



AGENDA FOR THE HISTORIC LANDMARK COMMISSION MEETING

**December 04, 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: 496 730 123#

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 (HLC) will be present: Kirk Clifton, Stephanie Gardea, Mario Silva, 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. PHAP25-00044** 30 Manhattan Heights W 66 Ft Of 6, City of [BC-1485](#)
El Paso, El Paso County, Texas
Location: 2801 Silver Avenue
Historic District: Manhattan Heights
Property Owner: Luis Tarango
Representative: Lorena Armenta
Representative District: 2
Existing Zoning: R-3/H (Residential/Historic)
Year Built: 1950
Historic Status: Contributing
Request: Certificate of Appropriateness for the construction
of a rear addition and the installation of a deck
Application Filed: 11/20/2025
45 Day Expiration: 1/4/2026
- 2. PHAP25-00045** 1 Radford Terrace S 35 Ft Of 14 (3500.00 Sq Ft), [BC-1486](#)
City of El Paso, El Paso County, Texas
Location: 2147 King James Place
Historic District: Austin Terrace
Property Owner: Lydia Cordova
Representative: Lydia Cordova
Representative District: 2
Existing Zoning: R-4/H (Residential/Historic)
Year Built: 1995
Historic Status: Non-Contributing
Request: Certificate of Appropriateness for the placement
of a metal structure in driveway after-the-fact
Application Filed: 11/20/2025
45 Day Expiration: 1/4/2026

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 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

3. Discussion and action on Regular meeting minutes for November 20, 2025.

[BC-1487](#)

Staff Report

4. 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-1488](#)

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-1485, **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.

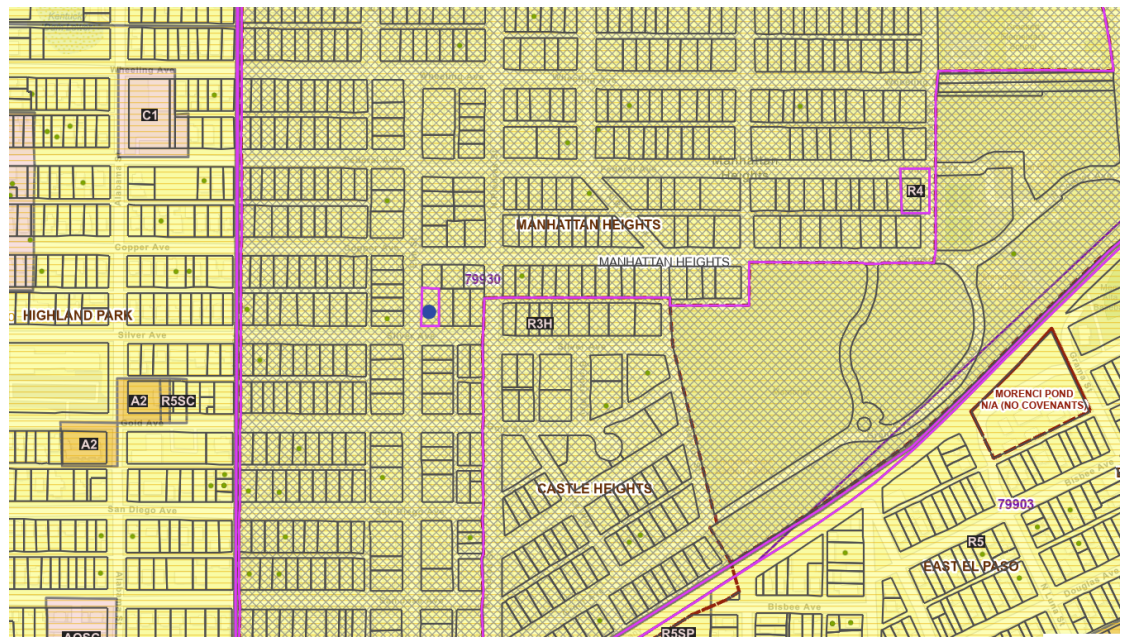
PHAP25-00044	30 Manhattan Heights W 66 Ft Of 6, City of El Paso, El Paso County, Texas
Location:	2801 Silver Avenue
Historic District:	Manhattan Heights
Property Owner:	Luis Tarango
Representative:	Lorena Armenta
Representative District:	2
Existing Zoning:	R-3/H (Residential/Historic)
Year Built:	1950
Historic Status:	Contributing
Request:	Certificate of Appropriateness for the construction of a rear addition and the installation of a deck
Application Filed:	11/20/2025
45 Day Expiration:	1/4/2026



