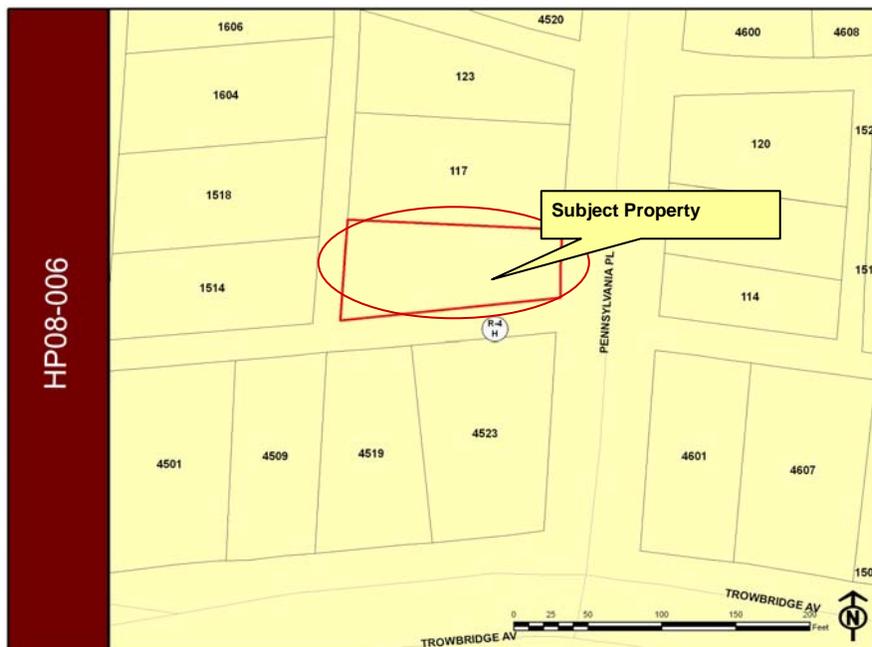




## HP08006

**Application Type:** Certificate of Appropriateness  
**Property Owner(s):** Jorge Valenzuela  
**Representative(s):** Jorge Valenzuela  
**Legal Description:** 99 Government Hill Lots 16 and 17  
**Historic District:** Austin Terrace  
**Location:** 111 Pennsylvania  
**Representative District:** #2  
**Present Zoning:** R-4/H (Residential/Historic)  
**Present Use:** Partially constructed new residence  
**Year Built:** 2008  
**Contributing Status:** Non-Contributing  
**Request:** Construction of a new residence  
**Planning Area:** Central  
**Application Filed:** 3/05/08  
**45-Day Expiration:** 4/19/08

## ITEM #9



**GENERAL INFORMATION:**

The applicant seeks approval to:  
Construct a new residence

**STAFF RECOMMENDATION:**

- The Historic Preservation Officer recommends MODIFICATIONS to the proposed new construction based on the following recommendations:

*The Guide to the Identification and Preservation of El Paso's Cultural, Historic, and Architectural Resources* recommends the following:

- The height of a new building should conform with the height of the existing building envelope along the street.
- Buildings on corners should relate to the scale of the buildings on their respective streets, and complete the street forms.
- A new façade should have a relationship to the street which is consistent with its neighbors. The new building's façade should reflect the size, scale, and setbacks of adjacent buildings and those across the street. The proportions of open space between facades should remain constant so that the rhythm of the street is maintained.
- Cantilevered forms are not acceptable within historic districts.
- Massing of blocks should respect the scale and proportional relationship of their surrounding neighbors.
- The overall appearance of a historic property or historic district is formed to a large part by the shapes of the roofs, be they sloped, pitched roofs with overhangs, flat roofs with parapets, sloped for drainage purposes only, or with more elaborate styling. The roof should always complement and preserve the architectural features of the building to which it is attached. Avoid applying new roof systems to a building that are inappropriate to the style and period of the building and the neighborhood.
- New construction should conform to the rhythm of the facades, or the overall spacing and proportions of adjacent building facades.
- Where a rhythm of window sizes or patterns of openings is well established, new construction should respect it and reflect the existing proportions. Placement of openings and architectural details should enhance and respect the vertical and horizontal character of the building façade. Patterns and rhythms which occur throughout the block such as fenestration, should be preserved on the existing structures and incorporated into the facades of new construction. The rhythm and proportion of window and door openings should be similar to those on surrounding facades.
- New additions should be composed of materials which complement adjacent facades. New buildings should not stand out against the surrounding buildings.

New construction activity should always be according to the provisions of all applicable City Codes.

- Stuccoed finishes usually do not appear on historic construction except for buildings of the following architectural styles: Pueblo and Spanish Colonial (adobe walls), Southwestern Vernacular (differing types of masonry), Prairie (half-timbered), and the Period House (differing types of masonry).
- Windows can be deeply recessed or projected from the plane of the wall, depending on the materials used in the construction of the wall and on the architectural style of the structure. Window frame, lintel, and sill treatment should differentiate and clearly express themselves as individual elements. Never use large sidelights or large expanses of glass.
- Garages should usually be located behind the structure and out of sight from the street. If large openings are needed, they should be recessed and face away from the street, or be located behind a wall and gate that complement the street scene.
- Brick, stone, or wooden columns, posts, and arches with bulkheads, wrought iron or cast iron railings, or wooden railings between spans are appropriate material standards. Mixing wood, wrought iron, or cast iron elements is inappropriate unless according to the original design.

The design as submitted does not adhere to the guidelines presented in *The Guide to the Identification and Preservation of El Paso's Cultural, Historic, and Architectural Resources* and adopted by the El Paso City Council in 1981. Aspects of the design that require modification include: the height and mass; the cantilevered, front-facing master bedroom; its scale and proportion to the neighboring houses; the roof system and its materials; the fenestration pattern; its exterior finish; and the placement of the garage. Based upon these design criteria, the Staff Recommendation is to further modify the design to reduce its height and mass; remove the cantilevered master bedroom; improve its scale and proportion to neighboring houses; simplify the roof system; devise a fenestration pattern that has association and rhythm; select a different exterior finish, perhaps masonry or brick; and place the garage at the rear of the house.

