



AGENDA FOR THE HISTORIC LANDMARK COMMISSION MEETING

April 16, 2026
THORMAN CONFERENCE ROOM, 801 TEXAS AVE, BASEMENT
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: 546 115 231#

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, Isaac Harder, Kim McGlone, Luis "Sito" Negrón, Cynthia Renteria, and Mario Silva.

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. PHAP26-00015:** 212 Campbell 11 To 13 (9360 Sq Ft), City of El Paso, [BC-1993](#)
El Paso County, Texas
Location: 816 Magoffin Avenue
Historic District: Magoffin
Property Owner: Missionary Society of St. Columban
Representative: Bruno Vasquez
Representative District: 8
Existing Zoning: C-4/H (Commercial/Historic)
Year Built: 1920
Historic Status: Contributing
Request: Certificate of Appropriateness for window removal and replacement
Application Filed: 3/19/26
45 Day Expiration: 5/3/26
- 2. PHAP26-00016:** 86 Government Hill 26 & 27 (7000.00 Sq Ft), City of [BC-1994](#)
El Paso, El Paso County, Texas
Location: 4412 Hastings Drive
Historic District: Austin Terrace
Property Owner: Guillermina Rubio
Representative: Guillermina Rubio
Representative District: 2
Existing Zoning: R-5/H (Residential/Historic)
Year Built: 1939
Historic Status: Non-Contributing
Request: Certificate of Appropriateness for work done after-the-fact
Application Filed: 3/19/26
45 Day Expiration: 5/3/26
- 3. PHAP26-00018:** 109 Government Hill 39 & 40 (9225 Sq Ft), City of El [BC-1995](#)
Paso, El Paso County, Texas
Location: 4652 Caples Circle
Historic District: Austin Terrace
Property Owner: Gwendolyn N. and Dorothy G. Bailey
Representative: Gwendolyn N. Bailey
Representative District: 2
Existing Zoning: R-4/H (Residential/Historic)
Year Built: 1940
Historic Status: Contributing
Request: Certificate of Appropriateness for construction of an addition at the rear
Application Filed: 4/2/26
45 Day Expiration: 5/17/26

4. **PHAP26-00019:** 8 Sunset Heights N 120 Ft Of 34 & N 120 Ft of W 1/2 of 33 (4500 Sq Ft), City of El Paso, El Paso County, Texas [BC-1996](#)
- Location: 506 W. Yandell Drive
 Historic District: Sunset Heights
 Property Owner: Laura Gabriela Hernandez Sierra
 Representative: Laura Gabriela Hernandez Sierra
 Representative District: 8
 Existing Zoning: A-3/H (Aparments/Historic)
 Year Built: 1904
 Historic Status: Contributing
 Request: Certificate of Appropriateness for installation of a metal roof
 Application Filed: 4/2/26
 45 Day Expiration: 5/17/26
5. **PHAP26-00020:** Blk 2 El Paso Community College Rio Grande Campus Lot 4, City of El Paso, El Paso County, Texas [BC-1997](#)
- Location: 100 Rio Grande Avenue
 Historic District: Sunset Heights
 Property Owner: El Paso Community College
 Representative: Cesar Aguirre
 Representative District: 8
 Existing Zoning: SD/H (Special District/Historic)
 Year Built: 1925
 Historic Status: Contributing
 Request: Certificate of Appropriateness for removal of windows and infill of openings
 Application Filed: 4/2/26
 45 Day Expiration: 5/17/26

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 April 2, 2026.

[BC-1998](#)

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-1999](#)

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-1993, **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.

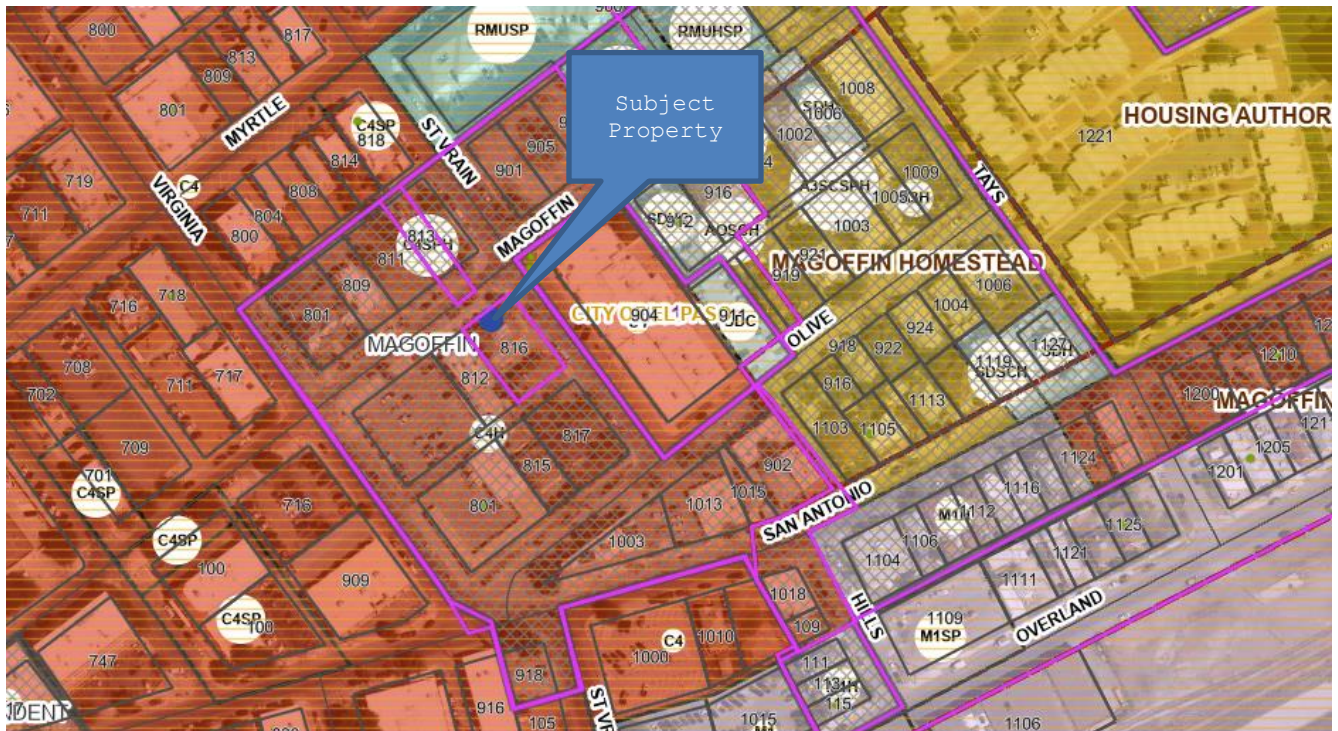
PHAP26-00015: 212 Campbell 11 To 13 (9360 Sq Ft), City of El Paso,
El Paso County, Texas
Location: 816 Magoffin Avenue
Historic District: Magoffin
Property Owner: Missionary Society of St. Columban
Representative: Bruno Vasquez
Representative District: 8
Existing Zoning: C-4/H (Commercial/Historic)
Year Built: 1920
Historic Status: Contributing
Request: Certificate of Appropriateness for window removal and
replacement
Application Filed: 3/19/26
45 Day Expiration: 5/3/26