PHAP25-00044

Date: December 4, 2025
Application Type: Certificate of Appropriateness
Property Owner: Luis Tarango
Representative: Lorena Armenta
Legal Description: 30 Manhattan Heights W 66 Ft Of 6, City of El Paso, El Paso County, Texas
Historic District: Manhattan Heights
Location: 2801 Silver Avenue
Representative District: #2
Existing Zoning: R-3/H (Residential/Historic)
Year Built: 1950
Historic Status: Contributing
Request: Certificate of Appropriateness for the construction of a rear addition and the installation of a deck
Application Filed: 11/20/2025
45 Day Expiration: 1/4/2026

ITEM #1



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for the construction of a rear addition and the installation of a deck

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:

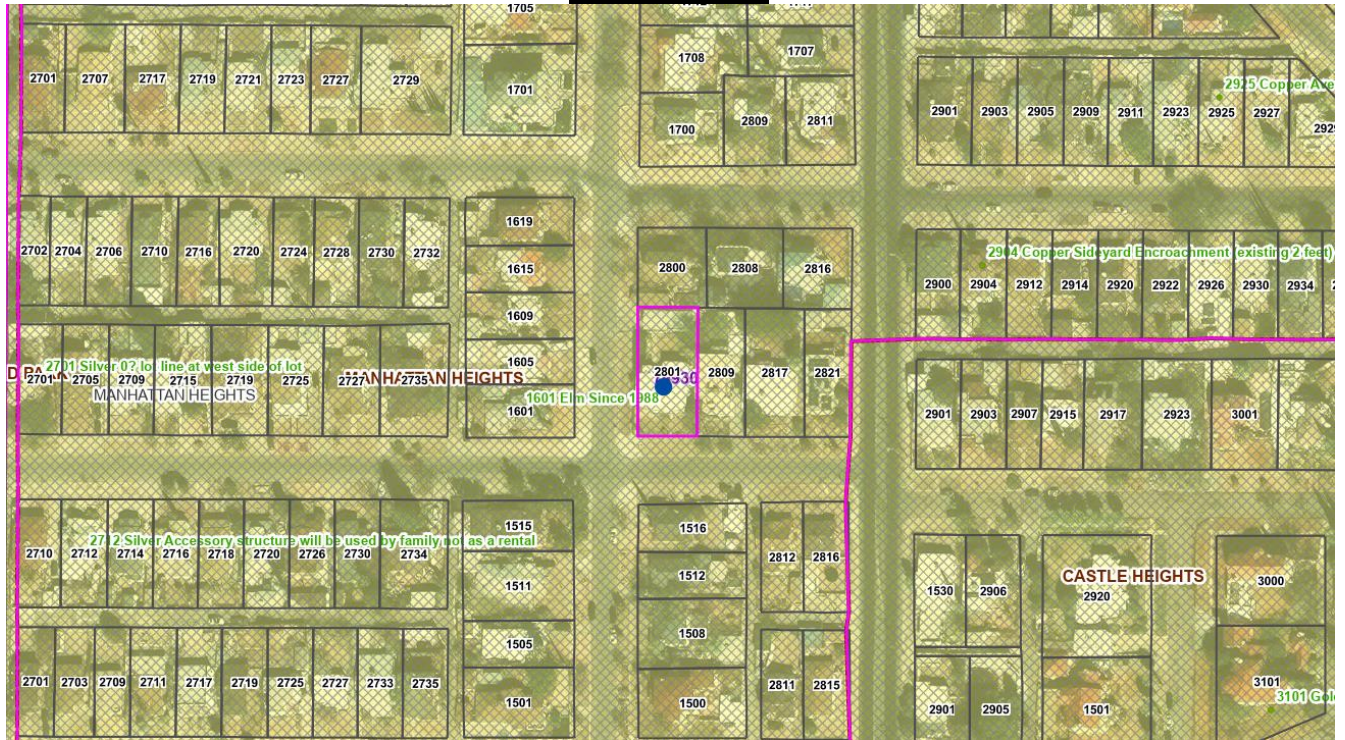
- *Introduce additions in locations that are not visible from the street-generally on rear elevations.*
- *Locate additions carefully so they do not damage or conceal significant building features or details.*
- *It is not appropriate to introduce an addition if it requires the removal of character-defining 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.*
- *Retain and preserve the pattern, arrangement, and dimensions of door and window openings on principal elevations. Often the placement of doors and windows is an indicator of a particular architectural style, and therefore contributes to the building's significance. Doors and windows for new construction and additions should be compatible in proportion, location, shape, pattern, size, and details to existing units.*
- *Retain and preserve original doors and windows, including such elements as sash, glass, sills, lintels, casings, muntins, trim, frames, thresholds, hardware and shutters. If repair of an original window or door element is necessary, repair only the deteriorated element to match the original in size, composition, material, dimension, and detail by patching, splicing, consolidating, or otherwise reinforcing the deteriorated section. The removal of historic materials should be avoided.*
- *When repair is not feasible, door and window products will be reviewed on an individual basis using the following criteria:*
 - a. Architectural and historical compatibility*
 - b. Comparison to original profile*
 - c. Level of significance of original doors and windows to the architectural style of the building.*
 - d. Three dimensional exterior applied muntins that simulate or match the original muntins may be approved. Single dimension interior applied muntins are not appropriate.*

