## *PHAP13-00012*

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| ***Date:*** | June 24, 2013 |
| ***Application Type:*** | Certificate of Appropriateness |
| ***Property Owner:*** | Jorge Morales |
| ***Representative:*** | Jorge Morales |
| ***Legal Description:*** | Lot 42 and 43, Block 17, Sunset Heights, City of El Paso, El Paso County, Texas. |
| ***Historic District:*** | Sunset Heights |
| ***Location:*** | 837 W. Yandell |
| ***Representative District:*** | #8 |
| ***Existing Zoning:*** | R-4/H (Residential/Historic) |
| ***Year Built:*** | 1961 |
| ***Historic Status:*** | Contributing |
| ***Request:*** | Certificate of Appropriateness for the construction of a three car detached garage at the rear yard. |
| ***Application Filed:*** | 6/03/2013 |
| ***45 Day Expiration:*** | 7/18/2013 |

***ITEM #1***

## GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for the construction of a three car detached garage at the rear yard.

## 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:

- 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.

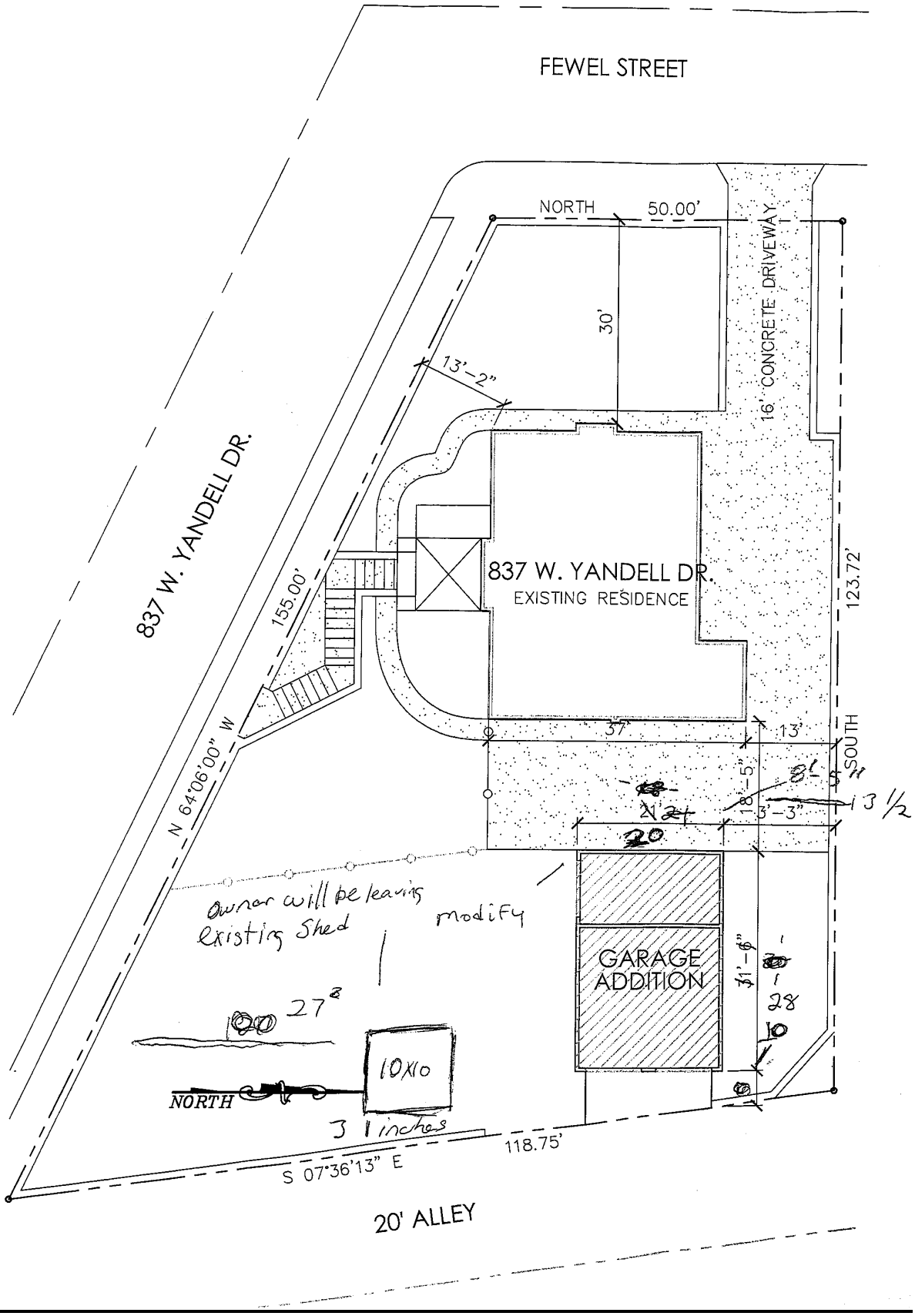
The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- New construction will not destroy historic materials, features, and spatial relationships that characterize the property.