PHAP26-00015

Date: April 16, 2026
Application Type: Certificate of Appropriateness
Property Owner: Missionary Society of St. Columban
Representative: Bruno Vasquez
Legal Description: 212 Campbell 11 To 13 (9360 Sq Ft), City of El Paso, El Paso County, Texas
Historic District: Magoffin
Location: 816 Magoffin Avenue
Representative District: #8
Existing Zoning: C-4/H (Commercial/Historic)
Year Built: 1920
Historic Status: Contributing
Request: Certificate of Appropriateness for window removal and replacement
Orig. Application Filed: 3/19/2026
Orig. 45 Day Expiration: 5/3/2026

ITEM #1



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for window removal and replacement

STAFF RECOMMENDATION:

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

The Magoffin Historic District Design Guidelines recommend the following:

- *Windows are important character defining features because of significant detailing as in decorative windows, or because they help to define a pattern through the use of voids.*
- *Windows should be repaired rather than replaced. In most cases this will simply entail removing old paint, installing new weather stripping, and then repainting. If windows are damaged beyond repair, replacement windows should match the type, style, material and finish of the original. Do not plug, cover, and/or widen windows if they are on the exterior walls of the original structure.*
- *In Magoffin; however, window treatment ranges from the basic to the ornate. Frames, lintels, and sills were constructed of stone, brick or wood. The finish must be in character with the overall appearance of the structure and adequately complement its style.*

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.*

The modification is that the window muntins be exterior applied and three-dimensional.

PROPOSED WINDOWS



EXIST CONDITIONS 8
TYPICAL CORNER WINDOW CONDITION



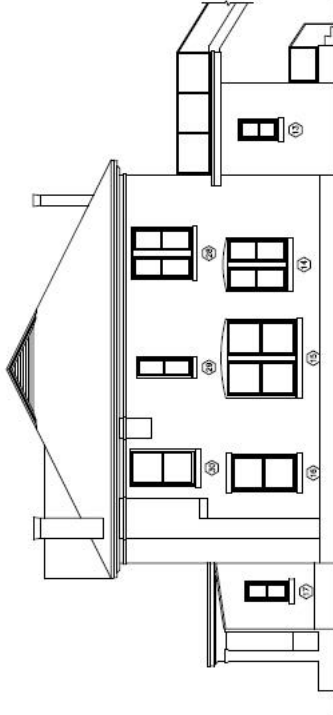
EXIST CONDITIONS 7
TYPICAL CORNER WINDOW CONDITION



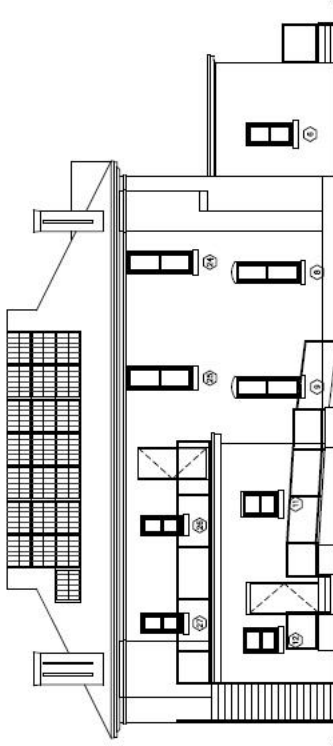
EXISTING CONDITIONS 6
VIEW FROM LANGSTON ST



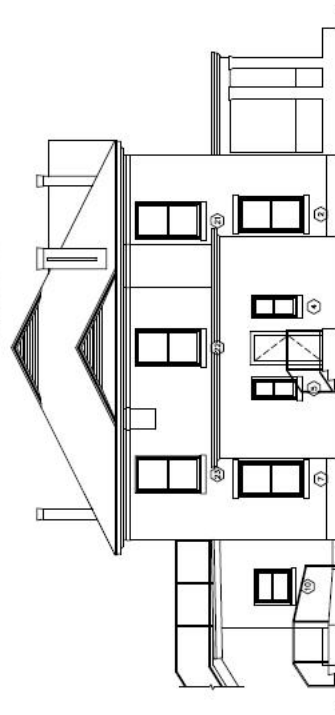
EXISTING CONDITIONS 5
VIEW FROM MAGDOFF ST



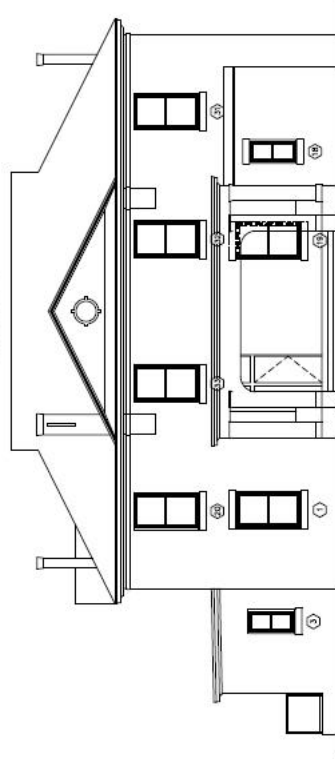
WEST ELEVATION 4
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION 3
SCALE: 1/8" = 1'-0"



EAST ELEVATION 2
SCALE: 1/8" = 1'-0"



NORTH ELEVATION 1
SCALE: 1/8" = 1'-0"