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

- *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- *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 shall 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 addition be redesigned to be subtly different from the existing architecture; that the new windows match the existing or historic windows in terms of dimensions, operation, configuration, and finish; and that window drawings be submitted for all proposed windows to be replaced.

AERIAL MAP



9





Legislation Text

File #: BC-1486, **Version:** 1

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

AGENDA LANGUAGE:

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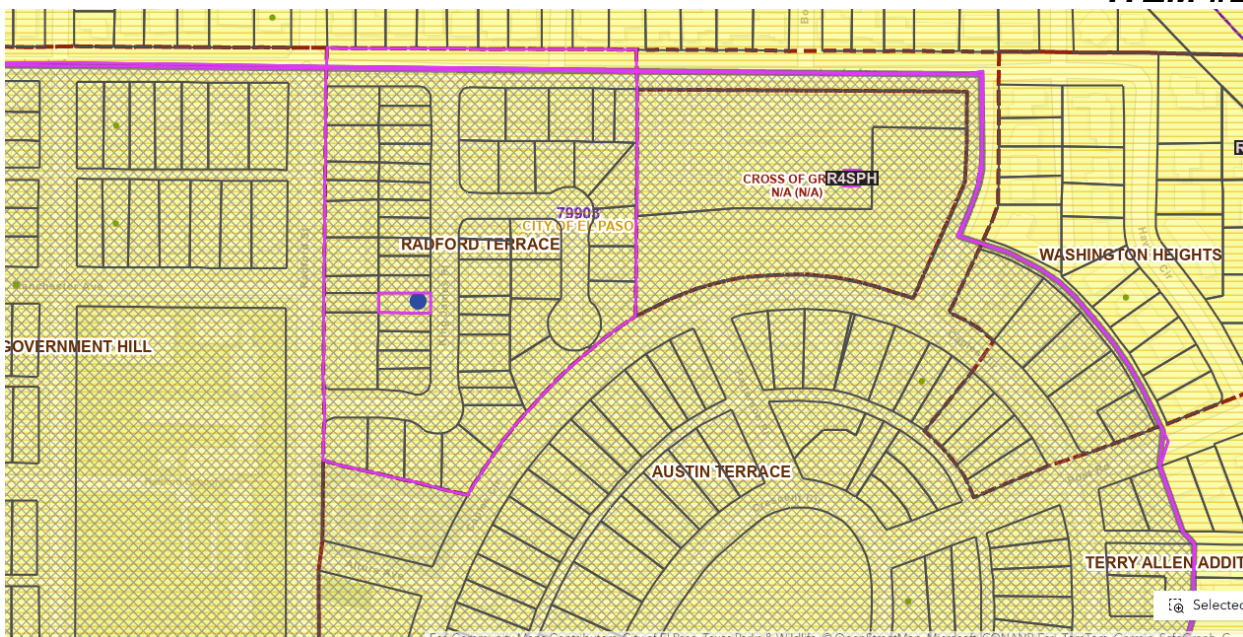
PHAP25-00045	1 Radford Terrace S 35 Ft Of 14 (3500.00 Sq Ft), City of El Paso, El Paso County, Texas
Location:	2147 King James Place
Historic District:	Austin Terrace
Property Owner:	Lydia Cordova
Representative:	Lydia Cordova
Representative District:	2
Existing Zoning:	R-4/H (Residential/Historic)
Year Built:	1995
Historic Status:	Non-Contributing
Request:	Certificate of Appropriateness for the placement of a metal structure in driveway after-the-fact
Application Filed:	11/20/2025
45 Day Expiration:	1/4/2026



