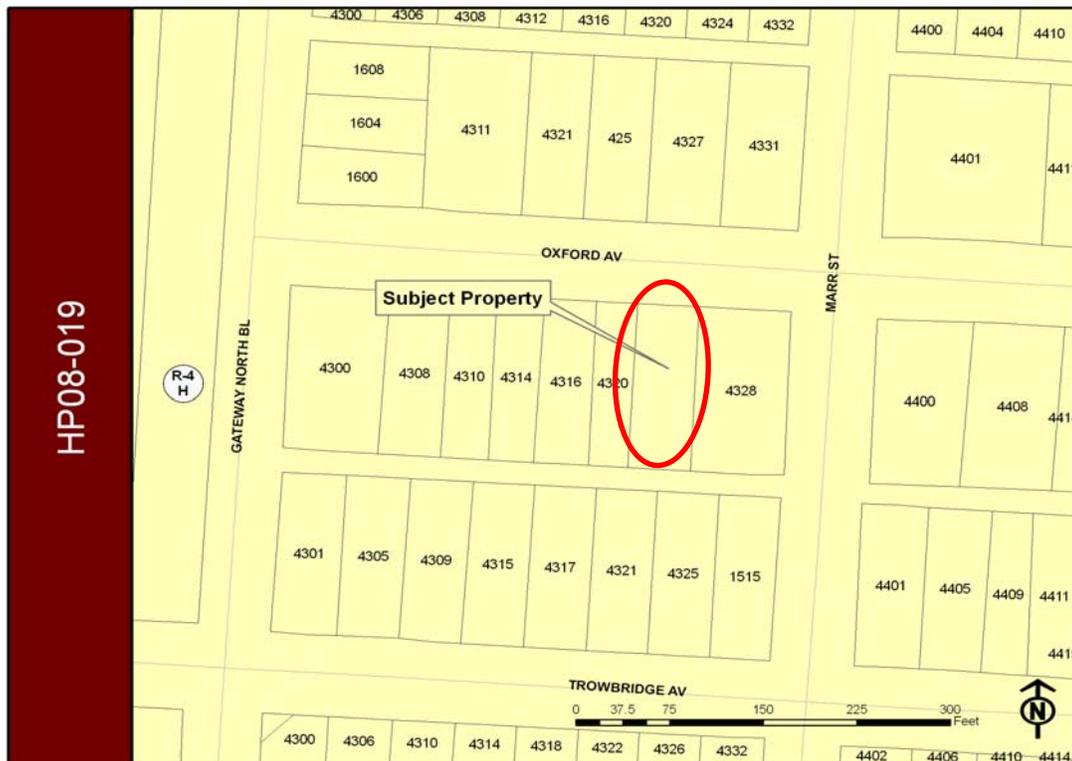




## HP08019

**Application Type:** Certificate of Appropriateness  
**Property Owner(s):** Eulogio and Manuela Vasquez  
**Representative(s):** Luis Salcido  
**Legal Description:** Lots 20 and 21 block 75 Government Hills Addition  
**Historic District:** Austin Terrace  
**Location:** 4326 Oxford  
**Representative District:** #2  
**Present Zoning:** R-4/H (Residential/Historic)  
**Present Use:** Residential  
**Year Built:** 1917  
**Contributing Status:** Contributing  
**Request:** To construct two rear additions, remove a portion of existing rear accessory building, and stucco the exterior of the additions.  
**Planning Area:** Central  
**Application Filed:** 5/28/08  
**45-Day Expiration:** 7/13/08

**ITEM #2**



**HLC Case: HP08019**

**4326 Oxford Avenue**

**GENERAL INFORMATION:**

The applicant seeks approval to:

To construct two rear additions, remove a portion of existing rear accessory building, and stucco the exterior of the additions.

**STAFF RECOMMENDATION:**

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

*The Secretary of the Interior's Standards for Rehabilitation* recommends 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.
- Locating the attached exterior addition at the rear or on an inconspicuous side of a historic building; and limiting its size and scale in relationship to the historic building.
- Considering the attached exterior addition both in terms of the new use and the appearance of other buildings in the historic district or neighborhood. Design for the new work may be contemporary or may reference design motifs from the historic building. In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color.

