



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

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**April 02, 2026**

**THORMAN CONFERENCE ROOM , 801 TEXAS - BASEMENT 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: 872 499 606#**

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: 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. PHAP26-00007:** 73 Government Hill 17 To 20 (14000 Sq Ft), [BC-1922](#)  
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 back entry gate and installation of fence  
Application Filed: 2/19/26  
45 Day Expiration: 4/5/26
- 2. PHAP26-00008:** 127 Government Hill 8 & 9 (9550 Sq Ft), City of El Paso, El Paso County, Texas [BC-1923](#)  
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
- 3. PHAP26-00014:** 101 Government Hill 21 & 22 (15427.69 Sq Ft), City of El Paso, El Paso County, Texas [BC-1924](#)  
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

4. **PHAP26-00015:** 212 Campbell 11 To 13 (9360 Sq Ft), City of El Paso, [BC-1925](#)  
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
5. **PHAP26-00016:** 86 Government Hill 26 & 27 (7000.00 Sq Ft), City of [BC-1926](#)  
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 [BC-1927](#)  
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

## **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**

7. Discussion and action on Regular meeting minutes for March 19, 2026. [BC-1928](#)

### **Staff Report**

8. 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-1929](#)

## **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-1922, 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.*

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 back entry gate and installation  
of fence

Application Filed: 2/19/26

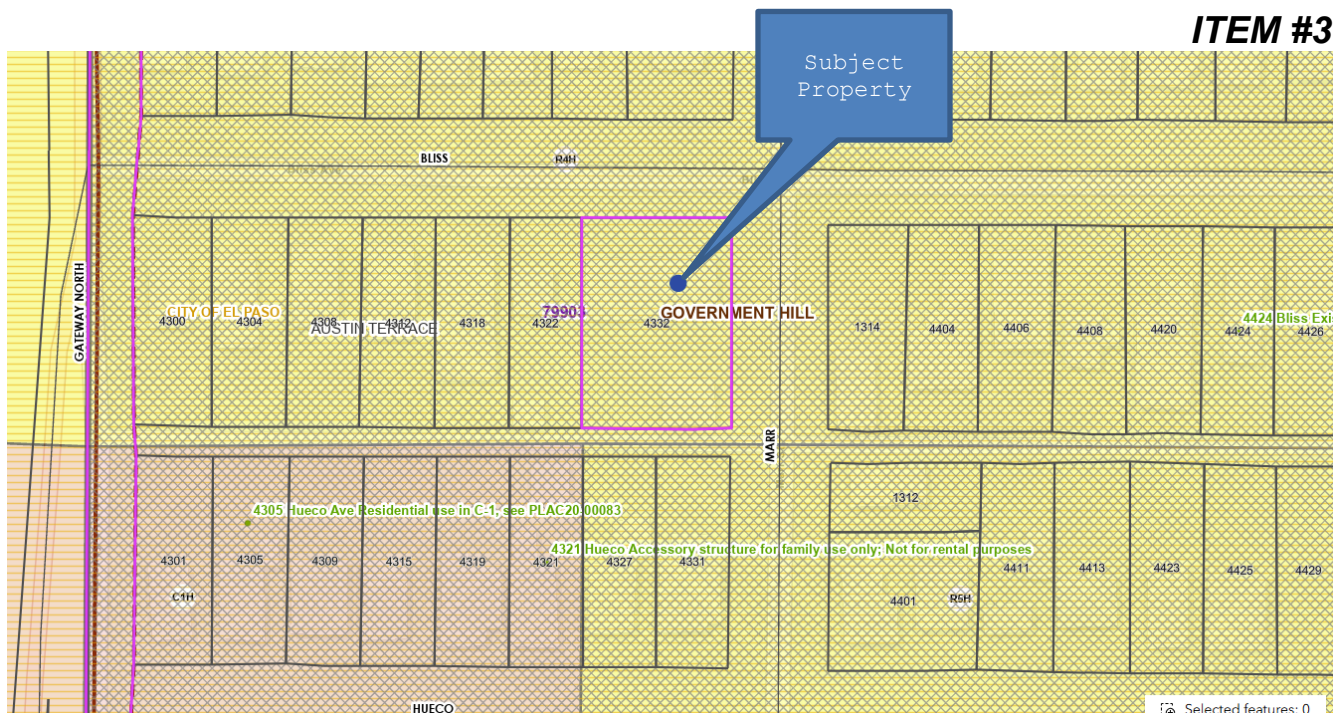
45 Day Expiration: 4/5/26



## PHAP26-00007

**Date:** April 2, 2026  
**Application Type:** Certificate of Appropriateness  
**Property Owner:** Gabriel Casas  
**Representative:** Gabriel Casas  
**Legal Description:** 73 Government Hill 17 To 20 (14000 Sq Ft), City of El Paso, El Paso County, Texas  
**Historic District:** Austin Terrace  
**Location:** 4332 Bliss Avenue  
**Representative District:** #2  
**Existing Zoning:** R-4/H (Residential/Historic)  
**Year Built:** 1956  
**Historic Status:** Contributing  
**Request:** Certificate of Appropriateness for removal and replacement of gate and installation of fence  
**Orig. Application Filed:** 2/19/2026  
**Orig. 45 Day Expiration:** 4/5/2026

