



PHAP15-00006

Date: February 23, 2015
Application Type: Certificate of Appropriateness
Property Owner: Ryan Kerr
Representative: Marilyn Del Rio
Legal Description: Being 24 Sunset Heights 8 & E 1/2 of 9 (4507 Sq. Ft.), City of El Paso, El Paso County, Texas
Historic District: Sunset Heights
Location: 711 Upson Drive
Representative District: #8
Existing Zoning: R-5/H (Residential/Historic)
Year Built: 1930
Historic Status: Contributing
Request: Certificate of Appropriateness for the construction of a detached garage
Application Filed: 2/9/2015
45 Day Expiration: 3/26/2015

ITEM #1



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for the construction of a detached garage

STAFF RECOMMENDATION:

The Historic Preservation Office recommends APPROVAL 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:

- *Most of the older structures in El Paso have parking provided at the rear of the property in a garage or carport structure. Every effort should be taken to maintain the use of the original parking areas. When repair or replacement is required the existing structure (garage or driveway) should be replaced in kind.*
- *Design new garages and outbuildings to be compatible with the main structure on the lot in material and design, using existing historic outbuildings in the districts as an example.*
- *Limit the size and scale of garages and accessory structures so that the integrity of the original structure, or the size of the existing lot, is not compromised or significantly diminished.*
- *New garages and accessory buildings should be located in rear yards.*

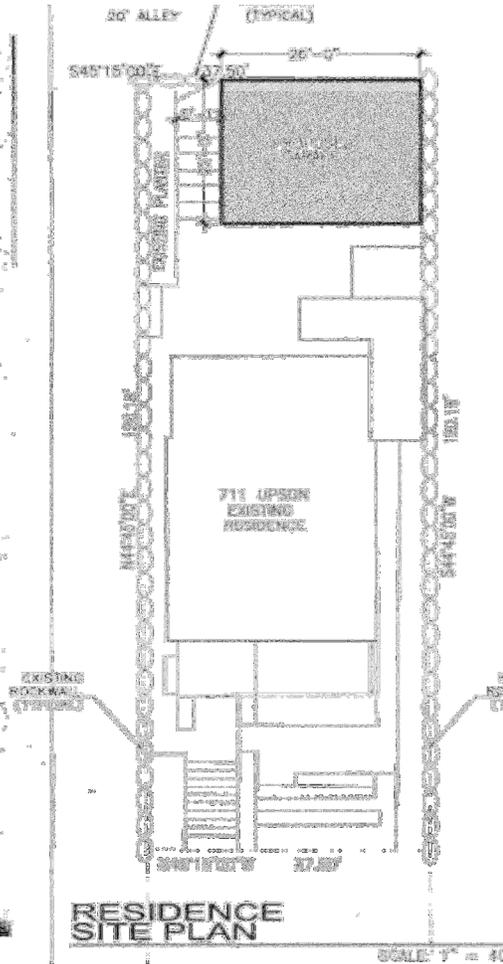
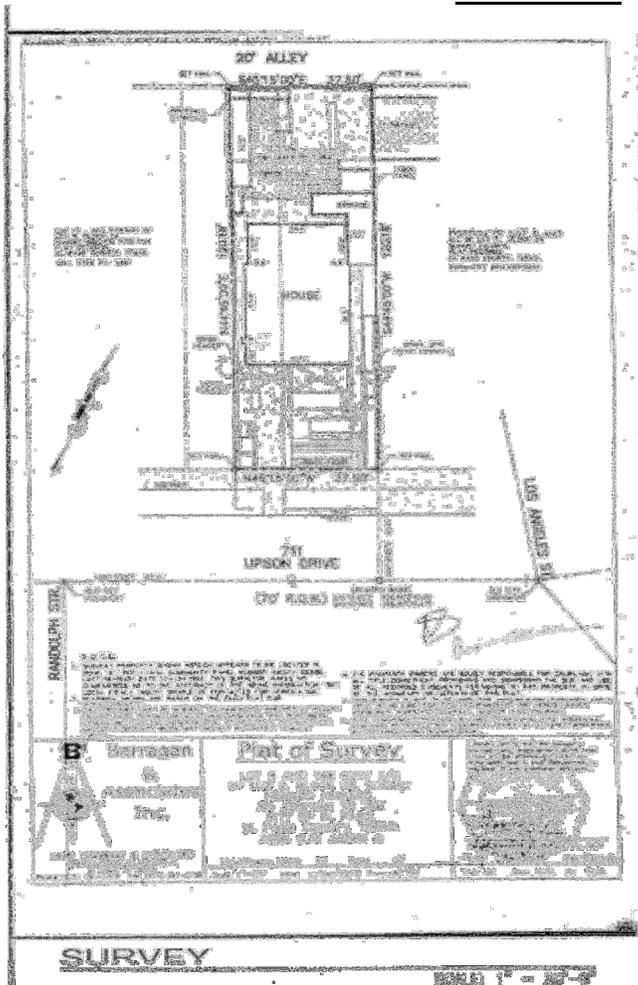
The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- *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.*
- *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.*

