



*****CANCELED*****

AGENDA FOR THE HISTORIC LANDMARK COMMISSION MEETING

**February 19, 2026
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: 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. **PHAP26-00002** 19 Sunset Heights E 60 Ft Of 35 To 40 (9000.00 Sq Ft), City of El Paso, El Paso County, Texas [BC-1758](#)
Location: 1111 W. Yandell Drive
Historic District: Sunset Heights
Property Owner: Christine Ververis
Representative: HMR Windows
Representative District: 8
Existing Zoning: R-4/H (Residential/Historic)
Year Built: 1907
Historic Status: Landmark
Request: Certificate of Appropriateness for window installation
Application Filed: 2/5/26
45 Day Expiration: 3/22/26
2. **PHAP26-00006** 93 Government Hill 26 & 27 (7000 Sq Ft), City of El Paso, El Paso County, Texas [BC-1759](#)
Location: 4410 Hueco Avenue
Historic District: Austin Terrace
Property Owner: Carlos and Maria Gutierrez
Representative: 915 Rehab LLC
Representative District: 2
Existing Zoning: R-4/H (Residential/Historic)
Year Built: 1929
Historic Status: Contributing
Request: Certificate of Appropriateness for enclosure of the carport to create a garage
Application Filed: 2/5/26
45 Day Expiration: 3/22/26

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

3. Discussion and action on Regular meeting minutes for February 5, 2026.

[BC-1760](#)

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-1761](#)

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-1758, 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.

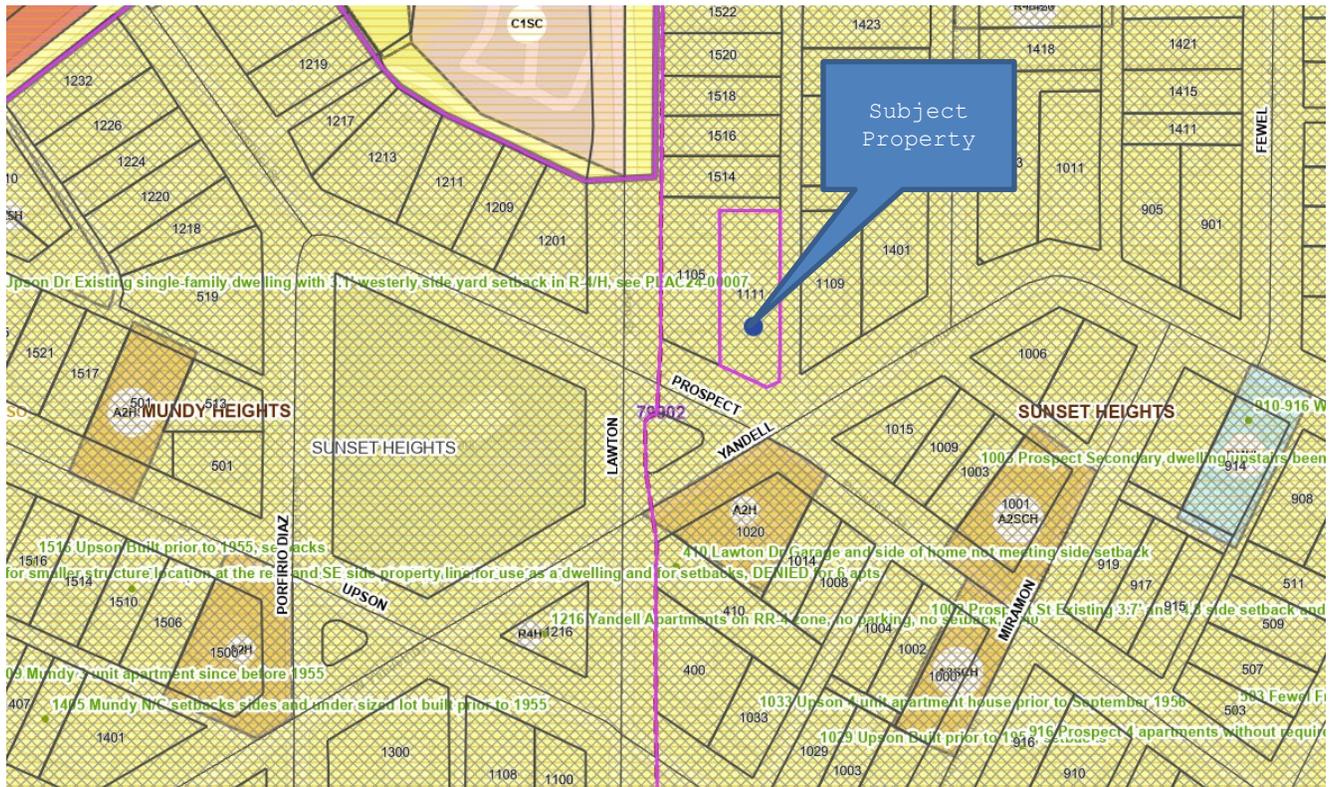
PHAP26-00002 19 Sunset Heights E 60 Ft Of 35 To 40 (9000.00 Sq
Ft), City of El Paso, El Paso County, Texas
Location: 1111 W. Yandell Drive
Historic District: Sunset Heights
Property Owner: Christine Ververis
Representative: HMR Windows
Representative District: 8
Existing Zoning: R-4/H (Residential/Historic)
Year Built: 1907
Historic Status: Landmark
Request: Certificate of Appropriateness for window installation
Application Filed: 2/5/26
45 Day Expiration: 3/22/26