### ITEM #3



### GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for removal and replacement of gate and installation of fence

### 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:

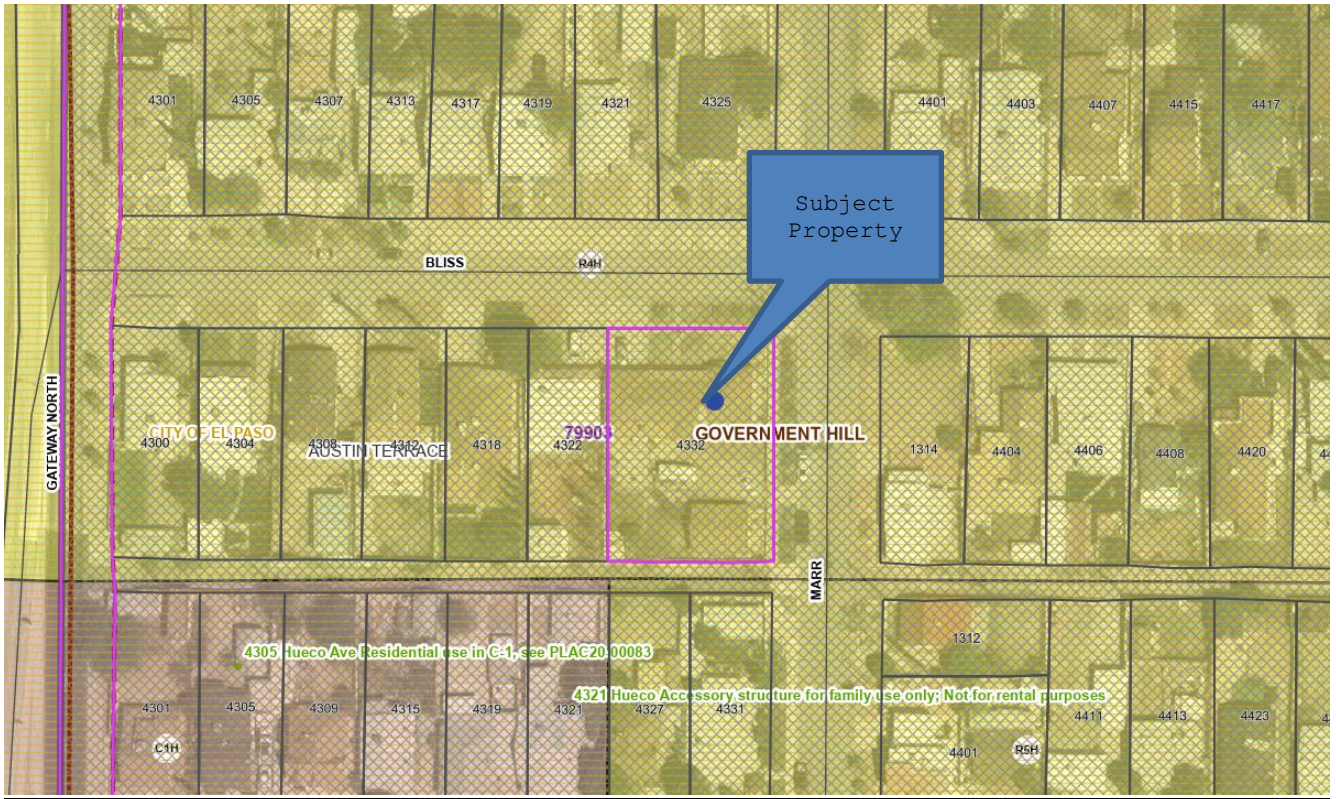
- *Construction of new fences, stairs, or sidewalk rails and replacement of older existing fences is allowed on historic properties provided that the proposed site feature is of a compatible material and scale. Rock, brick, wood and wrought iron are acceptable materials but each case is decided individually. Cinder block and chain link fencing are relatively recent developments and are therefore not appropriate fencing materials.*
- *The height of the proposed fence should complement the structure (primarily as viewed from the street) and should not obstruct the public's view of the building. For instance, a large structure set back far from the street may be a more appropriate site for the construction of a tall fence than a small house with a 25-foot front yard setback.*
- *Solid walls are appropriate for the side property lines while an open fencing material is more appropriate for the front portion of the property.*
- *Retain fences and walls that contribute to the historic character of the property and the district where possible. If replacement is necessary, replace only the deteriorated element to match the original in dimension, proportion, material, texture, and detail.*
- *Introduce new fences and walls compatible in material, design, scale, location, and size with original fences and walls in the historic district*
- *The height of the proposed fence should complement the structure and should not obstruct the public's view of the building. Any proposed fence higher than 32" solid or 48" open, measured from ground level, at front property line or a side yard property line on a corner lot, shall be reviewed by the HLC. Any proposed fence higher than 6 ft., between buildings on an interior property line or across the rear property line, shall be reviewed by the HLC.*

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

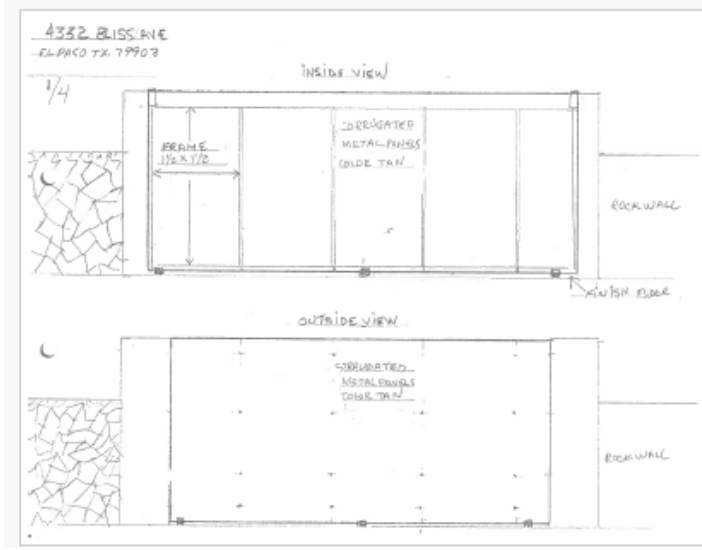
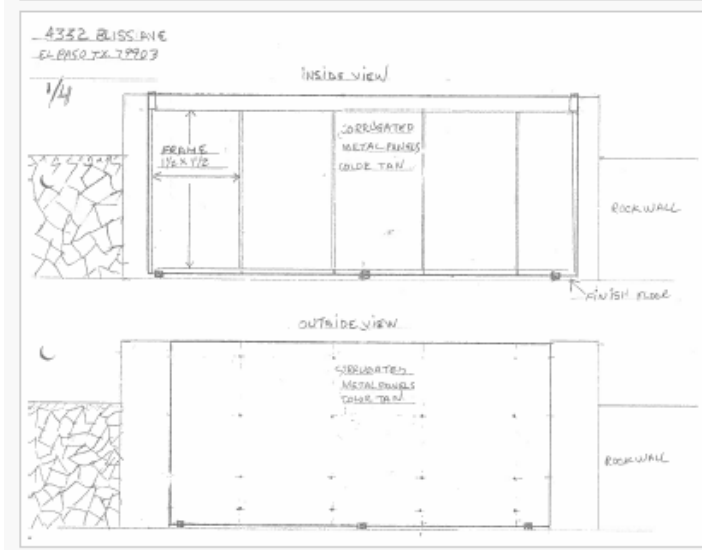
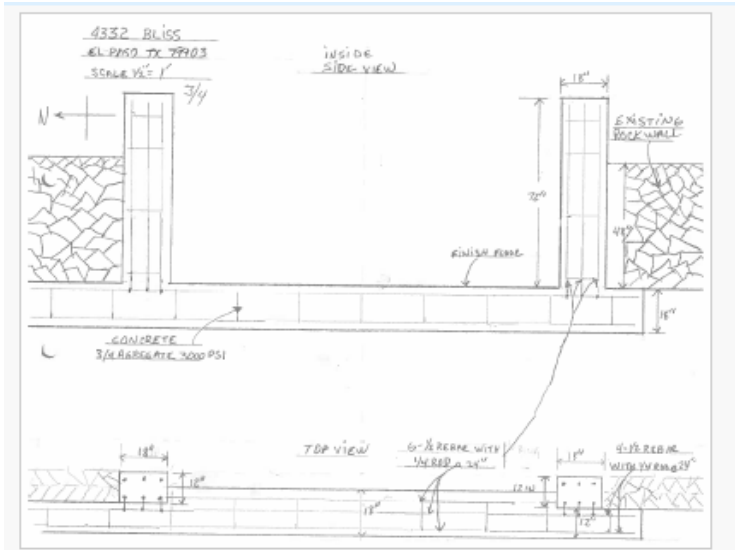
- *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

