



PHAP12-00004

Date: March 26, 2012
Application Type: Certificate of Appropriateness
Property Owner: Victor Duran
Representative: Victor Duran
Legal Description: The East ½ of Lot 28, plus all of Lots 29-31 save and except a portion of lot 31, Block 4, City of El Paso, El Paso County, Texas.
Historic District: Manhattan Heights
Location: 3257 Aurora Avenue
Representative District: #2
Existing Zoning: R-3/H (Residential/Historic)
Year Built: 1953
Historic Status: Non-Contributing
Request: Certificate of appropriateness for a new addition.
Application Filed: 3/8/2012
45 Day Expiration: 4/23/2012

ITEM #1



GENERAL INFORMATION:

The applicant seeks approval for:

The construction of an addition to the existing residence.

STAFF RECOMMENDATION:

The Historic Preservation Office recommends APPROVAL of the proposed scope of work, with modifications*, based on the following recommendations:

The Magoffin Historic District Design Guidelines recommend the following:

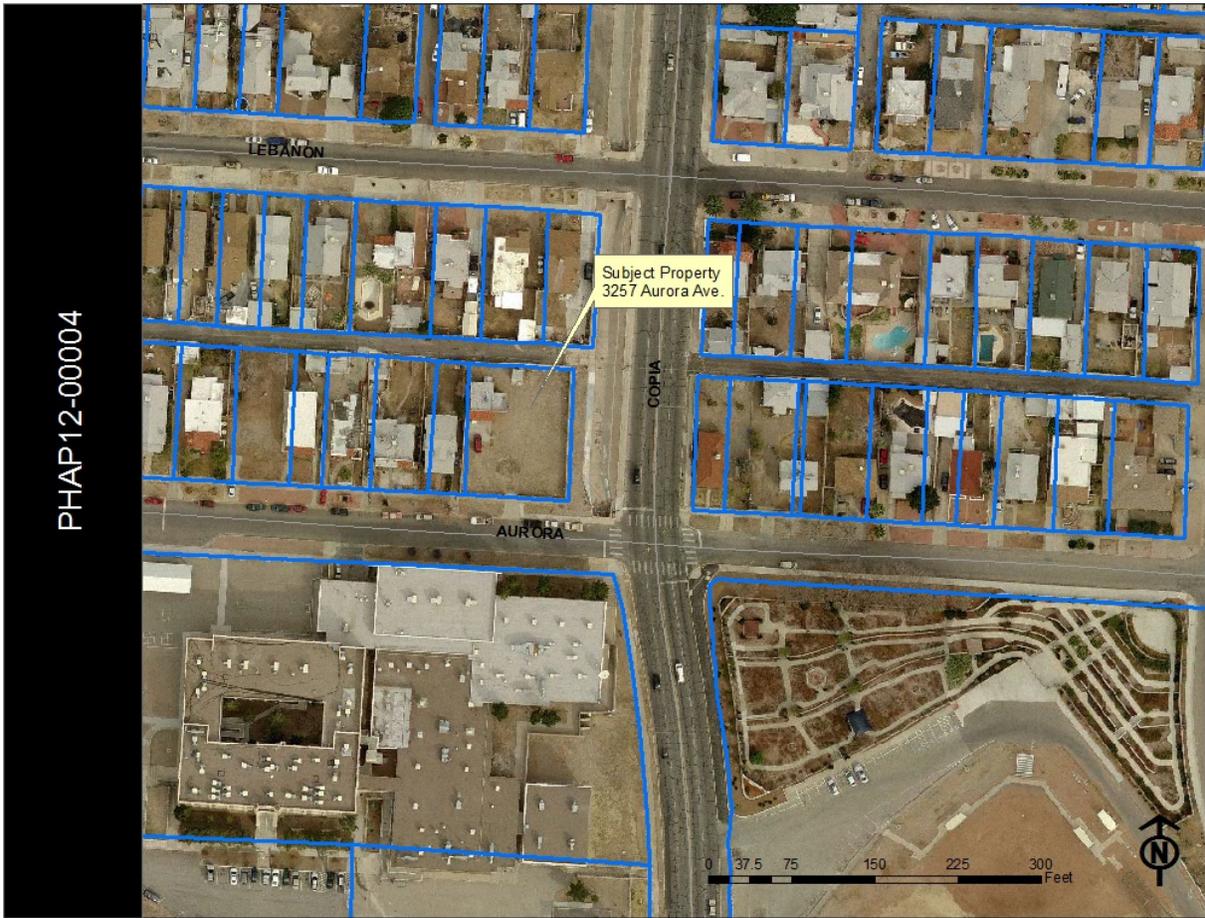
- New additions should be planned so that they are constructed to the rear of the property or on a non-character defining elevation.
- Start a new addition on the side or rear of a building.
- Additions should complement the original structure but not necessarily attempt to duplicate or copy it. The older structure should be identifiable from the new addition.

