



AGENDA FOR THE HISTORIC LANDMARK COMMISSION MEETING

October 16, 2025
MAIN CONFERENCE ROOM, 300 NORTH CAMPBELL AND VIRTUALLY
3:00 PM

Notice is hereby given that a meeting of the Historic Landmark Commission will be conducted on the above date and time.

Members of the public may view the meeting via the following means:

Via the City's website. <http://www.elpasotexas.gov/videos>

Via television on City15,

YouTube: <https://www.youtube.com/user/cityofelpasotx/videos>

In compliance with the requirement that the City provide two-way communication for members of the public, members of the public may communicate with the Historic Landmark Commission during public comment, and regarding agenda items by calling the following number:

1-915-213-4096 or Toll Free Number: 1-833-664-9267

At the prompt please enter the corresponding Conference ID: 499 174 38#

If you wish to sign up to speak, please contact Berenice Barron at BarronBC@elpasotexas.gov or (915) 212-1583 no later than by the start of the meeting.

A quorum of the Historic Landmark Commission members must be present and participate in the meeting.

The following members of the Historic Landmark Commission will be present via video conference:

The following members of the Historic Landmark Commission (HLC) will be present: Stephanie Gardea, Mario Silva, Isaac Harder, Isabel Otten, Cynthia Renteria, Kim McGlone, Louis Edwards, and Luis "Sito" Negrón.

PUBLIC COMMENT

This time is reserved for members of the public who would like to address the Historic Landmark Commission on any items that are not on the Historic Landmark Commission Agenda and that are within the jurisdiction of the Historic Landmark Commission. No action shall be taken.

ROLL CALL

REGULAR AGENDA

- 1. PHAP25-00035:** Blk 5 El Paso Community College Rio Grande Campus Lot 1, City of El Paso, El Paso County, Texas **[BC-1307](#)**

Location: 113 Rio Grande Avenue
Historic District: Sunset Heights
Property Owner: El Paso Community College
Representative: Ruben Gallardo
Representative District: 8
Existing Zoning: S-D/H/c (Special Development/Historic/conditions)
Year Built: NA
Historic Status: NA
Request: Certificate of Appropriateness for new construction of a two-story structure
Application Filed: 9/4/25
45 Day Expiration: 10/19/25
- 2. PHAP25-00038:** 29 Manhattan Heights 3 & 4, City of El Paso, El Paso County, Texas **[BC-1308](#)**

Location: 2904 Copper Avenue
Historic District: Manhattan Heights
Property Owner: Jose J. Luevano
Representative: Javier Carrera
Representative District: 2
Existing Zoning: R-3/H (Residential/Historic)
Year Built: 1922
Historic Status: Contributing
Request: Certificate of Appropriateness for construction of an addition at the rear of the property
Application Filed: 9/18/25
45 Day Expiration: 11/2/25
- 3. PHAP25-00039:** 7 Home Improvement #1 28 To 30, City of El Paso, El Paso County, Texas **[BC-1309](#)**

Location: 8945 Mount Carmel Avenue
Historic District: Ysleta
Property Owner: Alma Lidia Hernandez Mata
Representative: Eduardo Toledano
Representative District: 7
Existing Zoning: R-4/H (Residential/Historic)
Year Built: 1942

Historic Status: Non-Contributing
Request: Certificate of Appropriateness for construction
of an addition at the rear of the property
Application Filed: 10/2/25
45 Day Expiration: 11/16/2

4. **PHAP25-00040:** 109 Government Hill 49 & 50 & N 1/2 Of 51 [BC-1310](#)
(11241.75 Sq Ft), City of El Paso, El Paso
County, Texas
Location: 4636 Caples Circle
Historic District: Austin Terrace
Property Owner: Omar Mendoza
Representative: Luis Salcido
Representative District: 2
Existing Zoning: R-4/H (Residential/Historic)
Year Built: 1939
Historic Status: Contributing
Request: Certificate of Appropriateness for construction
of an addition at the rear of the property
Application Filed: 10/2/25
45 Day Expiration: 11/16/25

NOTICE TO THE PUBLIC

All matters listed under the CONSENT AGENDA, including those on the Addition to the Agenda, will be considered by Historic Landmark Commission to be routine, or have met all standards for development under state law (plats only not requiring a public hearing), and will be enacted by one motion unless separate discussion is requested by Historic Landmark Commission t or staff and the item is removed from the Consent Agenda. Members of the audience who wish to ask questions or speak regarding items on the Consent Agenda must sign up on the day of the meeting, and such requests to speak must be received by 1:30 p.m. on the date of the meeting. When the vote has been taken, if an item has not been called out for separate discussion, the item has been approved. The Historic Landmark Commission may, however, reconsider any item at any time during the meeting.

CONSENT AGENDA - APPROVAL OF MINUTES

Approval of Minutes

5. Discussion and action on Regular meeting minutes for September 18, 2025. [BC-1312](#)

Staff Report

6. HLC Staff Report - Update on Administrative Review Cases since last HLC meeting for the properties listed on the attachment posted with this agenda. (See Attachment "A.") [BC-1311](#)

EXECUTIVE SESSION

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 the agenda.

ADJOURN

NOTICE TO THE PUBLIC

Sign language interpreters will be provided for this meeting upon request. Requests must be made to Berenice Barron at BarronBC@elpasotexas.gov or (915) 212-1583 a minimum of 72 hours prior to the date and time of this hearing.

If you need Spanish Translation Services, please email BarronBC@elpasotexas.gov at least 72 hours in advance of the meeting.

Posted this the _____ of _____ at _____ AM/PM by _____



Legislation Text

File #: BC-1307, Version: 1

**CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM**

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

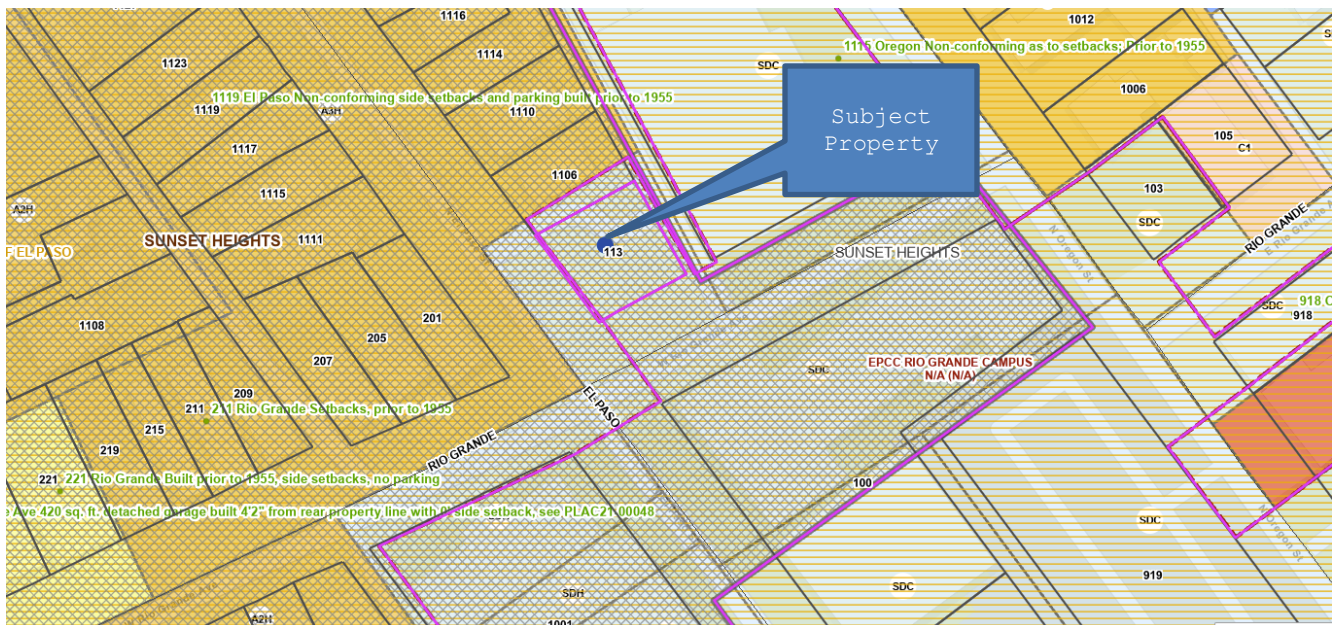
PHAP25-00035: Blk 5 El Paso Community College Rio Grande
Campus Lot 1, City of El Paso, El Paso County,
Texas
Location: 113 Rio Grande Avenue
Historic District: Sunset Heights
Property Owner: El Paso Community College
Representative: Ruben Gallardo
Representative District: 8
Existing Zoning: S-D/H/c (Special Development/Historic/conditions)
Year Built: NA
Historic Status: NA
Request: Certificate of Appropriateness for new construction
of a two-story structure
Application Filed: 9/4/25
45 Day Expiration: 10/19/25