*The modifications are that the height of the gate and poles be reduced to the height of the wall; that the exterior face of the gate be smooth and not corrugated; and that the gate be painted to match the wall.*

## **AERIAL MAP**



# PROPOSED ELEVATIONS





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**File #:** BC-1923, **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.*

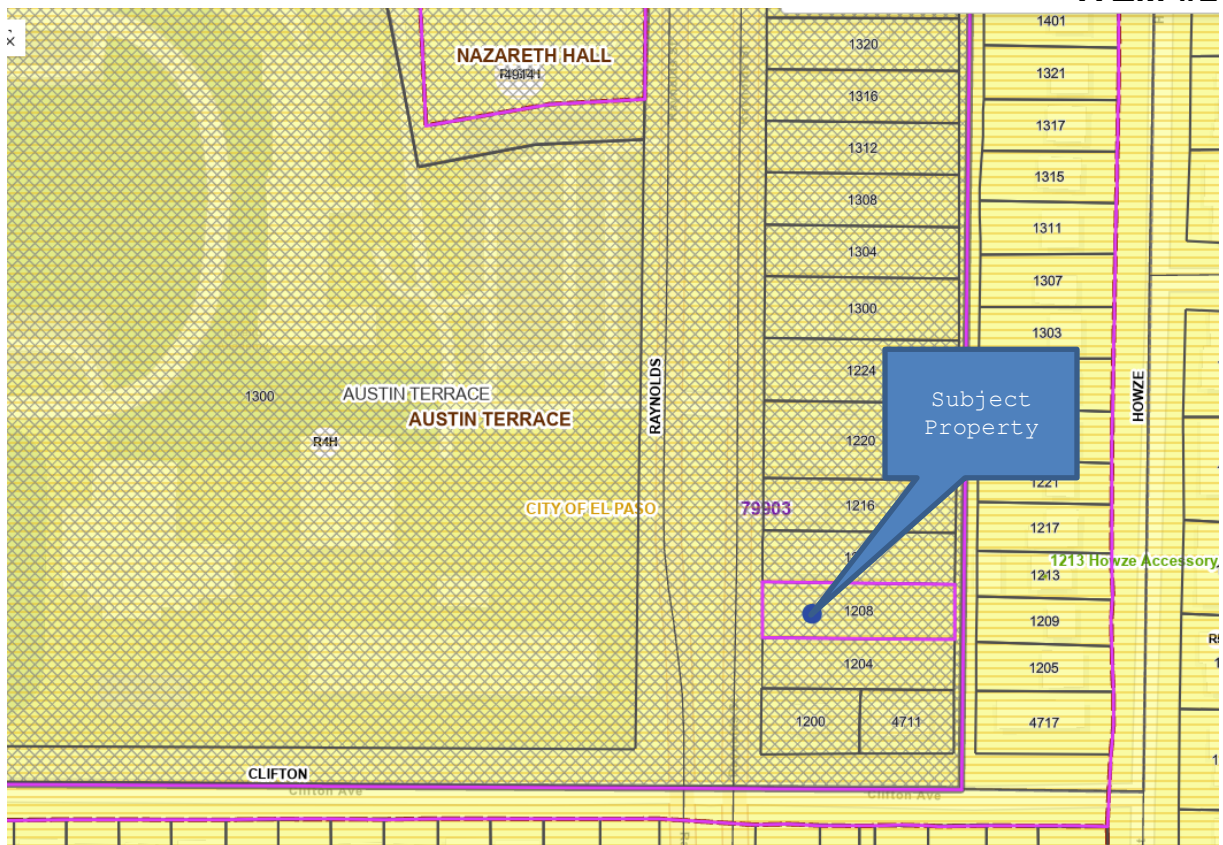
**PHAP26-00008:** 127 Government Hill 8 & 9 (9550 Sq Ft), City of El Paso, El Paso County, Texas  
**Location:** 1208 Raynolds Street  
**Historic District:** Austin Terrace  
**Property Owner:** Isabel Castillo and Violetta Rodriguez  
**Representative:** Isabel Castillo and Violetta Rodriguez  
**Representative 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



## PHAP26-00008

**Date:** April 2, 2026  
**Application Type:** Certificate of Appropriateness  
**Property Owner:** Isabel Castillo and Violetta Rodriguez  
**Representative:** Isabel Castillo and Violetta Rodriguez  
**Legal Description:** 127 Government Hill 8 & 9 (9550 Sq Ft), City of El Paso, El Paso County, Texas  
**Historic District:** Austin Terrace  
**Location:** 1208 Raynolds Street  
**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  
**Orig. Application Filed:** 2/19/2026  
**Orig. 45 Day Expiration:** 4/5/2026