Legislation Text

File #: BC-1994, Version: 1

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

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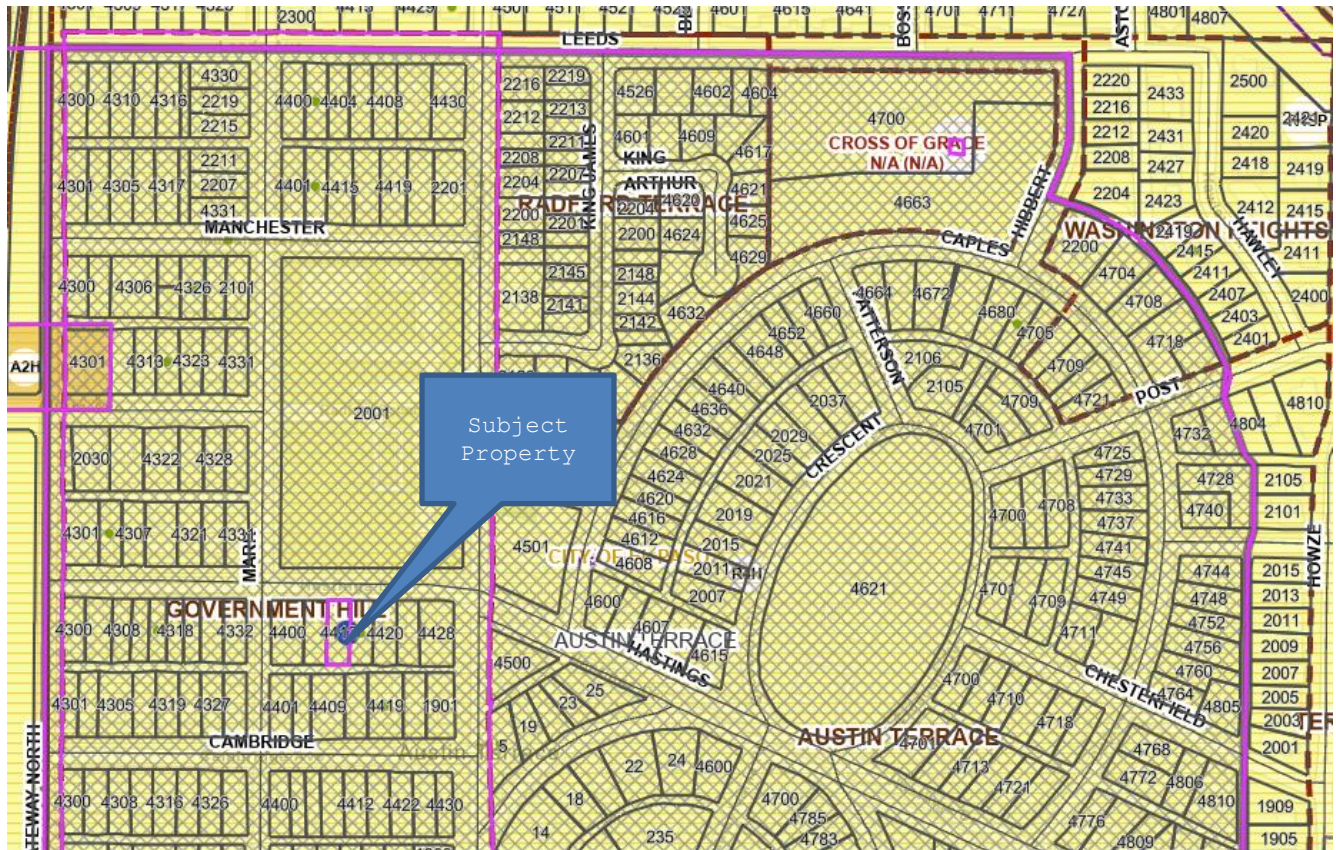
PHAP26-00016: 86 Government Hill 26 & 27 (7000.00 Sq Ft), City of
El Paso, El Paso County, Texas
Location: 4412 Hastings Drive
Historic District: Austin Terrace
Property Owner: Guillermina Rubio
Representative: Guillermina Rubio
Representative District: 2
Existing Zoning: R-5/H (Residential/Historic)
Year Built: 1939
Historic Status: Non-Contributing
Request: Certificate of Appropriateness for work done
after-the-fact
Application Filed: 3/19/26
45 Day Expiration: 5/3/26



PHAP26-00016

Date: April 16, 2026
Application Type: Certificate of Appropriateness
Property Owner: Guillermina Rubio
Representative: Guillermina Rubio
Legal Description: 86 Government Hill 26 & 27 (7000.00 Sq Ft), City of El Paso, El Paso County, Texas
Historic District: Austin Terrace
Location: 4412 Hastings Drive
Representative District: #2
Existing Zoning: R-4/H (Residential/Historic)
Year Built: 1940
Historic Status: Non-Contributing
Request: Certificate of Appropriateness for work done after-the-fact
Orig. Application Filed: 3/19/2026
Orig. 45 Day Expiration: 5/3/2026

ITEM #2



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for work done 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:

- *Doors and windows are considered important character-defining features because of significant detailing. When windows are involved in the construction process it is recommended to repair rather than replace. In many cases this will entail only the replacement of a broken sash cord, new weather stripping, removing old paint and repainting.*
- *However, if windows are damaged beyond repair, replacement windows should match the type (such as double hung), style (for example six panes over six panes), and finish (paint). Replacement windows on the main façade shall be comprised of the operable portions of the window and match the type, style, operation, configuration and finish of the original windows.*
- *Do not use single pane picture windows or horizontal sliding windows if they are not the original window types. Installation of windows similar to the original in appearance and structural purpose, regardless of construction materials is permitted.*
- *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.*
- *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,*
- *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; Three dimensional exterior applied muntins that simulate or match the original muntins may be approved. Single dimension interior applied muntins are not appropriate.*
- *Landscaping is an inherent part of a building's siting and design. Good landscaping reinforces the architectural qualities of a structure and its context. When new landscaping is planned, it should be designed to complement the structure and the streetscape. Materials which can be documented as being historic to the area should be given first priority.*
- *Retain mature trees that contribute to the character of the historic district.*
- *When replacing trees that are causing structural problems carefully consider the new location so that the tree will be able to mature in a healthy manner.*
- *Retain historic landscape materials such as brick or pavers.*
- *Replace mature trees with similar canopy and in the same location when they are*

damaged or diseased. When the same site location is not practical, select a location for replacement trees that will enhance the appearance and character of the historic streetscape or provide shade.

