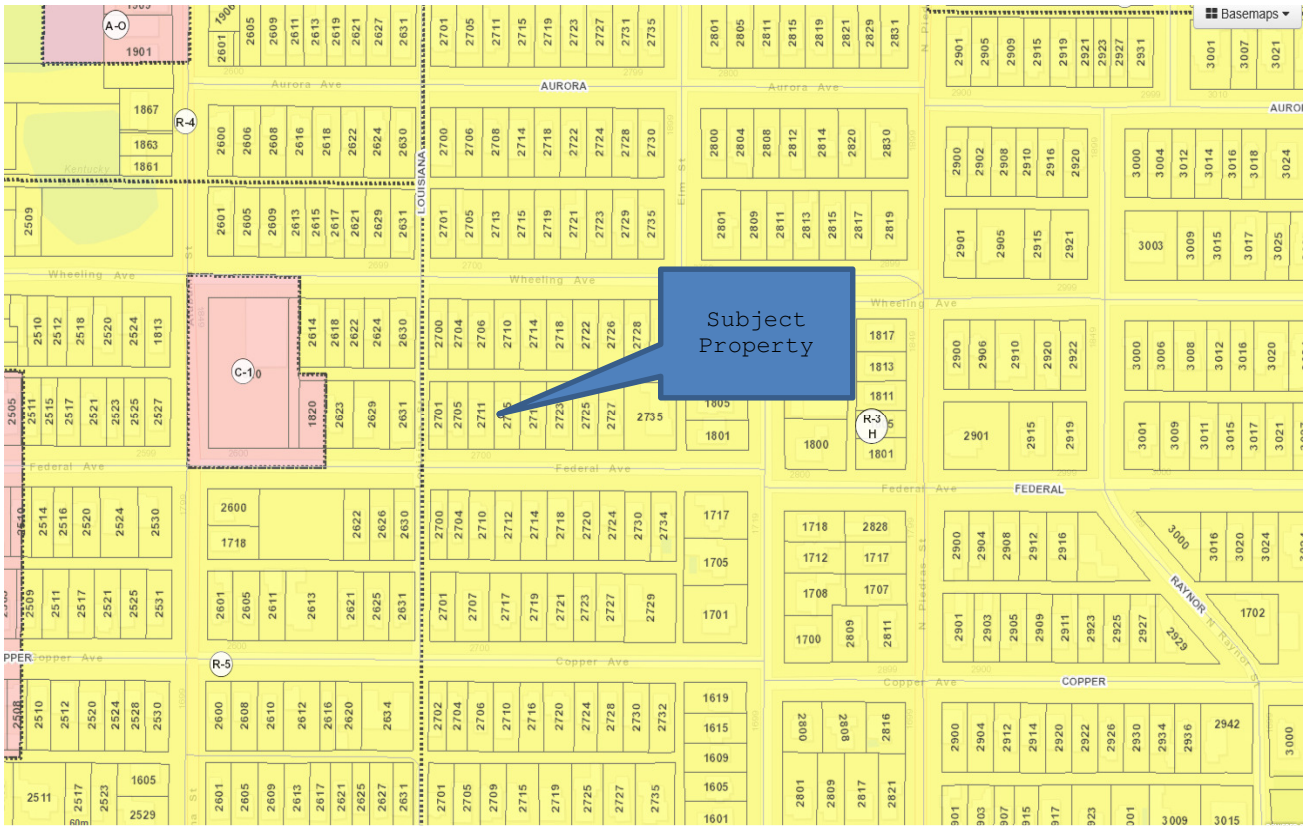
PHAP16-00009

Date:	May 16, 2016
Application Type:	Certificate of Appropriateness
Property Owner:	Dora Valero and Tomas Ornelas
Representative:	Dora Valero and Tomas Ornelas
Legal Description:	19 Manhattan Heights 42 & 43, City of El Paso, El Paso County, Texas
Historic District:	Manhattan Heights
Location:	2715 Federal Avenue
Representative District:	#2
Existing Zoning:	R-3/H (Residential/Historic)
Year Built:	1920
Historic Status:	Contributing
Request:	Certificate of Appropriateness for the demolition and construction of a rear yard addition
Application Filed:	4/18/2016
45 Day Expiration:	6/2/2016

