



## EL PASO HISTORIC LANDMARK COMMISSION

January 9, 2005

### El Paso Historic Landmark Commission

#### Members Present:

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

#### Members Absent:

Geoffrey Wright

#### Staff/Advisors Present:

Joel Guzman, Planning Department  
Christina Valles, Planning Department  
Armida Martinez, Planning Department

As duly announced in posted notice Raymond Rutledge, 1<sup>st</sup> Vice Chair, called the meeting to order at 4:02 p.m. Mr. Rutledge asked if there were any changes to the agenda. Ms. Christina Valles advised that there were no changes.

### Certificate of Appropriateness

- HP05030**  
Location: Lot 4, 5 & 9.5' of 3, Block 5, Altura Park  
3407 Aurora  
Historic District: Manhattan Heights  
Property Owner: Ignacio and Aracely Banuelos Jr.  
Representative: Ignacio Banuelos Jr.  
Existing Zoning: R-4/H (Residential/Historic)  
Representative District: #2  
Year Built: 1953  
Contributing Status: Non-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. Daniel Delahaye had a question on the type of windows being proposed.

Ms. Valles advised that the applicant was proposing aluminum windows, similar to what was already on the property. Mr. Rutledge had a question as to which windows they were referring to, the front or the side windows located on the property. He further asked if the windows located in the front of the property were horizontal or vertical sliders.

Ms. Valles advised they were horizontal sliders. She further added that the bedroom windows in the addition would also be horizontal sliders and would have to meet the fire egress requirements.

Mr. Rutledge asked if horizontal sliders existed on the property today. Ms. Valles stated that they would have to get clarification on his inquiry from the applicant. Mr. Rutledge then asked if there were any samples of materials planned to be used for the windows, sliding glass door, paint colors and roof materials. Ms. Valles advised the only information she had was what had been submitted on the plans.

Mr. Delahaye then asked if the applicant had any desire to install bars on the new windows. Ms. Valles responded that that information was not submitted on the application but if in the future they decided to install bars they would go to Administrative Review.

Mr. Rutledge requested clarification and/or explanation from any of the architects on the Commission in reference to the proposed roofline. The Commission then engaged in discussion.

Mr. Rutledge asked about the slight arches above the existing windows and the concrete sill and if those details were going to be added to the windows on the new addition. Ms. Valles responded that that information was not noted on the plan but that the Commission had the authority to recommend that same type of detail be translated onto the addition.

Mr. Rutledge then asked if the applicant himself or a representative was present. Mr. Ignacio Banuelos Jr. took the podium and introduced himself as the owner of the property.

Mr. Rutledge asked Mr. Banuelos if he could address the various issues in question about the details surrounding the new addition. Mr. Banuelos first addressed the concrete windowsills and stated that he would keep that detail and incorporate it onto all the new windows to maintain continuity all around the house.

Mr. Banuelos then addressed the issue of the roofline, the porch and carport confirming the Commissions understanding of the proposed plan.

Mr. Banuelos then addressed the issue of the windows and stated that the front and the kitchen windows were horizontal sliders and the side windows were vertical sliders. He then advised that the new windows would all be vertical, with no grids and all single paned thus clearing up any confusion. Mr. Banuelos also confirmed that he would be putting wrought iron on all the new windows.

Mrs. Daphne Hamilton asked if the bathroom window was going to be a sliding horizontal window. Mr. Banuelos responded yes.

Mr. Rutledge asked Mr. Banuelos if he was in agreement with using the tab shingles instead of the proposed rolled roofing. Mr. Banuelos responded that he was in agreement.

Mr. Delahaye then asked what color the aluminum windows were going to be. Mr. Banuelos stated they would be silver in color.