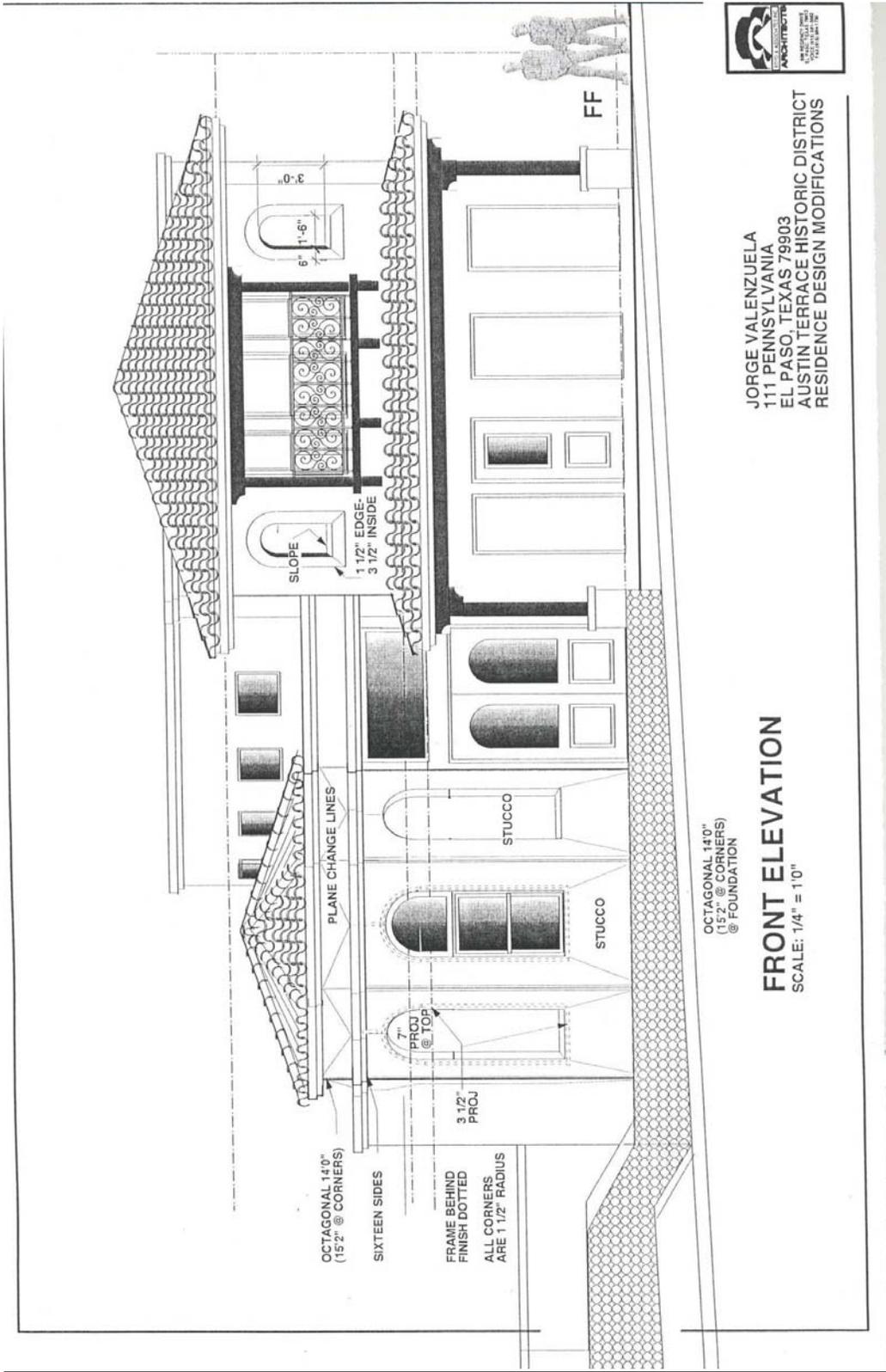
# AERIAL MAP



# HISTORIC DISTRICT MAP



**MODIFIED SITE PLANS**

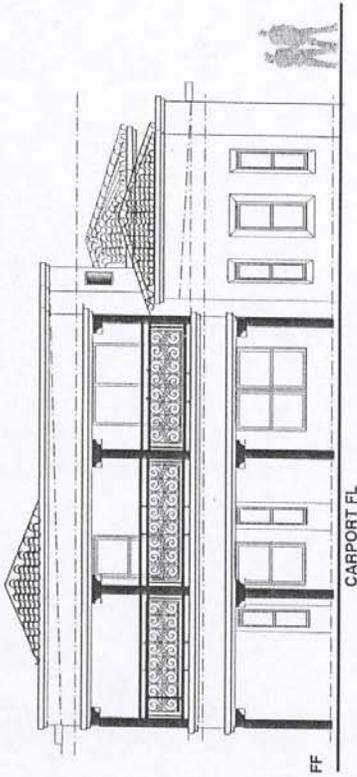


JORGE VALENZUELA  
 111 PENNSYLVANIA  
 EL PASO, TEXAS 79903  
 AUSTIN TERRACE HISTORIC DISTRICT  
 RESIDENCE DESIGN MODIFICATIONS

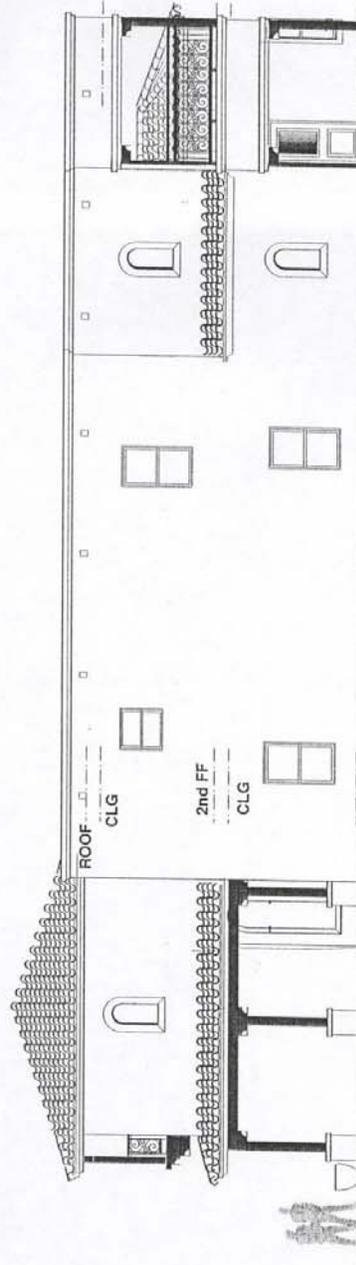
OCTAGONAL 140"  
 (15 2" @ CORNERS)  
 @ FOUNDATION

