



**EL PASO HISTORIC LANDMARK COMMISSION MINUTES**  
**2<sup>nd</sup> FLOOR CITY COUNCIL CHAMBERS**  
**July 10, 2006**  
**4:00 P.M.**

The El Paso Historic Landmark Commission held a public hearing in City Council Chambers, 2<sup>nd</sup> Floor of the City Hall Building on Monday, July 10, 2006, at 4:00 p.m. with the following members present:

**Commission Members Present:**

Raymond Rutledge, Chair  
Daniel Delahaye  
Russell Sackett  
Hector de Santiago  
Geoffrey Wright  
Carla Newman  
Daphne Hamilton

**Others Present:**

Christina Valles, Senior Planner  
Joel Guzman, Chief Plans Examiner  
Nancy M. Spencer, Recording Secretary  
Francisco Mejia, Plan Reviewer

**Agenda**

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

**Certificate of Appropriateness**

1. **HP06004**                      Lots 12 and 13, Block 121, Government Hill  
Location:                      4725 Hastings  
Historic District:              Austin Terrace  
Property Owner:              Michael and Diane John  
Representative:              Michael and Diane John  
Existing Zoning:              R-4/H (Residential/Historic)  
Representative District: #2  
Year Built:                      1946  
Contributing Status:        Non-contributing  
Request:                        New 550 square foot garage with brick veneer and pitched shingle roof.  
Application Filed:            06/20/06  
45-Day Expiration:         08/04/06

Christina Valles, Senior Planner, Development Services gave an overview on the request for certificate of appropriateness. The commission was advised that the applicant proposed to finish the garage addition with brick veneer and pitched roof with shingles and the new windows to be installed will match the existing residence. The commission was advised that the Planning Division recommended approval of the garage addition.

Motion was made by Geoffrey Wright, seconded by Hector De Santiago to approve the application for certificate of appropriateness with the stipulation that the garage roof slope match the existing roof.

The commission recommended the garage addition to be built up to the property line.

Daniel Delahaye recommended amending the motion to include allowing the homeowner to build the garage as far back to the alley as allowed by code.

Motion made by Geoffrey Wright, seconded by Hector De Santiago to amend the first motion to include allowing the homeowner to build the garage as close to the property line as allowed by code, and unanimously carried.

**AYES: Ms. Hamilton, Mr. Sackett, Mr. Delahaye, Ms. Newman, Mr. Wright, Mr. De Santiago**

**NAYS: None**

**ABSENT: None**

Ms. Hamilton requested for the commission to vote on the first motion made which was still on the floor.

First motion was unanimously carried.

**AYES: Ms. Hamilton, Mr. Sackett, Mr. Delahae, Ms. Newman, Mr. Wright, Mr. De Santiago**

**NAYS: None**

**ABSENT: None**

**2. HP06005** All of Lots 16 and 17, and a portion of Lot 18, Block 121,  
Government Hill  
Location: 4718 Chesterfield  
Historic District: Austin Terrace  
Property Owner: Rene and Lydia Hernandez  
Representative: Rene and Lydia Hernandez  
Existing Zoning: R-4/H (Residential/Historic)  
Representative District: #2  
Year Built: 1942  
Contributing Status: Contributing  
Request: New 576 square foot addition to the rear of the property with brick veneer, and sloped, asphalt shingle roof.  
Application Filed: 06/22/06  
45-Day Expiration: 08/06/06

Christina Valles, Senior Planner, Development Services gave an overview of the application for certificate of appropriateness. The commission was advised that the Planning Division recommended approval of the application.

Geoffrey Wright advised that it is recommended that a distinction be made between the new construction and the old construction in historic districts and asked if the applicant would agree to offset the addition by two inches on both sides.

Motion made by Russell Sackett to approve the request for certificate of appropriateness. Geoffrey Wright advised he would agree with the motion if Mr. Sackett would amend his motion to include that the addition be offset two inches from the plane of the existing residence. Mr. Sackett amended his motion to include the side planes of the addition be offset two (2) inches from the plane of the existing residence, seconded by Carla Newman, and unanimously carried.

