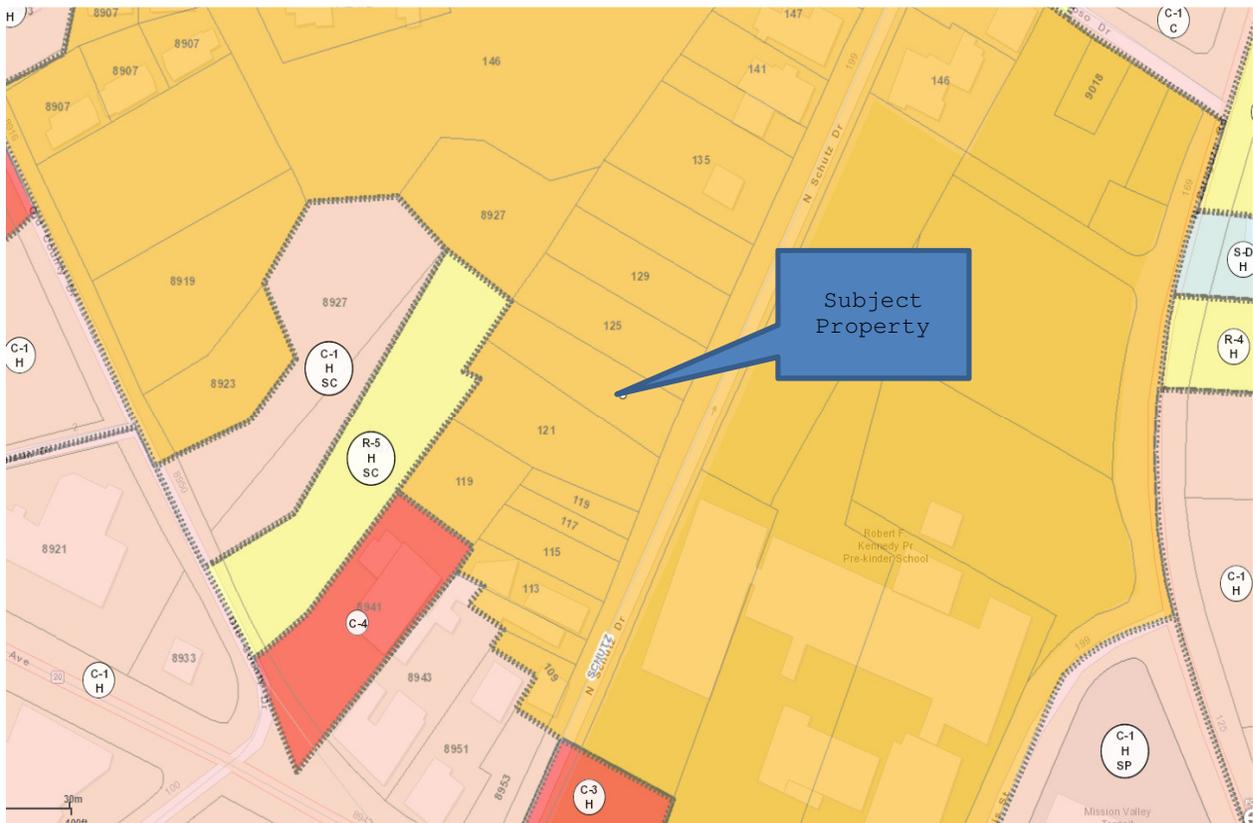




PHAP16-00003

Date: February 8, 2016
Application Type: Certificate of Appropriateness
Property Owner: Alma Fierro
Representative: Victor M. Lopez
Legal Description: Carpenter & Ammons 4 & 43, City of El Paso, El Paso County, Texas
Historic District: Ysleta
Location: 123 N. Schutz Street
Representative District: #6
Existing Zoning: A-2/H (Apartments/Historic)
Year Built: N/A
Historic Status: N/A
Request: Certificate of Appropriateness for the construction of a new house and the installation of a chain link fence on the side property line
Application Filed: 2/1/2016
45 Day Expiration: 3/17/2016

ITEM #2



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for the construction of a new house and the installation of a chain link fence on the side property line

STAFF RECOMMENDATION:

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

The Ysleta Historic District Design Guidelines recommend the following:

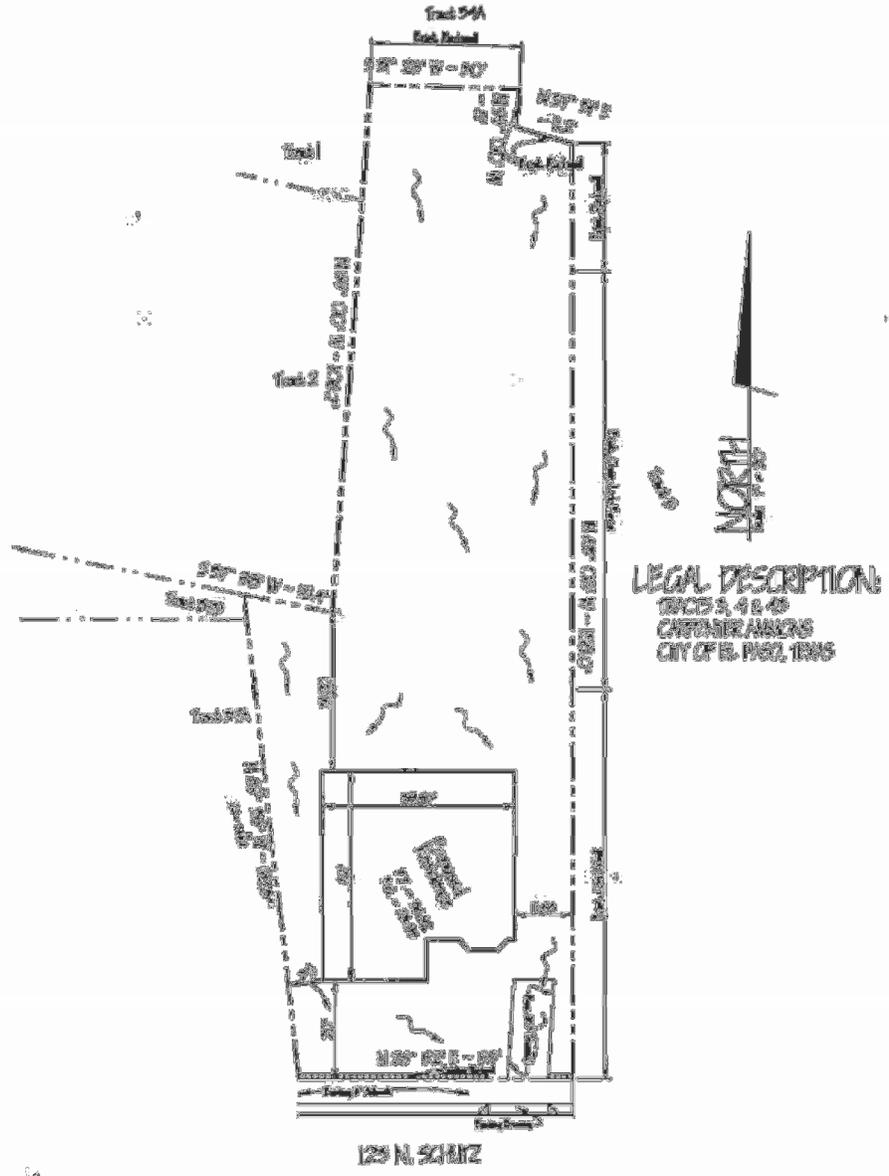
- Any new construction must be compatible in size, texture, color, design, proportion and detail to adjacent buildings and streetscapes; and must follow the specific architectural styles designated appropriate for that particular zone. Incorporating existing architectural features with new design elements can contribute added interest and compatibility.
- New structures should respect the integrity of existing buildings.
- Existing historic structures and streetscape need be taken into consideration before designing new infill construction.
- Setbacks, proportion, rhythm, and building elements should all be addressed.
- Certificate of Appropriateness shall be reviewed based on general conformance with the following architectural styles within the Ysleta Historic District: Pueblo Revival, Pueblo Colonial, Mediterranean, and one-part commercial.
- Although most of the architecture within the Ysleta Historic District is vernacular (peculiar to the locality), examples of the non-conforming structures and new construction, be modified/constructed to reflect either Pueblo Revival, Pueblo Colonial Mediterranean and one-part commercial type architecture in order to create unison within the Ysleta area.
- As previously mentioned in regard to existing non-conforming styles, it is recommended that the property owner identify and utilize one of the suggested architectural styles. The chosen style should complement the existing structure.
- Furthermore, new construction adjacent to non-conforming structures should be of an architectural style that complements the non-conforming structure, and helps to develop character on the block, neighborhood, and/or area.
- Construction of new fences and replacement of older existing fences should be of compatible materials, in order to complement the building.
- Rock, brick, wood, and wrought-iron are generally acceptable materials but each case should be decided individually.
- Cinder blocks with stucco can be used for fencing but plastics should be avoided. Metal or wrought iron may be used with brick buildings and some adobe structures.
- Landscaping is an inherent part of a building's sitting and design. Good landscaping reinforces and highlights the architectural qualities of a structure.

