

# REVISIONS TO EL PASO CITY CODE 20.20

## HISTORIC LANDMARK PRESERVATION

MIXED NEW AND ORIGINAL ORDINANCE LANGUAGE ●  
NEW ORDINANCE LANGUAGE ○

### HISTORIC LANDMARK PRESERVATION ORDINANCE:

- The ordinance was adopted in 1978
- Design Guidelines last updated on or before 2013 - updates coming soon!
- Minor revisions made as needed to meet community needs over the years
- Last major revision was in 2006.

It protects El Paso’s historic, cultural, and architectural resources by reinforcing and preserving the character of the City’s nine historic districts and individual landmarks.

### 1 DOWNTOWN HISTORIC AREAS



Historic Districts  
1 – Sunset Heights  
2 – Old San Francisco  
3 – Downtown  
4 – Magoffin  
5 – Chihuahuita

### 2 CENTRAL HISTORIC AREAS



Locally Designated  
Historic Districts :  
1 – Manhattan Heights  
2 – Austin Terrace

### 3 DOWNTOWN HISTORIC AREAS



Locally Designated  
Historic Districts  
1 – Ysleta  
2 – Mission Trail

### WHAT IS THE PURPOSE OF THE ORDINANCE

- Maintain City’s standing as a CLG by providing pertinent updates to the Ordinance
- Preserve the historic neighborhood character of Historic districts and instill pride in the community

### WHAT IS A CERTIFIED LOCAL GOVERNMENT (CLG) ?

A Certified Local Government is a local historic preservation commission that has been “certified” by the National Park Service (NPS)-NPS administers the historic preservation program at the federal level. An amendment in 1980 to The National Historic Preservation Act established the CLG Program, in effect, creating a partnership between federal, state, and local historic preservation efforts.

### WHAT SECTIONS ARE BEING AMENDED?

Amendments to ordinance and new language address:

#### 20.20.020 DEFINITIONS

1. “Public works”
2. “Days”
3. “Certificate of occupancy”
4. “Building”
5. “Appurtenance”

20.20.040 - Procedure for designation of Historic Landmarks and Districts

20.20.60 - Acquisition of Historic Landmarks

20.20.080 - Alterations and changes to Historic properties

20.20.120 - Demolition or Removal of Historic properties

20.20.130 - Demolition by Neglect of Historic properties

### WHAT IS INTERIM PROTECTION?

#### What is currently required?

No current requirements

#### What is proposed?

Temporary protection for buildings being considered for designation

#### Who does it impact?

Property owners that **DO NOT CONSENT** to their properties being considered for designation

Property owners of buildings that are currently not locally historically designated, but are under consideration

