



EL PASO HISTORIC LANDMARK COMMISSION

January 23, 2005

El Paso Historic Landmark Commission

Members Present:

Raymond Rutledge, 1st Vice Chair
Daphne Hamilton
Carla Newman
Daniel Delahaye
Hector De Santiago

Members Absent:

Geoffrey Wright

Staff/Advisors Present:

Christina Valles, Planning Department
Armida Martinez, Planning Department

As duly announced in posted notice Raymond Rutledge, 1st Vice Chair, called the meeting to order at 4:07 p.m. Mr. Rutledge asked if there were any changes to the agenda. Ms. Christina Valles requested Items 7 & 8 be deleted.

Motion to delete Items 7 & 8 was made by Mr. Daniel Delahaye and seconded by Ms. Carla Newman passed (4-0)

Certificate of Appropriateness

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|--------------------------|---|
| HP05030 | Lot 32 & 33, Block 7, Sunset Heights |
| Location: | 1125 Terrace Court |
| Historic District: | Sunset Heights |
| Property Owner: | Martin Ramirez |
| Representative: | Martin Ramirez |
| Existing Zoning: | R-4/H (Residential/Historic) |
| Representative District: | #8 |
| Year Built: | 1904 |
| Contributing Status: | Contributing |
| Request: | 960 S.F. additions to existing residence. |
| Application Filed: | 12/23/05 |
| 60-Day Expiration: | 02/21/06 |

Ms. Valles gave an overview of the property and provided photographs to the Commission.

Mr. Hector De Santiago had a question about the bathroom window. Ms. Valles advised it was a horizontal slider.

Mr. Daniel Delahaye asked if horizontal sliders were acceptable per the Magoffin District guidelines. Ms. Valles went to explain under which circumstance horizontal sliders would be acceptable.

Mrs. Hamilton asked if the exterior color of the existing building was going to match the color of the new structure to which Ms. Valles replied the stucco color would match on both structures.

Mrs. Hamilton had a question about the external door size. Mrs. Valles advised that 32- inch doors are acceptable in residential properties and 36-inch doors were required on commercial properties to allow for handicap access. Mr. Rutledge had a question about the French door. Ms. Valles advised the French door was for the entry into the living area and that there was already an existing door to the storage area.

Mr. Rutledge also asked about the size of the horizontal slider that was to be installed in the bathroom of the new structure. The Commission expressed their concern over the consistency of the new and existing windows and suggested plain windows instead of windows with divided lights. Ms. Valles stated that she could ask the applicant Mr. Martin Ramirez if he had purchased the windows in question.

Mr. Ramirez reintroduced himself to the Commission and through translation from Ms. Valles responded that he had not purchased the windows and would accept the Commissions suggestion and install plain windows. Ms. Valles also provided the Commission with a color sample of the stucco to be used.

Mrs. Hamilton asked what the trim color was going to be. Mr. Ramirez stated that the wood trim would be white and the roofing would be the same color as the roofing of the house.

Mr. Rutledge asked if the issue of the overhang had been resolved. Ms. Valles reminded the Commission that Mr. Ramirez was willing to take necessary steps to comply with code.

Mr. Delahaye asked what the first building looked like before it was improved. Ms. Valles asked Mr. Ramirez who then stated that the roofline had not been changed but that the roof was once aluminum.

Ms. Carla Newman asked the Commission if the door was acceptable since the windows had been changed. Mr. De Santiago stated that the door was fine.

A motion was made by Mrs. Hamilton and seconded by Mr. Delahaye to approve the changes with the proviso that the divided light window be changed to solid panel glass passed (4-0)

Administrative Review

2. Administrative Review report January 2006 – Christina Valles
Ms. Valles presented to the Commission the January 2006 Administrative Review Report.

Mr. Delahaye had a question reference 1007 S. Santa Fe St. He wanted to know why all the windows were being replaced. Ms. Valles advised that they were in bad shape.

Mrs. Hamilton had a question reference 2831 Aurora. She wanted to know if grass removal was being allowed due to water issues. Mr. Rutledge explained that per Administrative Review guidelines, no more that 50% of the landscaped area on front of the property could be hard scaped.

Chair's Comments

3. February 3, 2006 deadline for HLC members to request for agenda items to be scheduled for the February 20, 2005 meeting.
4. Feedback from HLC members and general public on compliance

Mr. Rutledge asked Ms. Valles if she would check and see if the residents at 3025 Aurora had gone through Administrative Review since there is an extensive amount of landscaping work being done.

Ms. Newman had a question reference Memorial Park Pool and how much landscaping was submitted in their landscaping plans. Mr. Rutledge responded that upon personal inspection, the plan submitted to the Commission was followed.

Mrs. Hamilton had a question on the opening date for the Plaza Theatre. Ms. Valles advised accordingly. She also asked for an update on the Fall Mansion. Ms. Valles advised court proceedings were getting underway.

5. Building Permits & Inspections Division Report, Joel Guzman

Not present

6. Planning Division Report, Christina Valles

Ms. Valles advised the Commission that there is still no established precedent on who or how issues and complaints will be handled. She further advised that Mr. Joel Guzman is still working on resolving this issue and stated if any problems or complaints arise, she would be handling them.

Being no further business to come before the Historic Landmark Commission, the meeting was adjourned at 4:35 p.m

Armida Martinez
Secretary