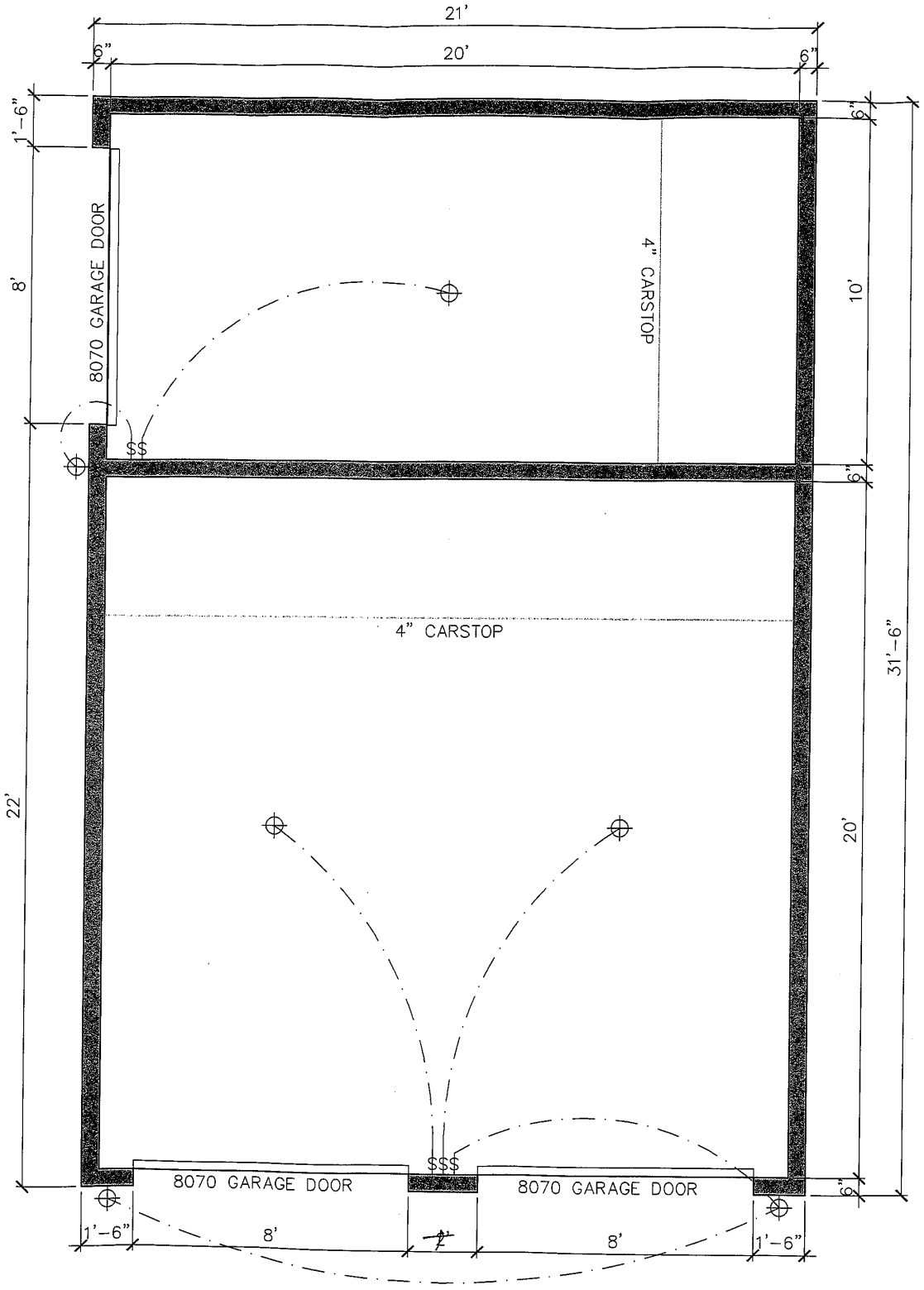
# AERIAL MAP

PHAP13-00012
FEWEL
LOS ANGELES
NEVADA
MIRAMON
Subject Property:
837 W. Yandell
RANDOLPH
YANDELL
FEWEL
RANDOLPH
0 30 60 120 180 240
Feet
N