## ITEM #2



### **GENERAL INFORMATION:**

The applicant seeks approval for:

Certificate of Appropriateness for paving front yard 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:

- *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.*
- *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.*

*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.*

*The modifications are that the landscaping request (with maximum 50% hardscape) that was approved in 2006 be followed; that the landscaping be installed within six (6) months; and that no new permits are issued until the violation is corrected.*

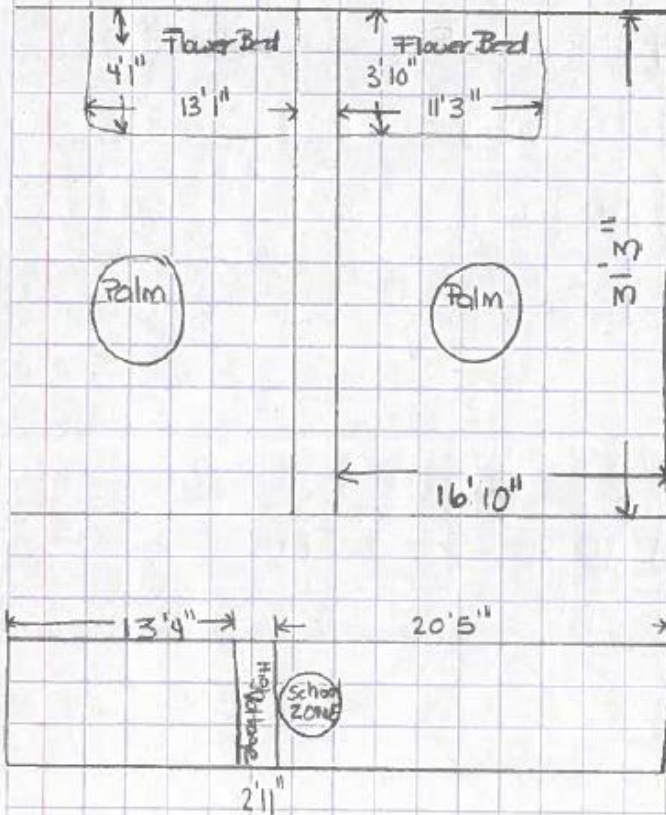
## **AERIAL MAP**



CURRENT FRONT YARD PLAN PROPOSAL

1208 Reynolds St.  
El Paso, TX 79903  
Case# ENH526-00537

House



**PREVIOUS APPROVAL**

File Number  
AR 06049



PLANNING, RESEARCH & DEVELOPMENT DEPARTMENT  
HISTORIC PRESERVATION ADMINISTRATIVE REVIEW



PLANNING, RESEARCH AND  
DEVELOPMENT DEPARTMENT

These plans have been  
checked for general  
conformity with the  
guide lines of Historic  
Preservation

**APPROVAL**

*[Signature]*

DATE 7/28/06  
SUBJECT TO ALL CITY CODES  
AND ORDINANCES  
Subject to all City Codes and Ordinances

PLEASE TYPE OR PRINT:

1. PROPERTY OWNER(S): Isabel C. Castillo  
ADDRESS: 1208 Reynolds ZIP CODE: 79903 PHONE: 915.479.0285
2. APPLICANT(S): self  
ADDRESS: same ZIP CODE: same PHONE: ( " ) "
3. LEGAL DESCRIPTION: 127 Government Hill Lots 8 & 9
4. PROPERTY IDENTIFICATION NUMBER: 656999912701900 PRESENT ZONING: R-4/H
5. STREET ADDRESS OR LOCATION OF PROPERTY: 1208 Reynolds st
6. CITY REPRESENTATIVE DISTRICT #: 2 HISTORIC DISTRICT: Austin Terrace
7. PROPOSED SCOPE OF WORK (Check all that apply):  

<input checked="" type="checkbox"/> Landscaping	<input type="checkbox"/> Accessibility	<input type="checkbox"/> Doors	<input type="checkbox"/> Swimming Pools	<input type="checkbox"/> Routine Maintenance
<input type="checkbox"/> Fencing	<input type="checkbox"/> Skylights	<input type="checkbox"/> Driveways & Walkways	<input checked="" type="checkbox"/> Windows	
<input type="checkbox"/> Security Grills	<input type="checkbox"/> Signs	<input type="checkbox"/> Parkways	<input checked="" type="checkbox"/> Color (with sample & photo)	
8. DETAILED DESCRIPTION OF PROPOSED WORK (Describe building materials to be used; design type; design elements, i.e. windows, doors, roof; proposed colors [submit sample]; etc. Attach additional page if necessary):  
House exterior + car port will be painted, a copy of the colors are attached. Fine trees will be removed, an awning will be installed in the living room window + landscaping will be re-done. (50% hardscape max)
9. SIGNATURE(S) OF OWNER(S) OF RECORD FOR THE ABOVE DESCRIBED PROPERTY:  
[Signature] Date: 7/28/06
10. SIGNATURE(S) OF REPRESENTATIVE(S) FOR THE ABOVE DESCRIBED PROPERTY:  
 \_\_\_\_\_ Date: \_\_\_\_\_
11. RECEIVED BY:  
[Signature] Date: 7/28/06

**Note:** Recent, dated photographs of the subject property are required. A separate permit(s) through the Building Permits & Inspections Department may be required for this request and is subject to all City Codes and Ordinances.