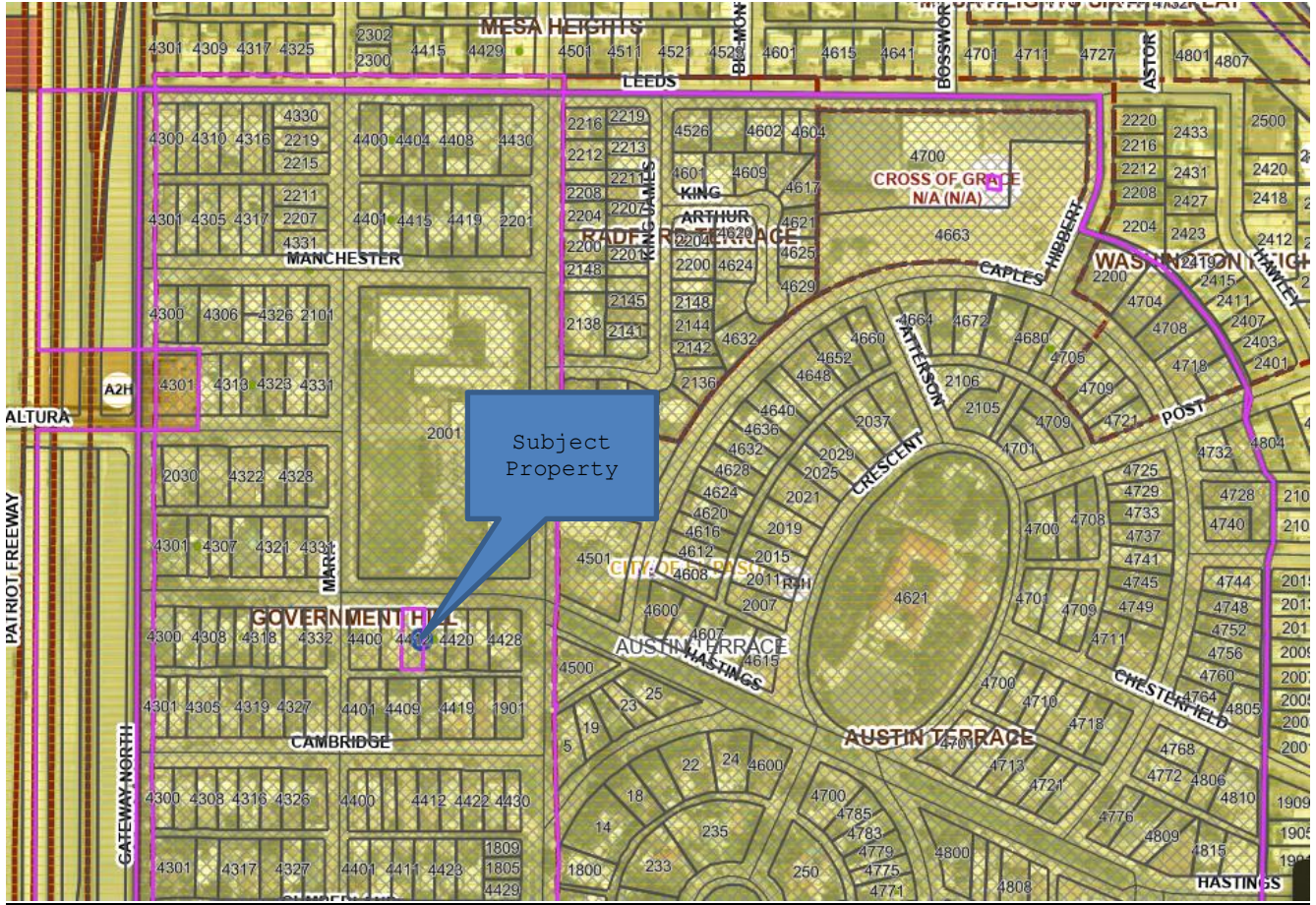
- *Grass and sod may be removed from front yards, side yards on a corner provided not more than 50% of the area is covered with gravel or other masonry. Grass and sod may be removed from parkways provided not more than 50% of the area is covered with gravel or other masonry that is made of impervious materials (brick pavers, gravel, and masonry pavers). The remaining 50% must be covered with trees and living plants that provide ground cover.*
- *Many of the driveways are the type which has two paved driving surfaces and a center strip of grass or other material. It is not appropriate to fill this area with concrete. However, bricks, stones and landscaping are usually considered acceptable. 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.*
- *Introduce new fences and walls compatible in material, design, scale, location, and size with original fences and walls in the historic district.*
- *Introduce new driveways and walkways (when there are none) that are compatible with existing driveways and walkways in terms of width (maximum 12' wide), location, materials, and design. Double width and circular driveways are not appropriate and require approval from the Historic Landmark Commission.*
- *Construct new driveways and walkways in locations that require a minimum of alteration to historic site features such as landscaping, retaining walls, curbs, and sidewalks. Usually, driveways should lead directly to the rear of buildings and walkways should lead directly to the front steps of the house.*

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.*
- *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*
- *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
- *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 windows be replaced with historically accurate windows; that the front yard be landscaped according to the guidelines with living ground cover and less than 50% hardscaping; that the driveway be replaced with the historically accurate driveway; that the tree removed from the driveway be replaced; that the violations be corrected within three (3) months; and that the no permits are issued until the window, landscaping, and driveway violations are corrected.

AERIAL MAP



PAST PHOTOS





Legislation Text

File #: BC-1995, Version: 1

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

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PHAP26-00018: 109 Government Hill 39 & 40 (9225 Sq Ft), City of El Paso, El Paso County, Texas

Location: 4652 Caples Circle

Historic District: Austin Terrace

Property Owner: Gwendolyn N. and Dorothy G. Bailey

Representative: Gwendolyn N. Bailey

Representative District: 2

Existing Zoning: R-4/H (Residential/Historic)

Year Built: 1940

Historic Status: Contributing

Request: Certificate of Appropriateness for construction of an addition at the rear

Application Filed: 4/2/26

45 Day Expiration: 5/17/26

GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for construction of an addition at the rear

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:

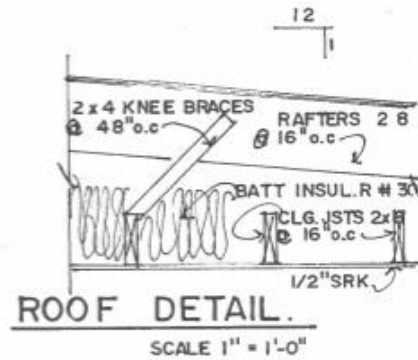
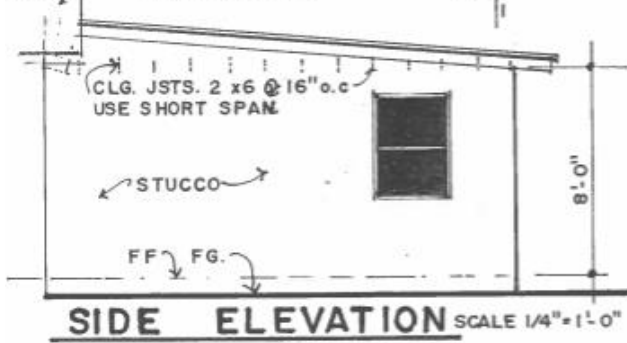
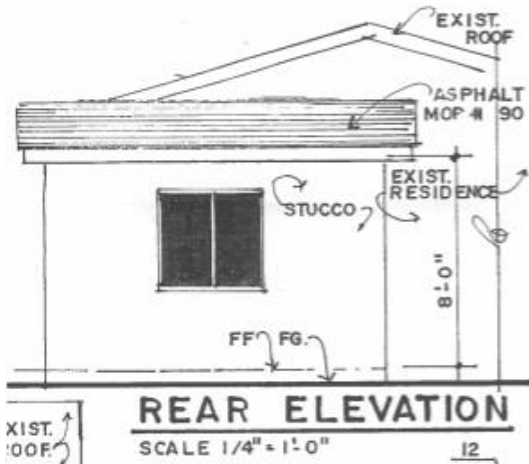
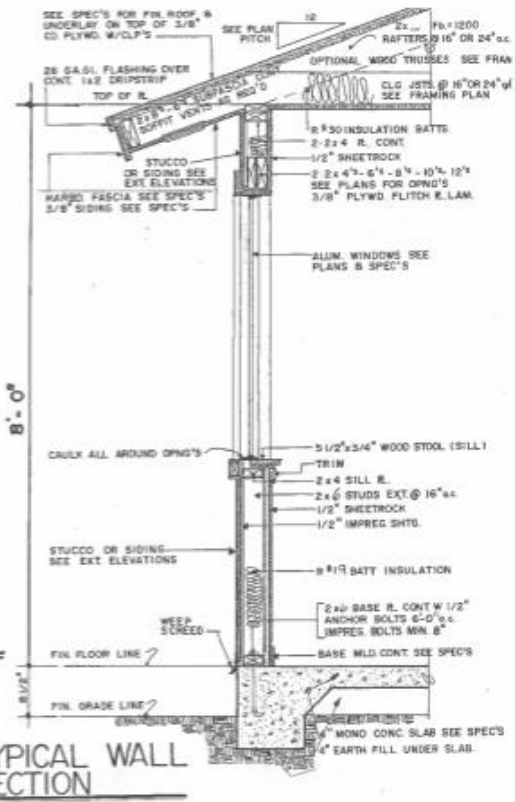
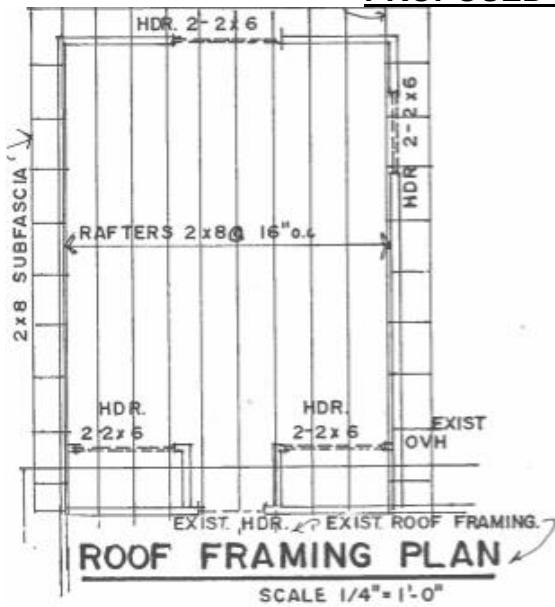
- *Introduce additions in locations that are not visible from the street-generally on rear elevations.*
- *Locate additions carefully so they do not damage or conceal significant building features or details.*
- *It is not appropriate to introduce an addition if it requires the removal of character-defining 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.*