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

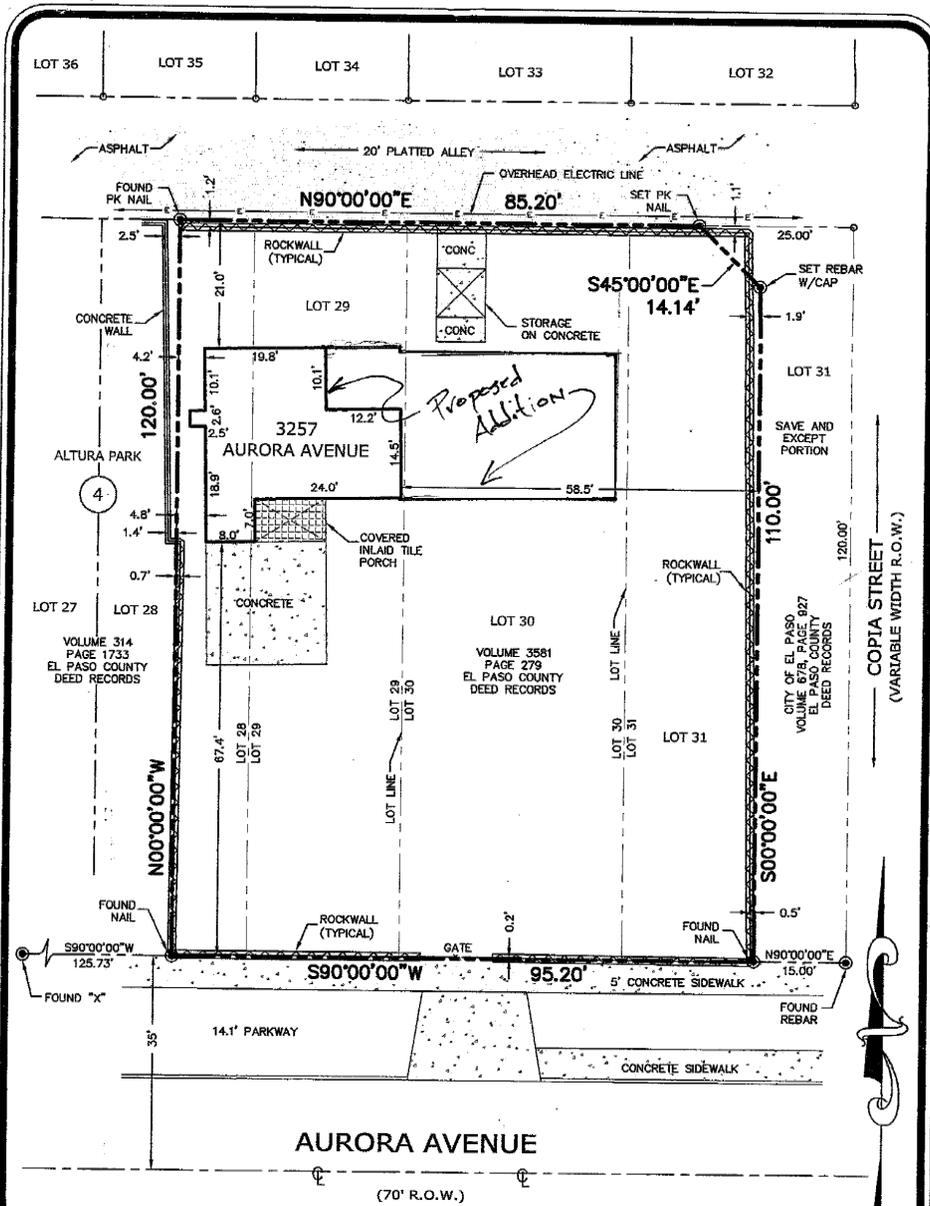
- New additions will not destroy historic materials, features, and spatial relationships that characterize the property.
- The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.

*Modifications - The new addition shall be set back from the main façade of the existing building by one or two feet.

AERIAL MAP



SITE PLAN



CERTIFICATION
 I HEREBY CERTIFY THAT THIS BOUNDARY AND IMPROVEMENT SURVEY IS BASED ON A FIELD SURVEY PERFORMED UNDER MY SUPERVISION AND THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN

[Signature]
 JOHN A EBY TX-5372 NM-17779



THE EAST 1/2 OF LOT 28, PLUS ALL OF LOTS 29-31, SAVE AND EXCEPT A PORTION OF LOT 31, BLOCK 4, ALTURA PARK, CITY OF EL PASO, EL PASO COUNTY, TEXAS

PLAT RECORD:
 VOLUME: 1
 PAGE: 9

TITLE CO: LAWYERS TITLE FILE#: 1120002896 DATED:
 FIRM ZONE: C PANEL#: 480214-0034 B DATED: 10-15-82
 DATE OF SURVEY: 10/12/2009 OFFICE: LM FIELD: JAE, AG, JC
PASO DEL NORTE SURVEYING INC. PH. 915-241-1841
 13998 BRADLEY ROAD, EL PASO, TEXAS 79938 FAX 915-855-6925
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