ITEM #1



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for the demolition and construction of a rear yard addition

STAFF RECOMMENDATION:

The Historic Preservation Office recommends APPROVAL WITH A MODIFICATION 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:

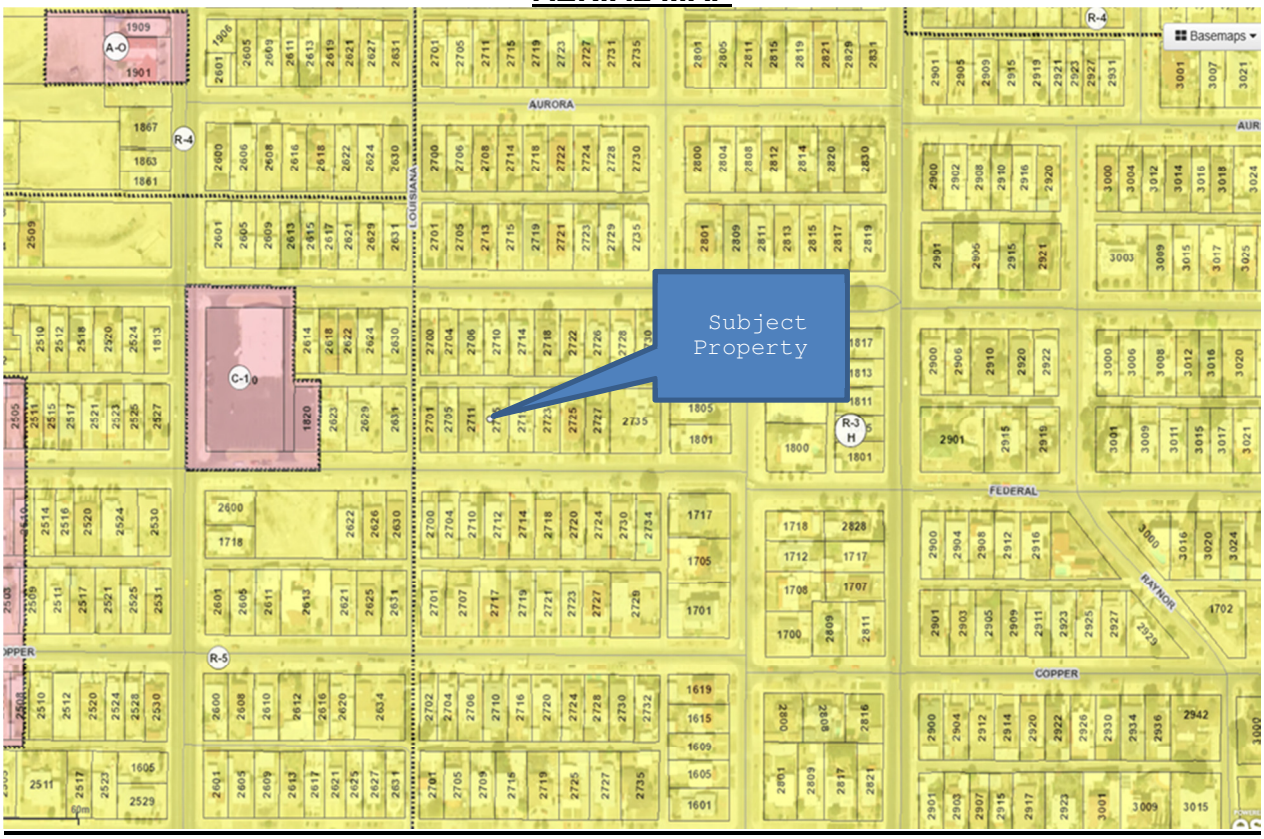
- New additions should be designed and constructed so that the character-defining features of the historic building are not radically changed, obscured, damaged or destroyed in the process of rehabilitation.
- Any new addition should be planned so that it is constructed to the rear of the property or on a non-character defining elevation and is minimally visible from the public right of way.
- Introduce additions in locations that are not visible from the street-generally on rear elevations.
- It is not appropriate to introduce an addition if it requires the removal of character-defining building features such as patios, mature vegetation or a detached structure.
- Design an addition so it is compatible in roof form, proportions, materials and details with the existing structure.
- Design an addition so that if removed in the future, the historic building's form and character defining features are not obscured, damaged, or destroyed.