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.*

The modifications are that the artificial landscaping be removed and replaced with living plant cover; that the landscaping meet the guidelines; and that no permits are issued until the landscaping is in compliance.

PROPOSED ELEVATIONS



4652 CAPLES CIR.

SCALE



Legislation Text

File #: BC-1996, **Version:** 1

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

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PHAP26-00019: 8 Sunset Heights N 120 Ft Of 34 & N 120 Ft of W 1/2 of
33 (4500 Sq Ft), City of El Paso, El Paso County,
Texas

Location: 506 W. Yandell Drive

Historic District: Sunset Heights

Property Owner: Laura Gabriela Hernandez Sierra

Representative: Laura Gabriela Hernandez Sierra

Representative District: 8

Existing Zoning: A-3/H (Apartments/Historic)

Year Built: 1904

Historic Status: Contributing

Request: Certificate of Appropriateness for installation of a metal
roof

Application Filed: 4/2/26

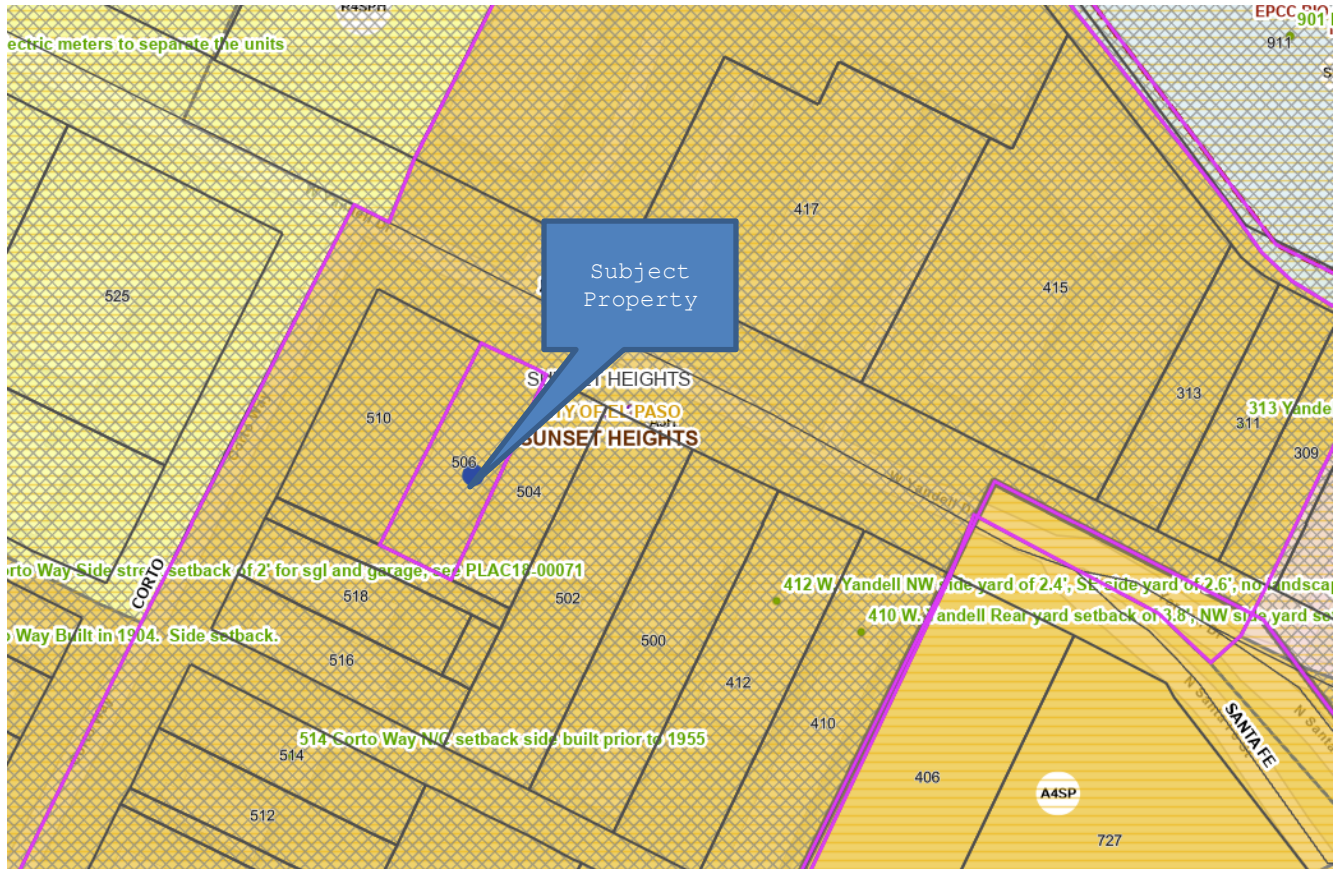
45 Day Expiration: 5/17/26



PHAP26-00019

Date: April 16, 2026
Application Type: Certificate of Appropriateness
Property Owner: Laura Gabriela Hernandez Sierra
Representative: Laura Gabriela Hernandez Sierra
Legal Description: 8 Sunset Heights N 120 Ft of 34 & N 120 Ft of W 1/2 of 33 (4500 Sq Ft), City of El Paso, El Paso County, Texas
Historic District: Sunset Heights
Location: 506 W. Yandell Drive
Representative District: #8
Existing Zoning: A-3/H (Apartments/Historic)
Year Built: 1904
Historic Status: Contributing
Request: Certificate of Appropriateness for installation of a metal roof
Orig. Application Filed: 4/2/2026
Orig. 45 Day Expiration: 5/17/2026

ITEM #4



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for installation of a metal roof

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:

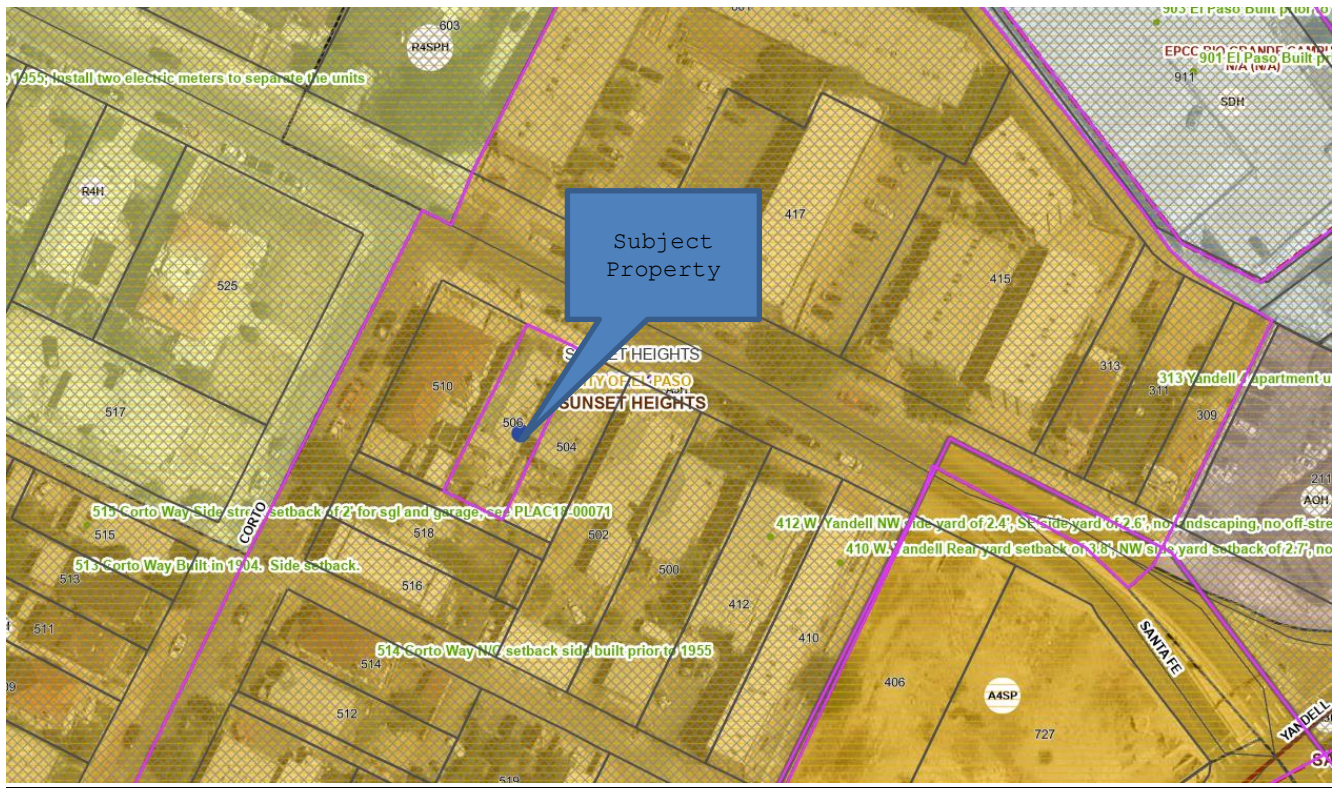
- *The distinctive features of each roof type should be retained as they are character-defining elements. If a roof requires repair, the replacement materials must match the original or existing materials as closely as possible. Do not change the style or construction of the roof.*

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

- *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

The modification is that the new roof be of a metal in the shape and pattern of shingles to resemble the original roof.

AERIAL MAP



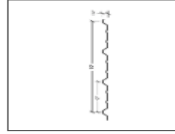
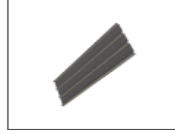
PBR

MBCI's R Panel profile stands out as a premier choice for diverse architectural, agricultural, commercial, and industrial applications. Our PBR siding and roofing panels are through fastened panels that can be installed directly over purlins or joists. They offer a remarkable blend of versatility and durability, making them a great alternative to traditional materials. With MBCI's R Panels, you have the freedom to customize features to suit your vision, including a stunning palette of colors, various coatings, purlin-bearing legs, a selection of high-quality substrates, and the innovative Drip Stop technology.

Choose from our premium coatings, such as Galvalume® Plus, Signature® 200, and Signature® 300, to ensure your project not only meets but exceeds expectations. MBCI offers comprehensive resources for the installation of your PBR panels, ensuring you can confidently transform your building without compromising on quality or style.

[SHOP NOW](#)

PROPOSED ROOFING



3D PANEL VIEW



File #: BC-1997, Version: 1

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

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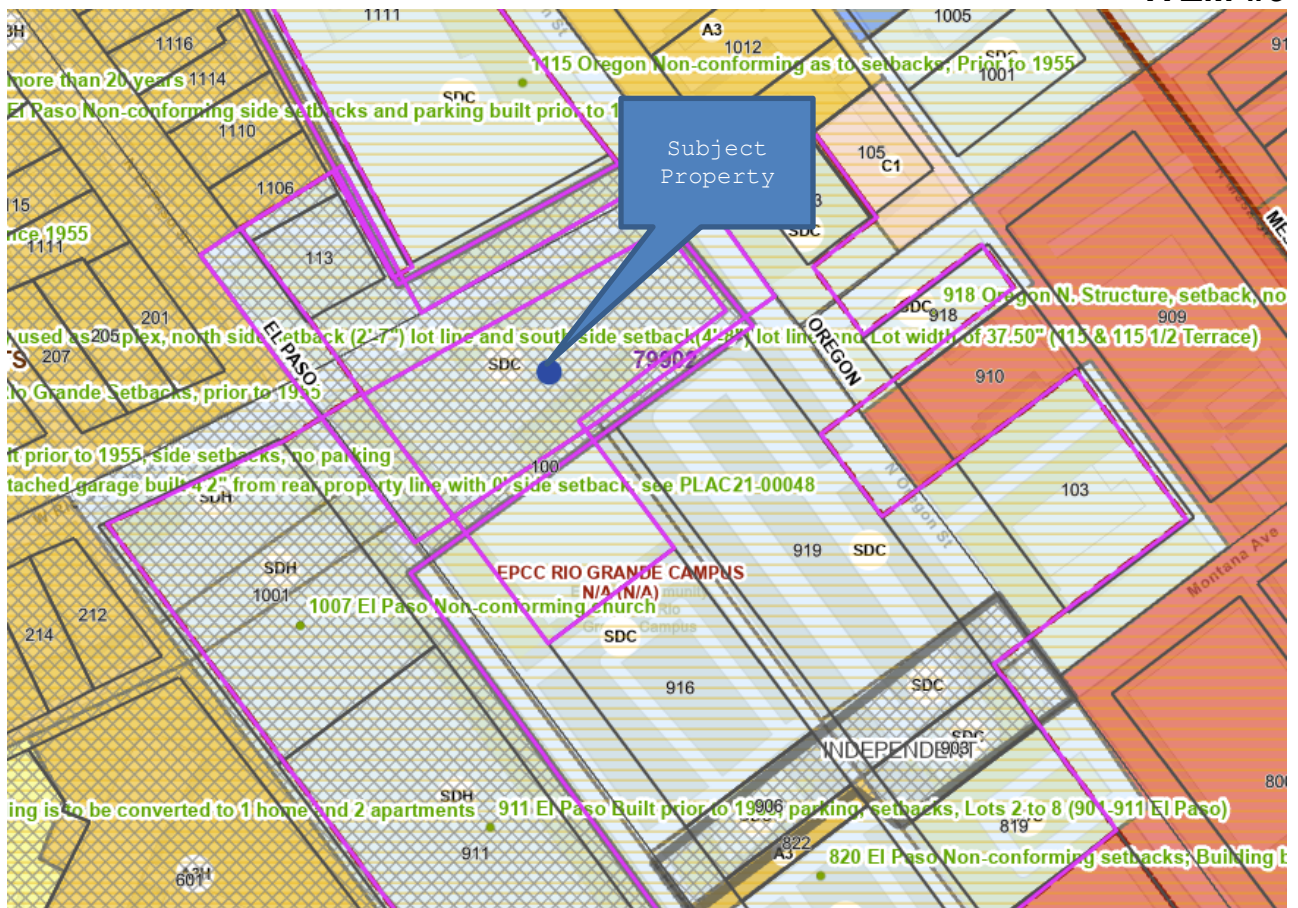
PHAP26-00020: Blk 2 El Paso Community College Rio Grande Campus
Lot 4, City of El Paso, El Paso County, Texas
Location: 100 Rio Grande Avenue
Historic District: Sunset Heights
Property Owner: El Paso Community College
Representative: Cesar Aguirre
Representative District: 8
Existing Zoning: SD/H (Special District/Historic)
Year Built: 1925
Historic Status: Contributing
Request: Certificate of Appropriateness for removal of windows
and infill of openings
Application Filed: 4/2/26
45 Day Expiration: 5/17/26