**FRONT ELEVATION**

SCALE: 1/4" = 10"



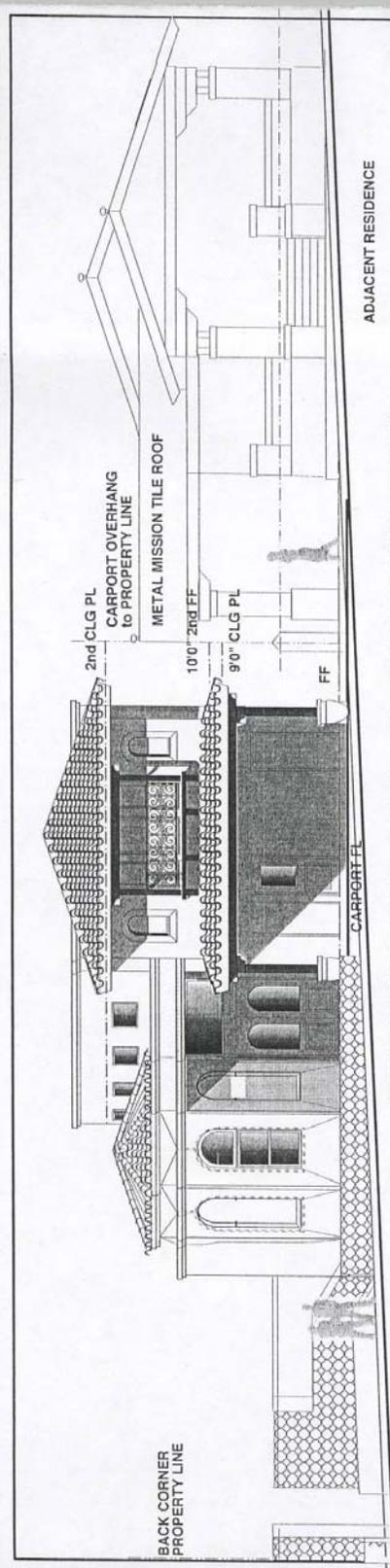
**NORTH BACK ELEVATION**  
SCALE: 1/8" = 1'0"



**EAST SIDE ELEVATION**  
SCALE: 1/8" = 1'0"

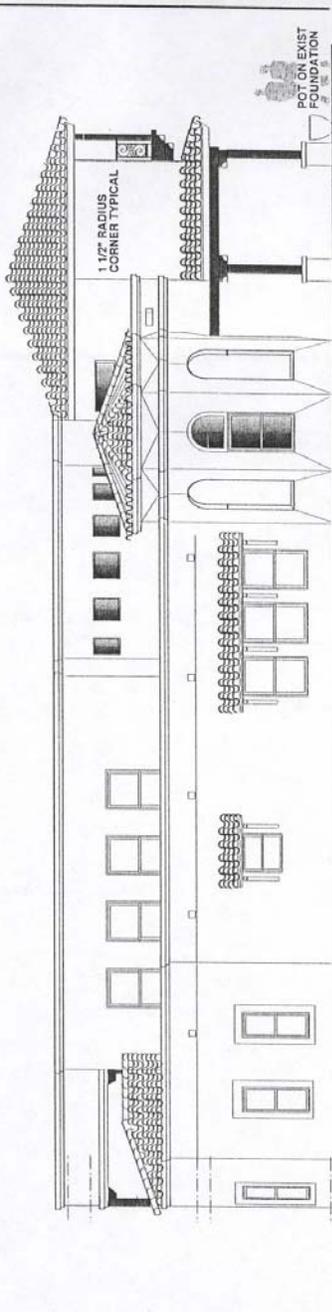


JORGE VALENZUELA  
111 PENNSYLVANIA  
EL PASO, TEXAS 79903  
AUSTIN TERRACE HISTORIC DISTRICT  
RESIDENCE DESIGN MODIFICATIONS



**SOUTH FRONT ELEVATION**  
SCALE: 1/8" = 1'0"

NOTE: FINISH FLOOR OF ADJACENT RESIDENCE IS APPROXIMATELY 6" ABOVE FF OF 111, PENNSYLVANIA. THE CEILING HEIGHT OF 111 IS NEAR THE ROOF LINE OF THE ADJACENT RESIDENCE.