PHAP25-00045

Date: December 4, 2025
Application Type: Certificate of Appropriateness
Property Owner: Lydia Cordova
Representative: Lydia Cordova
Legal Description: 1 Radford Terrace S 35 Ft of 14 (3500.00 SQ FT), City of El Paso, El Paso County, Texas
Historic District: Austin Terrace
Location: 2147 King James Place
Representative District: #2
Existing Zoning: R-4/H (Residential/Historic)
Year Built: 1995
Historic Status: Non-Contributing
Request: Certificate of Appropriateness for the placement of a metal structure in driveway after-the-fact
Application Filed: 11/20/2025
45 Day Expiration: 1/4/2026

ITEM #2



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for the placement of a metal structure in driveway after-the-fact

STAFF RECOMMENDATION:

The Historic Preservation Office recommends APPROVAL WITH MODIFICATIONS 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:

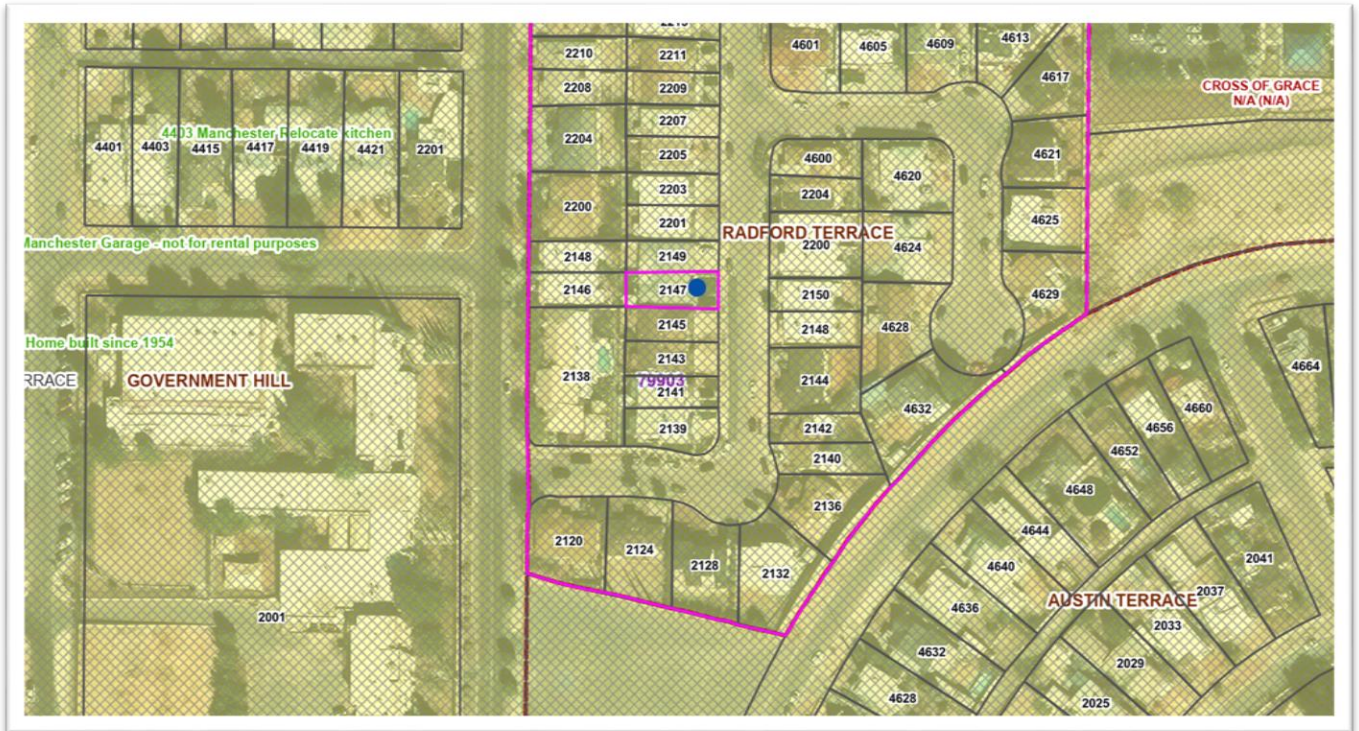
- *Introduce additions in locations that are not visible from the street-generally on rear elevations.*
- *Locate additions carefully so they do not damage or conceal significant building features or details.*