PHAP26-00020

Date: April 16, 2026
Application Type: Certificate of Appropriateness
Property Owner: El Paso Community College
Representative: Cesar Aguirre
Legal Description: Blk 2 El Paso Community College Rio Grande Campus Lot 4, City of El Paso, El Paso County, Texas
Historic District: Sunset Heights
Location: 100 Rio Grande Avenue
Representative District: #8
Existing Zoning: SD/H (Special District/Historic)
Year Built: 1925
Historic Status: Contributing
Request: Certificate of Appropriateness for removal of windows and infill of openings
Orig. Application Filed: 4/2/2026
Orig. 45 Day Expiration: 5/17/2026

ITEM #5



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for removal of windows and infill of openings

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:

- *Doors and windows are considered important character-defining features because of significant detailing. When windows are involved in the construction process it is recommended to repair rather than replace. In many cases this will entail only the replacement of a broken sash cord, new weather stripping, removing old paint and repainting.*
- *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.*

The modification is that the windows remain in place and that painted wooden boards be attached behind the windows in lieu of removal.

PROPOSED WINDOW REMOVAL



WINDOW #2 OREGON STREET



WINDOW #3 OREGON STREET



WINDOW #4 OREGON STREET



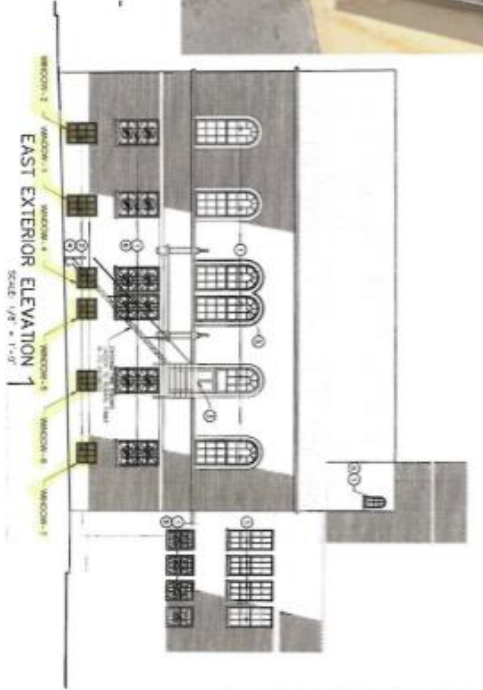
WINDOW #5 OREGON STREET



WINDOW #6 OREGON STREET



WINDOW #7 OREGON STREET



EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

KEY NOTES

1. CONSULT STATE ARCHITECT
2. VERIFY ALL LOCAL ORDINANCES
3. VERIFY ALL LOCAL PERMITS
4. VERIFY ALL LOCAL REGULATIONS
5. VERIFY ALL LOCAL REQUIREMENTS
6. VERIFY ALL LOCAL STANDARDS
7. VERIFY ALL LOCAL SPECIFICATIONS
8. VERIFY ALL LOCAL MATERIALS
9. VERIFY ALL LOCAL METHODS
10. VERIFY ALL LOCAL PROCEDURES
11. VERIFY ALL LOCAL PRACTICES
12. VERIFY ALL LOCAL CUSTOMS
13. VERIFY ALL LOCAL TRADITIONS
14. VERIFY ALL LOCAL BELIEFS
15. VERIFY ALL LOCAL OPINIONS
16. VERIFY ALL LOCAL ATTITUDES
17. VERIFY ALL LOCAL MINDSETS
18. VERIFY ALL LOCAL WORLDVIEWS
19. VERIFY ALL LOCAL COSMOLOGIES
20. VERIFY ALL LOCAL METAPHYSICS
21. VERIFY ALL LOCAL THEOLOGIES
22. VERIFY ALL LOCAL IDEOLOGIES
23. VERIFY ALL LOCAL DOCTRINES
24. VERIFY ALL LOCAL SYSTEMS
25. VERIFY ALL LOCAL METHODS
26. VERIFY ALL LOCAL PROCEDURES
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35. VERIFY ALL LOCAL COSMOLOGIES
36. VERIFY ALL LOCAL METAPHYSICS
37. VERIFY ALL LOCAL THEOLOGIES
38. VERIFY ALL LOCAL IDEOLOGIES
39. VERIFY ALL LOCAL DOCTRINES
40. VERIFY ALL LOCAL SYSTEMS

	WINDOW REPLACEMENT		
A PRO EXT ELEM			



El Paso, TX

300 N. Campbell
El Paso, TX

Legislation Text

File #: BC-1998, **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 April 2, 2026.



HISTORIC LANDMARK COMMISSION MEETING
Thorman Conference Room, 801 Texas – Basement and Virtually
April 02, 2026
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 Vice-Chair Silva present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:

- Kirk Clifton – 3:05 p.m.
- Stephanie Gardea
- Kim McGlone
- Mario Silva
- Cynthia Renteria
- Luis “Sito” Negron

COMMISSIONERS ABSENT:

- Isaac Harder

HISTORIC PRESERVATION OFFICE:

- Providencia Velázquez, Historic Preservation Officer
- Fredo Alexandre, Building Plans Examiner
- 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 at the Thorman 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. **PHAP26-00007** 73 Government Hill 17 To 20 (14000 Sq Ft), City of El Paso, El Paso County, Texas
- Location: 4332 Bliss Avenue
- Historic District: Austin Terrace
- Property Owner: Gabriel Casas
- Representative: Gabriel Casas
- Representative District: 2
- Existing Zoning: R-4/H (Residential/Historic)
- Year Built: 1956
- Historic Status: Non-Contributing
- Request: Certificate of Appropriateness for removal and replacement of gate and installation of fence
- Application Filed: 2/19/26
- 45 Day Expiration: 4/5/26

Presentation made by Ms. Velázquez to the Commission.