PHAP25-00035

Date: October 16, 2025
Application Type: Certificate of Appropriateness
Property Owner: El Paso Community College
Representative: Ruben Gallardo
Legal Description: Blk 5 El Paso Community College Rio Grande Campus Lot 1, City of El Paso, El Paso County, Texas
Historic District: Sunset Heights
Location: 113 Rio Grande Avenue
Representative District: #8
Existing Zoning: S-D/H/c (Special Development/Historic/conditions)
Year Built: NA
Historic Status: NA
Request: Certificate of Appropriateness for new construction of a two-story structure
Application Filed: 9/4/2025
45 Day Expiration: 10/19/2025

ITEM #1



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for new construction of a two-story structure

STAFF RECOMMENDATION:

The Historic Preservation Office recommends APPROVAL WITH A MODIFICATION of the proposed scope of work based on the following recommendations:

The Design Guidelines for El Paso's Historic Districts, Sites, and Properties recommend the following:

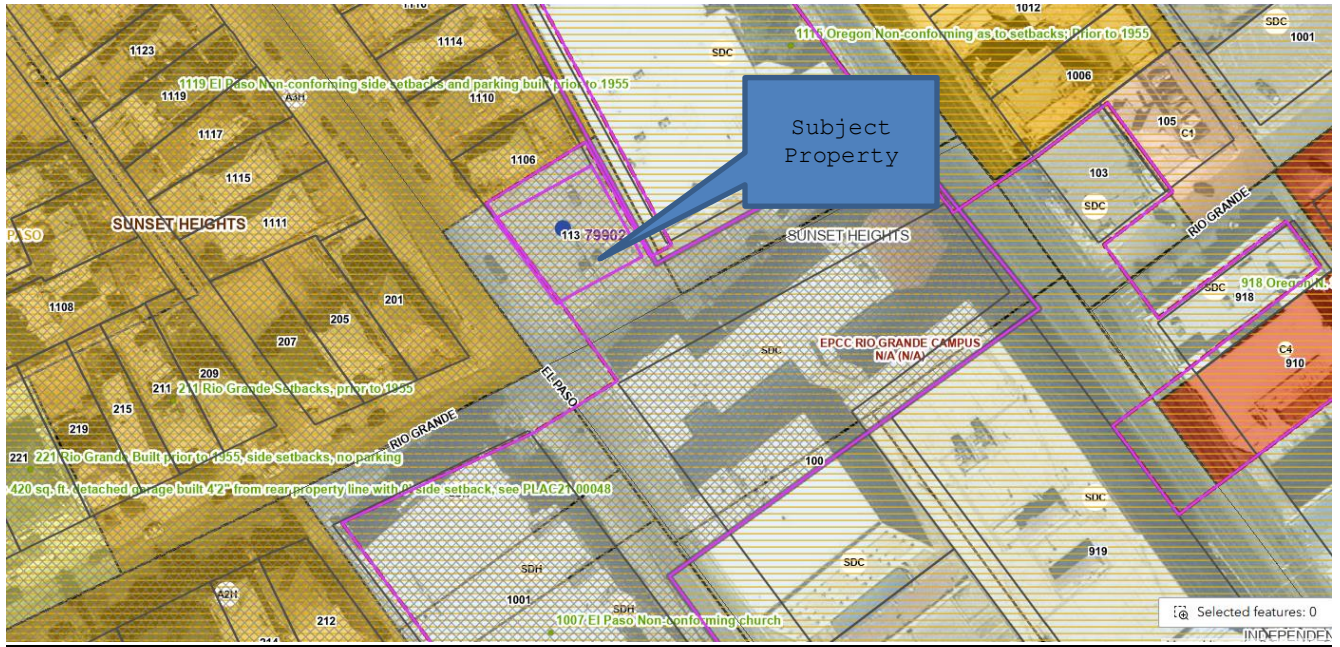
- *The purpose of reviewing proposed alterations to historic structures is to assure that they will be compatible with the existing structures. The way a building is situated on its site is very important to maintaining historic integrity within the site itself and the district's historic fabric. All new construction (including detached infill and additions to existing structures) should preserve and enhance the streetscape by appropriately addressing the elements of the historic streetscape. This does not mean that the new structure should appear historic but it should appear aesthetically and architecturally compatible and reinforce the historic properties of the adjacent buildings.*
- *New construction with similar square-footage dwellings on similarly sized lots can have new construction the size of the average dwellings on adjacent or nearby lots of similar size. New construction on a lot must be compatible in scale, setbacks, size, massing, and materials to the adjacent properties.*
- *Buildings on corners should relate to the scale of the buildings on their respective streets. New construction and additions should be compatible in height and scale to attached and adjacent structures*
- *Design new buildings and their features to be compatible in scale, materials, proportions and details with existing historic structures.*

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

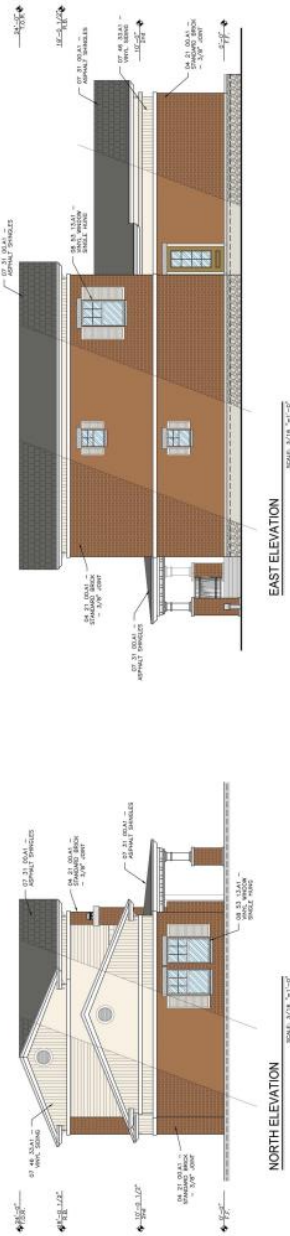
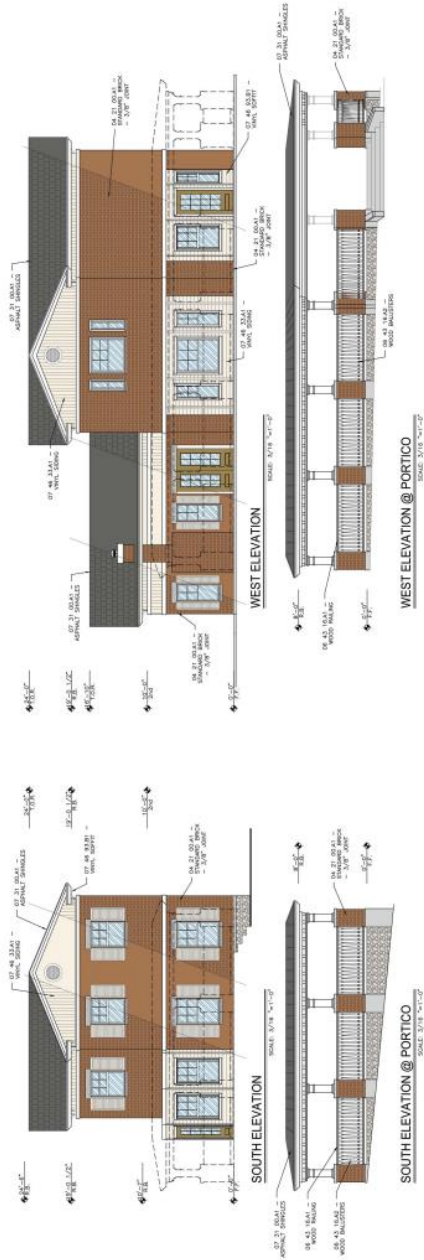
- *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

The modification is that the building be redesigned so it reflects the period of construction.