PHAP26-00002

Date: February 19, 2026
Application Type: Certificate of Appropriateness
Property Owner: Christine Ververis
Representative: HMR Windows
Legal Description: 19 Sunset Heights E 60 Ft Of 35 To 40 (9000.00 Sq Ft), City of El Paso, El Paso County, Texas
Historic District: Sunset Heights
Location: 1111 W. Yandell Drive
Representative District: #8
Existing Zoning: R-4/H (Residential/Historic)
Year Built: 1907
Historic Status: Landmark
Request: Certificate of Appropriateness for window installation
Orig. Application Filed: 2/5/2026
Orig. 45 Day Expiration: 3/22/2026

ITEM #1



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for window installation

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:

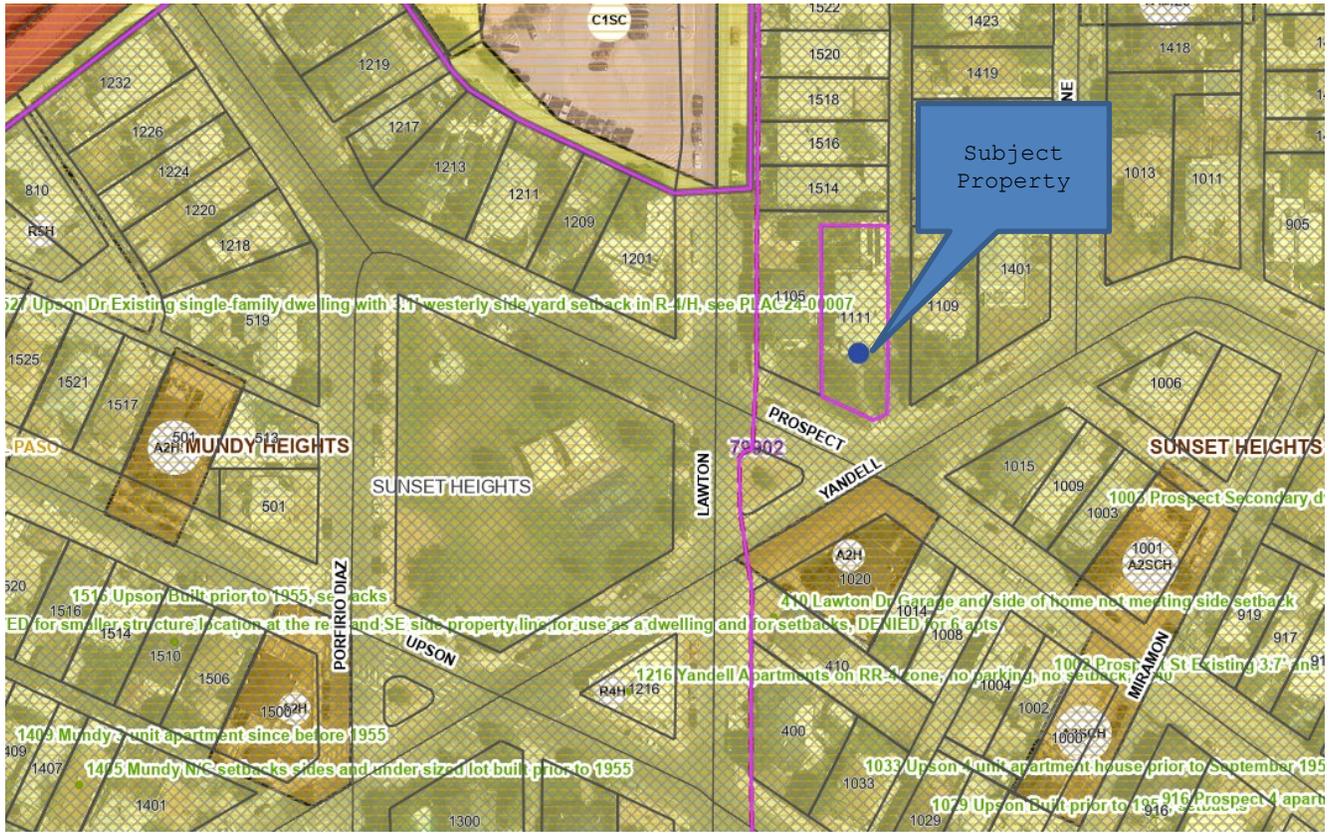
- *Doors and windows are considered important character-defining features because of significant detailing. When windows are involved in the construction process it is recommended to repair rather than replace. In many cases this will entail only the replacement of a broken sash cord, new weather stripping,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