Gabriel Casas was present via phone to answer questions from the Commission.

ACTION: Motion made by Commissioner Clifton, seconded by Commissioner McGlone, to **APPROVE STAFF RECOMMENDATIONS** and unanimously carried.

Motion passed.

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2. **PHAP26-00008** 127 Government Hill 8 & 9 (9550 Sq Ft), City of El Paso, El Paso County, Texas
- Location: 1208 Raynolds Street
- Historic District: Austin Terrace
- Property Owner: Isabel Castillo and Violetta Rodriguez
- Representative: Isabel Castillo and Violetta Rodriguez
- Representative District: 2
- Existing Zoning: R-4/H (Residential/Historic)
- Year Built: 1941
- Historic Status: Non-Contributing

Request: Certificate of Appropriateness for paving front yard after-the-fact
 Application Filed: 2/19/26
 45 Day Expiration: 4/5/26

Presentation made by Ms. Velázquez to the Commission.

Isabel Castillo was present to answer questions from the Commission.

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

Motion passed.

3. **PHAP26-00014** 101 Government Hill 21 & 22 (15427.69 Sq Ft), City of El Paso, El Paso County, Texas
- Location: 4700 Hastings Drive
 Historic District: Austin Terrace
 Property Owner: Joshua Tractenberg
 Representative: Joshua Tractenberg
 Representative District: 2
 Existing Zoning: R-4/H (Residential/Historic)
 Year Built: 1922
 Historic Status: Contributing
 Request: Certificate of Appropriateness for reroofing in a different color
 Application Filed: 3/19/26
 45 Day Expiration: 5/3/26

Presentation made by Ms. Velázquez to the Commission.

Elizabeth Tractenberg was present via phone to answer questions from the Commission.

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

Motion passed.

4. **PHAP26-00015** 212 Campbell 11 To 13 (9360 Sq Ft), City of El Paso, El Paso County, Texas
- Location: 816 Magoffin Avenue
 Historic District: Magoffin
 Property Owner: Missionary Society of St. Columban
 Representative: Bruno Vasquez
 Representative District: 8
 Existing Zoning: C-4/H (Commercial/Historic)
 Year Built: 1920
 Historic Status: Contributing
 Request: Certificate of Appropriateness for window removal and replacement
 Application Filed: 3/19/26

45 Day Expiration: 5/3/26

Presentation made by Ms. Velázquez to the Commission.

Bruno Vasquez was present to answer questions from the Commission.

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

Motion passed.

5. **PHAP26-00016** 86 Government Hill 26 & 27 (7000.00 Sq Ft), City of El Paso, El Paso County, Texas
- Location: 4412 Hastings Drive
 Historic District: Austin Terrace
 Property Owner: Guillermina Rubio
 Representative: Guillermina Rubio
 Representative District: 2
 Existing Zoning: R-5/H (Residential/Historic)
 Year Built: 1939
 Historic Status: Non-Contributing
 Request: Certificate of Appropriateness for work done after-the-fact
 Application Filed: 3/19/26
 45 Day Expiration: 5/3/26
This item has been postponed

6. **PHAP26-00017** 12 Mills 8.87 Ft on San Antonio 100 Ft on W 54.44 Ft on N 93.03 Ft on Stanton (3222.11 Sq Ft), City of El Paso, El Paso County, Texas
- Location: 321 E. San Antonio Avenue
 Historic District: Downtown
 Property Owner: Kochindio LLC
 Representative: Angel Reynosa
 Representative District: 8
 Existing Zoning: C-5/H (Commercial/Historic)
 Year Built: 1969
 Historic Status: Non-Contributing
 Request: Certificate of Appropriateness for installation of lighting and planters and painting of murals done after-the-fact
 Application Filed: 3/24/26
 45 Day Expiration: 5/8/26

Presentation made by Ms. Velázquez to the Commission.

Angel Reynosa was present via phone to answer questions from the Commission.

ACTION: Motion made by Commissioner Clifton **THAT THE PLANTERS REMAIN AS CONSTRUCTED AND THE MURAL AS PROPOSED BY THE APPLICANT BE APPROVED**, seconded by Commissioner McGlone and unanimously carried.

Motion passed.

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10. 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 MARCH 5, 2026 MEETING.

II. Consent Agenda

- a. Discussion and action on Regular meeting minutes for March 19, 2026.
- 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 Silva, seconded by Commissioner Renteria to **APPROVE THE CONSENT AGENDA** and carried.

Motion passed.

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

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

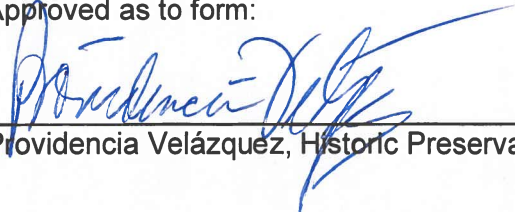
Motion passed.

Meeting adjourned at 4:13 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



El Paso, TX

300 N. Campbell
El Paso, TX

Legislation Text

File #: BC-1999, 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

April 16, 2026

CITY COUNCIL**ATTACHMENT "A"****District 1**

Alejandra Chávez

TO:

Honorable Chair and Members

District 2

Dr. Josh Acevedo

Historic Landmark Commission

FROM:

Providencia Velázquez, Historic Preservation Officer

District 3

Deanna M. Rocha

SUBJECT:

Administrative Review Status Report

District 4

Cynthia Boyar Trejo

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 April 2, the following cases have received Administrative Review:

District 5

Ivan Niño

District 6

Art Fierro

INDEPENDENT LANDMARK**District 7**

Lily Limón

PHHR26-00051 –118 N. Campbell Street, Catholic Archdiocese (owners) – Landmark Property – A request was made for installation of backflow preventer in rear.

District 8

Chris Canales

MAGOFFIN HISTORIC DISTRICT**CITY MANAGER**

Dionne Mack

PHHR26-00054 –1127 E. San Antonio Avenue, Alberto De La Chica (owner) – Contributing Property – A request was made for installation of underground gas line in front yard only.

MANHATTAN HEIGHTS HISTORIC DISTRICT

PHHR26-00050 –3108 Aurora Avenue, Enrique and Rebecca Soltero (owners) – Contributing Property – A request was made for re-roofing w/Owens Corning asphalt shingle in "Amber" to match existing. Metal flashing included.

PHHR26-00052 –2711 Lebanon Avenue, Anthony Jurado (owner) – Contributing Property – A request was made for removal and replacement of three windows on rear facade. New windows to match existing in terms of operation, configuration, finish, and dimensions.

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

SUNSET HEIGHTS HISTORIC DISTRICT

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

PHHR26-00053-211 W. Rio Grande Avenue, Charlotte Quintana (owner) – Contributing Property – A request was made for repainting currently painted portions only including wood trim and metal pickets in Sherwin Williams SW 2805 (Renwick Beige) and SW 2808 (Rockwood Dark Brown).

Philip F. Etiwe, Director

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