AERIAL MAP



PROPOSED ELEVATIONS





OCCUPATIONAL THERAPIST ASSISTANT

EL PASO COMMUNITY COLLEGE - RIO GRANDE CAMPUS

25.23.000

22 SEPTEMBER 2025

ARCHITECTURE
INTERIOR
PLANNING



Legislation Text

File #: BC-1308, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

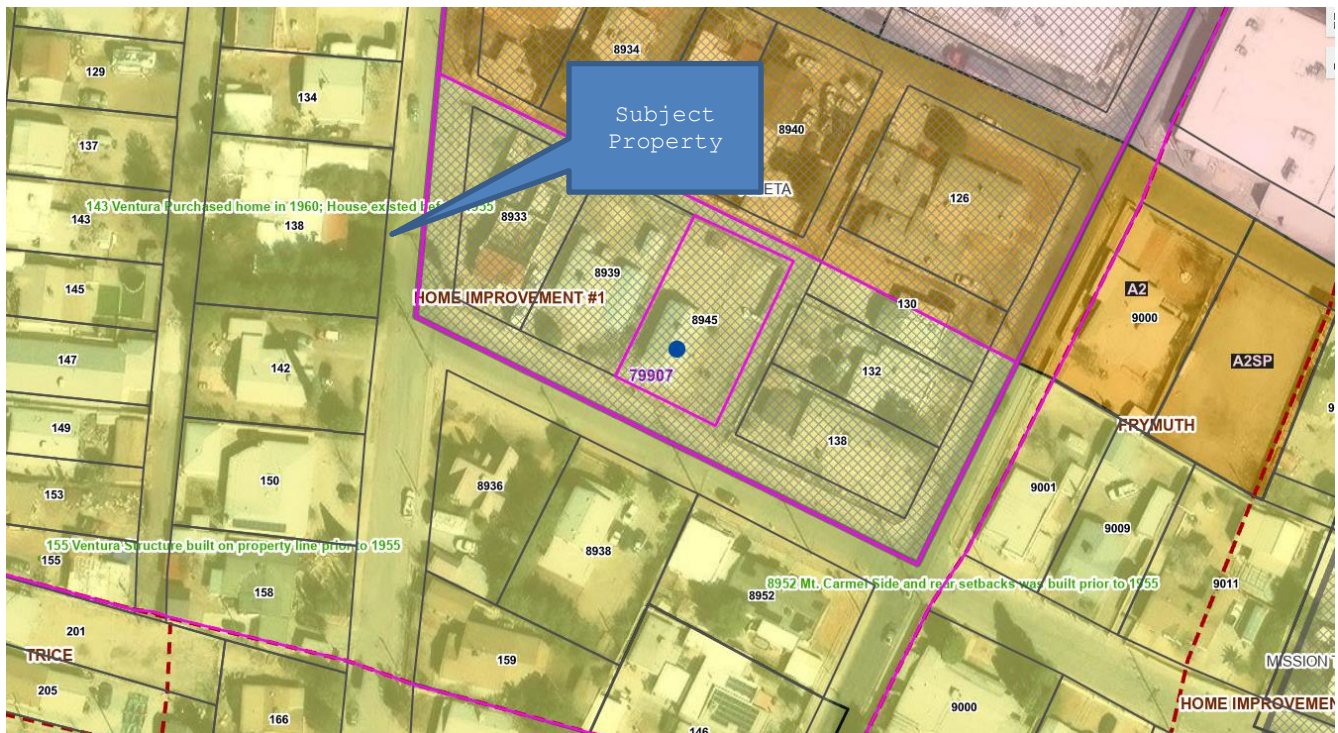
PHAP25-00038: 29 Manhattan Heights 3 & 4, City of El Paso,
El Paso County, Texas
Location: 2904 Copper Avenue
Historic District: Manhattan Heights
Property Owner: Jose J. Luevano
Representative: Javier Carrera
Representative District: 2
Existing Zoning: R-3/H (Residential/Historic)
Year Built: 1922
Historic Status: Contributing
Request: Certificate of Appropriateness for construction
of an addition at the rear of the property
Application Filed: 9/18/25
45 Day Expiration: 11/2/25



PHAP25-00039

Date: October 16, 2025
Application Type: Certificate of Appropriateness
Property Owner: Alma Lidia Hernandez Mata
Representative: Eduardo Tolodano
Legal Description: 7 HOME IMPROVEMENT #1 28 TO 30, City of El Paso, El Paso County, Texas
Historic District: Ysleta
Location: 2904 Copper Avenue
Representative District: #7
Existing Zoning: R-4/H (Residential/Historic)
Year Built: 1942
Historic Status: Non-Contributing
Request: Certificate of Appropriateness for new construction of an addition at the rear of the property
Application Filed: 10/2/2025
45 Day Expiration: 11/16/2025

ITEM #3



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for new construction of an addition at the rear of the property

STAFF RECOMMENDATION:

The Historic Preservation Office recommends APPROVAL of the proposed scope of work based on the following recommendations:

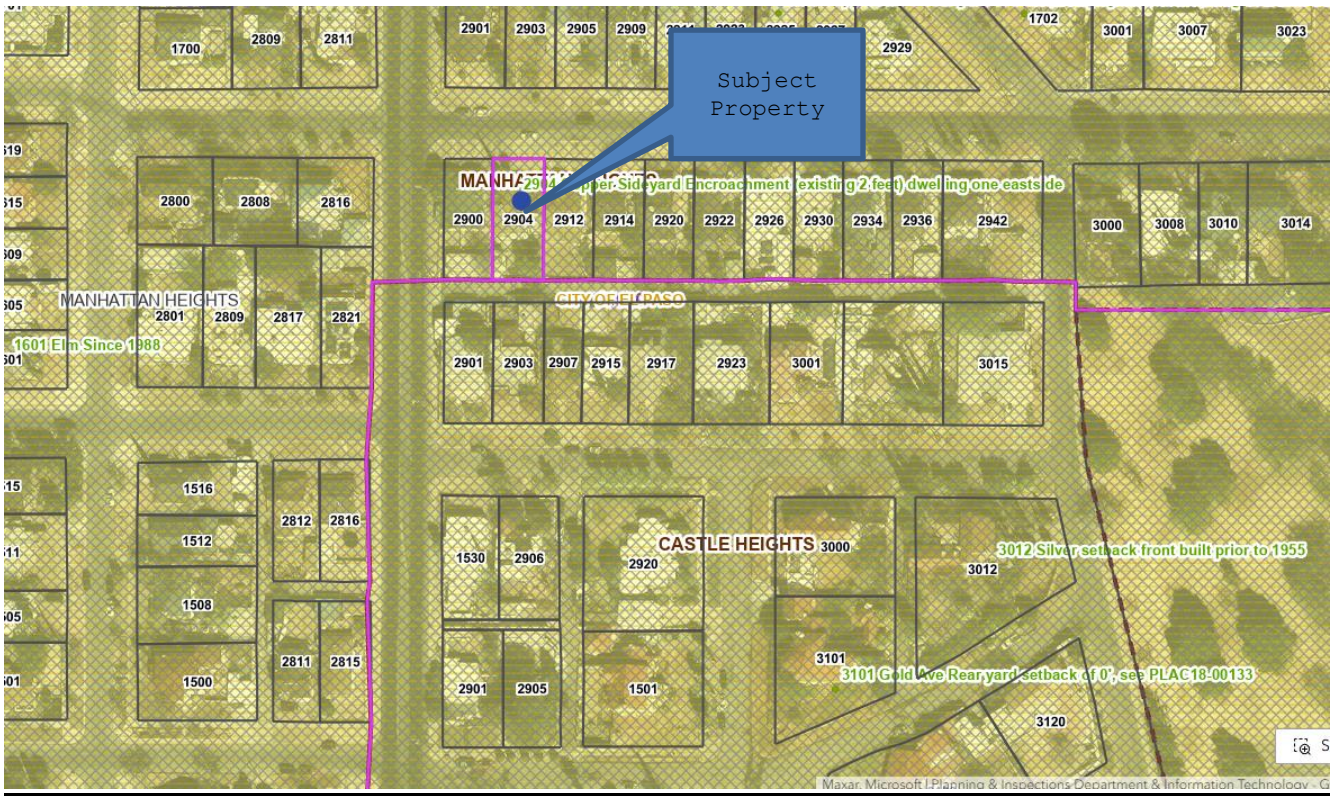
The Design Guidelines for El Paso's Historic Districts, Sites, and Properties recommend the following:

- *The purpose of reviewing proposed alterations to historic structures is to assure that they will be compatible with the existing structures. The way a building is situated on its site is very important to maintaining historic integrity within the site itself and the district's historic fabric. All new construction (including detached infill and additions to existing structures) should preserve and enhance the streetscape by appropriately addressing the elements of the historic streetscape. This does not mean that the new structure should appear historic but it should appear aesthetically and architecturally compatible and reinforce the historic properties of the adjacent buildings.*
- *Introduce additions in locations that are not visible from the street-generally on rear elevations.*
- *Locate additions carefully so they do not damage or conceal significant building features or details.*
- *It is not appropriate to introduce an addition if it requires the removal of character-defining building features such as patios, mature vegetation or a detached structure.*
- *Design an addition so it is compatible in roof form, proportions, materials and details with the existing structure.*
- *Design new buildings and their features to be compatible in scale, materials, proportions and details with existing historic structures.*
- *Design an addition that is compatible with but, subtly different from existing historic homes in the district.*
- *Design an addition so that if removed in the future, the historic building's form and character defining features are not obscured, damaged, or destroyed.*
- *Design new buildings and their features to be compatible in scale, materials, proportions and details with existing historic structures.*