#### Why is it proposed?

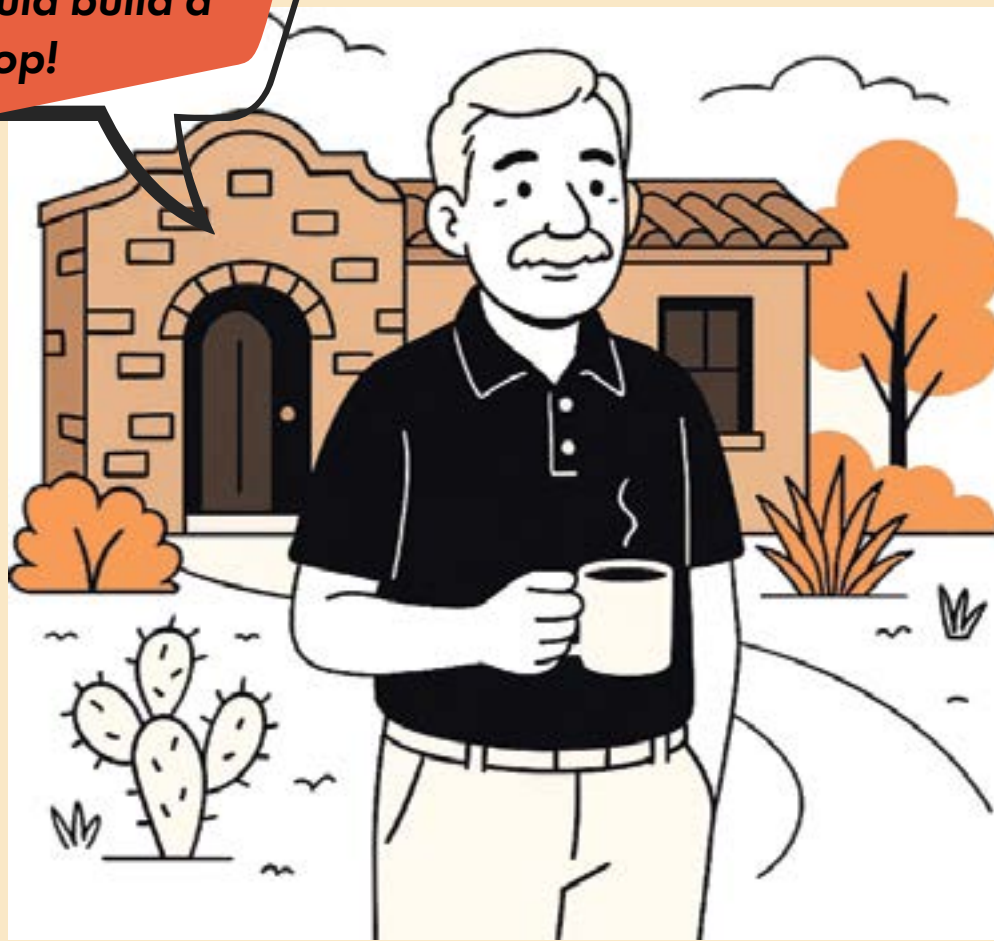
To protect potential future landmarks from significant changes or demolition

### HOW THE NEW ORDINANCE MAY AFFECT RESIDENTS MR. RIVERA’S BACKYARD WORKSHOP

#### 1 Mr. Antonio Rivera Age: 67

Background: Retired El Paso EPCC professor, third-generation resident of Five Points.

I now have time for my woodworking hobby, so maybe I should build a little workshop!



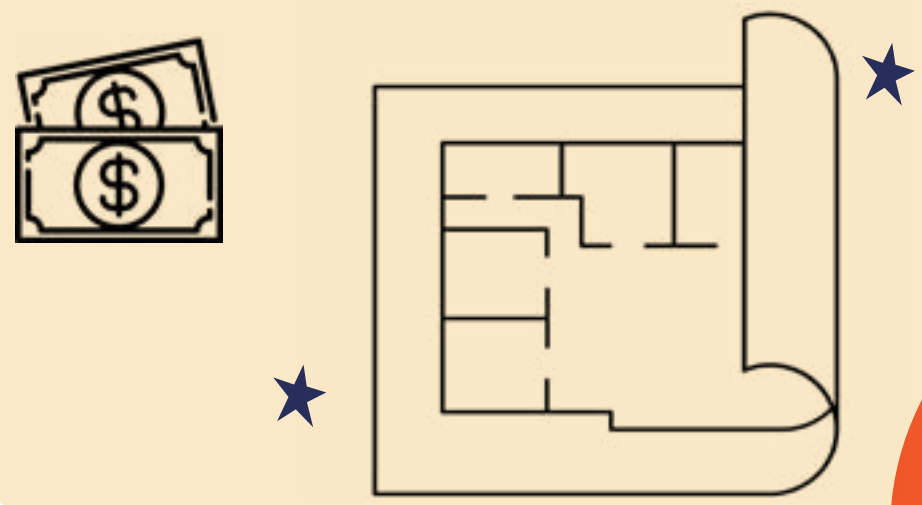
Home in Five Points  
Built in 1925

#### CONTEXT:

Within locally designated historic district	No
Contributing or non-contributing property	No
Historic Landmark Commission Review required	No
Historic Preservation Officer Administrative Review	No

Mr. Rivera hires a contractor to design and build his 300 SF workshop, following all permitting regulations, including zoning and building codes.

DESIGN BEGINS!



Designation without owner consent is not State mandated, TX allows cities to make that call \*\*\*.

\*\*\* Owner consent required for designation, with exceptions.

#### 5 City’s Goal:

To protect properties that contribute to the city’s unique built character, that make it a great place to live in!

