



## **AGENDA FOR THE HISTORIC LANDMARK COMMISSION MEETING**

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**September 18, 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: 169 151 743#**

If you wish to sign up to speak, please contact Berenice Barron at [BarronBC@elpasotexas.gov](mailto: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 (HLC) will be present: Stephanie Gardea, Mario Silva, Isabel Otten, Isaac Harder, Cynthia Renteria, Kim McGlone, Louis Edwards, and Luis "Sito" Negron.**

### **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. PHAP25-00033** 9 Manhattan Heights Lot 20 To 22 (9000 Sq Ft), [BC-1197](#)  
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
- 2. PHAP24-00034** 1 Manhattan Heights 14 & E 12.5 Ft of 13 (4255.00 [BC-1198](#)  
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
- 3. PHAP24-00035** Blk 5 El Paso Community College Rio Grande [BC-1199](#)  
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

4. **PHAP24-00036** 23 Manhattan Heights 25 To 27 (9000 Sq Ft), City of [BC-1202](#)  
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
5. **PHAP24-00037** 109 Government Hill 37 & 38 (6450 Sq Ft), City of [BC-1203](#)  
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

### **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**

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

[BC-1204](#)

### **Staff Report**

7. 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-1205](#)

### **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](mailto: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](mailto:BarronBC@elpasotexas.gov) at least 72 hours in advance of the meeting.

Posted this the \_\_\_\_\_ of \_\_\_\_\_ at \_\_\_\_\_ AM/PM by \_\_\_\_\_



Legislation Text

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**File #: BC-1197, Version: 1**

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**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.*

PHAP25-00033      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



Legislation Text

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**File #:** BC-1198, **Version:** 1

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

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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



Legislation Text

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**File #: BC-1199, Version: 1**

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

**AGENDA LANGUAGE:**

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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: 10/19/25



Legislation Text

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**File #:** BC-1202, **Version:** 1

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

**AGENDA LANGUAGE:**

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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





Legislation Text

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**File #:** BC-1203, **Version:** 1

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

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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



El Paso, TX

300 N. Campbell  
El Paso, TX

Legislation Text

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**File #:** BC-1204, **Version:** 1

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

**AGENDA LANGUAGE:**

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



**HISTORIC LANDMARK COMMISSION MEETING**  
**Main Conference Room, 2nd Floor, City Hall, 300 N. Campbell Street**  
**September 4, 2025**  
**3:00 P.M.**

**MINUTES**

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

The meeting was called to order at 3:02 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

**COMMISSIONERS ABSENT:**

Stephanie Gardea  
 Luis "Sito" Negron  
 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

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**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**

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

### **Certificate of Appropriateness**

1. **PHAP25-00031**                      18 Sunset Heights 6 & S 1/2 Of 7 (4500 Sq Ft), City Of El Paso, El Paso County, Texas  
 Location:                              1411 Fewel Street  
 Historic District:                    Sunset Heights  
 Property Owner:                    Liana and Samuel Archuleta  
 Representative:                      Joshua Bertolli  
 Representative District:            8  
 Existing Zoning:                    R-4/H (Residential/Historic)  
 Year Built:                            1926  
 Historic Status:                    Contributing  
 Request:                              Certificate of Appropriateness for removal of rear porch and construction of new covered patio and balcony  
 Application Filed:                  8/21/25  
 45 Day Expiration:                10/5/25

Presentation made by Mrs. Velázquez to the Commission.

Ricardo Arguelles, representative spoke to/answered questions from the Commission.

**ACTION:** Motion made by Commissioner Harder, seconded by Commissioner Renteria, to **APPROVE THIS ITEM with modification that the roof be made a flat roof to limit alteration to the existing roof** and unanimously carried.

Motion passed.

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2. **PHAP24-00032**                      16 Manhattan Heights 3 & 4 (6000 Sq Ft), City Of El Paso, El Paso County, Texas  
 Location:                              2906 Wheeling Avenue  
 Historic District:                    Manhattan Heights  
 Property Owner:                    Lizette Dominguez  
 Representative:                      Lizette Dominguez  
 Representative District:            2  
 Existing Zoning:                    R-5/H (Residential/Historic)

Year Built: 1922  
 Historic Status: Contributing  
 Request: Certificate of Appropriateness for construction of an addition to accessory structure in rear yard  
 Application Filed: 8/21/25  
 45 Day Expiration: 10/5/25

Presentation made by Mr. Melendez to the Commission.

Lizette Dominguez, property owner spoke to/answered questions from the Commission.

**ACTION:** Motion made by Commissioner Renteria, seconded by Commissioner McGlone, to **APPROVE THIS ITEM** and unanimously carried.

**ACTION:** Motion made by Commissioner Renteria, seconded by Commissioner McGlone, to **REOPEN THIS ITEM** and unanimously carried.

**ACTION:** Motion made by Commissioner Silva, seconded by Commissioner Renteria, to **APPROVE THIS ITEM with the modification that only a doorway opening shall be made and remaining rock wall to be left untouched. Motion passes.**

**AYES:** Kim McGlone, Cynthia Renteria, Mario Silva

**NAYS:** Louis Edwards, Isaac Harder

**ABSTAIN:** N/A

**ABSENT:** N/A

Motion passed.

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3. 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 SEPTEMBER 18, 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 August 21, 2025.

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

**AYES:** Kim McGlone, Isaac Harder, Mario Silva

**NAYS:** N/A

**ABSTAIN:** Cynthia Renteria, Louis Edwards

**ABSENT:** Stephanie Gardea, Luis "Sito" Negron

NOT PRESENT FOR THE VOTE: N/A

3. Vote for a Vice-Chair –

**ACTION:** Motion made by Commissioner Renteria **TO NOMINATE COMMISSIONER SILVA**, seconded by Commissioner Edwards and carried.

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 Silva and unanimously carried to **ADJOURN**.

Motion passed.

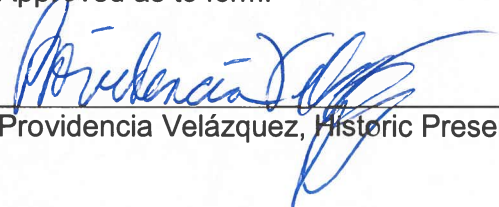
Meeting adjourned at 3:24 p.m.

**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:

  
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 Providencia Velázquez, Historic Preservation Officer



El Paso, TX

300 N. Campbell  
El Paso, TX

Legislation Text

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**File #: BC-1205, Version: 1**

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

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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.")