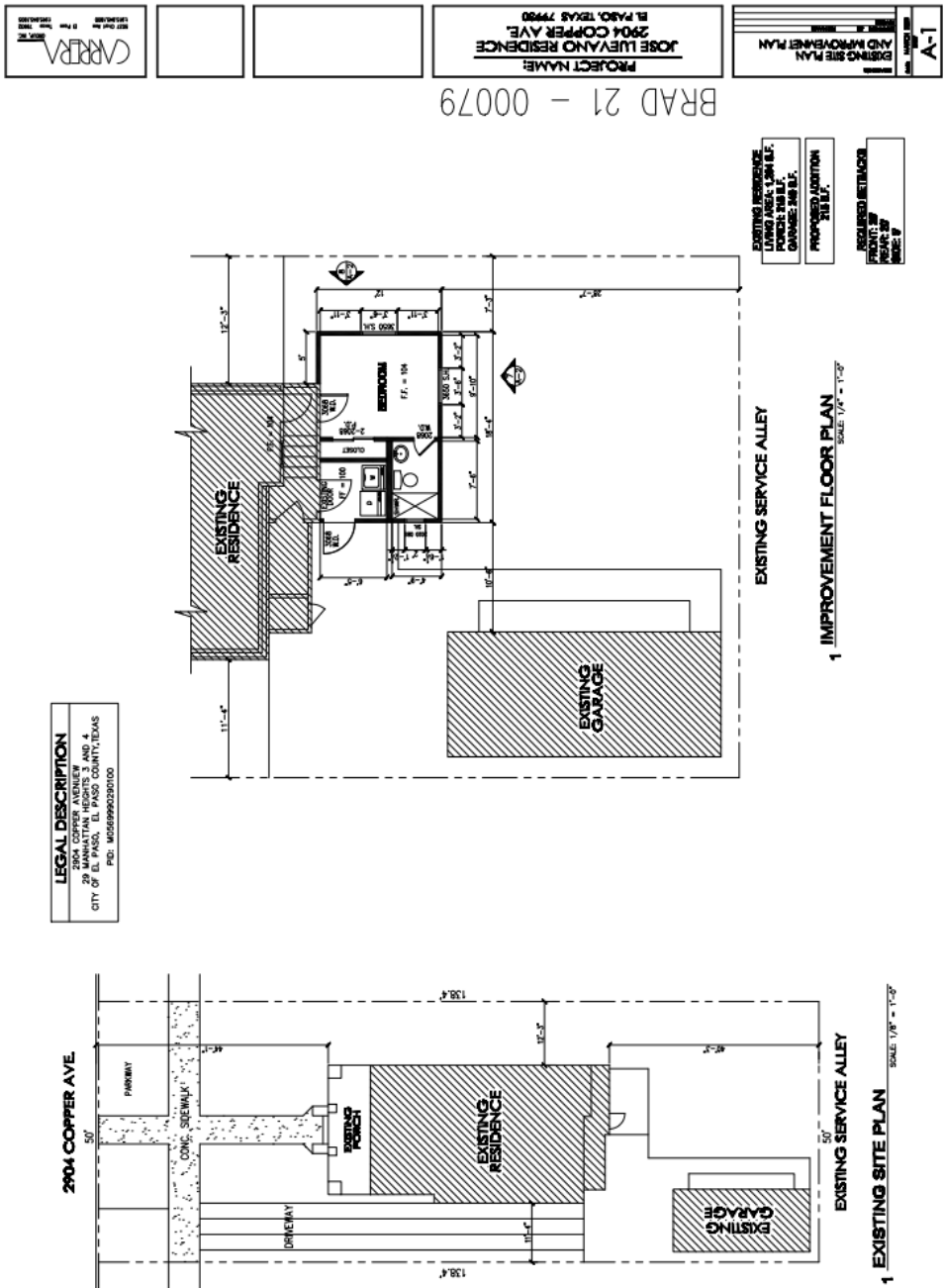
The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
- *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