Legislation Text

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File #: BC-1924, Version: 1

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

AGENDA LANGUAGE:

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PHAP26-00014: 101 Government Hill 21 & 22 (15427.69 Sq Ft), City of  
El Paso, El Paso County, Texas

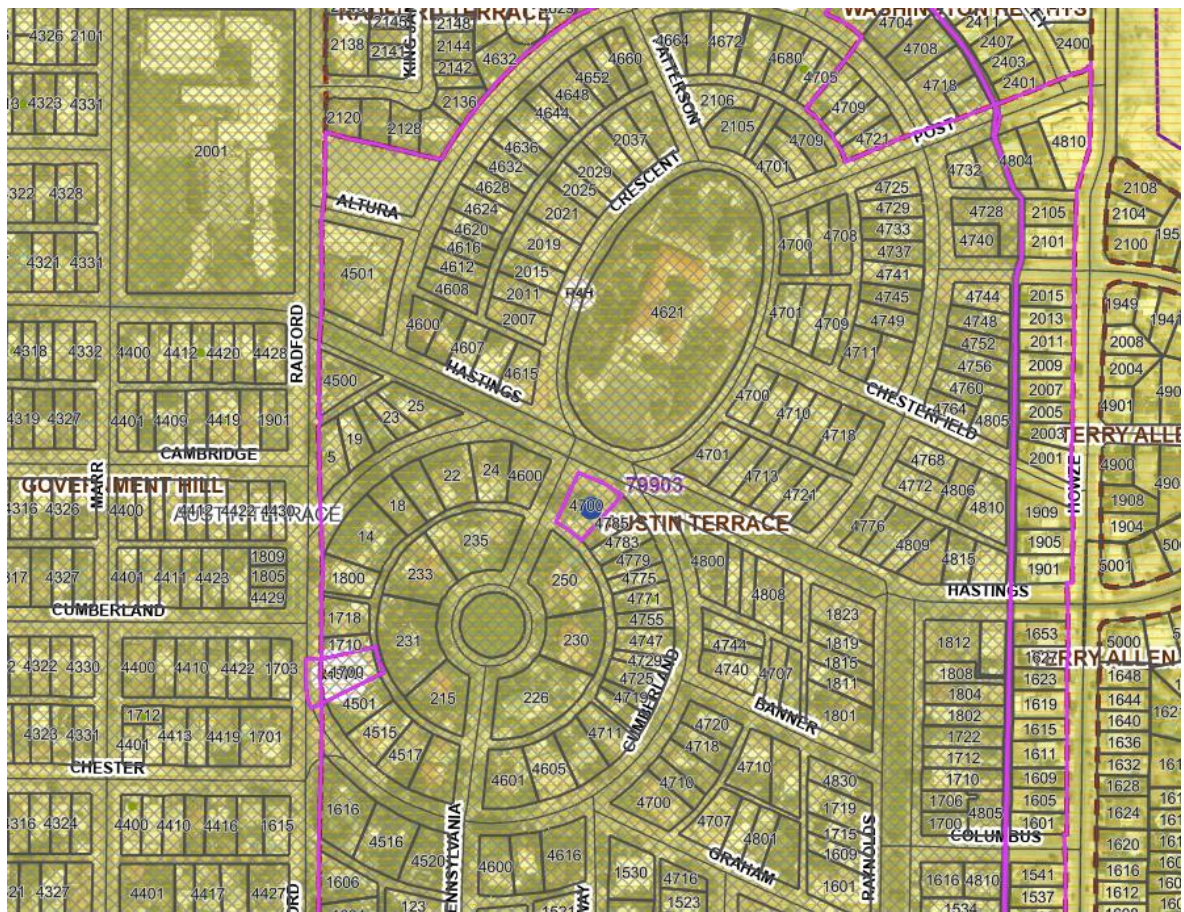
Location: 4700 Hastings Drive  
Historic District: Austin Terrace  
Property Owner: Joshua Tractenberg  
Representative: Joshua Tractenberg  
Representative District: 2  
Existing Zoning: R-4/H (Residential/Historic)  
Year Built: 1922  
Historic Status: Contributing  
Request: Certificate of Appropriateness for reroofing in a different  
color

Application Filed: 3/19/26  
45 Day Expiration: 5/3/26



# PHAP26-00014

**Date:** April 2, 2026  
**Application Type:** Certificate of Appropriateness  
**Property Owner:** Joshua Tractenberg  
**Representative:** Joshua Tractenberg  
**Legal Description:** 101 Government Hill 21 & 22 (15427.69 Sq Ft), City of El Paso, El Paso County, Texas  
**Historic District:** Austin Terrace  
**Location:** 4300 Hastings Drive  
**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  
**Orig. Application Filed:** 3/19/2026  
**Orig. 45 Day Expiration:** 5/3/2026  
**ITEM #3**



## GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for reroofing in a different color

## **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:

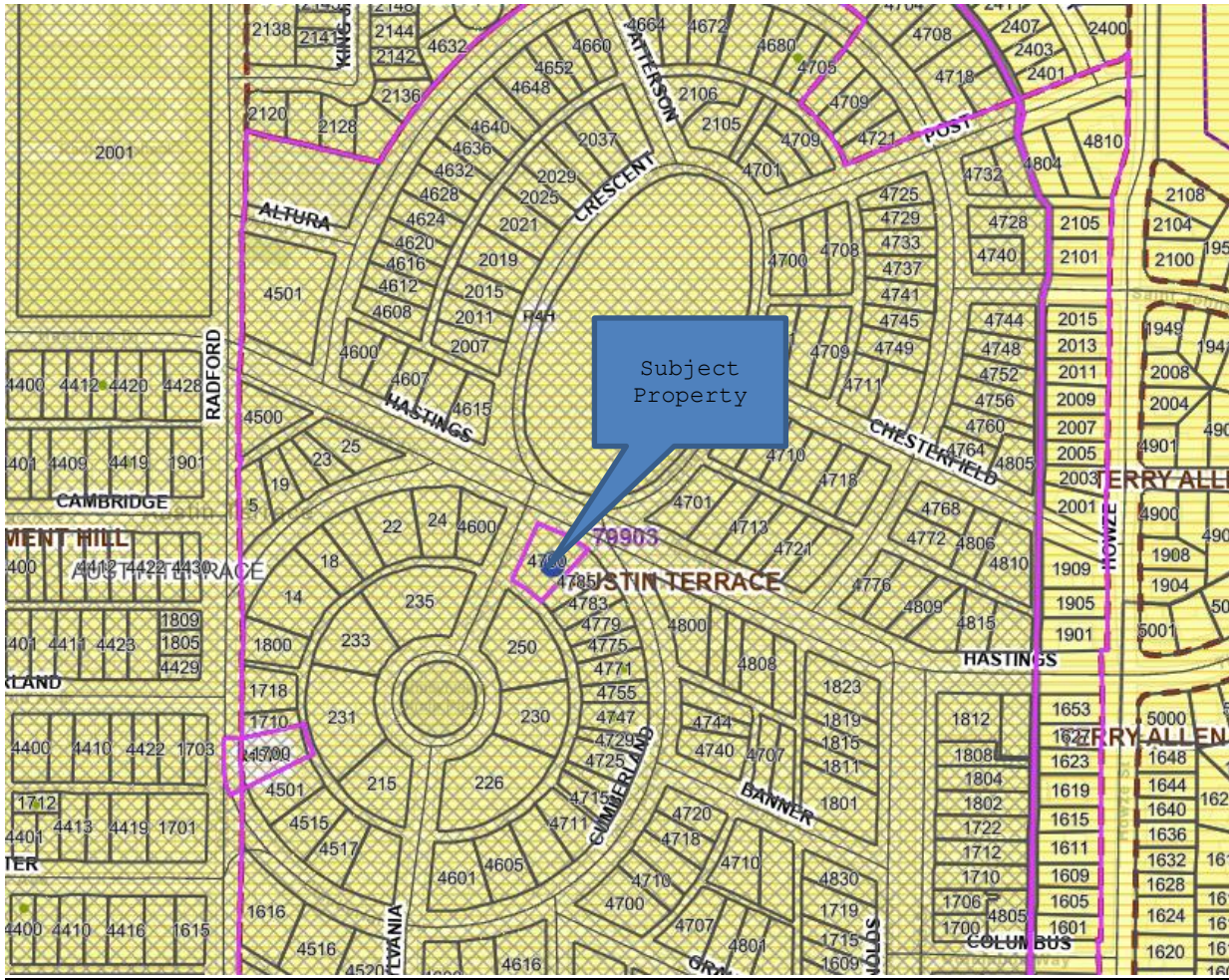
- *The distinctive features of each roof type should be retained as they are character-defining elements. If a roof requires repair, the replacement materials must match the original or existing materials as closely as possible. Do not change the style or construction of the roof.*