- *It is not appropriate to introduce an addition if it requires the removal of character-defining 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.*
- *Most of the older structures in El Paso have parking provided at the rear of the property in a garage or carport structure. Every effort should be taken to maintain the use of the original parking areas.*
- *Where additional parking is necessary it should be located to the rear of the property as well. It is against the city ordinance to park in the parkway. Proposals for secondary driveways shall be reviewed and considered by the Historic Landmark Commission for approval.*
- *Parking areas in front yards are not appropriate. New parking areas should be designed to have a minimal effect on the neighborhood environment.*

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.*

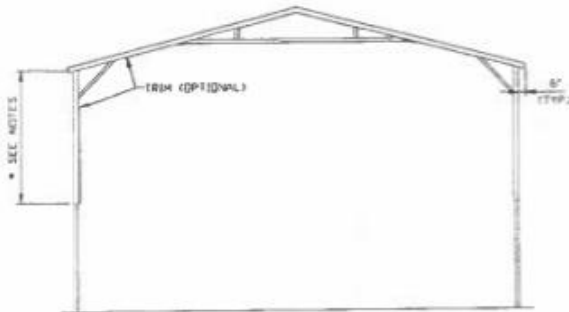
The modification is that the metal structure be relocated to the back of the property; that the artificial turf be removed; that the violations be corrected in thirty (30) days; and that no new permits be approved until the property is in compliance.