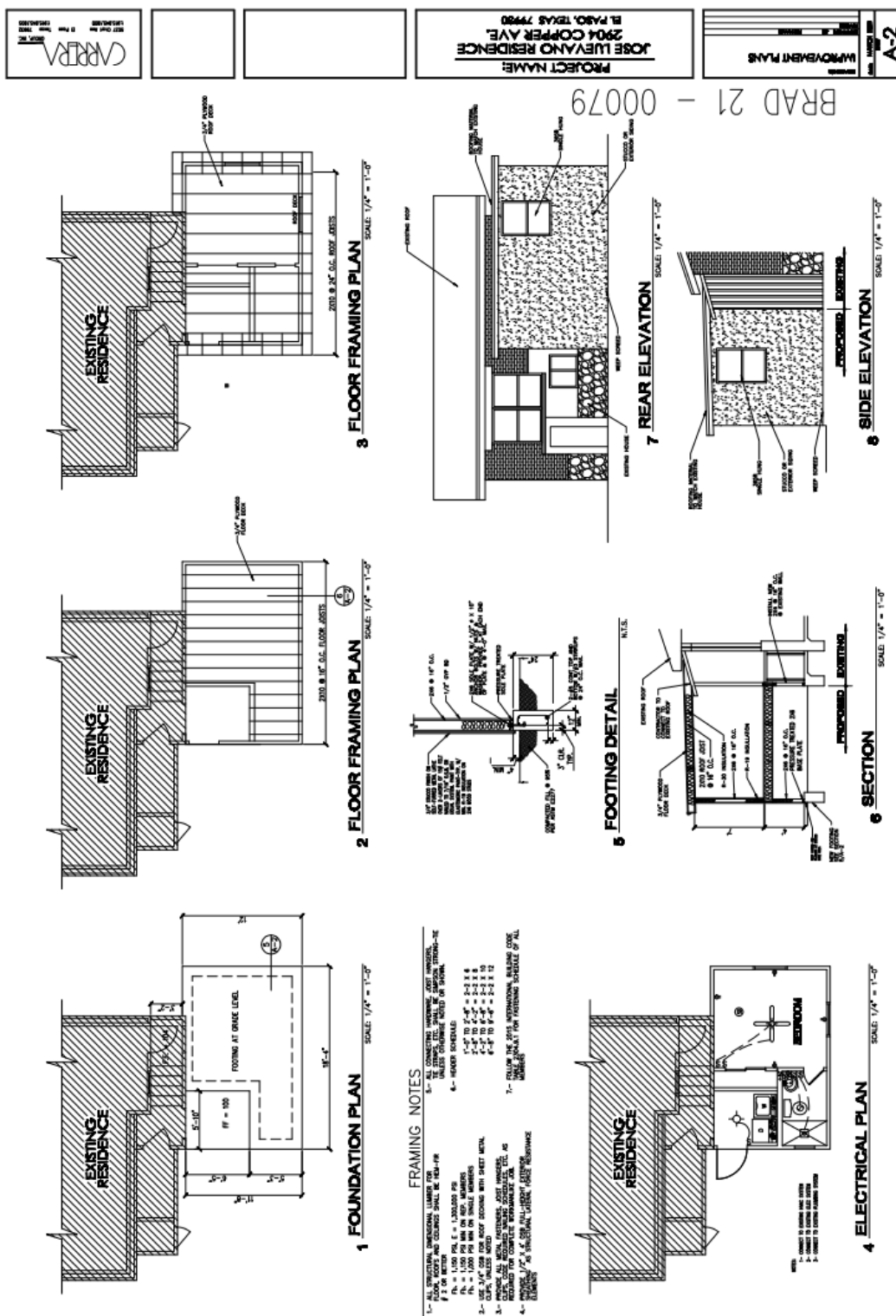
AERIAL MAP



PROPOSED SITE AND FLOOR PLAN



PROPOSED ELEVATIONS





Legislation Text

File #: BC-1309, Version: 1

**CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM**

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

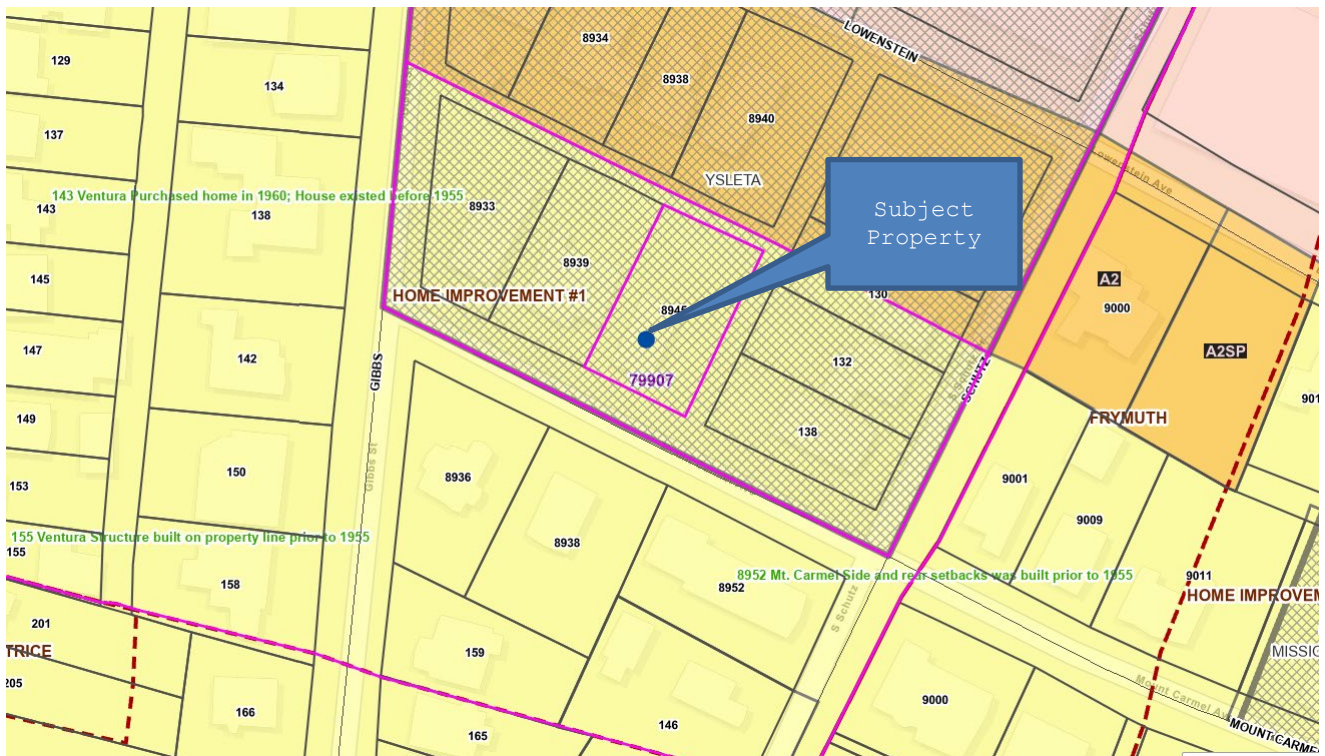
PHAP25-00039: 7 Home Improvement #1 28 To 30, City of El Paso,
El Paso County, Texas
Location: 8945 Mount Carmel Avenue
Historic District: Ysleta
Property Owner: Alma Lidia Hernandez Mata
Representative: Eduardo Toledano
Representative District: 7
Existing Zoning: R-4/H (Residential/Historic)
Year Built: 1942
Historic Status: Non-Contributing
Request: Certificate of Appropriateness for construction
of an addition at the rear of the property
Application Filed: 10/2/25
45 Day Expiration: 11/16/2



PHAP25-00039

Date: October 16, 2025
Application Type: Certificate of Appropriateness
Property Owner: Alma Lidia Hernandez Mata
Representative: Eduardo Tolodano
Legal Description: 7 Home Improvement #1 28 to 30, City of El Paso, El Paso County, Texas
Historic District: Ysleta
Location: 8945 Mt. Carmel Avenue
Representative District: #7
Existing Zoning: R-4/H (Residential/Historic)
Year Built: 1942
Historic Status: Non-Contributing
Request: Certificate of Appropriateness for new construction of an addition at the rear of the property
Application Filed: 10/2/2025
45 Day Expiration: 11/16/2025

ITEM #3



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for new construction of an addition at the rear of the property

STAFF RECOMMENDATION:

The Historic Preservation Office recommends APPROVAL WITH MODIFICATIONS of the proposed scope of work based on the following recommendations:

The Ysleta Design Guidelines recommend the following:

- *The purpose of reviewing proposed alterations to structures within the Ysleta Historic District is to assure compatibility with existing buildings. This also applies to the way a building is situated on its site. Site development is important in maintaining a building's historic integrity.*
- *Height of new buildings should conform to the heights of existing surrounding buildings. If a single-story addition is being designed and proposed for a two-story structure, it should match the vertical and horizontal dimensions of other nearby/adjacent structures.*
- *Avoid overwhelming the original massing with excessive additions (heights). Excessive additions can detract from the architectural character of a building.*
- *The relationship between the height and width of a building establishes proportion. The proportions of new buildings should be consistent with the dominant proportions of existing buildings.*
- *Proportions of a group of structures defines a pattern which is called a streetscape. Streetscapes help to establish the architectural character of a neighborhood. All new construction and additions to existing structures should preserve and enhance the streetscape.*
- *Solids and voids (walls to windows and doors) establishes a pattern in the façade of a building. A pattern of solids and voids establishes rhythm. Other architectural elements such as porches, projections and bays contribute to pattern and rhythm. New construction of additions to existing structures should maintain and reinforce the existing pattern.*
- *The proportions of open space between facades should remain constant so that the rhythm of the street is maintained.*
- *New additions should be planned so that they are constructed to the rear of the property or on a "non-character defining elevation."*
- *According to the Standards for Rehabilitation, new additions should be designed and constructed so that the character-defining features of buildings are not radically changed, obscured, damaged, or destroyed in the process of rehabilitation.*
- *Do not add on top of an original historic structure. Rather, add to a more recent addition, or start a new one-to-two story addition on the side or rear of the building.*
- *Additions should complement the original structure, but not necessarily attempt to duplicate or copy it. The older structure should be identifiable from the new addition.*

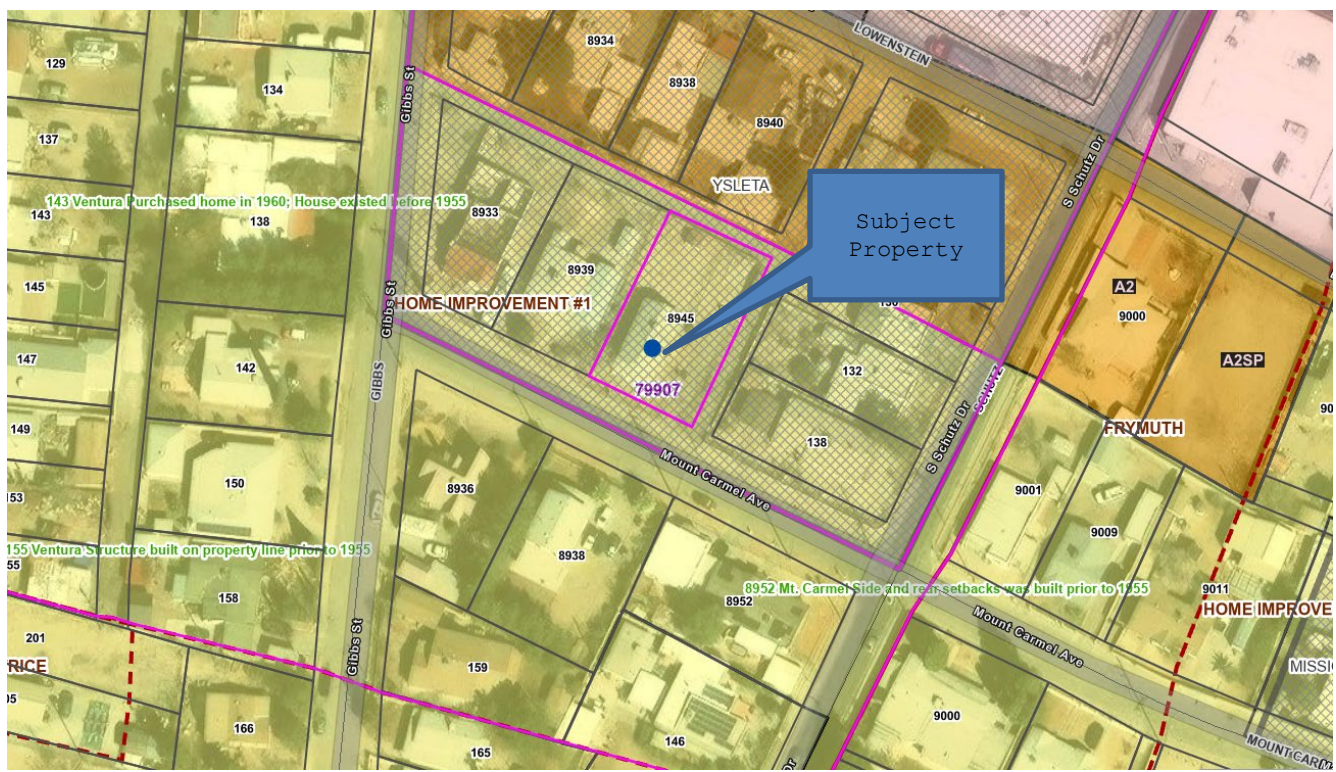
The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
- *New additions and adjacent or related new construction will be undertaken in such*