Mr. Rivera may even learn about resources offered through the CLG program to help with the financial burden of making improvements to his historically significant property.

#### 2 Start of event:

Mr. Rivera receives a certified letter that says his property has been nominated for a historical significance assessment, and could be potentially locally designated.



Request to nominate your property for historic significance!

I didn’t request this...



Mr. Rivera’s project is delayed by several months due to the 180-day interim protection period. He must attend hearings, respond to mailed notices, and contests the historic designation, even though he never supported it.

He feels frustrated, as the ordinance allows others to propose changes that directly affect his property, without his approval, but will comply because he values preservation.

#### 3 Process Review:

A person or entity who does not own the property (e.g., a preservation advocate, neighbor, HLC or City Council) may file a Request for Review of Historic Significance, even without the owner’s support.

Mr. Rivera does not consent, but Council votes to begin interim protection process

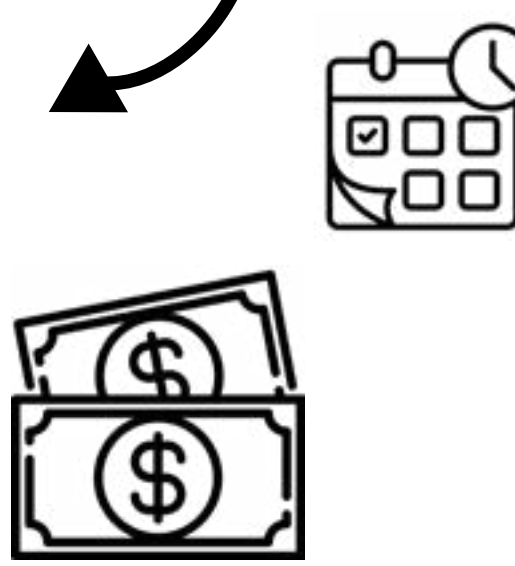
Historic Landmark Commission approves, and City Plan Commission approves, so Council approves Interim Protection.

Interim protections apply for up to 180 days or until Council acts on designation

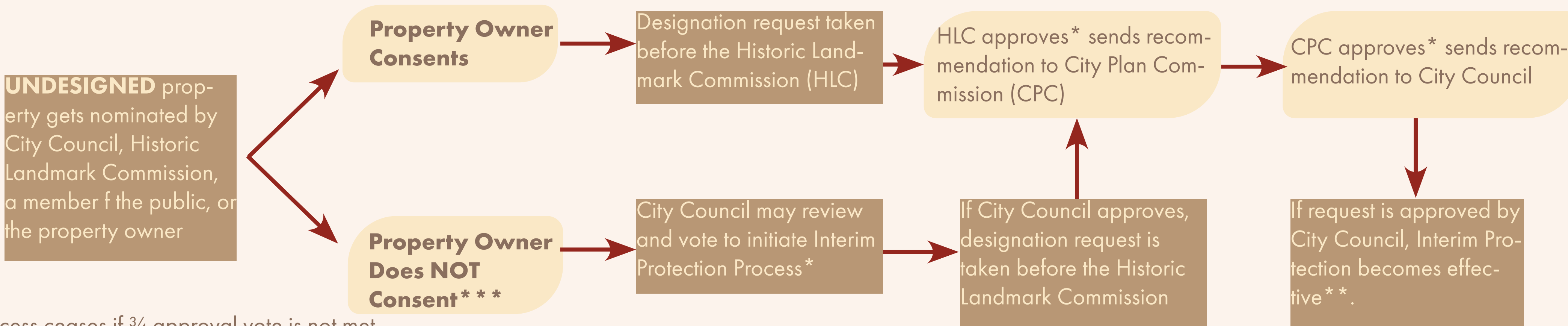
#### 4 Outcome:

Mr. Rivera’s project is put on hold, he must attend hearings, and potentially contest the historic designation.

- Project cost increase: Design on his workshop needs to start from scratch.



### PROCESS FOR INTERIM PROTECTION



\* Process ceases if ¾ approval vote is not met  
\*\* Effective for the lesser of 180 days or City Council action for formal designation  
\*\*\* Owner consent required for designation, with exceptions