*The Secretary of the Interior's Standards for Rehabilitation* does not recommend the following:

- Designing a new addition so that its size and scale in relation to the historic building are out of proportion, thus diminishing the historic character.
- Designing and constructing new additions that result in the diminution or loss of the historic character of the resource, including its design, materials, workmanship, location, or setting.

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

- Remodelings and new buildings should maintain the building emphasis whether vertical or horizontal. The directional expression of each elevation should also be

maintained.

- New buildings should be composed predominantly of rectangular or block components characteristic of adjoining existing structures. New buildings and additions should assume simple forms.
- New additions should be composed of materials which complement adjacent facades. New buildings should not stand out against the surrounding buildings.
- New bricks should match the existing brick in color, size, and texture. The same bond pattern of the original structure should be used to lay the new brick.
- Stuccoed finishes usually do not appear on historic construction except for buildings of the following architectural styles: Pueblo (adobe walls), Spanish Colonial (adobe walls), Southwestern Vernacular (different types of masonry), Prairie (half-timbered), and the Period House (differing types of masonry).

AERIAL MAP



# HISTORIC DISTRICT MAP

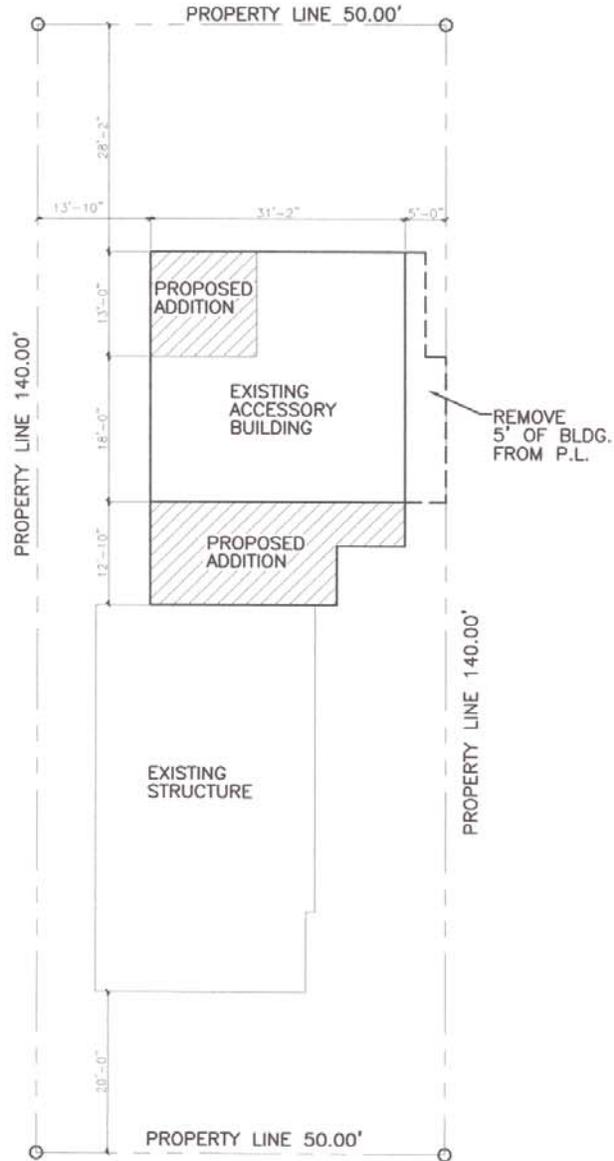
## AUSTIN TERRACE HISTORIC DISTRICT



- LANDMARK
- CONTRIBUTING
- NON-CONTRIBUTING
- DISTRICT BOUNDARY

DEPARTMENT OF PLANNING, RESEARCH AND DEVELOPMENT, MAY 1990 CITY OF EL PASO  
CASE NUMBER 90-5544, ORDINANCE NUMBER 010051, EFFECTIVE APRIL 17, 1990

# SITE PLAN



4326 OXFORD ST.

## SITE PLAN

1"=20'-0"



NORTH

LOTS 20 & 21 BLOCK 75  
GOVERNMENT HILL ADDITION  
CITY OF EL PASO, EL PASO COUNTY, TEXAS