*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 match the existing roof in terms of dimensions, materials, pattern, and color.*

## **AERIAL MAP**



Subject Property

79903

STIN TERRACE

**PROPOSED SHINGLE COLOR**





Legislation Text

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**File #: BC-1925, Version: 1**

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

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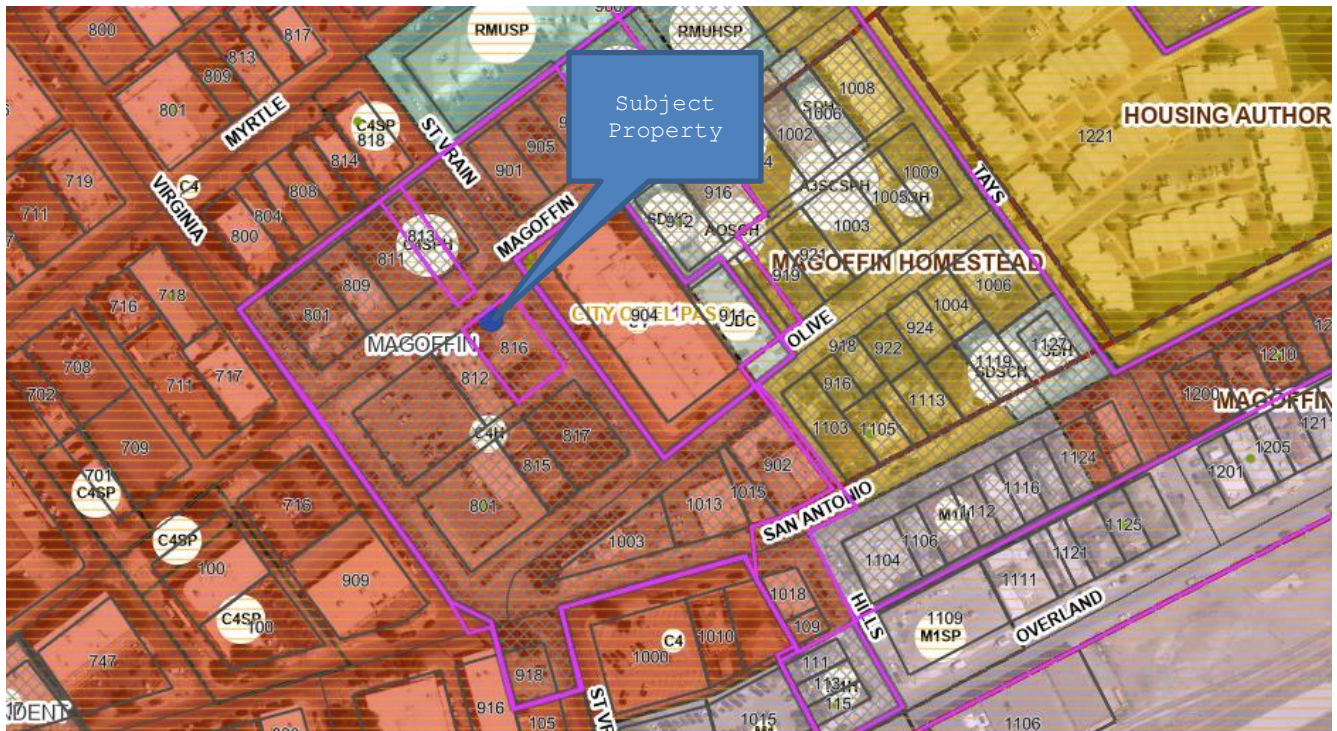
PHAP26-00015: 212 Campbell 11 To 13 (9360 Sq Ft), City of El Paso,  
El Paso County, Texas  
Location: 816 Magoffin Avenue  
Historic District: Magoffin  
Property Owner: Missionary Society of St. Columban  
Representative: Bruno Vasquez  
Representative District: 8  
Existing Zoning: C-4/H (Commercial/Historic)  
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 2, 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 #4



### 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.*

## **AERIAL MAP**







Legislation Text

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File #: BC-1926, Version: 1

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

AGENDA LANGUAGE:

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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

**This item has been postponed.**



Legislation Text

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File #: BC-1927, Version: 1

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

AGENDA LANGUAGE:

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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