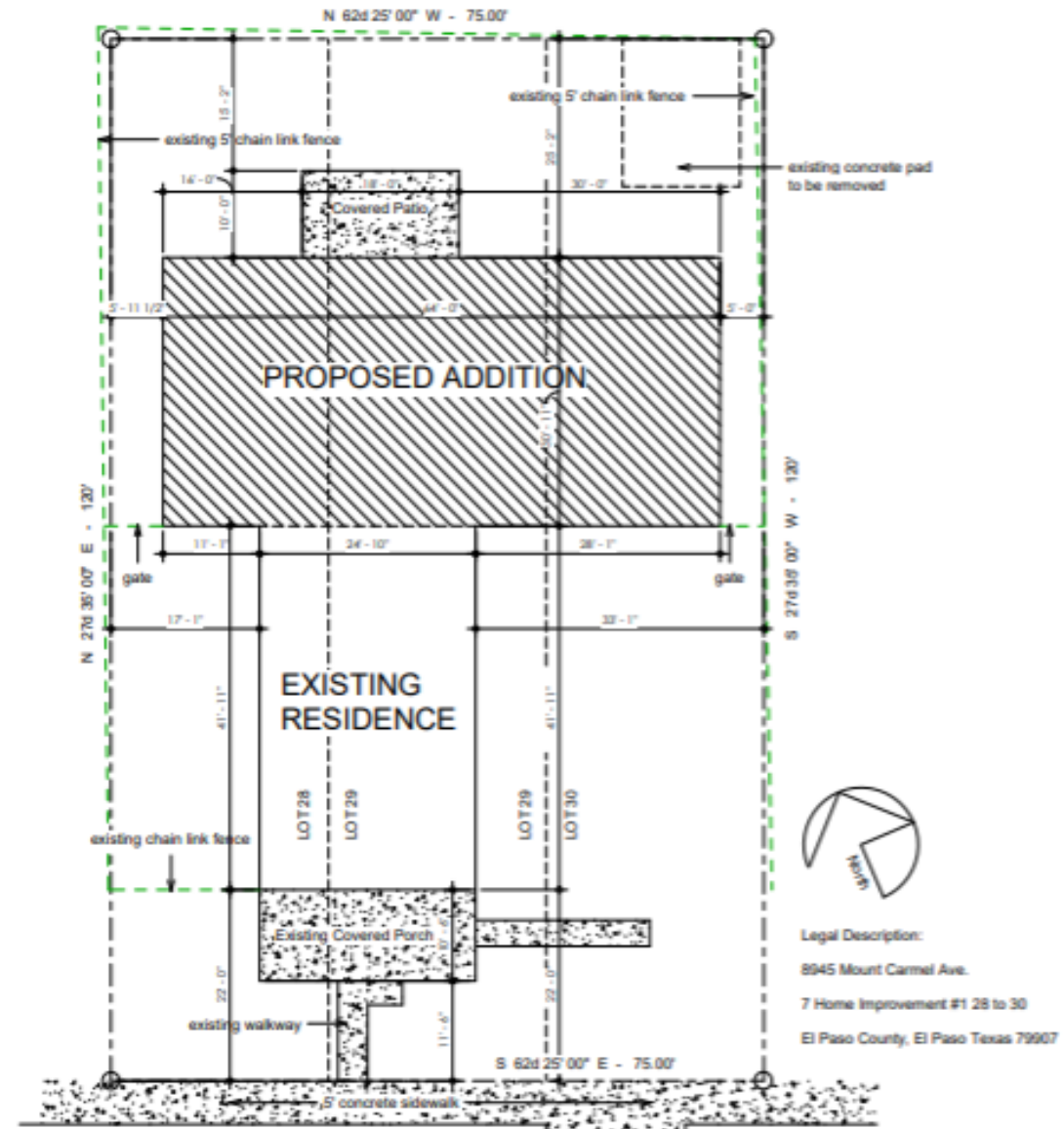
a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The modifications are that the scale of the addition be reduced to prevent overpowering the existing structure; that the roof be modified into a flat roof; and that a more compatible fenestration pattern be implemented on the sides facing Mt. Carmel Avenue.

AERIAL MAP



PROPOSED SITE PLAN



8945 MOUNT CARTMEL AVENUE

① Site Plan
1" = 10'-0"



Legislation Text

File #: BC-1310, **Version:** 1

**CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM**

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

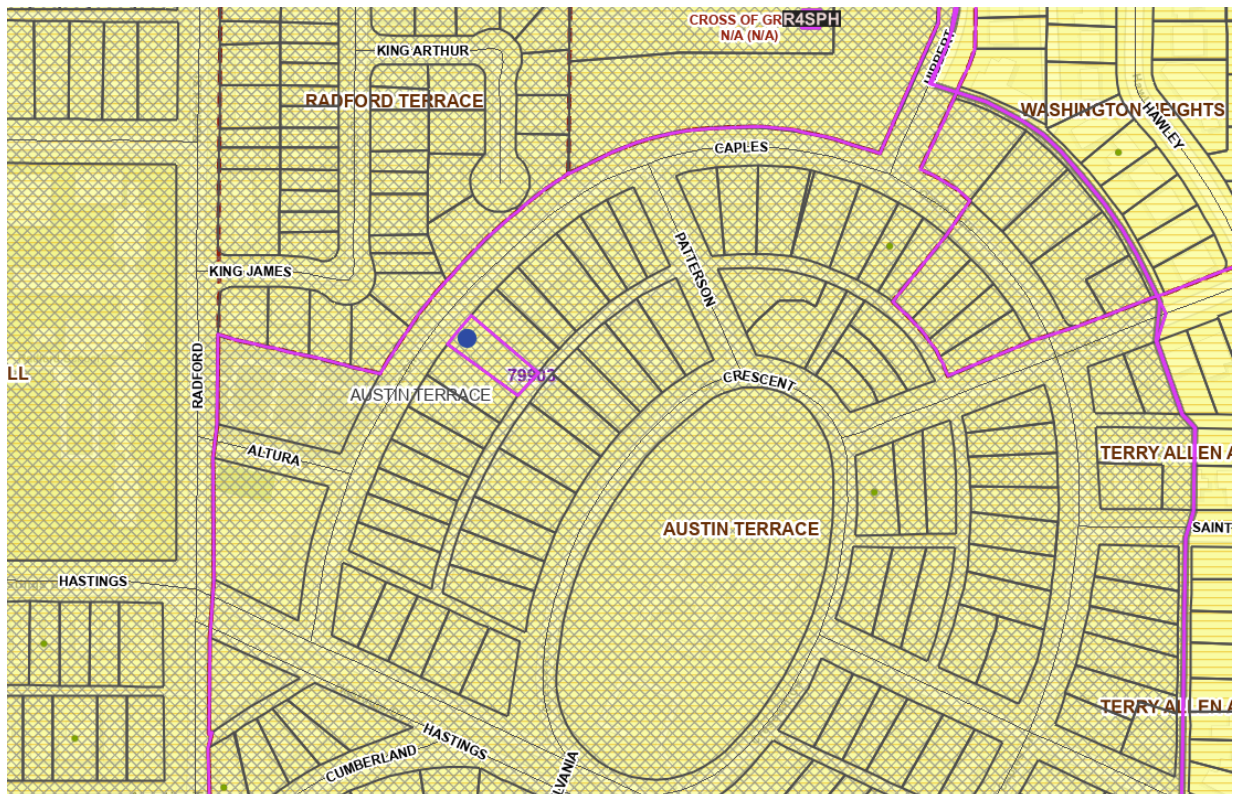
PHAP25-00040: 109 Government Hill 49 & 50 & N 1/2 Of 51
(11241.75 Sq Ft), City of El Paso, El Paso
County, Texas
Location: 4636 Caples Circle
Historic District: Austin Terrace
Property Owner: Omar Mendoza
Representative: Luis Salcido
Representative District: 2
Existing Zoning: R-4/H (Residential/Historic)
Year Built: 1939
Historic Status: Contributing
Request: Certificate of Appropriateness for construction
of an addition at the rear of the property
Application Filed: 10/2/25
45 Day Expiration: 11/16/25



