



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.

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- 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.

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- 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.

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- 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.

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- 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.

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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.

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Approved as to form:



Providencia Velázquez, Historic Preservation Officer