## PHAP26-00017

**Date:** April 2, 2026  
**Application Type:** Certificate of Appropriateness  
**Property Owner:** Kochindio LLC  
**Representative:** Angel Reynosa  
**Legal Description:** 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  
**Historic District:** Downtown  
**Location:** 321 E. San Antonio Avenue  
**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  
**Orig. Application Filed:** 3/19/2026  
**Orig. 45 Day Expiration:** 5/3/2026

### ITEM #6



### GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for installation of lighting and planters and painting of murals 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 Downtown Historic District Design Guidelines recommend the following:*

- *“Street furniture” usually refers to all outdoor stationary objects except for buildings and vegetation and represents all those manmade objects having the “potential for enlivening and giving variety to streets, sidewalks, plazas and other outdoor spaces open to, and used by, the public.” The design guidelines consider lighting, outdoor seating, trash receptacles and sculptures/monuments as street furniture.*
- *Street furniture should make a positive contribution to a street’s image and not become another eyesore.*
- *Street furniture should be consistent with the character of the historic landmarks within the district.*
- *Street furniture should be selected, placed and maintained as part of an overall design scheme.*
- *Determine whether the furniture is actually needed – in general and where it is to be placed.*
- *Furniture should also be chosen with respect to climate and the amounts of exposure it may receive. For example, benches made from metals would be inappropriate considering the city’s 90 – 100°F summer weather. Furthermore, consideration should be given to the intensity of use, vandalism, or any other possible abuse.*
- *Consolidating existing street furniture should also be considered. Traffic signs, lamp posts, trash receptacles, parking meters and mailboxes can clutter downtown sidewalks.*
- *Where practical, combine equipment into multi-purpose units. Eliminating clutter can enhance valuable pedestrian circulation.*
- *Generally, lighting provides safety and visibility. In addition, it serves a number of other purposes: Provides safe movement of vehicular and pedestrian traffic; Provides security and aids in crime prevention; Can accentuate important features, qualities, and landmarks; Allows day or night usage of buildings.*
- *Contemporary lighting fixtures should be replaced with period lights found in Pioneer Plaza.*
- *Lighting should be provided in alleys and parking areas/lots.*
- *The way in which materials and finishes are combined determines much of a structure’s architectural character. It is important to preserve and complement the character of historic structures through proper design and maintenance.*
- *Retain original color and texture of masonry when possible.*

*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 planters be lower in height and that the mural be a permanent design.*

## AERIAL MAP



**CURRENT STOREFRONT**





El Paso, TX

300 N. Campbell  
El Paso, TX

Legislation Text

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**File #:** BC-1928, **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.*

Discussion and action on Regular meeting minutes for March 19, 2026.



**HISTORIC LANDMARK COMMISSION MEETING**  
Thorman Conference Room, Basement Floor, City Hall, 801 Texas Avenue  
March 19, 2026  
3:00 P.M.

**MINUTES**

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

The meeting was called to order at 3:09 p.m. Commission Chair Harder present and presiding and the following Commissioners answered roll call.

**COMMISSIONERS PRESENT:**

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

**COMMISSIONERS ABSENT:**

- Stephanie Gardea

**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 outside the Thorman Room for those who wish to sign up on the day of the meeting. Requests to speak must be received by 3:00 p.m. on the date of the meeting. A total time of three minutes may be allowed for each speaker. The Public Comment portion shall not exceed thirty (30) minutes, unless otherwise approved by the Historic Landmark Commission.

NONE

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

**Certificate of Appropriateness**

- 1. **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

Presentation made by Ms. Velázquez to the Commission.

Alberto Salazar, representative, spoke to/answered questions from the Commission.

**ACTION:** Motion made by Commissioner Harder, seconded by Commissioner Renteria, to **ACCEPT STAFF RECOMMENDATIONS AND APPROVE ITEM TO HAVE MUNTINS EXTERIOR-APPLIED AND THREE-DIMENSIONAL FOR THE FRONT FAÇADE ONLY** and unanimously carried.

Motion passed.

- 2. **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

Presentation made by Ms. Velázquez to the Commission.

Robert Read, representative, spoke to/answered questions from the Commission.

**ACTION:** Motion made by Commissioner Harder, seconded by Commissioner Renteria, to **ACCEPT STAFF RECOMMENDATIONS TO APPROVE ITEM AND THAT THREE-DIMENSIONAL EXTERIOR APPLIED MUNTINS ARE APPLIED TO THE TWO WINDOWS ON THE FRONT OF THE HOME TO MATCH THE ORIGINAL CONFIGURATION** and unanimously carried.

Motion passed.

- .....
3. **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.

No owner and/or representative was present to answer question from the Commission.

**ACTION:** Motion made by Commissioner Renteria, seconded by Commissioner McGlone, to **MOVE TO END OF MEETING** and unanimously carried.

Motion passed.

**ACTION:** Motion made by Commissioner Harder, seconded by Commissioner Silva, to **TABLE ITEM 3 TO THE NEXT MEETING** and unanimously carried.

Motion passed.

- .....
4. **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

**THIS ITEM WAS POSTPONED BY THE OWNER.**

5. **PHAP26-00009** 111 Government Hill 29 & 30 (9000 Sq Ft), City of El Paso, El Paso County, Texas
- Location: 120 Pennsylvania Place  
 Historic District: Austin Terrace  
 Property Owner: Ariel Flores  
 Representative: Ariel Flores  
 Representative District: 2  
 Existing Zoning: R-4/H (Residential/Historic)  
 Year Built: 1925  
 Historic Status: Contributing  
 Request: Certificate of Appropriateness for re-roofing after-the-fact  
 Application Filed: 2/19/26  
 45 Day Expiration: 4/5/26

Presentation made by Ms. Velázquez to the Commission.

Renee Loya, representative, spoke to/answered questions from the Commission.

**ACTION:** Motion made by Commissioner Harder, seconded by Commissioner Renteria, to **ACCEPT STAFF'S RECOMMENDATION WITH THE MODIFICATION THAT NO NEW PERMITS TO BE ISSUED UNTIL THE WINDOW VIOLATION IS CORRECTED** and unanimously carried.

Motion passed.