**AYES: Ms. Hamilton, Mr. Sackett, Mr. Delahae, Ms. Newman, Mr. Wright, Mr. De Santiago**

**NAYS: None**

**ABSENT: None**

### **Administrative Review Report**

**3.** July 2006 Administrative Review Report – Christina Valles

Christina Valles, Senior Planner, Development Services provided commission members with a report on the administrative review applications approvals for this quarter.

The commission discussed 2906 Silver, 603 West Yandell, and 420 Campbell.

#### **Chair's Comments**

4. July 21, 2006 deadline for HLC members to request for agenda items to be scheduled for the August 7, 2006 meeting.

Commission members were reminded of the deadline to submit agenda items for the August 7, 2006 meeting.

5. 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 downtown revitalization plan. Mr. Delahaye advised there would be a meeting on this date at 6:30 p.m. at the Abraham Chavez Auditorium and advised he felt the HLC should be involved in this process as there are two historical incentive districts as well as the redevelopment district.

Christina Valles, Senior Planner for Development Services advised the commission there will be an agenda item addressing the issue at the next month's meeting.

There was discussion on the cell tower moratorium and its affects on the two applications for cell towers on River Street and Federal Street.

Ms. Valles advised that the moratorium placed by City Council will not affect the cell tower applications for River Street which is on hold at this time and Federal Street which is being reviewed by Building Permits and Inspections.

There was discussion on 2731 Portland.

There was discussion on 309 West Yandell. Joel Guzman advised that there will be an attempt to work with the property owner, Community Development and the Sunset Heights neighborhood association on the repairs needed for the property.

Mr. Guzman introduced staff member Francisco Mejia to the commission.

Mr. Guzman gave an update on the window replacement on the Magoffin Home.

There was discussion on the second floor windows being replaced at 1315 Elm Street located in the Manhattan Heights Historic District without receiving prior approval. Ms. Valles advised the issue has been discussed with the contractor and this case was still pending.

Mr. Guzman gave an update on the imminent domain of the A. B. Fall mansion. There was discussion on the imminent domain.

**6. Building Permits & Inspections Division Report, Joel Guzman**

Joel Guzman, Building Permits and Inspections Division, gave a report.

**7. Planning Division Report, Christina Valles**

Ms. Valles provided an update on the historic preservation officer position. The commission was informed that the position for Deputy Director for Planning was open.

There was discussion on the tax abatement.

There was discussion on the vacant positions still pending on the Historic Landmark Commission for District 3 and District 5.

Items for discussion and action:

8. Approval of the April 17, 2006 meeting minutes.

**Motion made by Daniel Delahaye, seconded by Russell Sackett to approve the April 17, 2006 meeting minutes passed with two abstentions.**

9. Approval of the May 1, 2006 meeting minutes.

Ms. Newman requested one correction to be made to the May 1, 2006 minutes. Page 2 under Ordinance Amending Title 3, archeology portion of Title 3 should read "two commission members voted against the motion; Daniel Delahaye and Carla Newman and two voted for the motion Russell Sackett and Hector de Santiago."

**Motion made by Carla Newman, seconded by Daphne Hamilton to approve the May 1, 2006 minutes, and unanimously carried.**

**AYES: Ms. Hamilton, Mr. Sackett, Mr. Delahaye, Ms. Newman, Mr. Wright, Mr. De Santiago**

**NAYS: None**

**ABSENT: None**

10. The Historic Landmark Commission may retire into Executive Session pursuant to Section 3.5 of the El Paso City Charter and the Texas Government Code, Sections 551.071-551.076 to discuss an item on this Agenda.

**ITEMS FOR DISTRIBUTION**

Ordinances amending Titles 20, 2, and 3 by replacing Section 20.67, adding Chapter 2.24 and adding Section 3.04.035.

The commission was provided with an updated copy of the ordinance amending Titles 20, 2 and 3.

Meeting adjourned at 5:24 p.m.

***Nancy M. Spencer***  
**Secretary**