**A motion was made by Mr. Delahaye and seconded by Mrs. Hamilton to approve the plans with the caveat that three tab shingles, as proposed by the staff be used and that sills and arches above the windows be included in the wall when producing it. Passed (4-0)**

2.     **HP05031**                     Lots 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:                       New 500 S.F. accessory structure to the rear of the property.  
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. Delahaye expressed concern about the overhanging eaves beyond the property line. Ms. Valles explained that before the permit is finalized the existing overhangs must be removed and a guttering system be installed that keeps run-off water on the property.

Mr. Rutledge asked about the setback requirements. Ms. Valles advised that accessory structures located in rear yards can be built up all the way to the property line.

Mrs. Hamilton had a question about the drawing being presented.

Mr. Rutledge had a question about the windows located on the alley side and if approval was being sought for what was being viewed or what was being presented as plans. Ms. Valles agreed that the applicant needed to clarify the floor plan because the orientation was incorrect and the plans did not show any locations for doors.

Mrs. Hamilton asked if there was a requirement for the proposed use of the structure and requested clarification of the structures designation. Ms. Valles advised that structure would be additional living quarters for the family already living in the house with a zoning designation of R-4H and commonly referred to as a mother-in-law quarters.

Mr. Rutledge asked if the applicant if he could clarify the issue about the doors.

Mr. Martin Ramirez introduced himself and Ms. Valles advised the Commission that Mr. Ramirez did not speak English and that she would act as a translator for him.

Mr. Ramirez explained his drawing to the Commission depicting the location of the doors in question.

Mr. Delahaye asked what the definition of a rolling window was. Mr. Ramirez, through Ms. Valles explained it was a horizontal slider window. Mr. Ramirez further explained that all windows would be the same style, a divided light appearance and vertical sliders as in the drawing, with the exception of the bathroom window, which would be smaller, a horizontal slider and have frosted glass.

Mrs. Hamilton asked if the exterior was going to be stucco. Ms. Valles advised yes.

Mr. Rutledge asked if there were any samples of the exterior door. Ms. Valles stated that there was no sample available but advised that the Commission could ask the applicant to submit a sample prior to the installation of the door and that he could then have Administrative Review for the door.

Mrs. Hamilton asked the applicant what he was going to do about the overhangs that he was advised were not in compliance. The applicant stated the overhangs were already present on the existing accessory structure and that he would have no problem being in compliance. Mrs. Hamilton asked if a permit had been issued for the structure, Ms. Valles responded due to the age of the structure no records were available.

Mr. Delahaye asked the applicant if he was going to leave the present garage doors. Ms. Valles advised that the applicant would be removing the garage doors.

**A motion was made by Mrs. Hamilton and seconded by Mr. De Santiago to postpone this item until the next meeting so that the Commission could get a full description of all materials and all plans completed. Passed. (4-0)**

### Demolition by Neglect

3.     **HP05027**                     Lots 16-17, Block 10, Sunset Heights  
Location:                     528 Prospect  
Historic District:             Sunset Heights  
Property Owner               Astrid Lyons  
Representative:              N/A  
Existing Zoning:              R-4/H (Apartment/Historic)  
Representative District:     #8  
Year Built:                    1906  
Contributing Status:         Contributing  
Request:                        N/A  
Application Filed:            N/A

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

Ms. Lyons provided the Commission with the priority list and timeline for the home improvements needed on her property. Intense conversation in sued between Ms. Lyons and the Commission. Mr. Delahaye noted that Ms. Lyon's list consisted of improvements to both the inside and outside of the property and commented that the improvements needed to the inside of the property was not a concern to the board. Mr. Delahaye also mentioned his previous recommendation for Ms. Lyons to contact the Sunset Heights Improvement Association for advice. Ms. Lyons then stated that she did attempt to contact the Sunset Heights Improvement Association but upon further discussion it was discovered that Ms. Lyons had gone to the wrong location and no contact with the Association was ever made. Mr. Delahaye then provided Ms. Lyons with the Associations presidents name and an address as to where he may be located. Mr. Rutledge reiterated to Ms. Lyons that the association maybe able to assist her with a prioritization list and then asked Ms. Lyons if she would like to table this item for 30 days giving her an opportunity to meet with the Neighborhood Association. Mr. Delahaye also offered his assistance as a private citizen and in cooperation of the Neighborhood Association.