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

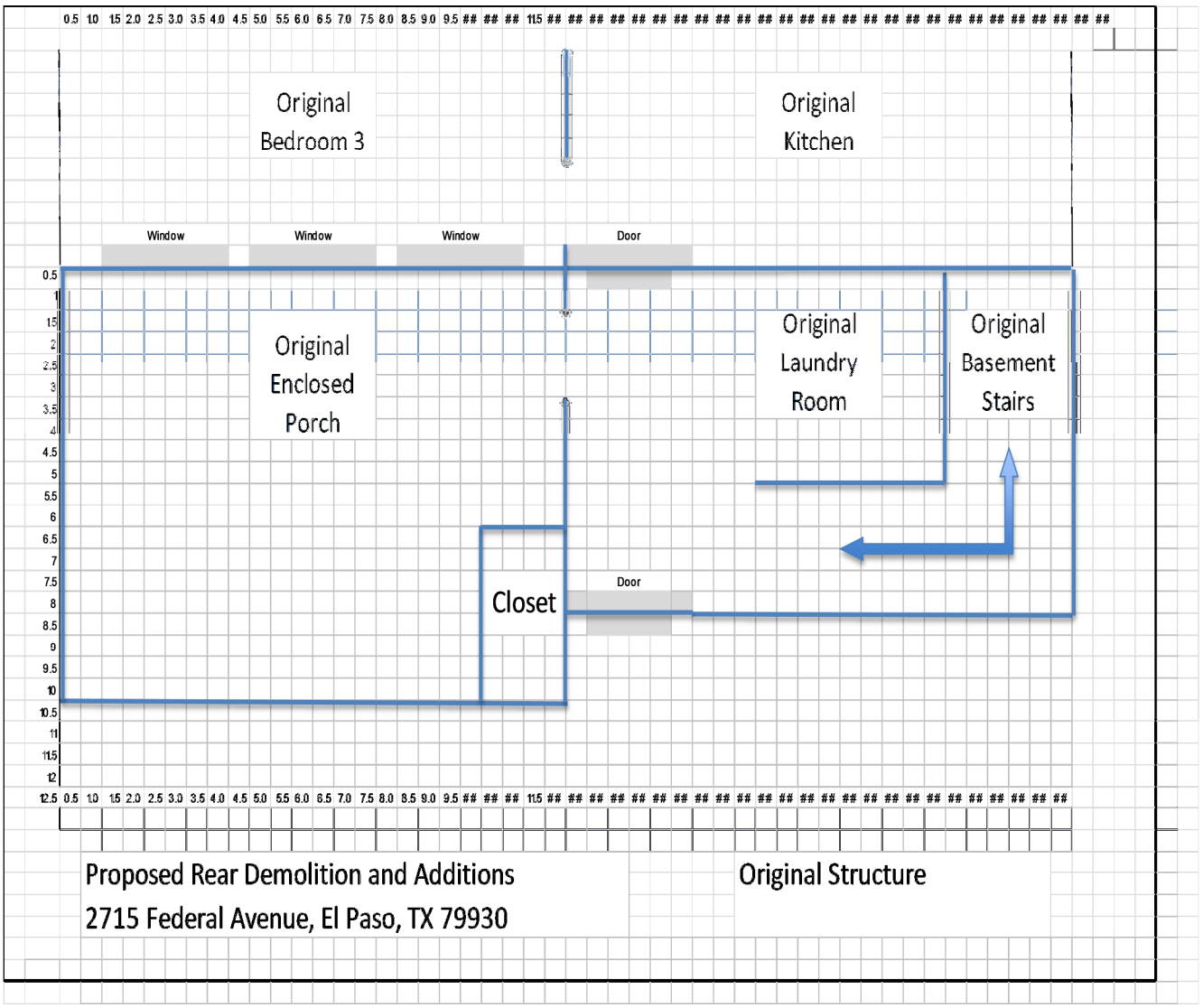
- New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion,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

