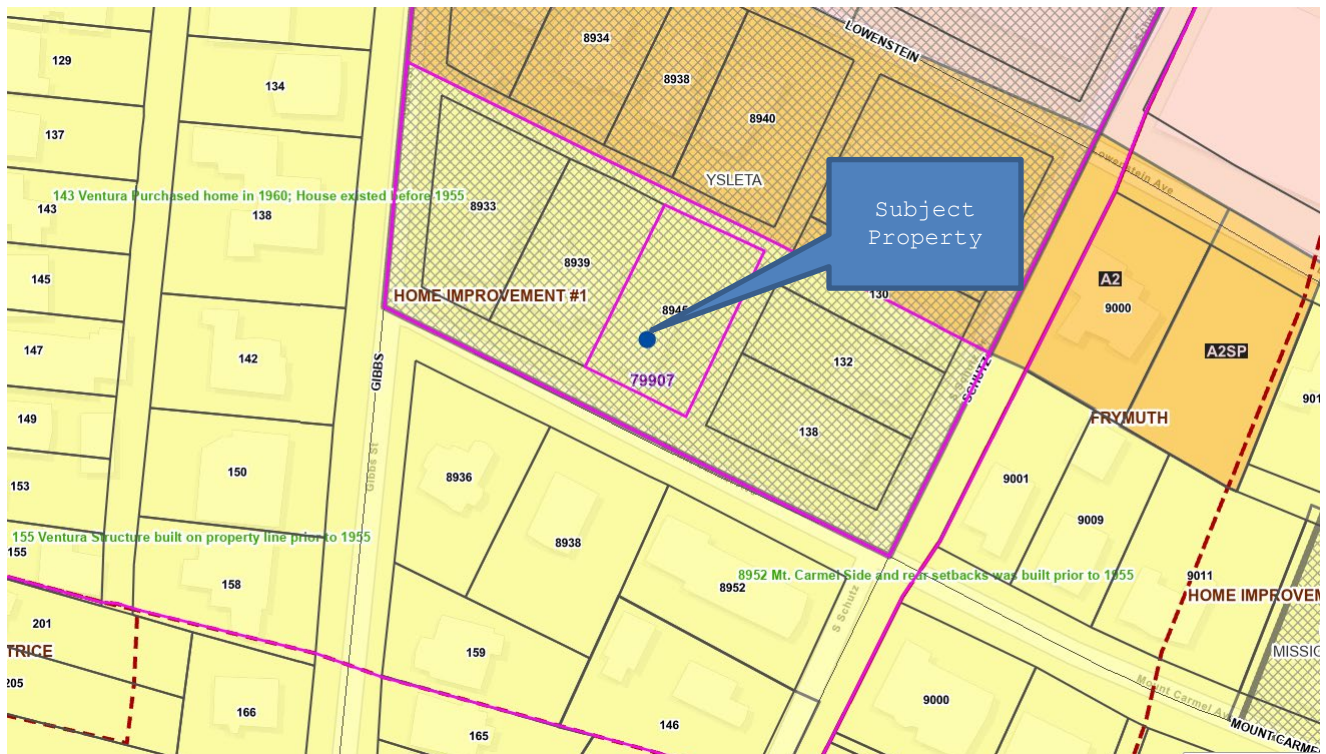




PHAP25-00039

Date: October 16, 2025
Application Type: Certificate of Appropriateness
Property Owner: Alma Lidia Hernandez Mata
Representative: Eduardo Tolodano
Legal Description: 7 Home Improvement #1 28 to 30, City of El Paso, El Paso County, Texas
Historic District: Ysleta
Location: 8945 Mt. Carmel Avenue
Representative District: #7
Existing Zoning: R-4/H (Residential/Historic)
Year Built: 1942
Historic Status: Non-Contributing
Request: Certificate of Appropriateness for new construction of an addition at the rear of the property
Application Filed: 10/2/2025
45 Day Expiration: 11/16/2025

ITEM #3



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for new construction of an addition at the rear of the property

STAFF RECOMMENDATION:

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

The Ysleta Design Guidelines recommend the following:

- *The purpose of reviewing proposed alterations to structures within the Ysleta Historic District is to assure compatibility with existing buildings. This also applies to the way a building is situated on its site. Site development is important in maintaining a building's historic integrity.*
- *Height of new buildings should conform to the heights of existing surrounding buildings. If a single-story addition is being designed and proposed for a two-story structure, it should match the vertical and horizontal dimensions of other nearby/adjacent structures.*
- *Avoid overwhelming the original massing with excessive additions (heights). Excessive additions can detract from the architectural character of a building.*
- *The relationship between the height and width of a building establishes proportion. The proportions of new buildings should be consistent with the dominant proportions of existing buildings.*
- *Proportions of a group of structures defines a pattern which is called a streetscape. Streetscapes help to establish the architectural character of a neighborhood. All new construction and additions to existing structures should preserve and enhance the streetscape.*
- *Solids and voids (walls to windows and doors) establishes a pattern in the façade of a building. A pattern of solids and voids establishes rhythm. Other architectural elements such as porches, projections and bays contribute to pattern and rhythm. New construction of additions to existing structures should maintain and reinforce the existing pattern.*
- *The proportions of open space between facades should remain constant so that the rhythm of the street is maintained.*
- *New additions should be planned so that they are constructed to the rear of the property or on a "non-character defining elevation."*
- *According to the Standards for Rehabilitation, new additions should be designed and constructed so that the character-defining features of buildings are not radically changed, obscured, damaged, or destroyed in the process of rehabilitation.*
- *Do not add on top of an original historic structure. Rather, add to a more recent addition, or start a new one-to-two story addition on the side or rear of the building.*
- *Additions should complement the original structure, but not necessarily attempt to duplicate or copy it. The older structure should be identifiable from the new addition.*

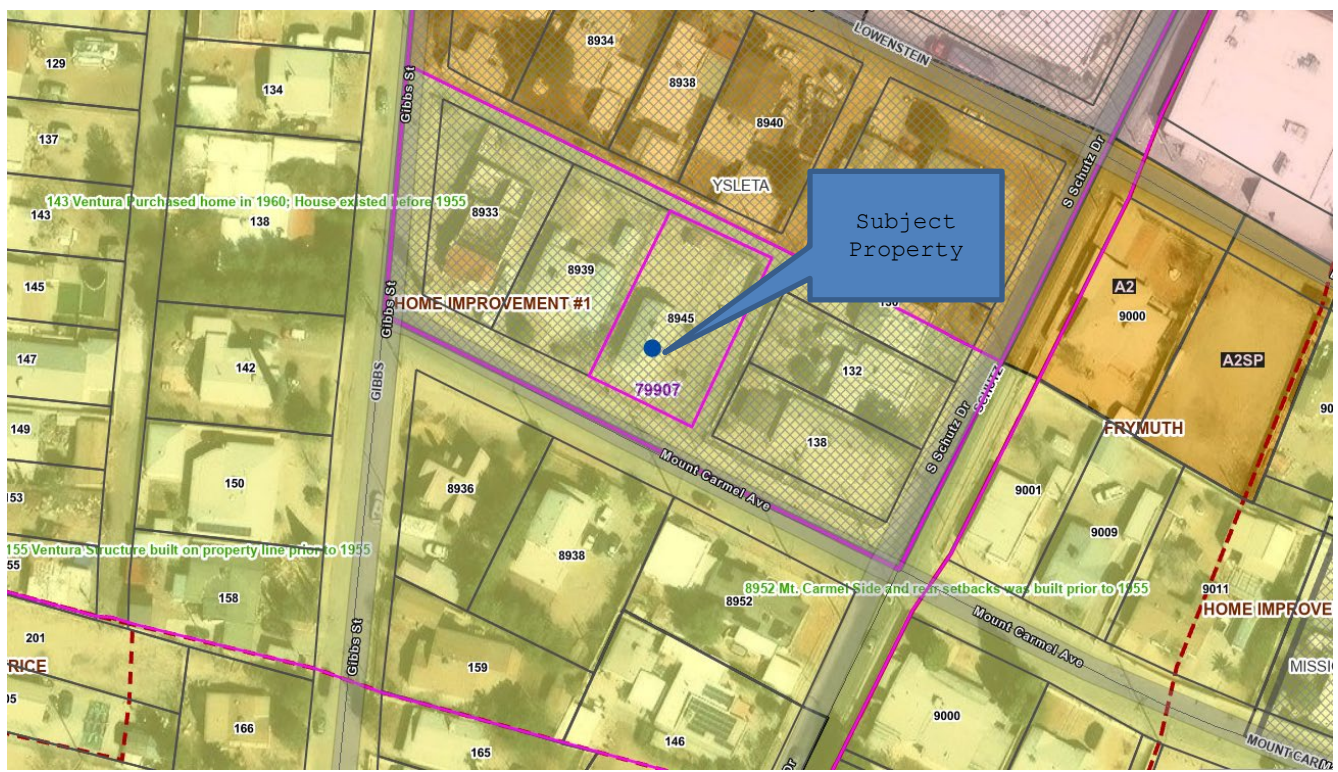
The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- *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 will be undertaken in such*