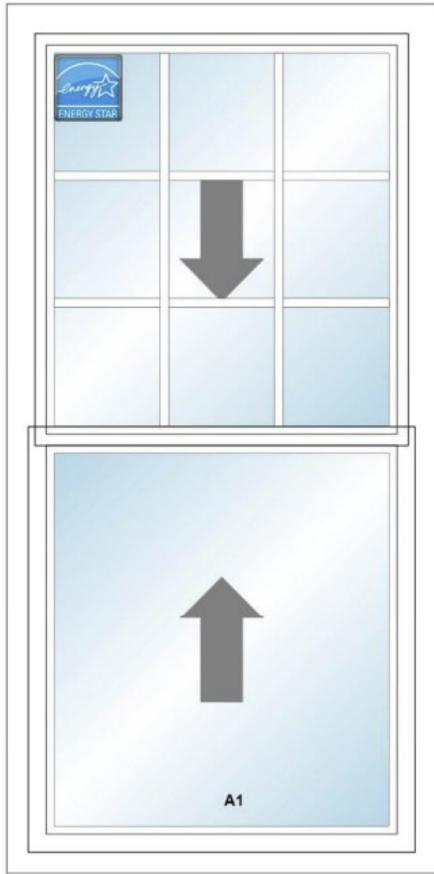
- *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- *New additions, exterior alterations, or related new construction will not destroy historic materials, features, 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 windows be muntins be exterior applied and three-dimensional.

AERIAL MAP



PROPOSED WINDOW



Window Elevation

For Windows #'s

1 2 3 4 5 6 7 8 9

10 11 12 13 14 15

32



Legislation Text

File #: BC-1759, 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.

PHAP26-00006 93 Government Hill 26 & 27 (7000 Sq Ft), City of
El Paso, El Paso County, Texas

Location: 4410 Hueco Avenue

Historic District: Austin Terrace

Property Owner: Carlos and Maria Gutierrez

Representative: 915 Rehab LLC

Representative District: 2

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

Year Built: 1929

Historic Status: Contributing

Request: Certificate of Appropriateness for enclosure of the
carport to create a garage