The modification is that accurate drawings be submitted for approval.

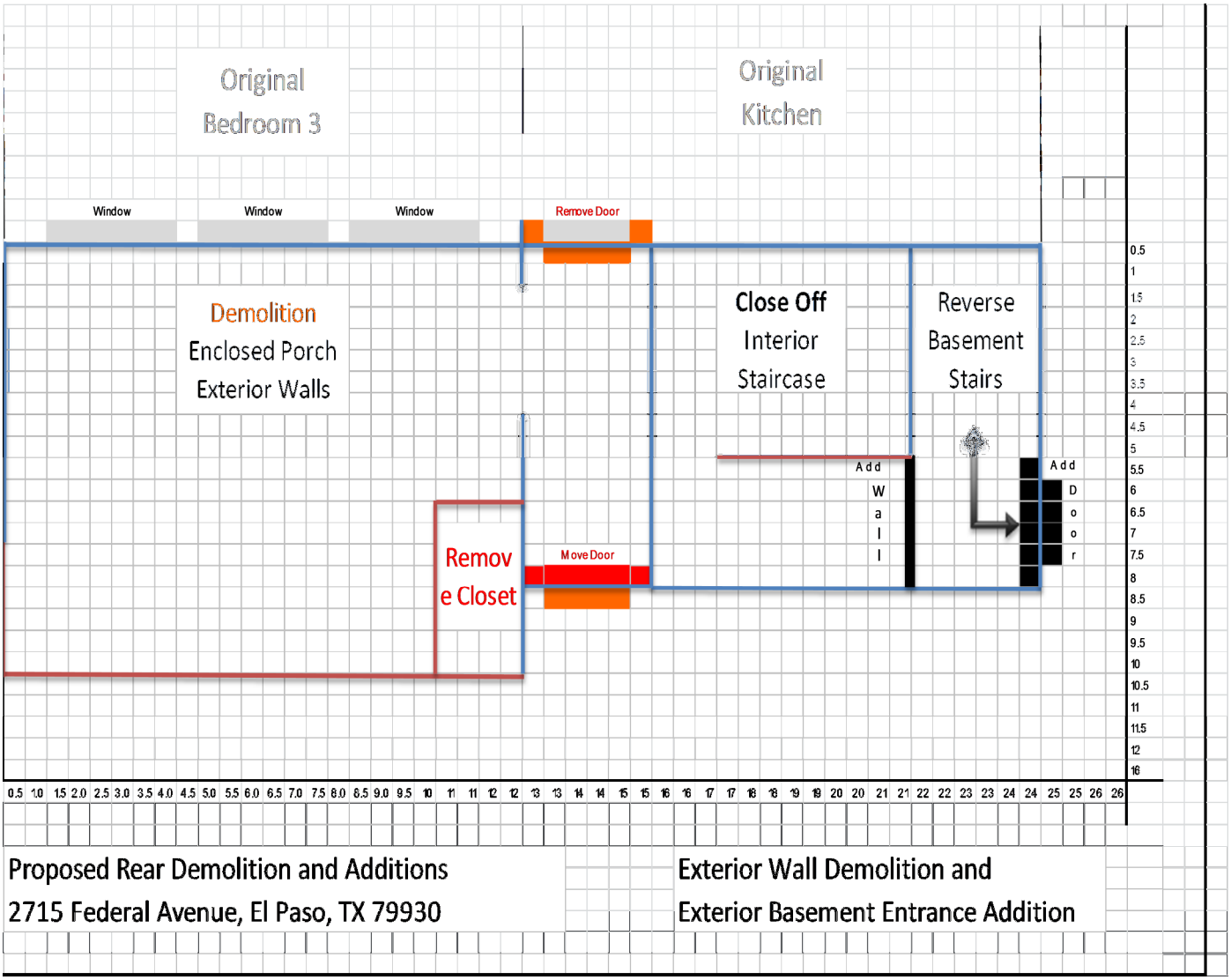
AERIAL MAP


Subject Property
AURORA
FEDERAL
COPPER
LOUISIANA
RAYNOR
Basemaps
A-O
R-4
C-1
R-5
R-3 H