6. **PHAP26-00010** 13 Mundy Heights N Pt Of 18 & W 20 Ft Of 19 (46.4 Ft On S 95.61 Ft on W 45 Ft on N 84.3 Ft On E) (4005.00 Sq Ft), City of El Paso, El Paso County, Texas
- Location: 1219 W. Main Drive  
 Historic District: Sunset Heights  
 Property Owner: Gabriela Carpintero  
 Representative: CRV Construction & Roofing  
 Representative District: 8  
 Existing Zoning: C-2/H (Commercial/Historic)  
 Year Built: 1920

Historic Status: Contributing  
Request: Certificate of Appropriateness for re-roofing after-the-fact  
Application Filed: 2/19/26  
45 Day Expiration: 4/5/26

Presentation made by Ms. Velázquez to the Commission.

Melissa Azpeitia, representative, spoke to/answered questions from the Commission.

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

Motion passed.

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7. **PHAP26-00011** 11 Manhattan Heights 27 & 28 (6000 Sq Ft), City of El Paso, El Paso County, Texas  
Location: 3139 Wheeling Avenue  
Historic District: Manhattan Heights  
Property Owner: Adrian Molina and Anatasha Vance  
Representative: Adrian Molina and Anatasha Vance  
Representative District: 2  
Existing Zoning: R-3/H (Residential/Historic)  
Year Built: 1927  
Historic Status: Contributing  
Request: Certificate of Appropriateness for window removal and replacement after-the-fact  
Application Filed: 2/19/26  
45 Day Expiration: 4/5/26

Presentation made by Ms. Velázquez to the Commission.

Anatasha Vance and Adrian Molina, owners and representatives, spoke to/answered questions from the Commission.

**ACTION:** Motion made by Commissioner Negrón, seconded by Commissioner Clifton, to **ACCEPT STAFF RECOMMENDATIONS WITH MODIFICATION THAT THE UPPER SASHES DON'T HAVE TO BE REPLACED AND THAT EXTERIOR MUNTINS BE APPLIED.**

AYES: Kirk Clifton, Isaac Harder, Kim McGlone, Luis "Sito" Negrón  
NAYS: Mario Silva, Cynthia Renteria  
ABSTAIN: N/A  
ABSENT: Stephanie Gardea  
NOT PRESENT FOR THE VOTE: N/A

Motion passed.

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8. **PHAP26-00012** 111 Government Hill 16 To 19 (14000 Sq Ft), City of El Paso, El Paso County, Texas  
Location: 1505 Hardaway Street

Historic District: Austin Terrace  
 Property Owner: Edward and Melinda Adjemian  
 Representative: Edward and Melinda Adjemian  
 Representative District: 2  
 Existing Zoning: R-4/H (Residential/Historic)  
 Year Built: 1949  
 Historic Status: Contributing  
 Request: Certificate of Appropriateness for replacement of clay roof tiles  
 with concrete  
 Application Filed: 2/19/26  
 45 Day Expiration: 4/5/26

**MOVED TO CONSENT AGENDA.**

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

Motion passed.

- .....
9. **PHAP26-00013** 72 Government Hill 27 & 28, City of El Paso, El Paso County, Texas  
 Location: 4308 Hueco Avenue  
 Historic District: Austin Terrace  
 Property Owner: Daniel, Sandra and Randall DeLong  
 Representative: Daniel, Sandra and Randall DeLong  
 Representative District: 2  
 Existing Zoning: R-4/H (Residential/Historic)  
 Year Built: 2009  
 Historic Status: Non-Contributing  
 Request: Certificate of Appropriateness for window removal and replacement  
 Application Filed: 2/19/26  
 45 Day Expiration: 4/5/26

**MOVED TO CONSENT AGENDA.**

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

Motion passed.

- .....
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 APRIL 2, 2026 MEETING.**

**II. Consent Agenda**

- a. Discussion and action on Regular meeting minutes for February 5, 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 Negrón, 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 Harder seconded by Commissioner Silva and unanimously carried to **ADJOURN**.

Motion passed.

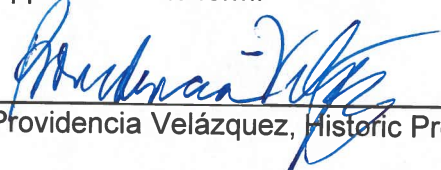
Meeting adjourned at 4:44 p.m.

**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-1929, **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.*

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 2, 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 March 19, the following cases have received Administrative Review:

**District 5**

Ivan Niño

**District 6**

Art Fierro

**AUSTIN TERRACE HISTORIC DISTRICT**

**District 7**

Lily Limón

**PHHR26-00041-4301 Manchester Avenue, Martin Armendariz (owner)** – Non-Contributing Property – A request was made for re-roofing w/Owens Corning asphalt shingle in "Desert Tan" to match existing.

**District 8**

Chris Canales

**PHHR26-00042-4748 Cumberland Circle, Rafael and Linda Gonzalez (owners)** – Contributing Property – A request was made for re-roofing w/Owens Corning asphalt shingles in "Shasta White" to match existing.

**CITY MANAGER**

Dionne Mack

**PHHR26-00044-4600 Caples Circle, Marianne Torres (owner)** – Contributing – A request was made for re-roofing flat garage roof w/Owens Corning Deck Seal in "Shasta White."

**MANHATTAN HEIGHTS HISTORIC DISTRICT**

**PHHR26-00043 – 3113 Federal Avenue, Hector and Camille Rodriguez (owners)** – Contributing Property – A request was made for landscaping of parkway. Left side of parkway requires (6) lantanas, (1) pine tree and (3) succulents. Right side of parkway requires (6) lantanas, (1) pine tree and (3) succulents.

Philip F. Etiwe, Director

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





# Planning and Inspections Department

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## **MAYOR**

Renard U. Johnson

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**PHHR26-00045 – 3016 Federal Avenue, Rodolfo Ibarra (owner)** – Contributing Property – A request was made for re-roofing w/Owens Corning asphalt shingle in "Brownwood" to match existing

## **CITY COUNCIL**

### **SUNSET HEIGHTS HISTORIC DISTRICT**

### **District 1**

Alejandra Chávez

**PHHR26-00040–1514 Upson Drive, Andrew and Charissa Wong (owners)** – Contributing Property – A request was made for electrical upgrade including installation of a new service panel.

### **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

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## **CITY MANAGER**

Dionne Mack

Philip F. Etiwe, Director

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

