placed
3. Additional landscaping to buffer the tower
4. Make the tower more slender

Ms. Valles stated that because of the changes made to the cell tower, they would have to go back go before the Development Coordinating Committee and the City Pan Commission for approval.

John Karr and Hal Marcus addressed the commission speaking out in opposition of the proposed cell tower. In addition, Mr. Marcus advised that he had received letters of opposition from the Sunset Heights Neighborhood Association, and other individuals.

Ms. Nancy Hanks addressed the commission providing a brief explanation on agreements between the FCC and the State Historic Preservation Office and stated the agreement prevents any State Historic Preservation Office from requiring to much of a cell proponent who wants to locate near a historic site. The agreement does not determine what a local government can do regarding cell tower placement. Ms. Hanks explained examples of what other cities are requiring for cell tower proponents. Ms. Hanks suggested a meeting to be held between the proponent and the representative of this commission, representatives of the nearby historic districts or other citizens to discuss the requirements for the tower and why there is so much focus on this location. This meeting with the FCC and the State Historic

Preservation Office should look into the cell tower design and visibility and look into other location options.

Commissioner Daniel Delahaye asked if a meeting could be set up between the representative from T-Mobile, representatives from the historic districts and properties and members of the Historic Landmark Commission. Christina Valles, Planner II, advised If the commission wanted to form a subcommittee, that would require the item to be placed on the agenda but commission members could attend the meeting on their own as long as there is no quorum present at the meeting. Ms. Vales advised that she would try to coordinate a meeting between the T-Mobile representative, commission members and others.

The commission discussed postponing this item until the next Historic Landmark Commission meeting to allow an opportunity for a T-Mobile representative to be present for discussion and questions on the cell tower.

Motion made by Carla Newman to postpone this item until the next meeting, April 3, 2006, seconded by Daphne Hamilton, and unanimously carried.

8. Approval of the December 19, 2005 meeting minutes.

The commission discussed the recommendations made for approval of HP05029, 9145 Morales. Recommendation was made to postpone approval of the December 19, 2005 minutes until corrections were made on the minutes reference the recommendations made.

Motion made by Daniel Delahaye to postpone approval of the December 19, 2005 until corrections were made on the recommendations approved for HP05029 were made, seconded by Hector DeSantiago, and unanimously carried.

9. Approval of the February 20, 2006 meeting minutes.

Three corrections were to be made to the February 20, 2006 minutes.

1. List Chair Raymond Rutledge as one of the commission members present.
2. Change the date from February 22, 2006 to February 20, 2006 in the first paragraph advising when the meeting started.
3. Remove commission member Daniel Delahaye's name from the first paragraph on page 2. Mr. Delahaye advised that he was not with Mr. Doug Yost at the property in question.

Motion made by Hector DeSantiago to approve the February 20, 2006 minutes with the noted corrections, seconded by Daniel Delahaye and carried. Daphne Hamilton, Carla Newman, and Russell Sackett abstained from vote.

Meeting adjourned at 5:20 p.m.

Nancy M. Spencer

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Secretary