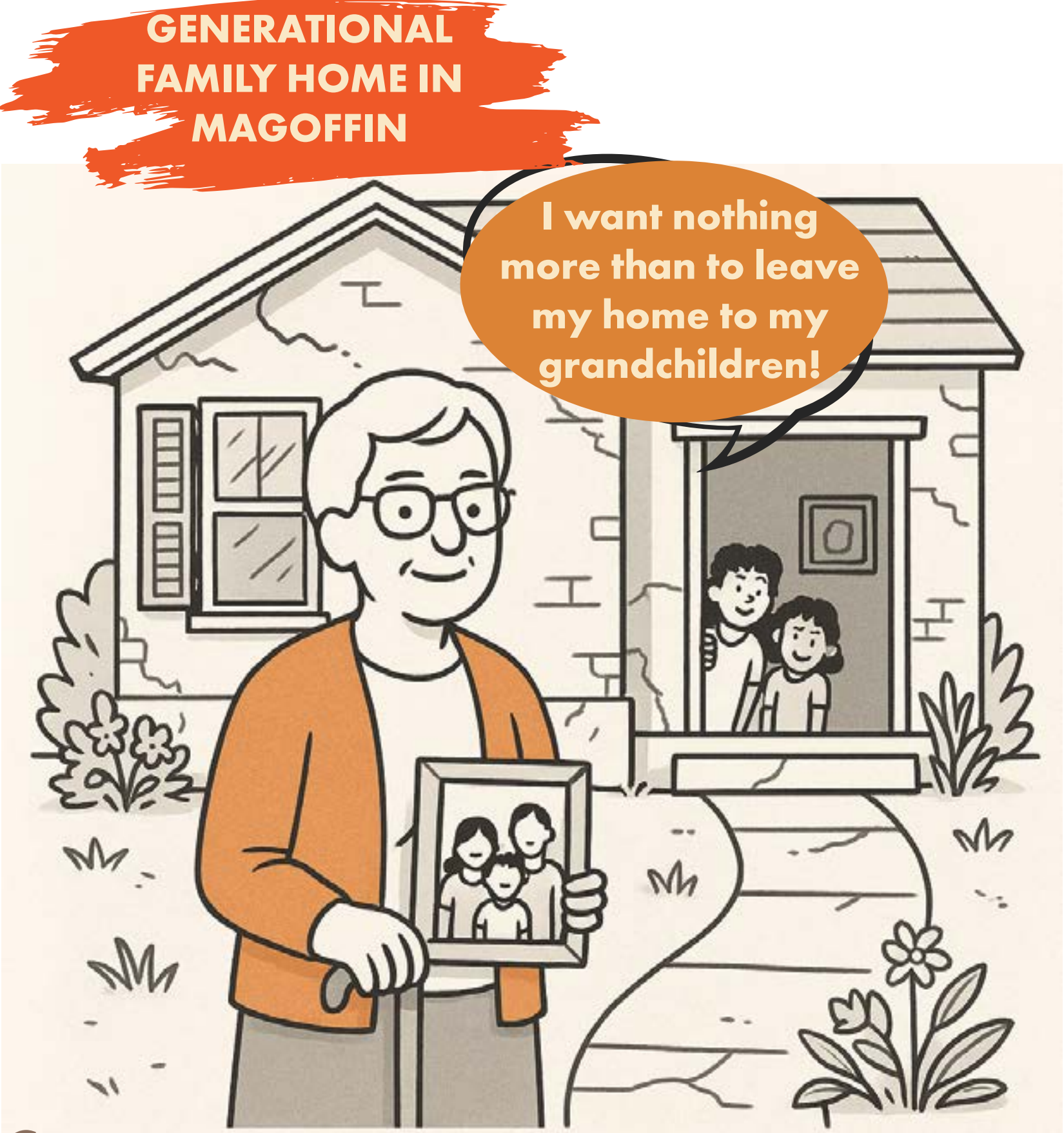


PROTECTING HISTORIC PROPERTIES

ROSA'S FOREVER HOME



Context

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

- 1 Name: Rosa Delgado**
Age: 72

Retired EPISD cafeteria worker. Spanish-speaking homeowner who inherited her early 20th-century bungalow from her parents. The home, located in the Magoffin Historic District, has been in her family for three generations. While she continues to live in the neighborhood, she now rents the house to her granddaughter. She lives on a fixed income and faces challenges related to aging, limited mobility, and financial hardship.

- 2 Start of Event:**
What prompts the interaction with the ordinance?