**WEST SIDE ELEVATION**  
SCALE: 1/8" = 1'

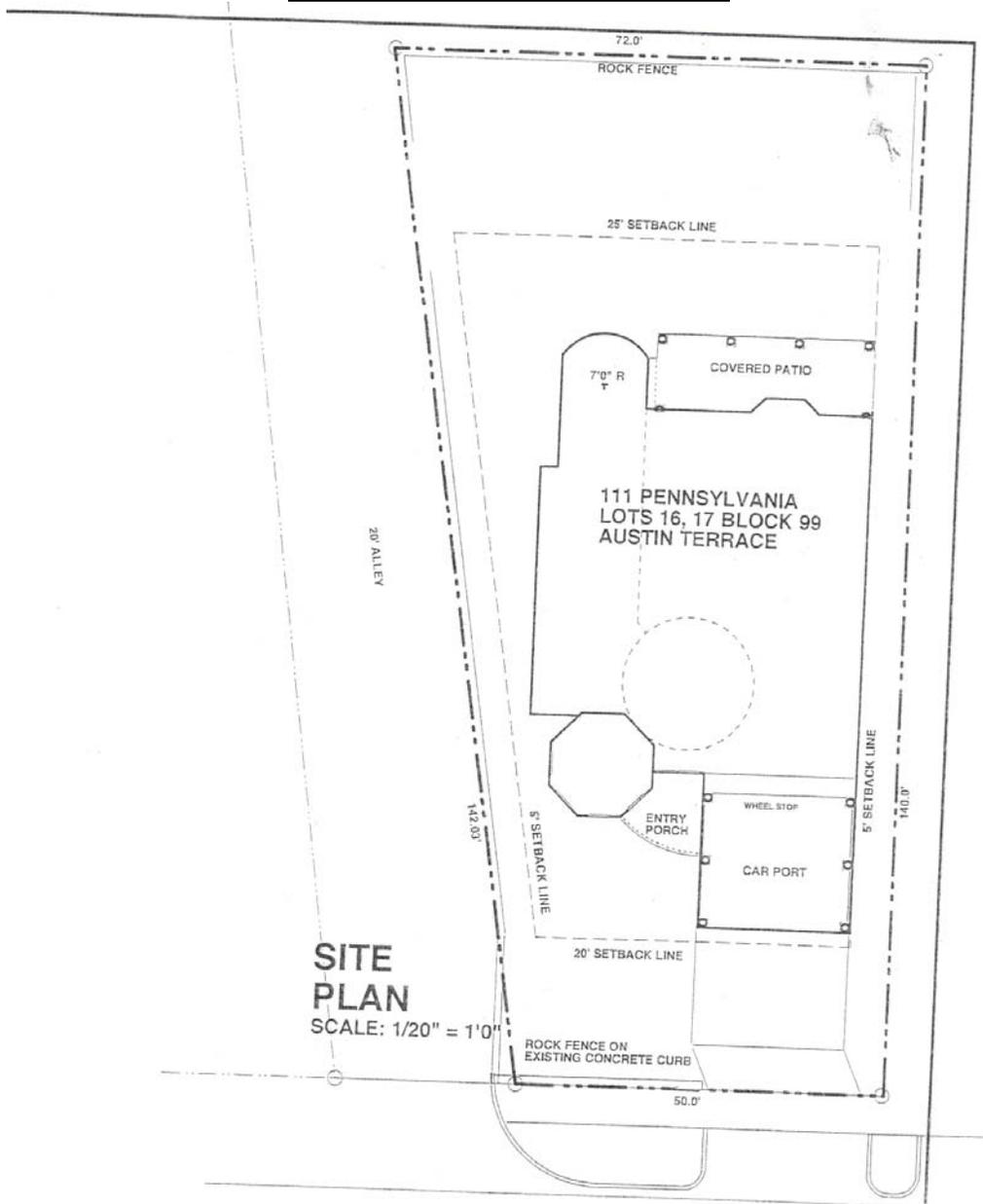


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RESIDENCE DESIGN MODIFICATIONS