PHAP25-00040

Date: October 16, 2025
Application Type: Certificate of Appropriateness
Property Owner: Omar Mendoza
Representative: Luis Salcido
Legal Description: 109 Government Hill 49 & 50 & N 1/2 Of 51 (11241.75 Sq Ft, City of El Paso, El Paso County, Texas)
Historic District: Austin Terrace
Location: 4636 Caples Circle
Representative District: #2
Existing Zoning: R-4/H (Residential/Historic)
Year Built: 1939
Historic Status: Contributing
Request: Certificate of Appropriateness for new construction of an addition at the rear of the property
Application Filed: 10/2/2025
45 Day Expiration: 11/16/2025

ITEM #4



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for construction of an addition at the rear of the property

STAFF RECOMMENDATION:

The Historic Preservation Office recommends APPROVAL WITH A MODIFICATION of the proposed scope of work based on the following recommendations:

The Design Guidelines for El Paso's Historic Districts, Sites, and Properties recommend the following:

- *Introduce additions in locations that are not visible from the street-generally on rear elevations.*
- *Locate additions carefully so they do not damage or conceal significant building features or details.*
- *It is not appropriate to introduce an addition if it requires the removal of character-defining building features such as patios, mature vegetation or a detached structure.*
- *Design an addition so it is compatible in roof form, proportions, materials and details with the existing structure.*
- *Design new buildings and their features to be compatible in scale, materials, proportions and details with existing historic structures.*
- *Design an addition that is compatible with but, subtly different from existing historic homes in the district.*
- *Design an addition so that if removed in the future, the historic building's form and character defining features are not obscured, damaged, or destroyed.*

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
- *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The modification is that accurate drawings (plans, elevations, and sections) be submitted prior to obtaining permits.

AERIAL MAP



[illegible]



El Paso, TX

300 N. Campbell
El Paso, TX

Legislation Text

File #: BC-1312, Version: 1

**CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM**

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

Discussion and action on Regular meeting minutes for September 18, 2025.



HISTORIC LANDMARK COMMISSION MEETING
Main Conference Room, 2nd Floor, City Hall, 300 N. Campbell Street
September 18, 2025
3:00 P.M.

MINUTES

The Historic Landmark Commission met at the above place and date.

The meeting was called to order at 3:00 p.m. Commission Chair Isaac Harder present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:

Louis Edwards
 Kim McGlone
 Isaac Harder
 Cynthia Renteria
 Mario Silva
 Stephanie Gardea
 Luis "Sito" Negron

COMMISSIONERS ABSENT:

Isabel Otten

HISTORIC PRESERVATION OFFICE:

Providencia Velázquez, Historic Preservation Officer
 Modesto "Moe" Melendez III, Planner
 Russell Abeln, Senior Assistant City Attorney

AGENDA

Providencia Velázquez, Historic Preservation Officer, read the *Statement from the Historic Preservation Office* into the record.

ACTION: No action was taken.

AYES: N/A

NAYS: N/A

ABSTAIN: N/A

ABSENT: N/A

NOT PRESENT FOR THE VOTE: N/A

I. CALL TO THE PUBLIC – PUBLIC COMMENT

This time is reserved for members of the public who would like to address the Historic Landmark Commission on any items that are not on the Historic Landmark Commission agenda and that are within the jurisdiction of the Historic Landmark Commission. No action shall be taken.

A sign-up form is available outside the City Hall – Main Conference Room for those who wish to sign up on the day of the meeting. Requests to speak must be received by 3:00 p.m. on the date of the meeting. A total time of three minutes may be allowed for each speaker. The Public Comment portion shall not exceed thirty (30) minutes, unless otherwise approved by the Historic Landmark Commission.

NONE

I. **REGULAR AGENDA – DISCUSSION AND ACTION**

Certificate of Appropriateness

1. **PHAP25-00033**
- 9 Manhattan Heights Lot 20 To 22 (9000 Sq Ft), City Of El Paso,
El Paso County, Texas
- Location: 2901 Wheeling Avenue
- Historic District: Manhattan Heights
- Property Owner: Daniel Guzman
- Representative: Daniel Guzman
- Representative District: 2
- Existing Zoning: R-3/H (Residential/Historic)
- Year Built: 1923
- Historic Status: Contributing
- Request: Certificate of Appropriateness for window removal and replacement
- Application Filed: 9/4/25
- 45 Day Expiration: 10/19/25

Presentation made by Ms. Velázquez to the Commission.

Joe Contreras, representative spoke to/answered questions from the Commission.

ACTION: Motion made by Commissioner Harder, seconded by Commissioner Renteria, to **APPROVE STAFF’S RECOMMENDATION OF THE WINDOWS WITH 3D APPLIED EXTERIOR MUNTINS** and unanimously carried.

Motion passed.

2. **PHAP24-00034**
- 1 Manhattan Heights 14 & E 12.5 Ft of 13 (4255.00 Sq Ft), City of El
Paso, El Paso County, Texas
- Location: 2827 Louisville Avenue
- Historic District: Manhattan Heights
- Property Owner: Emma L. Flores
- Representative: Fermin Dorado
- Representative District: 2
- Existing Zoning: R-3/H (Residential/Historic)
- Year Built: 1920

Historic Status: Contributing
 Request: Certificate of Appropriateness for window replacement after-the-fact
 Application Filed: 9/4/25
 45 Day Expiration: 10/19/25

Presentation made by Mr. Melendez to the Commission.

Fermin Dorado, representative, spoke to/answered questions from the Commission.

ACTION: Motion made by Commissioner Renteria, seconded by Commissioner McGlone, to **APPROVE STAFF'S RECOMMENDATION** and unanimously carried.

Motion passed.

-
- 3. PHAP24-00035** Blk 5 El Paso Community College Rio Grande Campus Lot
 1, City of El Paso, El Paso County, Texas
 Location: 113 Rio Grande Avenue
 Historic District: Sunset Heights
 Property Owner: El Paso Community College
 Representative: Ruben Gallardo
 Representative District: 8
 Existing Zoning: S-D/H/c (Special Development/Historic/conditions)
 Year Built: NA
 Historic Status: NA
 Request: Certificate of Appropriateness for new construction of a two-story structure
 Application Filed: 9/4/25
 45 Day Expiration: 10/19/2525

Presentation made by Ms. Velázquez to the Commission.

Jerry Gutierrez and John Gutierrez, representatives, spoke to/answered questions from the Commission.

ACTION: Motion made by Commissioner Harder, seconded by Commissioner Renteria, to **TABLE THIS ITEM FOR THE NEXT MEETING** and unanimously carried.

Motion passed.

-
- 4. PHAP24-00036** 23 Manhattan Heights 25 To 27 (9000 Sq Ft), City of El Paso, El Paso
 County, Texas
 Location: 3023 Copper Avenue
 Historic District: Manhattan Heights
 Property Owner: Ken Slavin and Suzanna Hallmark
 Representative: Homar Navarrete
 Representative District: 2
 Existing Zoning: R-3/H (Residential/Historic)
 Year Built: 1951
 Historic Status: Contributing
 Request: Certificate of Appropriateness for installation of a new roof in a different color

Application Filed: 9/4/25
45 Day Expiration: 10/19/25

Presentation made by Ms. Velázquez to the Commission.

Homar Navarrete, representative, spoke to/answered questions from the Commission.

ACTION: Motion made by Commissioner Negron, seconded by Commissioner Renteria, to **APPROVE THE WILLIAMSBURG GRAY SHINGLE COLOR PENDING ADMINISTRATIVE APPROVAL OF SHUTTER COLOR TO MATCH** and unanimously carried.

Motion passed.

.....

- 5. PHAP24-00037** 109 Government Hill 37 & 38 (6450 Sq Ft), City of El Paso, El Paso County, Texas
Location: 4656 Caples Circle
Historic District: Austin Terrace
Property Owner: Raymond, Jonathan, and Jaedan Beard
Representative: Raymond Beard
Representative District: 2
Existing Zoning: R-4/H (Residential/Historic)
Year Built: 1941
Historic Status: Contributing
Request: Certificate of Appropriateness for installation of new windows after-the-fact
Application Filed: 9/4/25
45 Day Expiration: 10/19/25

Presentation made by Mr. Melendez to the Commission.

Raymond Beard, property owner, spoke to/answered questions from the Commission.