**A motion was made by Ms. Hamilton and seconded by Ms. Carla Newman to postpone item #HP05027 for thirty days. Passed (4-0)**

### Chairs Comments

4.     January 20, 2005 deadline for HLC members to request for agenda items to be scheduled for the February 6, 2005 meeting.

5. Feedback from HLC members and general public or compliance

Mr. Delahaye advised that the Sunset Heights Neighborhood Improvement Association would be offering Historic Preservation training to the Commissioners, the city, its staff and appointees. He also advised that the Association was in the process of putting information together to send out via E-mail to the Commissioners and asked that the Commission get the word out to see if there was enough interest in attending so that they can work on schedules. He further stated that the association did a neighborhood review and he would be submitting a list of issues in the area to the Commission and would appreciate some feedback.

Mr. Delahaye made mention of the "Fall Mansion" being nominated by the County Historic Commission to the National Ten most Endangered Buildings. He further explained how the nomination came about and expressed his concern about the impression of the effectiveness of the Historic Landmark Commission. He also suggested an overview to the ordinance and suggested possible changes or updates to the existing ordinance.

Mr. Rutledge confirmed Mr. Delahaye's suggestion and advised him that that was an issue that needed to be taken up with legal.

Mr. Joel Guzman from Building Permits & Inspections acknowledged the continuing concern Reference the Fall Mansion issue and the absence of any enforcement partially due to the lack of man power and stated the maybe the Commission and Building Permits & Inspections Department heads meet to discuss and set forth a plan of enforcement to resolve this issue.

Mr. John Karr provided each member of the Commission a letter of apology addressing prior Statements made against the Historic Landmark Commission to the City Planning Commission reference the oversight of the planning department in not notifying the Historic Landmark Commission about the issue of the potential effect of the installation of a cell phone tower site near the Sunset Heights Historic District boundary.

Ms. Valles provided further background information as to how an oversight occurred on this issue. Ms. Valles advised that T-Mobile was working with the Texas Historic Commission to acquire their permits that the FCC requires and informed the Commission that the Texas Historic Commission has given the designation of "Potential Adverse Impact" and T-Mobile was working to revise their design. T-Mobile has not yet stated whether or not they will be appealing the case to City Council. Ms. Valles also stated that she did not realize that the Women's Club was on the National Register, which through the process would have necessitated bringing the application to Historic Landmark Commission. She stated she was still investigating whether or not the actual parking lot where the proposed cell tower is located is within the area that is listed and if it is, the application will have to go before HLC and then go back to the City Plan Commission as their action might have been illegal if the process was not done correctly.

6. Building Permits & Inspections Division Report – Joel Guzman

Mr. Joel Guzman advised that the Building Permits & Inspections Department was in transition and went on to explain that Code Compliance has been moved from the Development Services Department to the Environmental Services Department. He further stated that due to this change, no set procedures on how citizen's complains are to be handled exists at this time. Mr. Guzman advised that he would be meeting with the Development Services Director, Mr. Alan Shubert to get clarification and/or documentation as to what department will be responsible to address and resolved citizen's complaints. He also stated that he would try to have a resolution to this issue by the next meeting date.

Mrs. Hamilton suggested that once a procedure is set, this information should be made public so that citizens are aware of how and where complaints can be reported.

7. Development Services Division Report, Christina Valles

No report at this time.

Items for discussion and action:

Mr. Rutledge inquired about any new appointees to the Commission and asked what the Commission could do to facilitate in getting a full compliment of commissioners.

Being no further business to come before the Historic Landmark Commission, the meeting was adjourned at 5:54p.m.

***Armida Martinez***  
***Secretary***