PLOT ON EXIST FOUNDATION

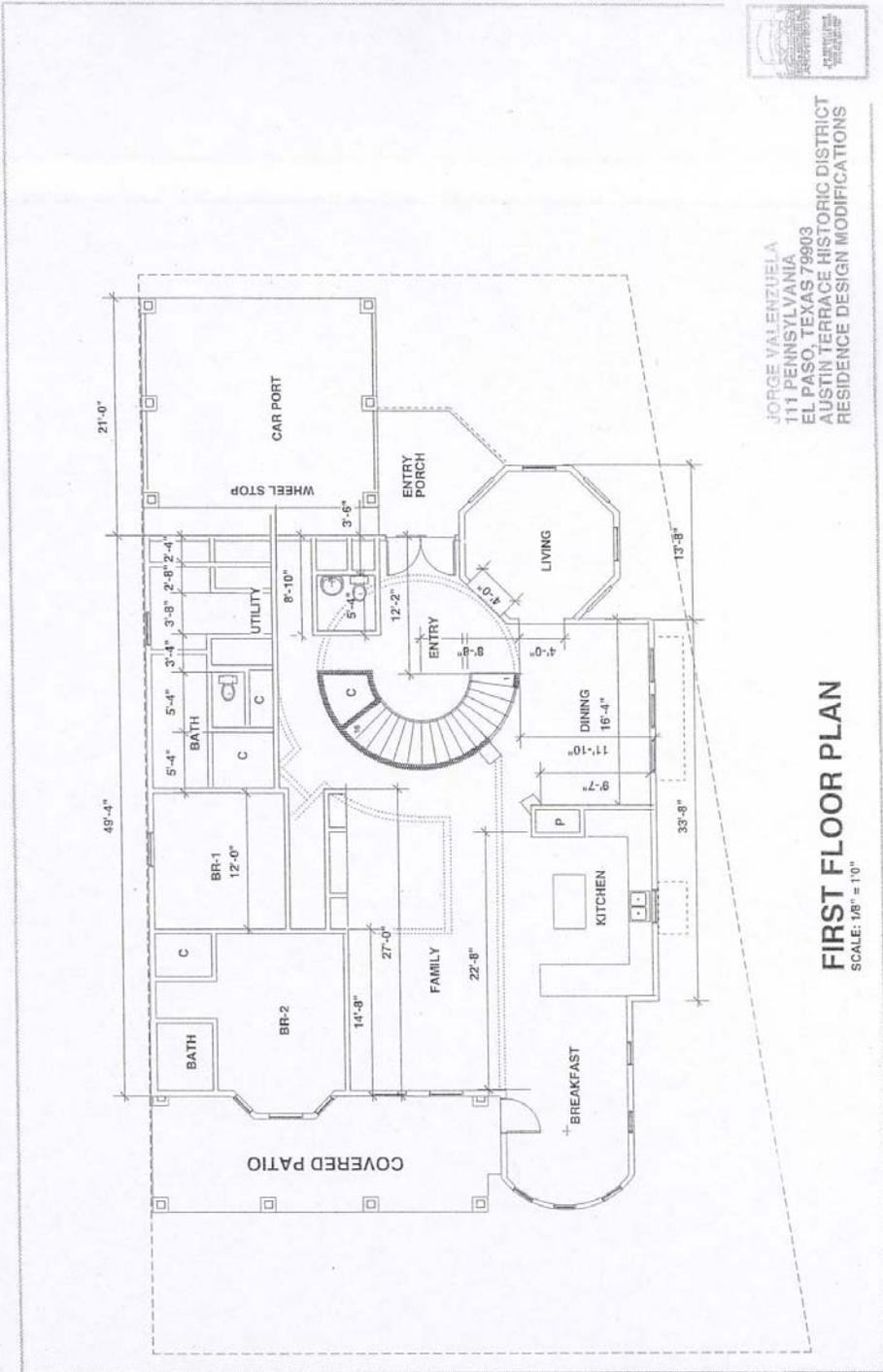


## 2<sup>ND</sup> SET OF MODIFIED PLANS



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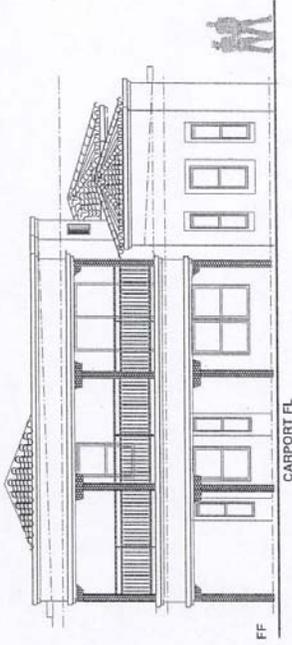


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 RESIDENCE DESIGN MODIFICATIONS

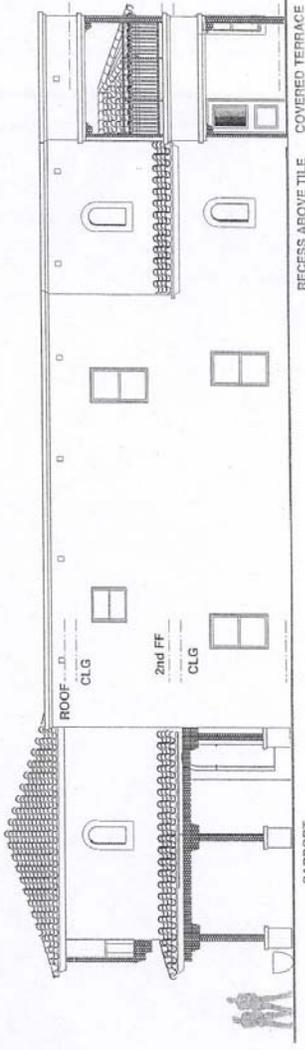
**FIRST FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"







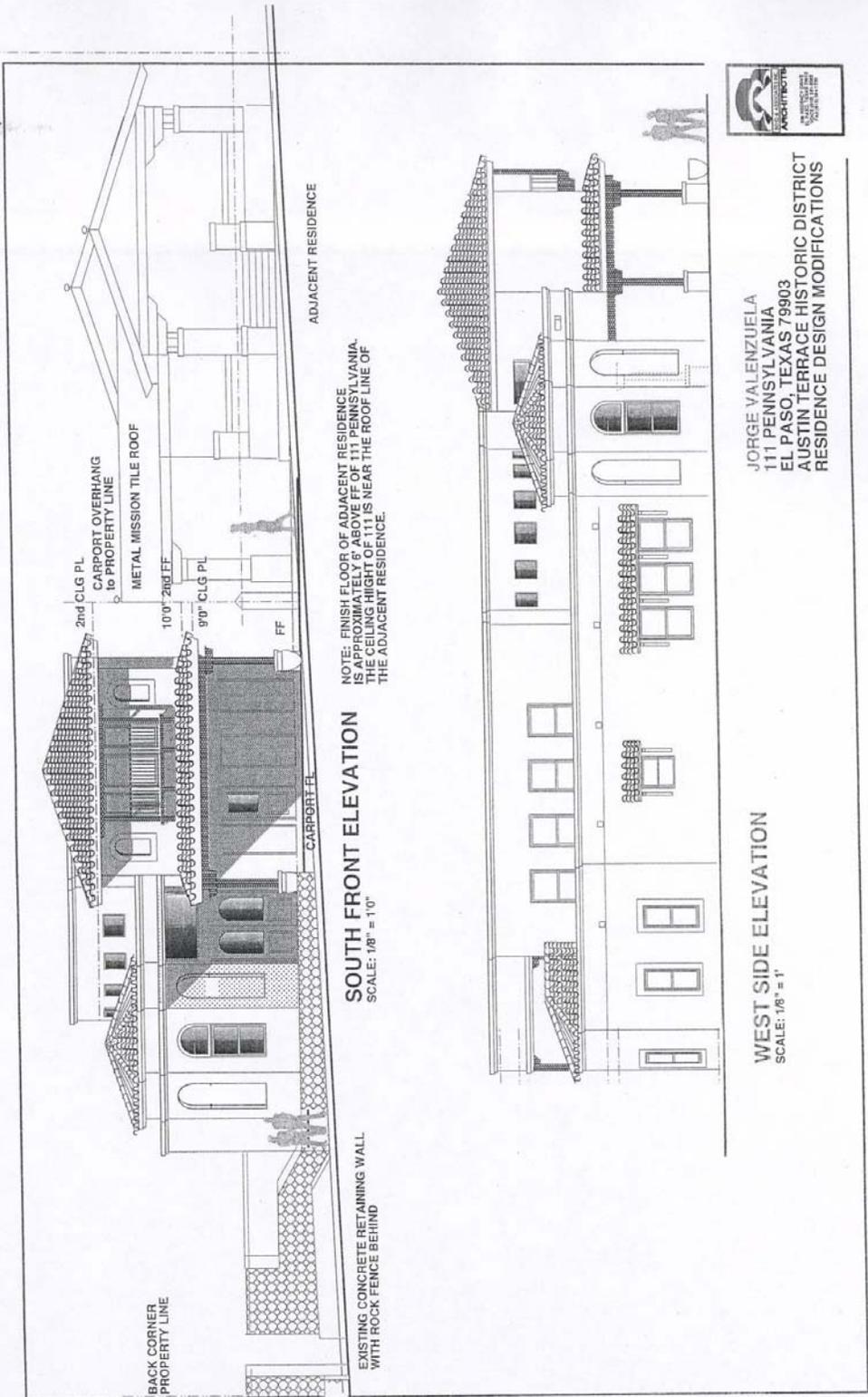
**NORTH BACK ELEVATION**  
SCALE: 1/8" = 1'0"