Application Filed: 2/5/26

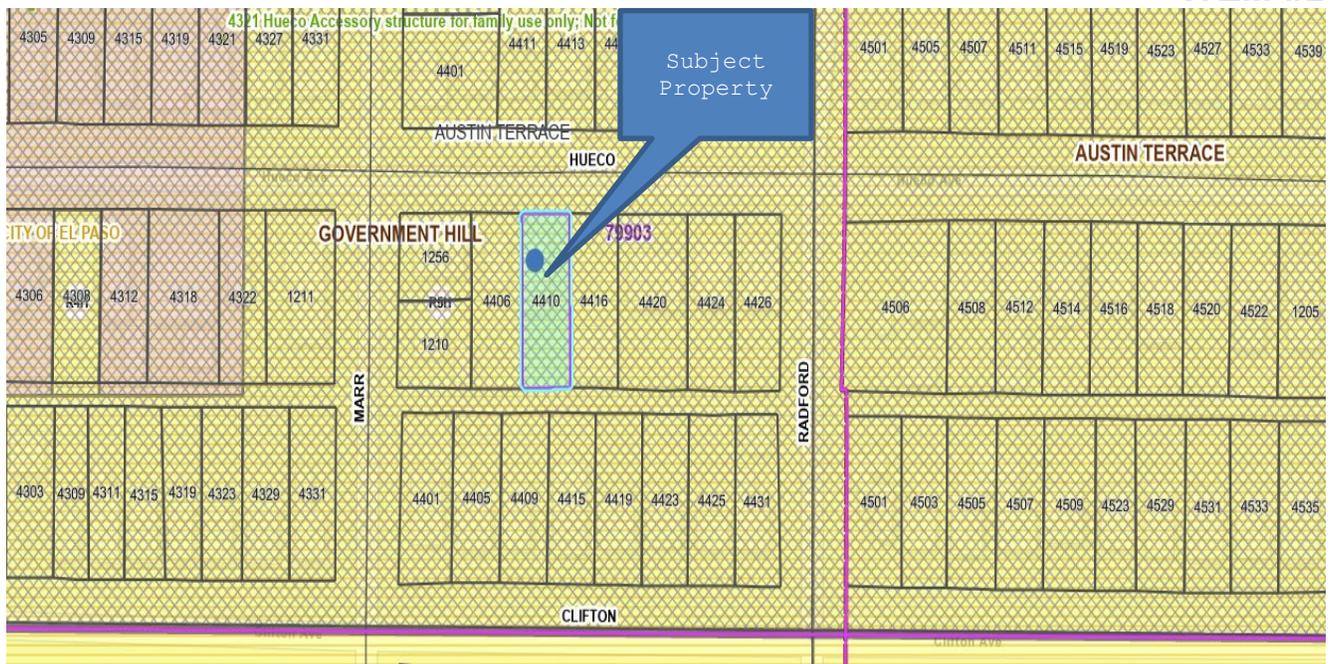
45 Day Expiration: 3/22/26



PHAP26-00006

Date: February 19, 2026
Application Type: Certificate of Appropriateness
Property Owner: Carlos and Maria Gutierrez
Representative: 915 Rehab LLC
Legal Description: 93 Government Hill 26 & 27 (7000 Sq Ft), City of El Paso, El Paso County, Texas
Historic District: Austin Terrace
Location: 4410 Hueco Avenue
Representative District: #2
Existing Zoning: R-4/H (Residential/Historic)
Year Built: 1929
Historic Status: Contributing
Request: Certificate of Appropriateness for enclosure of the carport to create a garage
Orig. Application Filed: 2/5/2026
Orig. 45 Day Expiration: 3/22/2026

ITEM #2



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for enclosure of the carport to create a garage

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:

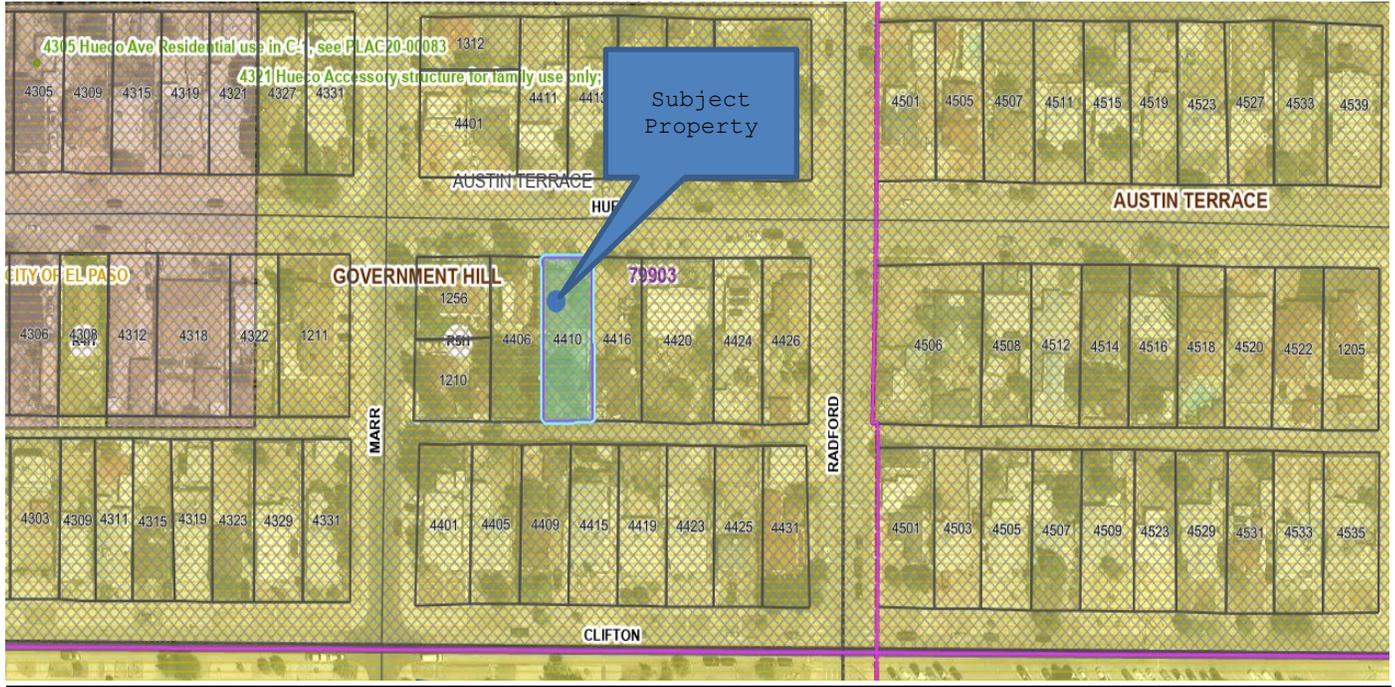
- *Most of the older structures in El Paso have parking provided at the rear of the property in a garage or carport structure. Every effort should be taken to maintain the use of the original parking areas. When repair or replacement is required the existing structure (garage or driveway) should be replaced in kind.*
- *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 modification is that the no new permits are issued until the window violation is corrected.

AERIAL MAP



PROPOSED ELEVATIONS





El Paso, TX

300 N. Campbell
El Paso, TX

Legislation Text

File #: BC-1760, **Version:** 2

**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 February 5, 2026.



HISTORIC LANDMARK COMMISSION MEETING
Main Conference Room, 2nd Floor, City Hall, 300 N. Campbell Street
February 05, 2026
3:00 P.M.

MINUTES

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

The meeting was called to order at 3:06 p.m. Commission Chair Harder present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:

- Kirk Clifton
- Louis Edwards
- Kim McGlone
- Isaac Harder
- Mario Silva
- Cynthia Renteria
- Luis "Sito" Negrón

COMMISSIONERS ABSENT:

- Stephanie Gardea

HISTORIC PRESERVATION OFFICE:

- Providencia Velázquez, Historic Preservation Officer
- Fredo Alejandro, 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 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. PHAP26-00001 79 Government Hill 31 & 32 (7000 Sq Ft), City of El Paso, El Paso County, Texas
 Location: 4300 Hastings Drive
 Historic District: Austin Terrace
 Property Owner: Ramona E. Torres
 Representative: Javier Olmos
 Representative District: 2
 Existing Zoning: R-4/H (Residential/Historic)
 Year Built: 1917
 Historic Status: Non-contributing
 Request: Certificate of Appropriateness for installation of a new roof in a different color
 Application Filed: 1/8/26
 45 Day Expiration: 2/15/26

THIS ITEM HAS BEEN WITHDRAWN.

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2. 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: Reconsideration of an approved Certificate of Appropriateness for the placement of a metal structure in driveway after-the-fact
 Application Filed: 11/20/25
 45 Day Expiration: 1/4/26

Presentation made by Ms. Velázquez to the Commission.