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

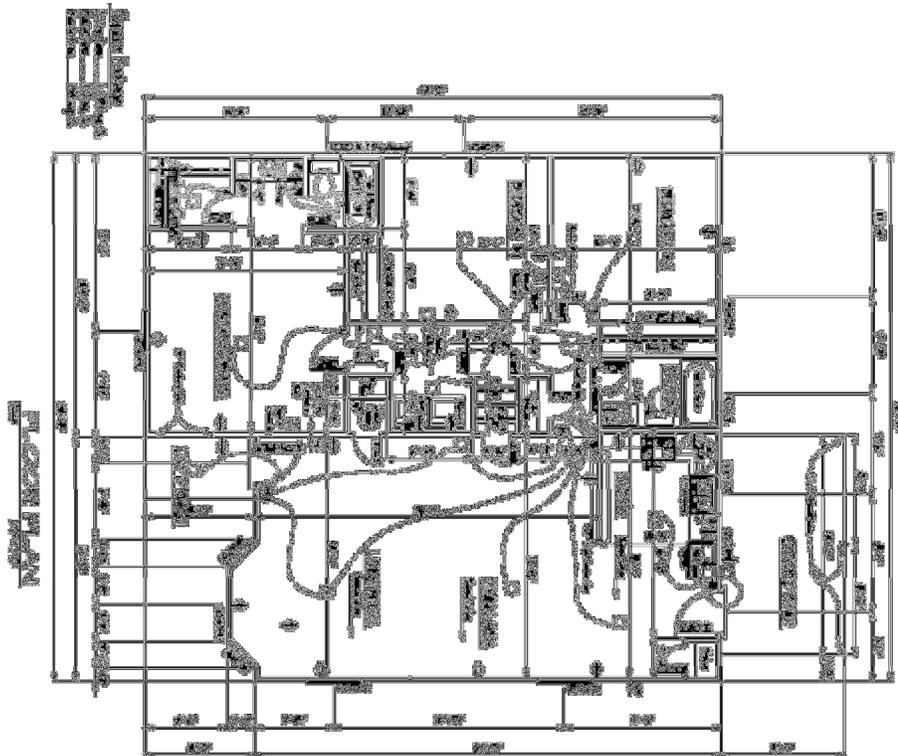
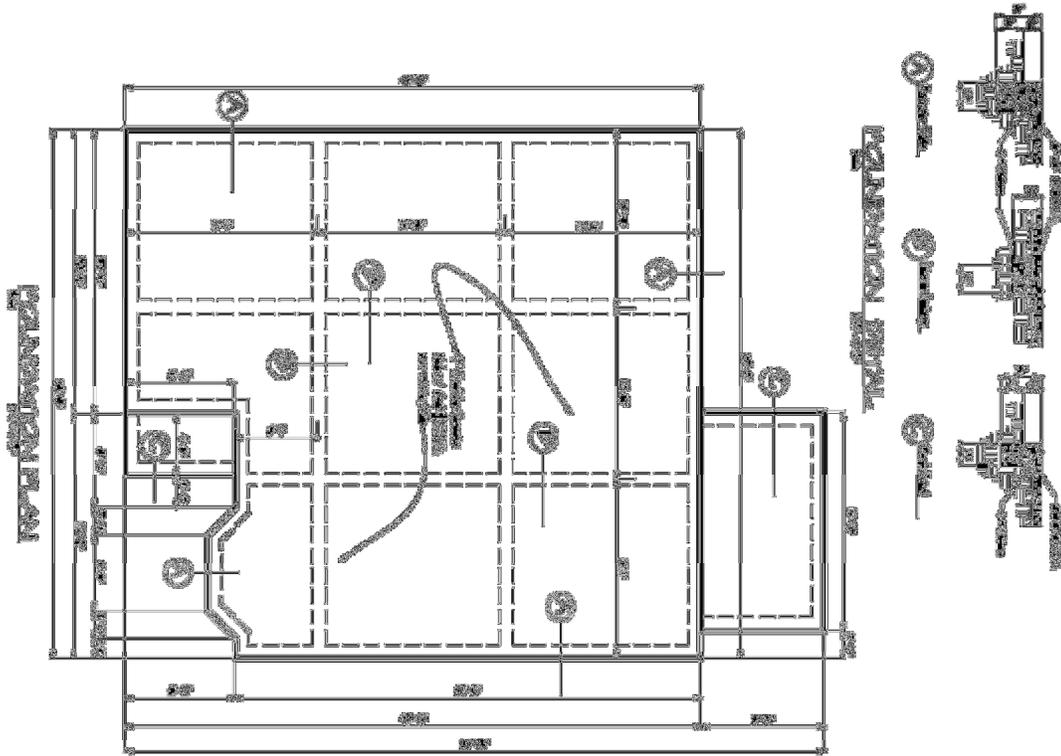
- New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The modifications are that the front elevation be further embellished with architectural detail or windows; that a landscaping plan be submitted for the front yard; that the paving material be compatible with materials on the block; and that the proposed chain link fence be changed to a more compatible material.