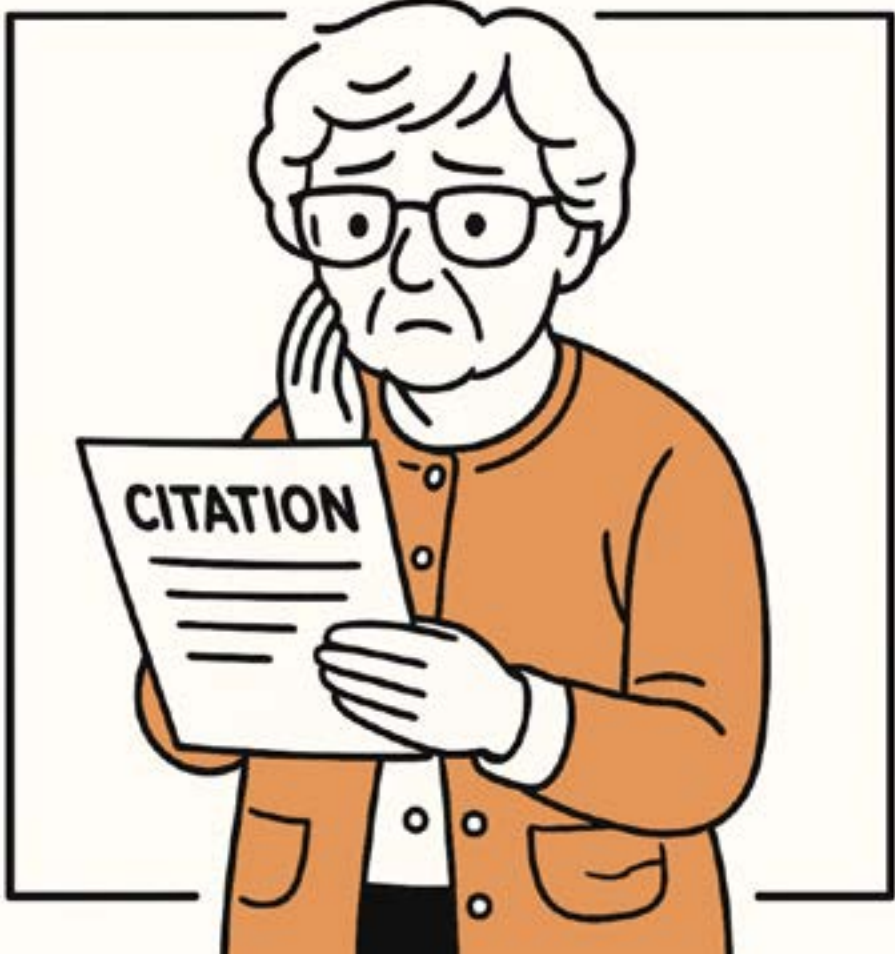


A inspection by Code Compliance, prompted by a neighbor's complaint of visible damage, leads to a formal citation for demolition by neglect.

Rosa receives a notice requiring corrective action within 90 days to avoid further enforcement measures.



How can I afford to replace ALL the siding in my house at once?



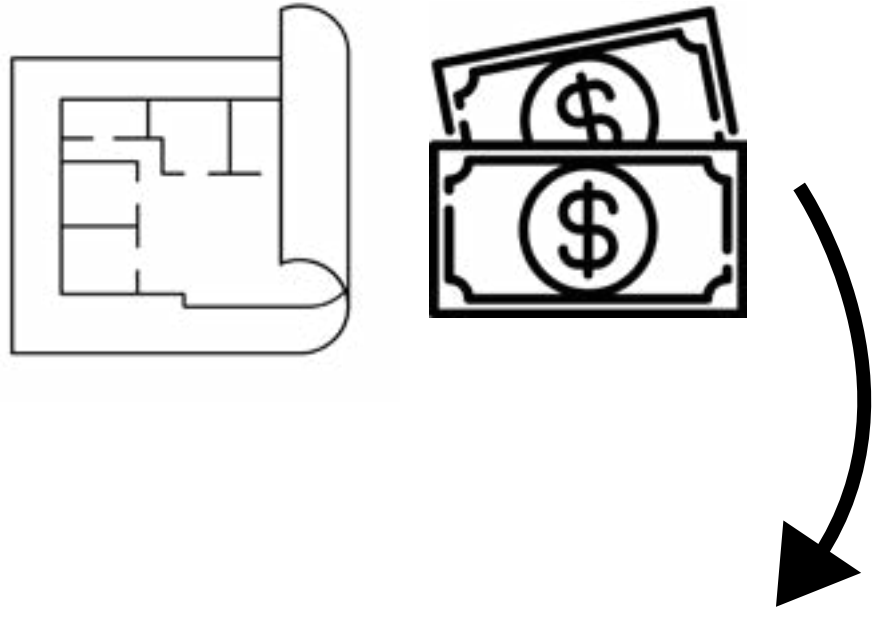
3 Review Process:

Rosa is instructed to appear before the HLC. The letter, written in English, is difficult for her to understand, so she asks a neighbor for help. She learns she must:

- Attend a public hearing
- Apply for a Certificate of Appropriateness (COA) for the siding replacement
- Provide cost estimates, and possibly a structural report, which she can't afford

At the hearing, Rosa presents a quote for vinyl siding, her only affordable option. A COA is conditionally granted, but Rosa cannot afford the required materials and labor.