ACTION: Motion made by Commissioner Harder, seconded by Commissioner Silva, to **APPROVE WITH THE CONDITION THAT 3D MUNTINS BE APPLIED TO THE EXISTING WINDOWS IN COORDINATION WITH THE HISTORIC PRESERVATION OFFICE FOR PATTERNS** and unanimously carried.

Motion passed.

.....

- 6.** Addresses of property HLC Commissioners have requested that HLC staff review or investigate and provide a report to the HLC.

THERE WERE NO ADDRESSES NOR PROPERTIES THAT THE HLC MEMBERS WOULD LIKE TO REQUEST FOR AGENDA ITEMS TO BE SCHEDULED AT THE OCTOBER 2, 2025 MEETING.

II. Consent Agenda

1. HLC Staff Report - Update on Administrative Review Cases since last HLC meeting for the properties listed on the attachment posted with this agenda.
(See Attachment "A.")

2. Discussion and action on Regular meeting minutes for September 4, 2025.

ACTION: Motion made by Commissioner Renteria, seconded by Commissioner McGlone, to **APPROVE THE MINUTES** and carried.

AYES: Kim McGlone, Isaac Harder, Mario Silva, Cynthia Renteria, Louis Edwards

NAYS: N/A

ABSTAIN: Stephanie Gardea, Luis "Sito" Negrón

ABSENT:

NOT PRESENT FOR THE VOTE: N/A

Motion passed.

ACTION: Motion made by Commissioner Harder, seconded by Commissioner McGlone, to **APPROVE THE STAFF REPORT** and carried.

AYES: Kim McGlone, Isaac Harder, Mario Silva, Cynthia Renteria, Louis Edwards

NAYS: N/A

ABSTAIN: Stephanie Gardea

ABSENT:

NOT PRESENT FOR THE VOTE: N/A

Motion passed.

.....

III. Adjournment of the Historic Landmark Commission's Meeting.

ADJOURNMENT:

ACTION: Motion made by Commissioner Harder, seconded by Commissioner Renteria and unanimously carried to **ADJOURN**.

Motion passed.

Meeting adjourned at 4:06 p.m.

EXECUTIVE SESSION

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

.....

Approved as to form:


 Providencia Velázquez, Historic Preservation Officer



El Paso, TX

300 N. Campbell
El Paso, TX

Legislation Text

File #: BC-1311, Version: 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

HLC Staff Report - Update on Administrative Review Cases since last HLC meeting for the properties listed on the attachment posted with this agenda.
(See Attachment "A.")



Planning and Inspections Department

MAYOR

Renard U. Johnson

PLANNING AND INSPECTIONS DEPARTMENT

October 16, 2025

CITY COUNCIL

District 1

Alejandra Chávez

District 2

Dr. Josh Acevedo

District 3

Deanna M. Rocha

District 4

Cynthia Boyar Trejo

District 5

Ivan Niño

District 6

Art Fierro

District 7

Lily Limón

District 8

Chris Canales

CITY MANAGER

Dionne Mack

ATTACHMENT "A"

TO:

Honorable Chair and Members

Historic Landmark Commission

FROM:

Providencia Velázquez, Historic Preservation Officer

SUBJECT:

Administrative Review Status Report

Title 20, Chapter 20 (Historic Landmark Preservation), El Paso Municipal Code, allows this Department to provide Administrative Review for applications that meet criteria as listed under the Administrative Review Guidelines. Since the Historic Landmark Commission meeting on September 18, the following cases have received Administrative Review:

AUSTIN TERRACE HISTORIC DISTRICT

PHHR25-00141–4501 Hueco Avenue, Maria Espinosa (owner) – Contributing Property –

A request was made for trenching in rear yard for installation of poly tubing and black metal gas piping.

PHHR25-00143–4331 Manchester Avenue, Virginia Mascorro (owner) – Non-

Contributing Property – A request was made for landscaping a portion of the front yard, front parkway, and side parkway.

PHHR25-00145–4427 Oxford Avenue, Tina and John Kohler (owners) – Contributing

Property – A request was made for trenching in the alley for a damaged sewer line repair.

PHHR25-00146–4425 Oxford Avenue, Maria Espinosa (owner) – Contributing Property –

A request was made for installation of solar panels on rear of house roof and roof of addition. Panels will not be visible from the street.

PHHR25-00147–4427 Oxford Avenue, Tina and John Kohler (owners) – Contributing

Property – A request was made for replacement of approx. 5'x4' clay sewer line that was damaged during Texas gas repair.

Philip F. Etiwe, Director

City 3 | 801 Texas Ave. | El Paso, Texas 79901 | (915) 212-0104 | FAX (915) 212-0084



Planning and Inspections Department

MAYOR

Renard U. Johnson

CITY COUNCIL

District 1

Alejandra Chávez

District 2

Dr. Josh Acevedo

District 3

Deanna M. Rocha

District 4

Cynthia Boyar Trejo

District 5

Ivan Niño

District 6

Art Fierro

District 7

Lily Limón

District 8

Chris Canales

CITY MANAGER

Dionne Mack

PHHR25-00155–4300 Cambridge Avenue, Castro Brothers Solutions LLC (owners) –

Contributing Property – A request was made for new electrical service to include new meter on rear facade.

PHHR25-00157–4400 Cambridge Avenue, Maria and Jesus Mata (owners) – Contributing

Property – A request was made for installation of telephone pole in rear yard and replacement of electrical fuse boxes w/a new circuit breaker.

MANHATTAN HEIGHTS HISTORIC DISTRICT

PHHR25-00142–2801 Wheeling Avenue, Bradley Berglund (owner) – Contributing

Property – A request was made for excavation for a gas line in the rear yard.

PHHR25-00144–3021 Aurora Avenue, Emily Cancellare (owner) – Contributing Property

– A request was made for installation of meter panel combination on rear facade.

PHHR25-00150–2718 Aurora Avenue, Ayde Nieto (owner) – Contributing Property – A

request was made for the replacement of shared concrete driveway between both properties (owner owns both properties) in kind, install new 1' high retaining walls of stamped concrete veneer and bullnose topping in front planters by the home. Remove flagstone in parkway and install gray concrete and 4 new plants. Install 3/4" arroyo rock for front yard and 11 plants in front yard.

PHHR25-00151–2705 Portland Avenue, Marie Freel (owner) – Contributing Property – A

request was made for upgrading of service panel to 100 amps. New panel to be installed on rear facade.

PHHR25-00153–1801 Elm Street, Viviana Patino (owner) – Contributing Property – A

request was made for removal and replacement of one, double-hung, wood, operable, 6/1 sash window with a vinyl, single-hung, 6/1 operable sash window w/three-dimensional, exterior applied muntins to match the existing historic window.

PHHR25-00156–1702 Raynor Street, Anna Nava and Terry Hammond (owners) –

Contributing Property – A request was made for installation of painted metal shutters and downspouts. Repair and sealing of roof.

Philip F. Etiwe, Director

City 3 | 801 Texas Ave. | El Paso, Texas 79901 | (915) 212-0104 | FAX (915) 212-0084



Planning and Inspections Department

MAYOR

Renard U. Johnson

PHHR25-00158–2700 Federal Avenue, Catalina Garza (owner) – Contributing Property –
A request was made for installation of new electrical breaker box on rear facade.

CITY COUNCIL

District 1

Alejandra Chávez

District 2

Dr. Josh Acevedo

District 3

Deanna M. Rocha

District 4

Cynthia Boyar Trejo

District 5

Ivan Niño

District 6

Art Fierro

District 7

Lily Limón

District 8

Chris Canales

SUNSET HEIGHTS HISTORIC DISTRICT

PHHR25-00148–1232 Prospect Street, Charles Loucks (owner) – Non-Contributing
Property – A request was made for construction of an access ramp in the front yard.

PHHR25-00152–917 Mundy Drive, Vilma De Barreda (owner) – Contributing Property –
A request was made for replacement of interior gasline w/minor exterior brick penetration
on secondary facade.

PHHR25-00154–1411 Fewel Street, Liana and Samuel Archuleta (owners) – Contributing
Property – A request was made for trenching in backyard and driveway for drainage.

YSLETA HISTORIC DISTRICT

PHHR25-00149–9115 San Fernando Court, Benjamin Mendoza (owner) – Non-
Contributing Property – A request was made for removal of existing 3-tab roof and
replacement with new roof Owens Corning Duration Series in Shasta White to match
existing.

CITY MANAGER

Dionne Mack

Philip F. Etiwe, Director

City 3 | 801 Texas Ave. | El Paso, Texas 79901 | (915) 212-0104 | FAX (915) 212-0084