



Item 40

Appeal of HLC Decision for 1121 Terrace Court



Strategic Goal 3.

Promote the Visual
Image of El Paso

HLC Appeal Process – City Code 20.20.190



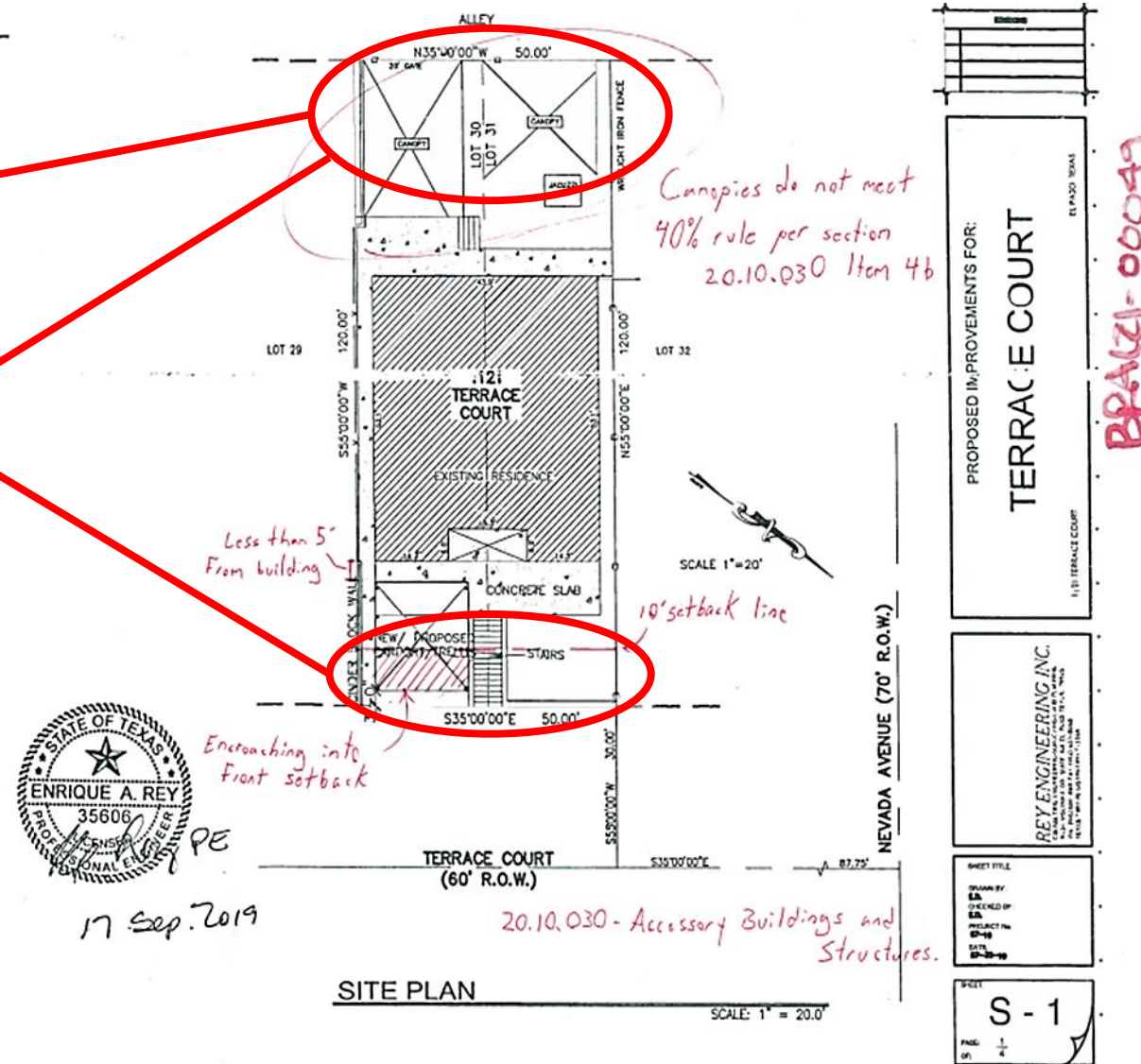
- HLC may approve, approve with modifications, or deny an application
- Applicants aggrieved by HLC decision, may appeal ruling to City Council
- Appeal must be submitted to City Clerk within 15 days after ruling
- Public hearing must be held within 60 days after appeal is filed
- City Council may, by majority vote, uphold or overturn HLC ruling

1121 Terrace Court - Timeline of Recent Activity

- 6/11/2018 – Enforcement case initiated for construction without required permits, setback violations and alterations to Historic property without approval, property owner issued stop work order.
- 4/1/2019 - Due to non-compliance case submitted to Municipal Court.
- 12/15/2020 – 2nd enforcement case due to non-compliance with 1st case. Notice of violation posted.
 - No corrective actions taken after subsequent inspections.
- Case submitted to Municipal Court - Case currently reset for future hearing
- 1/25/2021 – building permit application submitted. Permit issuance denied due to not meeting zoning regulations and HLC requirements.
- 5/31/2022 – Certificate of Appropriateness (C of A) application submitted to legalize.
- 6/6/2022 - Historic Landmark Commission unanimously **denied** C of A due to non-compliance with design guidelines for the historic district and the City Code.

Construction without Permits – Additional Violations

- Rear yard building coverage (El Paso City Code 20.10.030.A.4.b)
- Setback requirements for R-4/H zoning district (El Paso City Code Chapter 20 Appendix B)



Timeline of Permit/Construction Activity

Date	Activity	Action	Notes
4/15/02	Request to stucco building exterior	HLC denial	Front retaining wall stuccoed over by 2018 without approval
4/15/02	Permit request to re-roof	Permit granted, HLC approval	
5/8/02	Request to seal exterior and chimney	HLC approval	
9/6/02	Permit request to replace wrought iron	Permit granted, HLC approval	
2/9/03	Permit request to raise rockwall	Permit granted	No final inspection called
11/6/03	Permit request for furnace installation	Permit granted	No final inspection called
1/25/05	Permit request to replace windows in-kind	Permit granted, HLC approval	No final inspections called; current windows not in compliance
2/8/06	Permit request to install wrought iron fence	Permit granted, HLC approval	No final inspection called
4/29/08	Request to paint exterior	HLC approval	
5/20/08	Permit request to construct carport at rear matching architectural features of house	Administratively approved	Existing carport not constructed as approved
6/11/18	Front patio construction without permits	Citation	No permits or approvals granted

Construction without Permits (Frontage)

2001



2022



Original windows

Original doors

Original fencing

Uncovered masonry

No balcony

No dumpster

Construction without Permits (Frontage)



Electrical fans on balcony

New windows not in compliance

New doors

New balcony

Stucco on retaining wall

Construction without Permits (Rear of Property)

C. 2000

June 2022



Construction without Permits (Rear of Property)



Canopy structure

Pergola structure

Windows

Electrical fans

Lighting

Fountain

Rear façade visible from the alleyway

Structures encroaching into the setbacks



Additional Example of Non-Compliance



Google Image 2015

Google Image 2022



Staff Recommendation

- Uphold the Historic Landmark Commission **denial** of the Certificate of Appropriateness for 1121 Terrace Court.