Unable to comply within 90 days, Rosa receives a second notice. She is told her case will be referred to the Building and Standards Commission, and that the City may board up the home and place a lien to recover costs



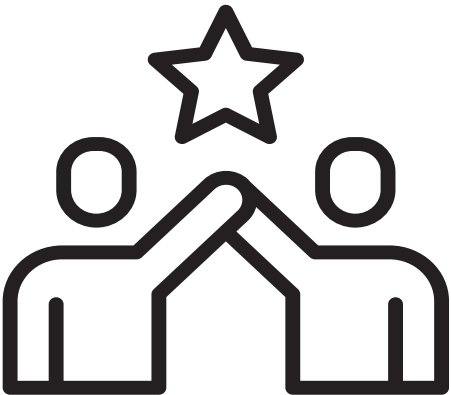
4 Outcome

Rosa is now dealing with a property lien, increasing fees, and the possibility of losing her family home. The process has left her feeling overwhelmed and uncertain about what to do next. She is working with HPO and BSC to develop a maintenance plan, though it will still place a significant financial strain on her.

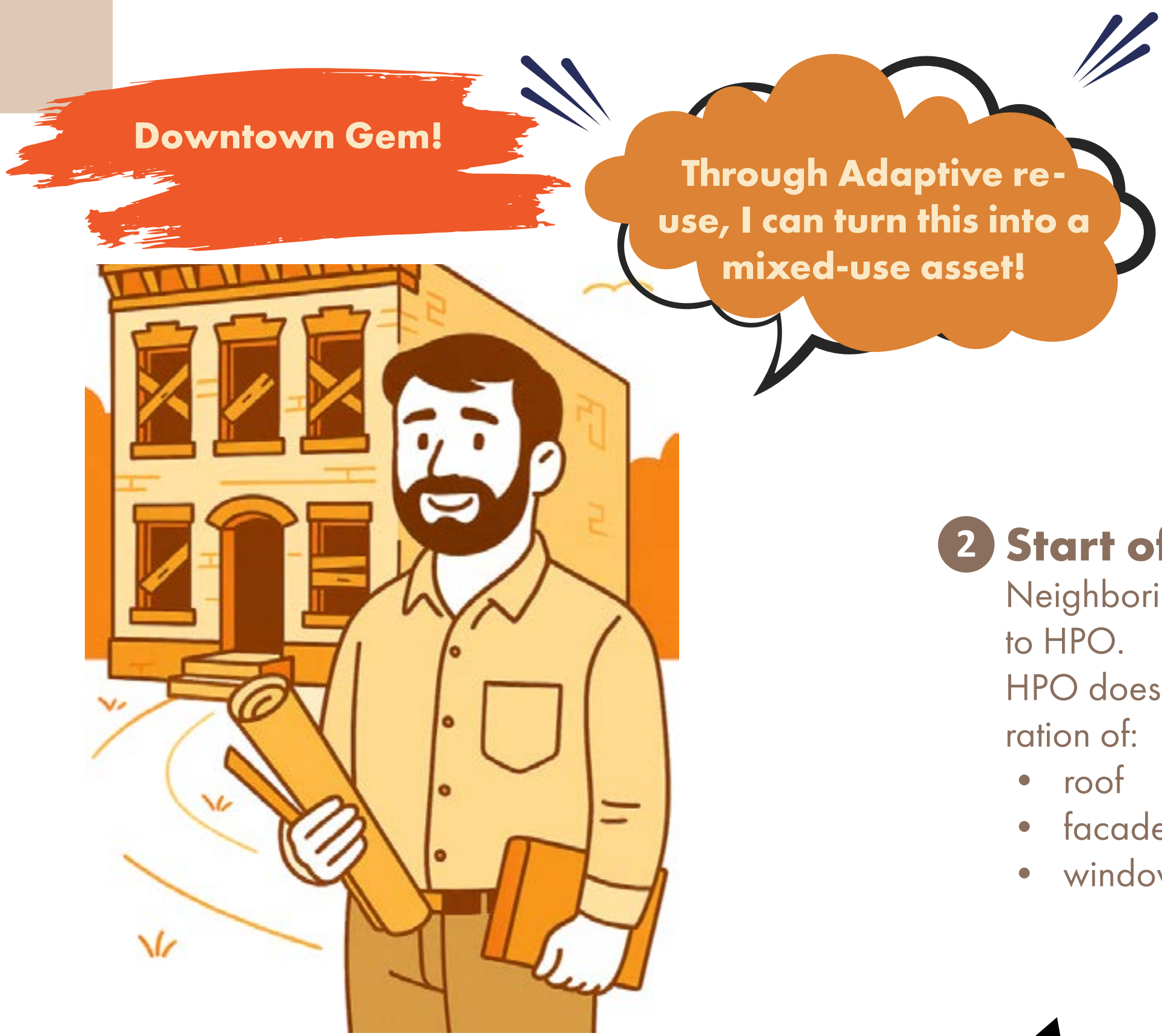


5 City's Goal

Address nuisance complaints and support the preservation of neighborhood character by collaborating with property owners to identify practical solutions.



MIGUEL'S PRESERVATION CHALLENGE



2 Start of Event

Neighboring property owners downtown complain to HPO. HPO does field inspection and determines deterioration of:

- roof
- facade
- windows

Context

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

- 1 Name: Miguel Alvarez**
Age: 45

Miguel is a small-scale local developer and El Paso native who focuses on adaptive use and infill projects. Five years ago, he purchased a vacant historic commercial building downtown, hoping to convert it into a mixed-use space with ground-floor retail and apartments above.

However, financial setbacks and delays in securing tenants have stalled progress. Miguel is motivated by a desire to revitalize underused properties in the city core, but his resources are limited compared to larger developers.

3 Review Process:



Miguel receives notice of demolition by neglect after nearby business owners report visible deterioration at his historic downtown property. The notice gives him 90 days to address issues such as cracked windows, roof damage, and facade decay or risk further enforcement.

Miguel has no objection to using appropriate materials. His challenge lies in finding a contractor qualified and willing to take on the work. Many turn him down due to the complexity involved or are booked for months, while others quote prices far beyond what's typical for similar work.

4 Outcome:

What is the impact on Miguel?

Although Miguel is committed to preserving the building and willing to meet historic standards, the lack of available, qualified contractors prevents him from starting the work within the 90-day time frame. As a result, the Historic Preservation Office places the property on a monitoring list, and enforcement action remains a possibility if further deterioration is observed.

The delay impacts Miguel's redevelopment plans and makes it harder to attract financing or tenant interest.



5 City's Goal