AERIAL MAP

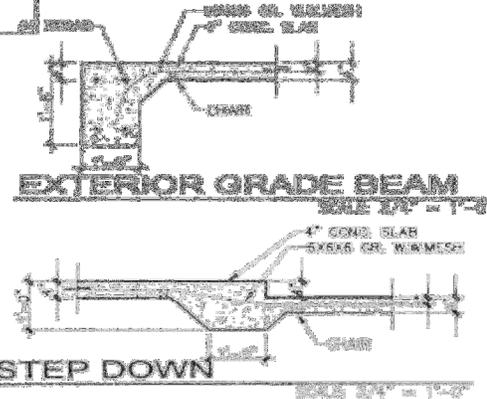


SITE PLAN



FRAMING NOTES

1. ALL STRUCTURAL LUMBER FOR FLOOR, ROOF AND CEILING SHALL BE #2 & BETTER OR BETTER, KD - 1000 P.S.I. @ 1,200 LBS P.F.L.
 2. EXTERIOR BRICKS SHALL BE #2 & #4 @ 16" O.C.
 3. EXTERIOR LOAD WALLS SHALL BE 2 x 4 @ 16" O.C.
 4. HEADERS SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE:
- | | |
|----------------|-------|
| 2'-0" TO 3'-0" | 2-2X4 |
| 3'-1" TO 4'-0" | 2-2X4 |
| 4'-1" TO 5'-0" | 2-2X4 |
| 5'-1" TO 6'-0" | 2-2X4 |
| 6'-1" TO 7'-0" | 2-2X4 |
5. USE 3/4" G.A. PLYWOOD OR 3/4" G.A. PROF. INSULATION
 6. FINISH ALL ROOF HANGERS, JOIST HANGERS, SLIPS, ETC. AS REQUIRED FOR MEMBRANE WATERPROOFING JOB.
 7. ALL STEEL BRACKETS AND HANGERS TO BE GALV. AND WITH ANCHOR BOLT.
 8. ALL JOBS TO BE SET LEVEL AND FOOT SLIPS CHECKED BY MASTERS

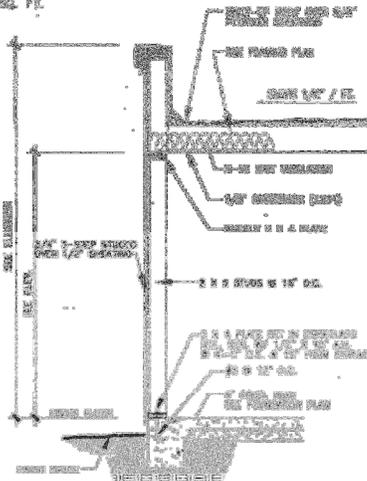


PLANS, SECTIONS AND ELEVATIONS

LEGAL DESCRIPTION

LOT 8 AND THE EAST 1/2 OF LOT 6, BLOCK 24, MARKET HEIGHTS
 AN ADDITION TO THE CITY OF EL PASO,
 EL PASO COUNTY, TEXAS
 771 LUTHER DRIVE
 EL PASO TEXAS

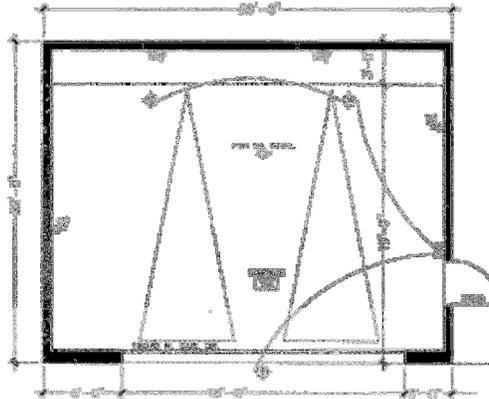
GRADING 579.22 FT.



TYP WALL SECTION

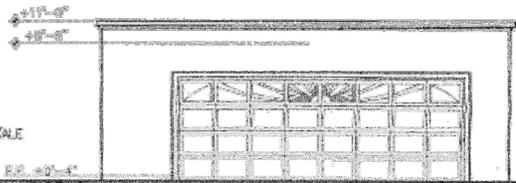
NOT TO SCALE

FF. 40'-0" EE. 40'-0"



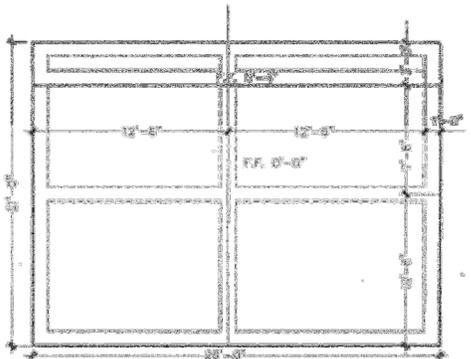
FLOOR PLAN

SCALE 1/4" = 1'-0"



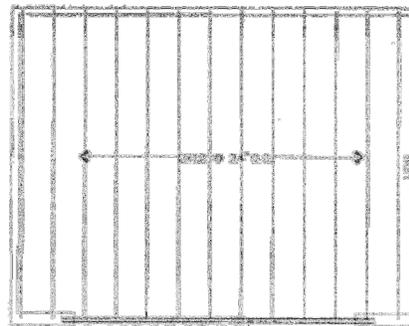
FRONT ELEVATION

SCALE 3/4" = 1'-0"



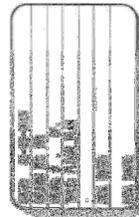
FOUNDATION PLAN

SCALE 1/4" = 1'-0"



FRAMING PLAN

SCALE 1/4" = 1'-0"



NEW DETACHED 2 CAR GARAGE
 FOR
MRS. & MS. KERR
 771 LUTHER DRIVE
 EL PASO, TEXAS 79901

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