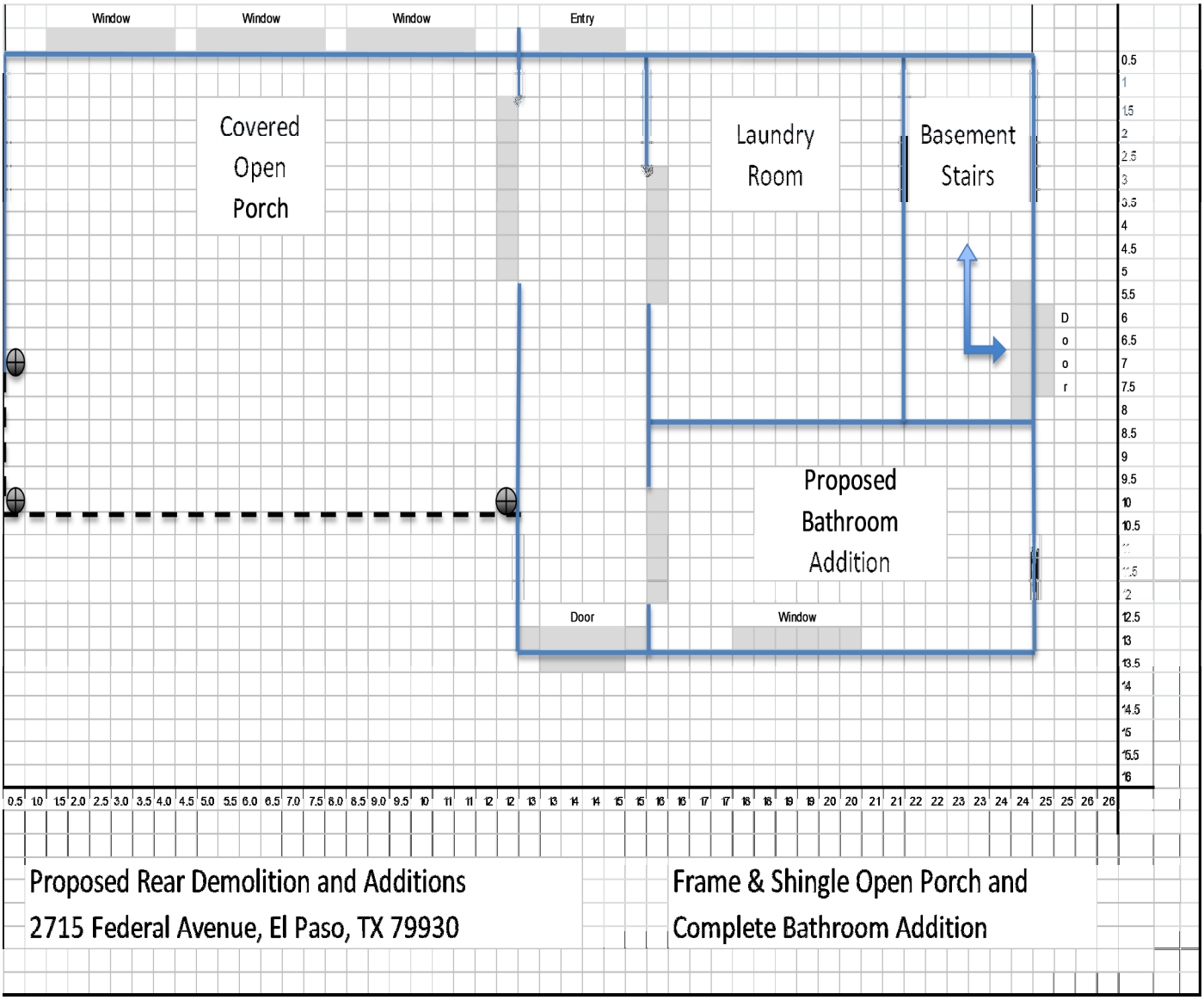
EXISTING FLOOR PLAN



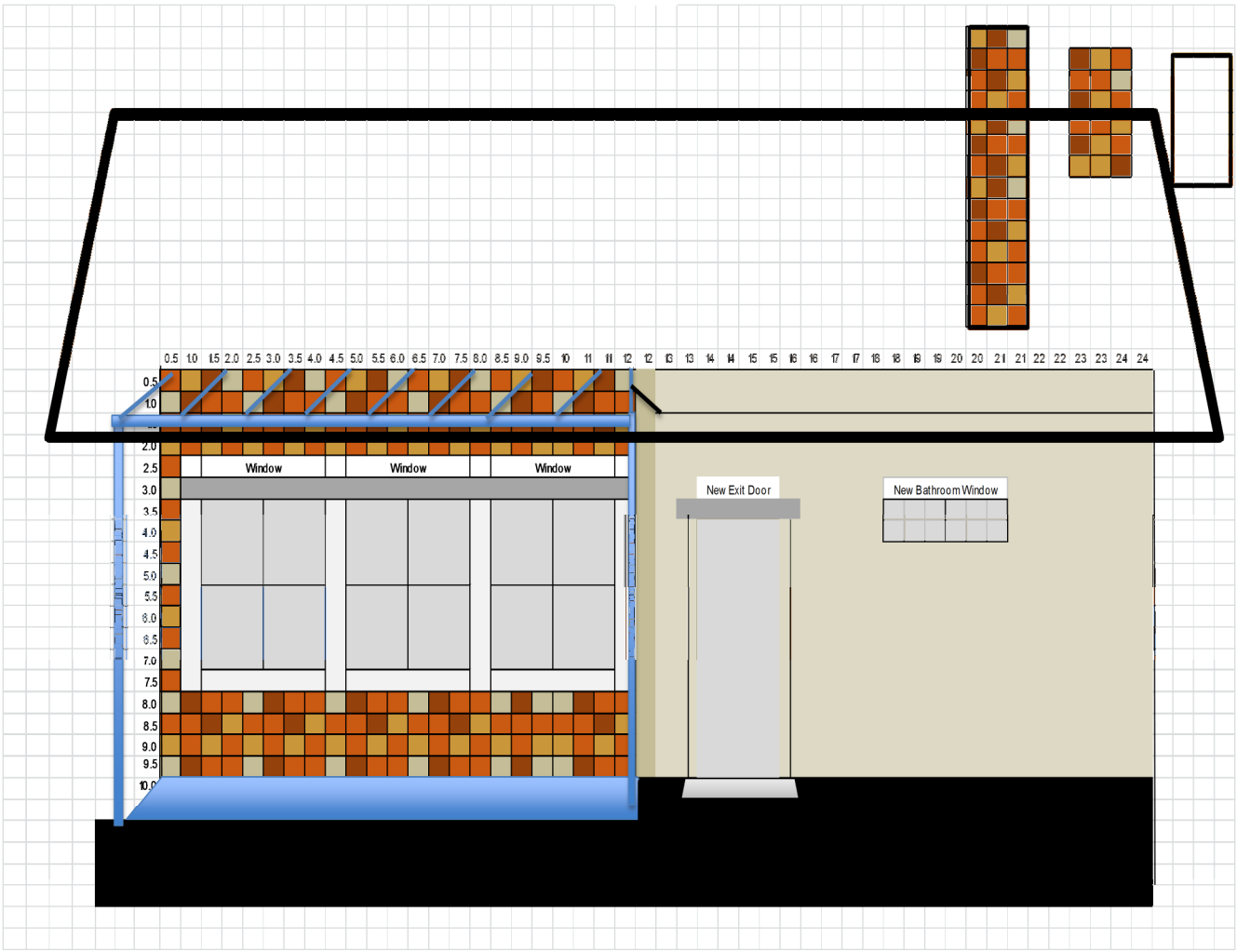
DEMOLITION PLAN