Lydia Cordova, owner and representative, spoke to/answered questions from the Commission.

ACTION: Motion made by Commissioner Clifton, seconded by Commissioner Negron, to **APPROVE ITEM** and unanimously carried.

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 FEBRUARY 19, 2026 MEETING.

II. Consent Agenda

- a. Discussion and action on Regular meeting minutes for January 08, 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 Harder, seconded by Commissioner Renteria, 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 Clifton seconded by Commissioner Negron and unanimously carried to **ADJOURN**.

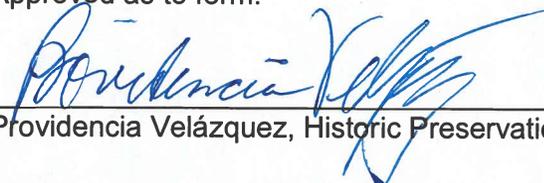
Motion passed.

Meeting adjourned at 3:30 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-1761, 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

February 19, 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 February 5, the following cases have received Administrative Review:

District 5

Ivan Niño

AUSTIN TERRACE HISTORIC DISTRICT

District 6

Art Fierro

PHHR26-00007-4300 Hastings Drive, Ramona Torres (owner) – Non-Contributing Property – A request was made for re-roofing w/Owens Corning asphalt shingles in "Terra Cotta" to match existing.

District 7

Lily Limón

PHHR26-00016-1208 Raynolds Street, Isabel Castillo and Violetta Rodriguez (owners) – Non-Contributing Property – A request was made for repainting building in Dunn-Edwards Mesa Tan for main body and Dunn-Edwards Espresso Macchiato for the trim.

District 8

Chris Canales

PHHR26-00018-1216 Raynolds Street, Socorro Plasencia (owner) – Non-Contributing Property – A request was made for removal of top part of fence and removal & replacement of two dead trees.

CITY MANAGER

Dionne Mack

PHHR26-00019-235 Pennsylvania Place, Gerard Crecca (owner) – Landmark – A request was made for removal and replacement of rooftop a/c equipment.

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

OLD SAN FRANCISCO HISTORIC DISTRICT

PHHR26-00015– 523 W. Missouri Avenue, Oscar Andrade (owner) – Contributing Property – A request was made for electrical meter repair and replacement.

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

MANHATTAN HEIGHTS HISTORIC DISTRICT

PHHR26-00014 – 3017 Federal Avenue, Jordyn Rosensky (owner) – Contributing Property – A request was made for removal, replacement, and repair of sidewalk. New sidewalk to match existing in terms of materials, dimensions, details, location, and finish.

PHHR26-00017 – 3000 San Diego Avenue, Apolonia and Ofelia Ramirez (owners) – Contributing Property – A request was made for removal of rooftop swamp cooler and replacement w/new HVAC unit. New unit to be placed in same location as existing.

SEGUNDO BARRIO NATIONAL REGISTER HISTORIC DISTRICT

PHHR26-00009–RoW Alley G and 4th Avenue, City of El Paso (owners) – Non-Contributing Property – A request was made for installation of small cell tower in Segundo Barrio NR district. As per city code 15.10.090.

PHHR26-00010– 818 Tays Street, Ana M. Castro (owner) – Non-Contributing Property – A request was made for installation of small cell tower in Segundo Barrio NR district. As per city code 15.10.090.

CITY MANAGER

Dionne Mack

PHHR26-00011–RoW on Mesa and 6th Avenue, City of El Paso (owner) – Non-Contributing Property – A request was made for installation of small cell tower in Segundo Barrio NR district. As per city code 15.10.090.

PHHR26-00012–711 S. Kansas Street, City of El Paso (owner) – Non-Contributing Property – A request was made for installation of small cell tower in Segundo Barrio NR district. As per city code 15.10.090.

PHHR26-00013–602 S. Oregon Street, City of El Paso (owner) – Non-Contributing Property – A request was made for installation of small cell tower in Segundo Barrio NR district. As per city code 15.10.090.

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

PHHR26-00008-100 W. Rio Grande Avenue, El Paso Community College(owners) –
Contributing Property – A request was made for asphalt and concrete repair for storm
drainage.

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

Philip F. Etiwe, Director

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