**EAST SIDE ELEVATION**  
SCALE: 1/8" = 1'0"



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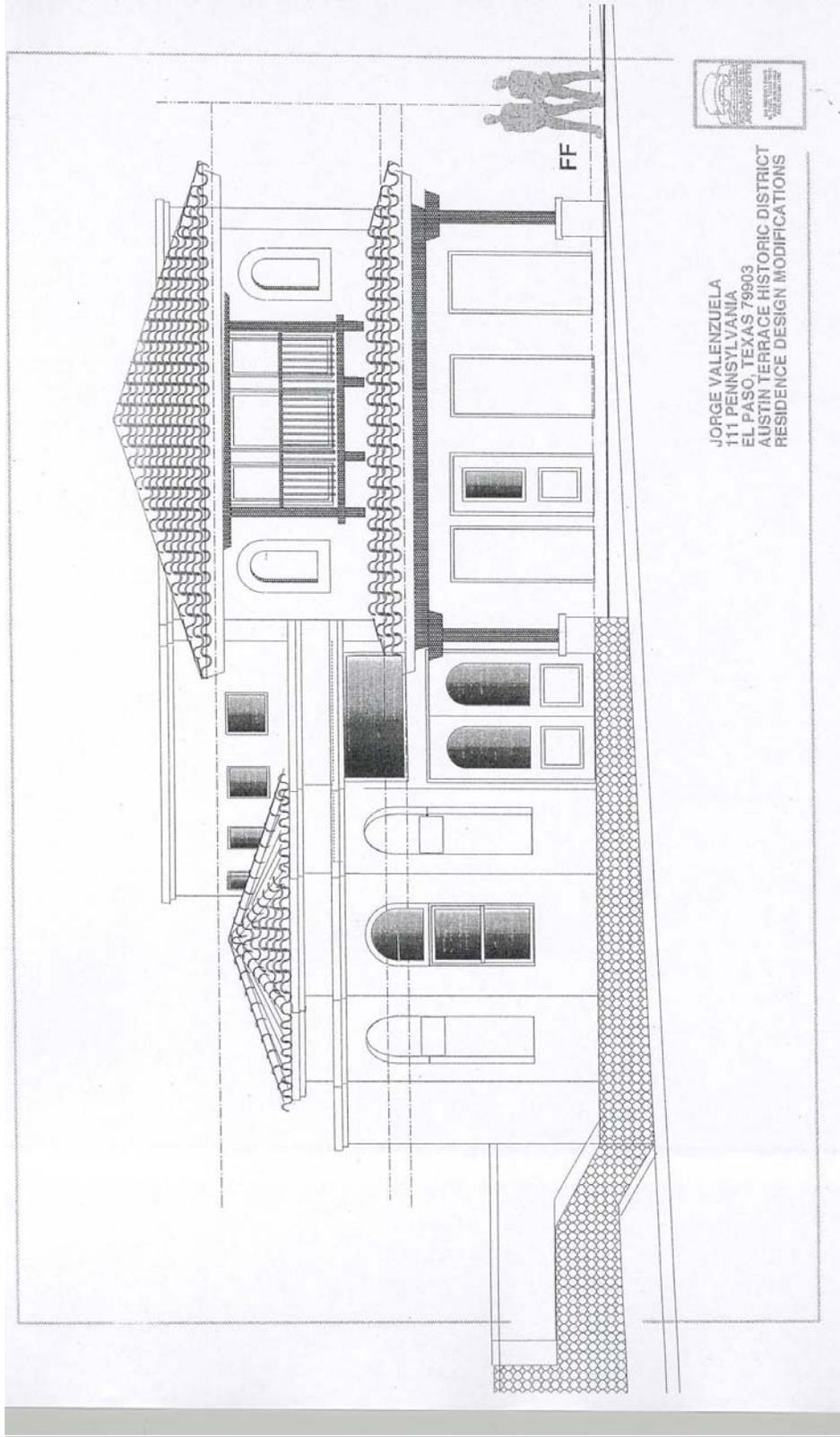
NOTE: FINISH FLOOR OF ADJACENT RESIDENCE IS APPROXIMATELY 6" ABOVE FF OF 111 PENNSYLVANIA. THE CEILING HEIGHT OF 111 IS NEAR THE ROOF LINE OF THE ADJACENT RESIDENCE.