REVISED FLOOR PLAN



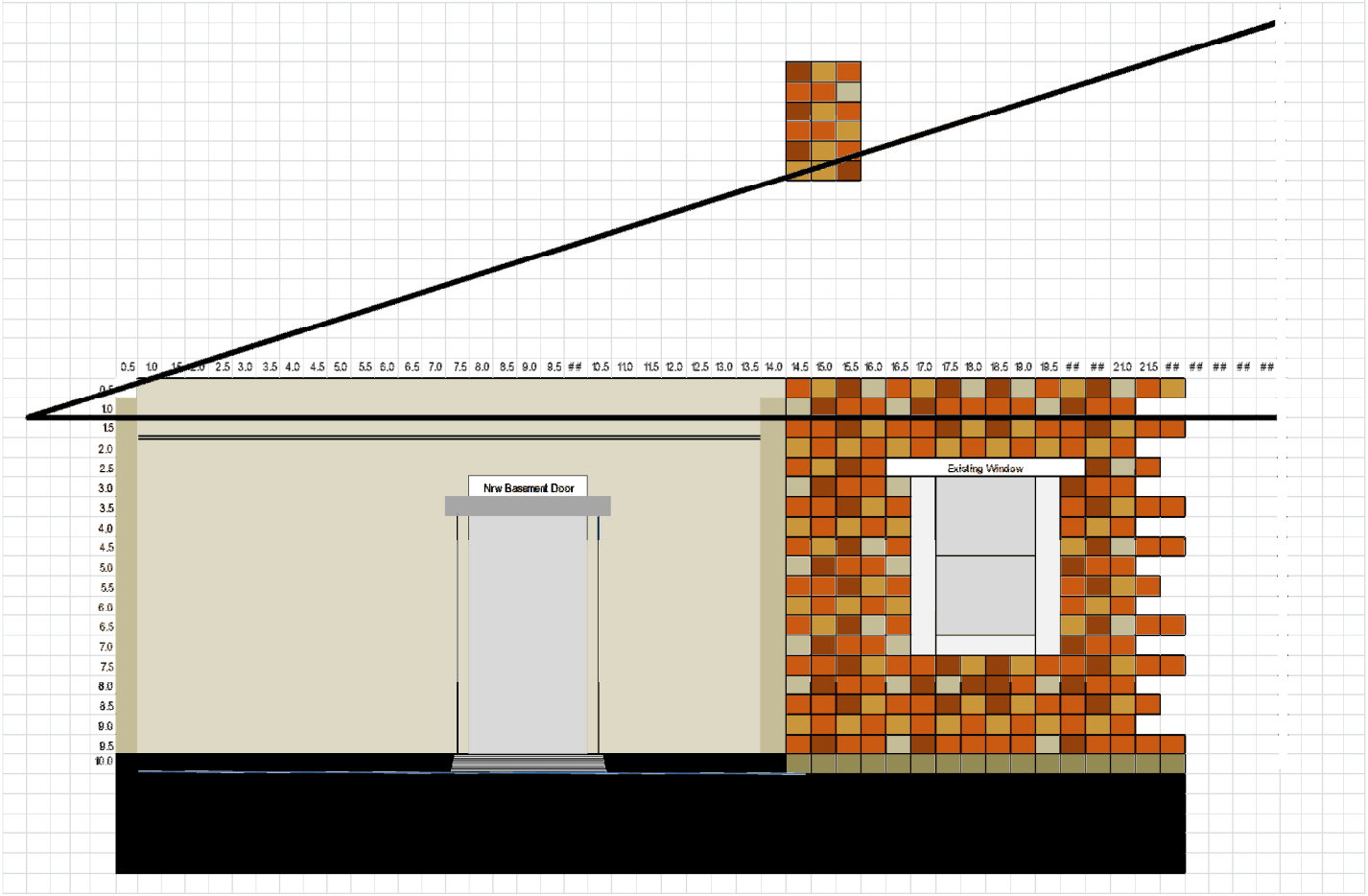
REVISED ELEVATION



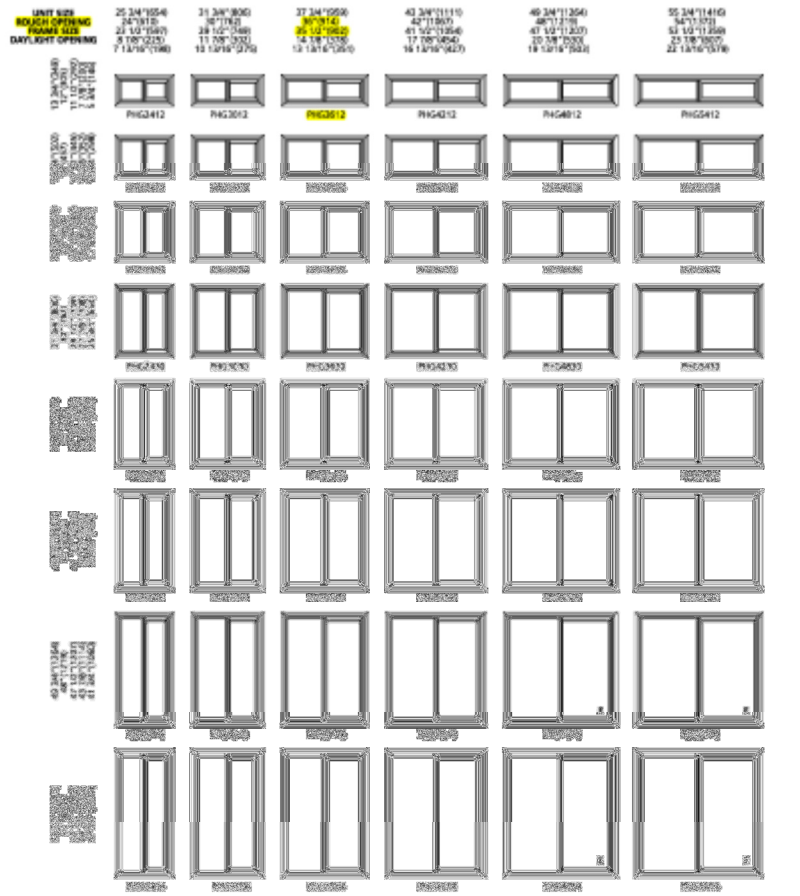
REVISED ELEVATION

Side Elevation (Facing West)
2715 Federal Avenue, El Paso, TX 79930

New Basement Door
and Painted Siding on Bathroom Addition



PROPOSED WINDOW

JELD-WEN WINDOWS & DOORS **Gliding Windows**
Premium Vinyl

2 WIDE GLIDING WINDOW