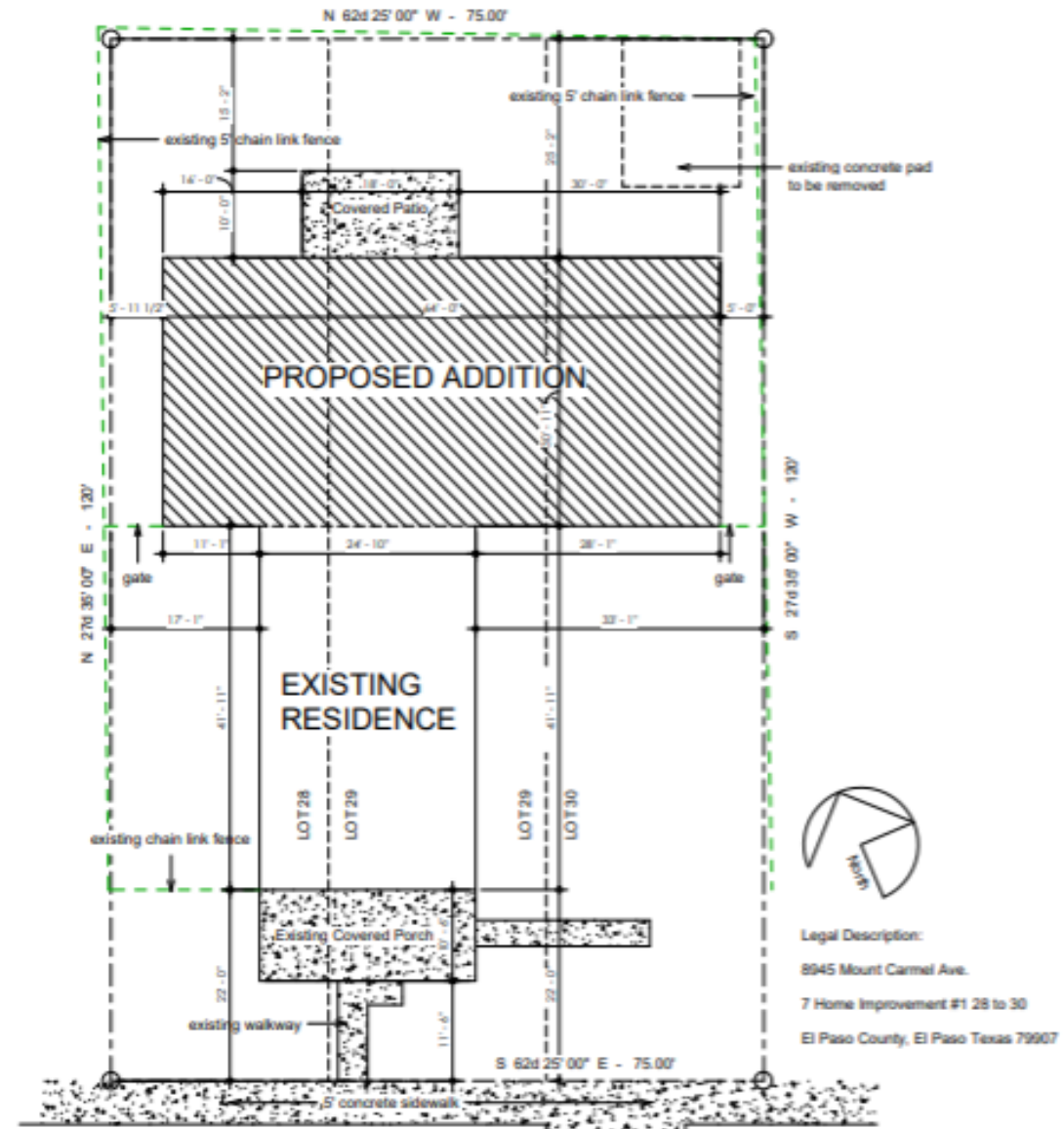
a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The modifications are that the scale of the addition be reduced to prevent overpowering the existing structure; that the roof be modified into a flat roof; and that a more compatible fenestration pattern be implemented on the sides facing Mt. Carmel Avenue.

AERIAL MAP



PROPOSED SITE PLAN



8945 MOUNT CARMEL AVENUE

① Site Plan
1" = 10'-0"

PROPOSED ELEVATIONS