**SOUTH FRONT ELEVATION**  
SCALE: 1/8" = 1'-0"

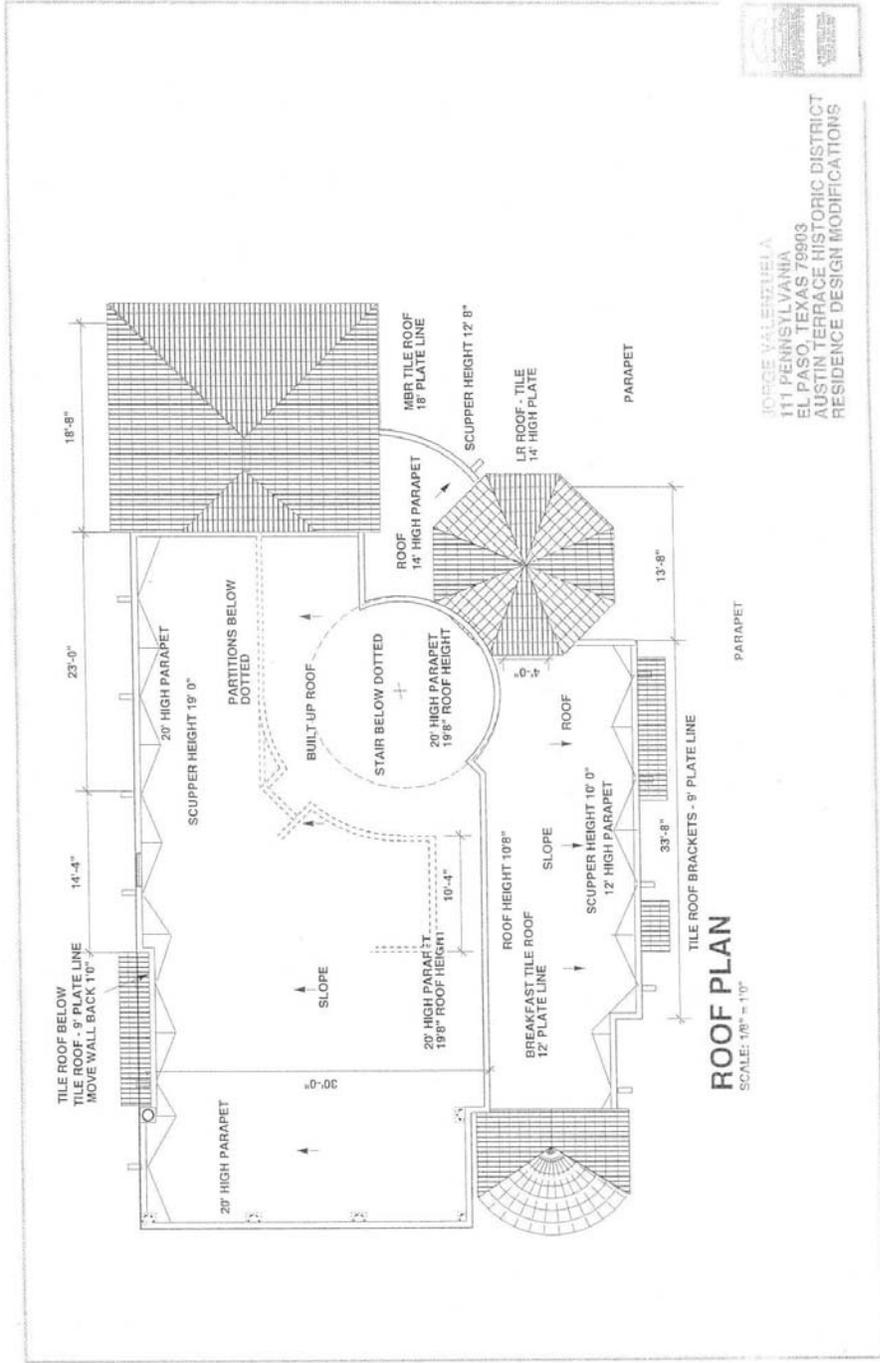
**WEST SIDE ELEVATION**  
SCALE: 1/8" = 1'



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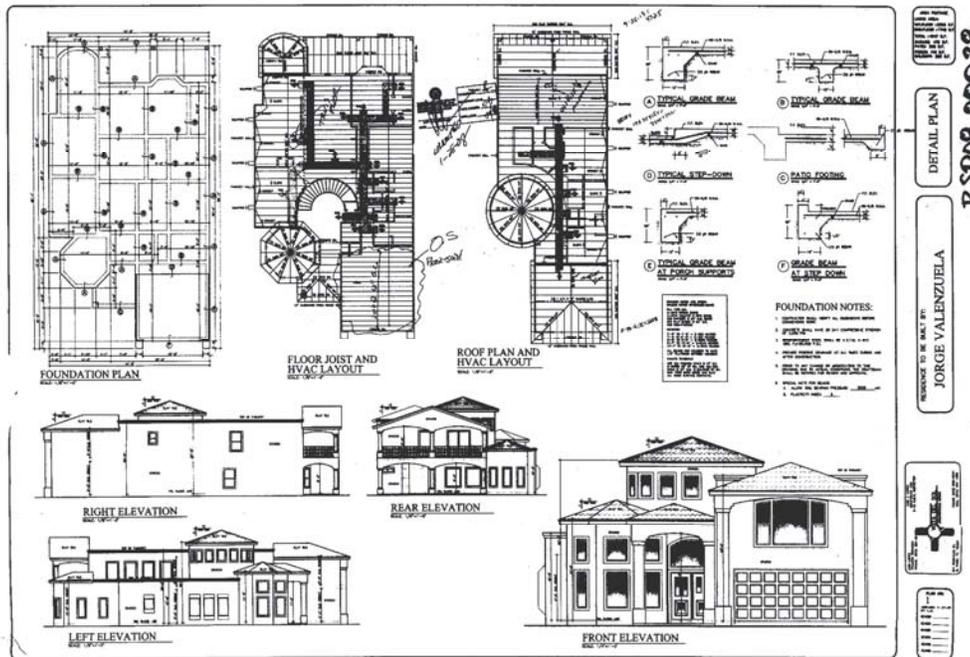
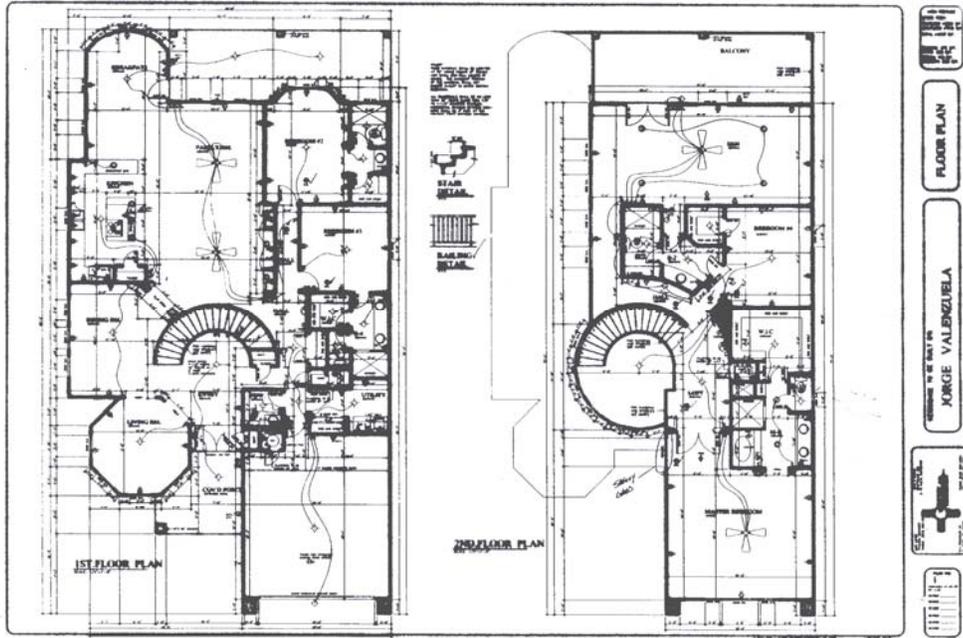
**ROOF PLAN**