- To protect and safeguard historic properties in order to preserve our community's historical and cultural heritage.
- To offer resources, such as National Register of Historic Places (NRHP) designation, to help alleviate the financial burden of rehabilitation.



ORIGINAL ORDINANCE LANGUAGE

PREVENTION OF DEMOLITION BY NEGLECT PROCESS

- HLC will notify the owner upon receipt of a claim of deterioration of historic property requesting owner to appear before hearing
- HEARING- If HLC determines there is detrimental deterioration, it will work with owner to allow reasonable time and opportunity to fix it.
- Owner must provide a report from structural engineering consultant verifying building's safety, or lack thereof.
- If Owner fails to respond, HPO and HLC can work with owner to identify resources before taking action. If there is still no response, HLC or HPO may request action through abatement ordinance.
- Any unacceptable, dangerous, unsightly, or unsanitary matter identified to be in violation must be corrected in 90 days after receiving the notice, otherwise, case will be referred to BSC, which may BOARD AND SECURE property without further notice.
- Owner must request meeting with Building Official and HPO within 30 days of receipt of such notice. Even if Postal Service returns the notice as "refused" or "unclaimed", notice is considered delivered.

NEW ORDINANCE LANGUAGE

- If the BSC does BOARD AND SECURE property, all costs associated with this will be action will be passed on to the owner, via a notice from the Building Official requesting payment to the Clty within 30 calendar days of receipt of the notice.
- Failure to pay the costs will result request for City Council to pass a resolution to place a lien on the property to cover the costs and all related expenses, payable within 10 days, and thereafter bearing 10% yearly interest until the debt is paid in full.

GUIDELINES APPLY TO CONTRIBUTING & NON-CONTRIBUTING STRUCTURES

Contributing*

- A structure or site that contributes to the district's historical significance
- Contains properties that maintain architectural integrity

Non-contributing*

- A structure or site that does not contributes to the district's historical significance; but has the potential to affect the character of the historic district if deviate from the guidelines
- Deviations may include additions, over paving, carports, roofing, and driveways
- Provide continuity by maintaining items such as setbacks, massing, height, landscaping, etc.
- Applicability of guidelines intended to maintain the character, continuity, and harmony of the district
- May become a contributing property in the future

* ALREADY ENFORCED; ADDING CLARIFYING LANGUAGE.