AERIAL MAP

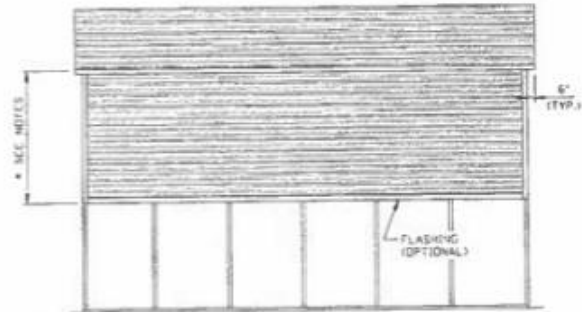


ELEVATIONS

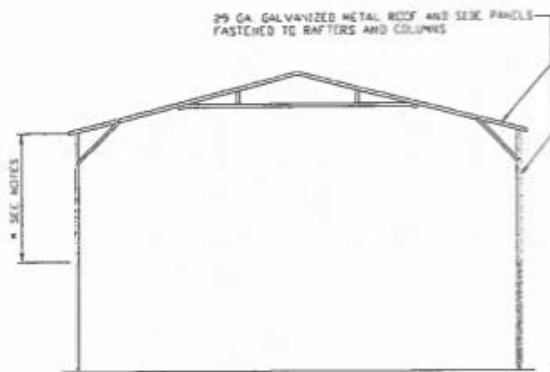
BOX EAVE RAFTER EXTRA SIDE PANEL OPTION



**TYPICAL END ELEVATION
EXTRA SIDE PANELS**
SCALE: NTS



**TYPICAL END ELEVATION
EXTRA SIDE PANELS**
SCALE: NTS



**TYPICAL RAFTER/COLUMN FRAME
SECTION - EXTRA SIDE PANELS**
SCALE: NTS

NOTES:
12'-0" MAXIMUM (FOR EAVE HEIGHTS 14'-0" & TO & 16'-0")
9'-0" MAXIMUM (FOR EAVE HEIGHTS < 14'-0")



El Paso, TX

300 N. Campbell
El Paso, TX

Legislation Text

File #: BC-1487, 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 November 20, 2025.



HISTORIC LANDMARK COMMISSION MEETING
Main Conference Room, 2nd Floor, City Hall, 300 N. Campbell Street
November 20, 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:

Kirk Clifton
 Louis Edwards
 Kim McGlone
 Isaac Harder
 Mario Silva
 Luis "Sito" Negron

COMMISSIONERS ABSENT:

Stephanie Gardea
 Cynthia Renteria

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. PHAP25-00043 | 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: | Lianna Archuleta |
| Representative: | Ricardo Arguelles |
| Representative District: | 8 |
| Existing Zoning: | R-4/H (Residential/Historic) |
| Year Built: | 1926 |
| Historic Status: | Contributing |
| Request: | Certificate of Appropriateness for construction of an 8'-0" high
fence on the property line |
| Application Filed: | 11/6/25 |
| 45 Day Expiration: | 12/21/25 |

Presentation made by Mr. Melendez to the Commission.

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

ACTION: Motion made by Commissioner Harder, seconded by Commissioner Silva, to **APPROVE ITEM AS PROPOSED BY HOMEOWNER** and unanimously carried.

Motion passed.

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2. 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 DECEMBER 4, 2025 MEETING.

II. Consent Agenda

- a. Discussion and action on Regular meeting minutes for November 6, 2025.
- b. 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.")

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

Motion passed.

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

ADJOURNMENT:

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

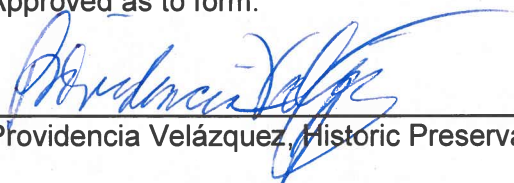
Motion passed.

Meeting adjourned at 3:21 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-1488, Version: 1

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

AGENDA LANGUAGE:

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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.")



Planning and Inspections Department

MAYOR

Renard U. Johnson

PLANNING AND INSPECTIONS DEPARTMENT

December 4, 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 November 20, the following cases have received Administrative Review:

AUSTIN TERRACE HISTORIC DISTRICT

PHHR25-00178–4720 Chesterfield Avenue, Anselma De Macias and Sandra Domingues (owners) – Non-Contributing Property – A request was made for rebuilding rockwall (60'x6' high) with 1'-5" footing at rear of property only. Will match previously existing wall.

MANHATTAN HEIGHTS HISTORIC DISTRICT

PHHR25-00179–3134 Wheeling Avenue, Yvonne Diaz and Julio Villanueva (owners) – Contributing Property – A request was made for repainting exterior facades w/Behr Premium Plus 560A-2 (Morning Breeze) and Behr Pro e600 (White Satin).

SUNSET HEIGHTS HISTORIC DISTRICT

PHHR25-00180–313 W. Yandell Drive, Silveria Richardson (owner) – Contributing Property – A request was made for rebuilding rockwall to standard 6ft height and apply mortar where needed for maintenance. 40ft on rear side yard.

Philip F. Etiwe, Director

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