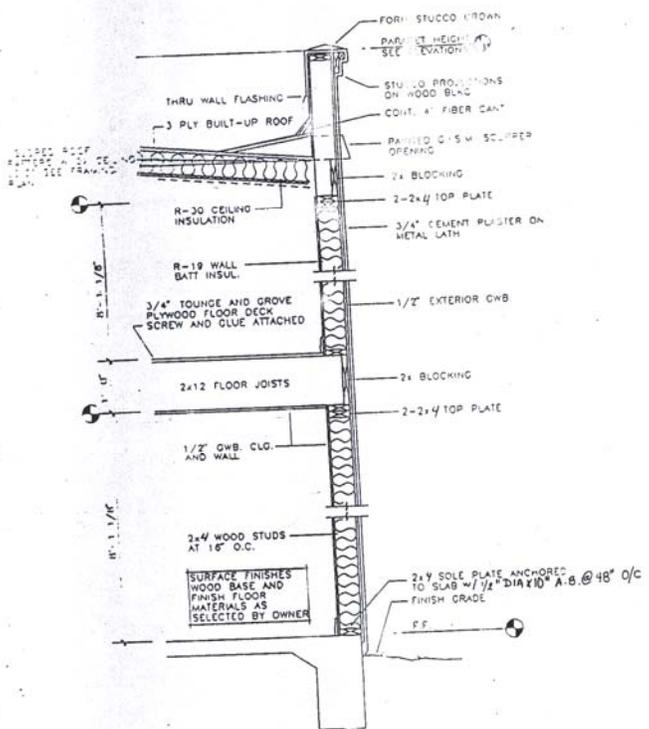
SCALE: 1/8" = 1'-0"



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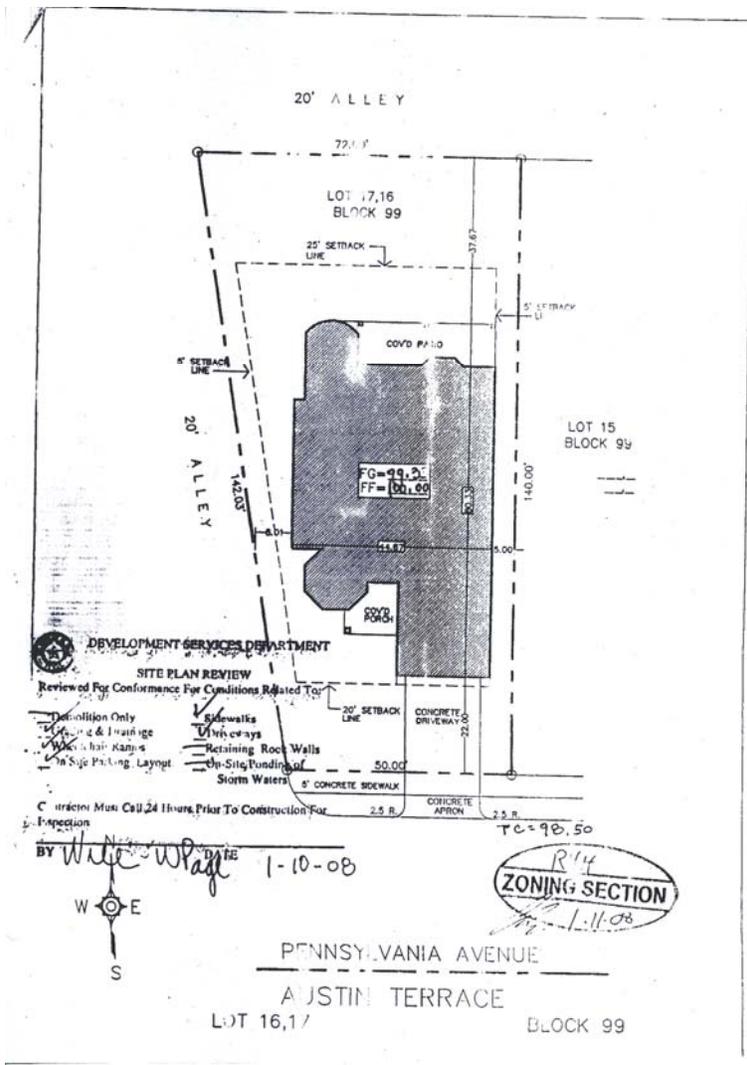
# ORIGINAL SITE PLAN





wall 1

TYPICAL WALL SECTION



**DEVELOPMENT SERVICES DEPARTMENT**

**SITE PLAN REVIEW**

Reviewed For Conformance For Conditions Related To:

- Demolition Only
- Erosion & Drainage
- Wetland Areas
- Site Planning, Layout
- Sidewalks
- Driveways
- Retaining Rock Walls
- On-Site Funding of Storm Waters

Contractor Must Call 24 Hours Prior To Construction For Inspection

BY *Wade W. Padgett* DATE 1-10-08



*R14*  
**ZONING SECTION**  
*1.11.08*

PENNSYLVANIA AVENUE

AUSTIN TERRACE

LOT 16,17

BLOCK 99