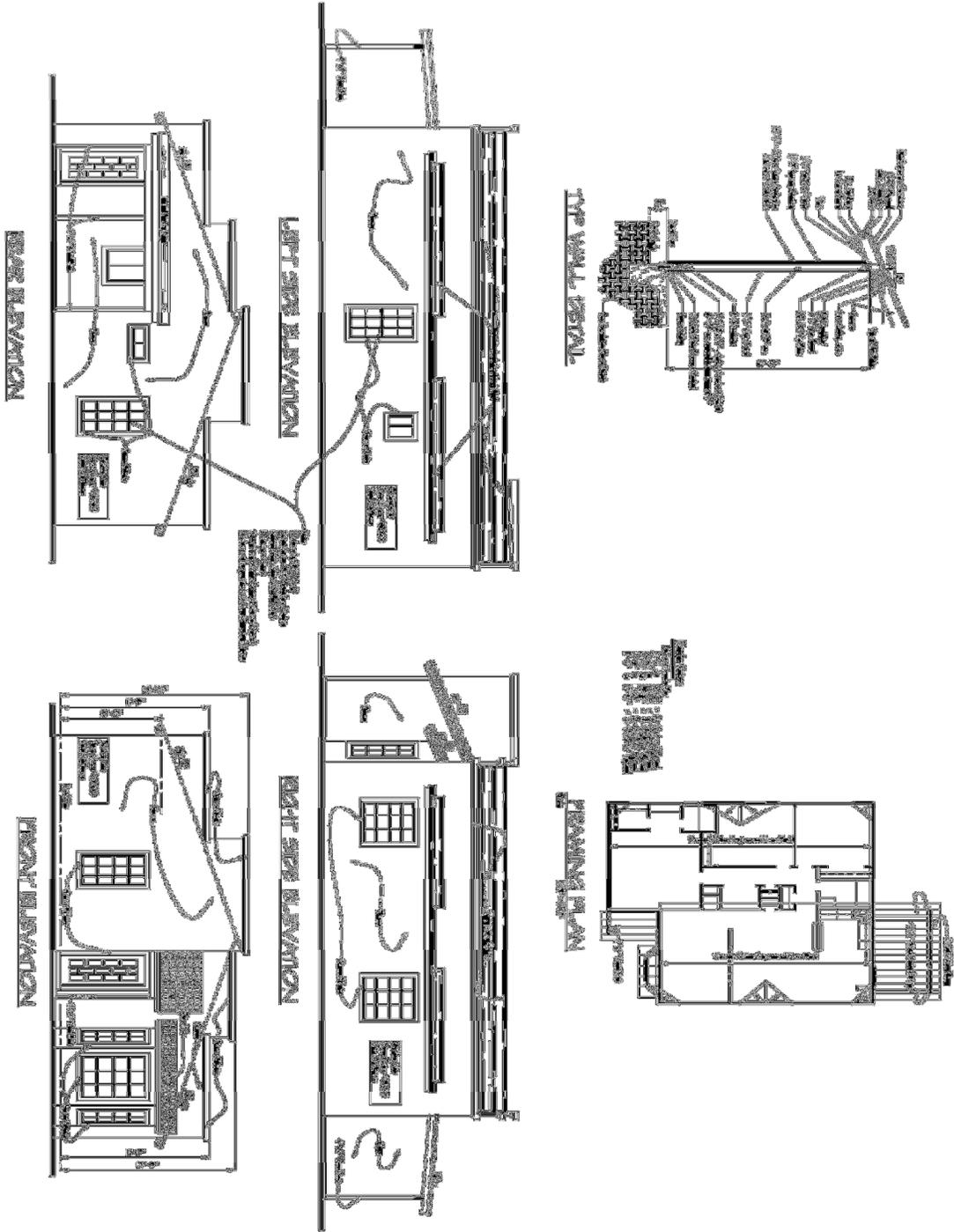
SITE PLAN



PROPOSED FIRST FLOOR PLAN



ELEVATIONS



MEDITERRANEAN ARCHITECTURAL STYLE

Mediterranean

Several houses with the white stucco finish. Mediterranean architecture: Traditionally, the Mediterranean home was a long one-story building with a covered porch extending along the facade. Walls of the homes were originally built of adobe brick with a white plaster finish, and the parapet of the walls was usually lined with red brick or red clay tile. Corridors or porches were usually covered by extending roof rafters and supported by round wood or rough squared porch posts. In addition to these porches, courtyards and/or enclosed patios were common. Although certain roofs may be flat, sloping roofs with red clay tiles better reflect the Mediterranean style. Other traditional structural characteristics include: eucalyptus (water spouts), portals with columns, cast-iron columns and pilasters. Windows covered with wrought-iron grating close some times.