# EXISTING SITE PLAN



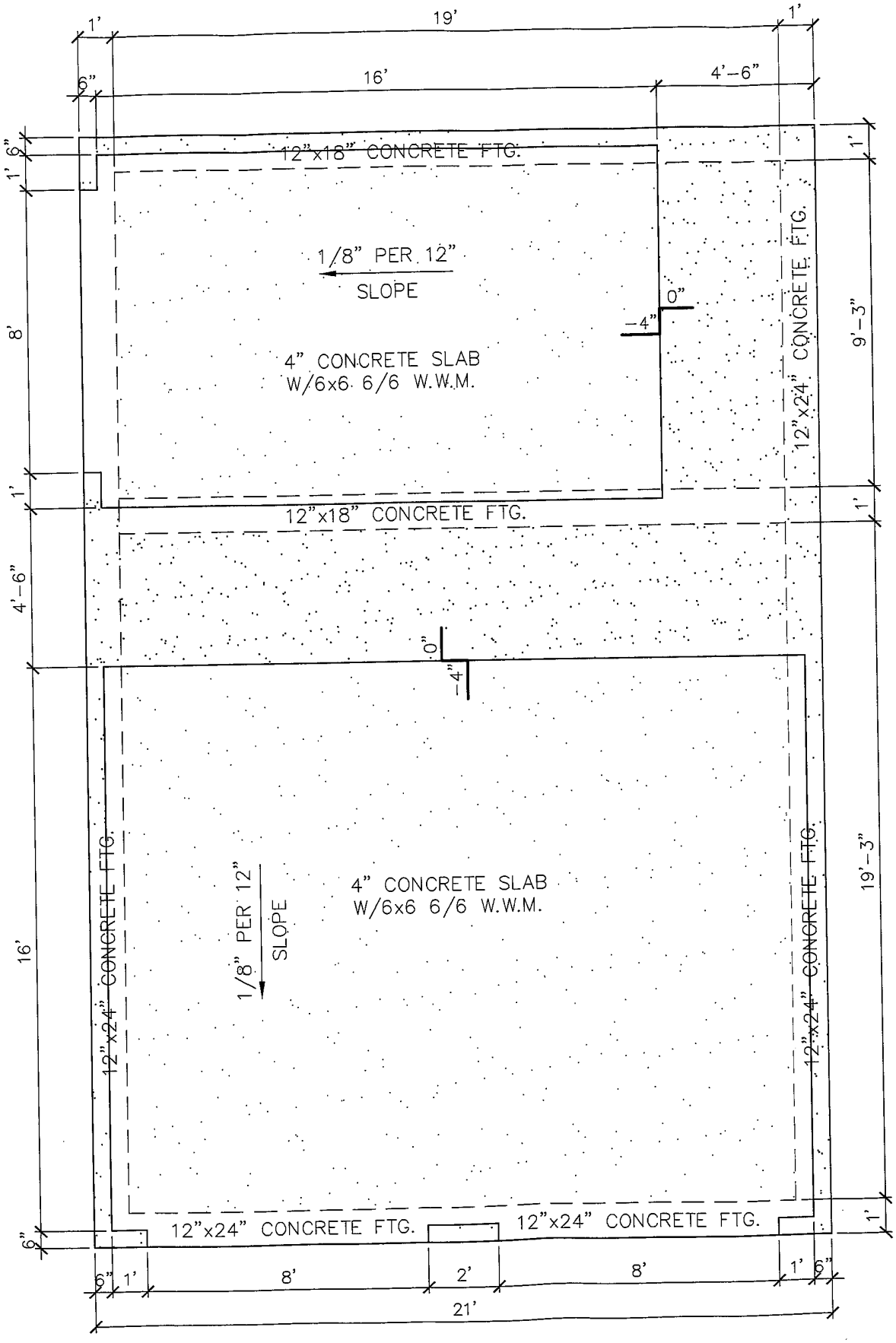
# PROPOSED FLOOR PLAN



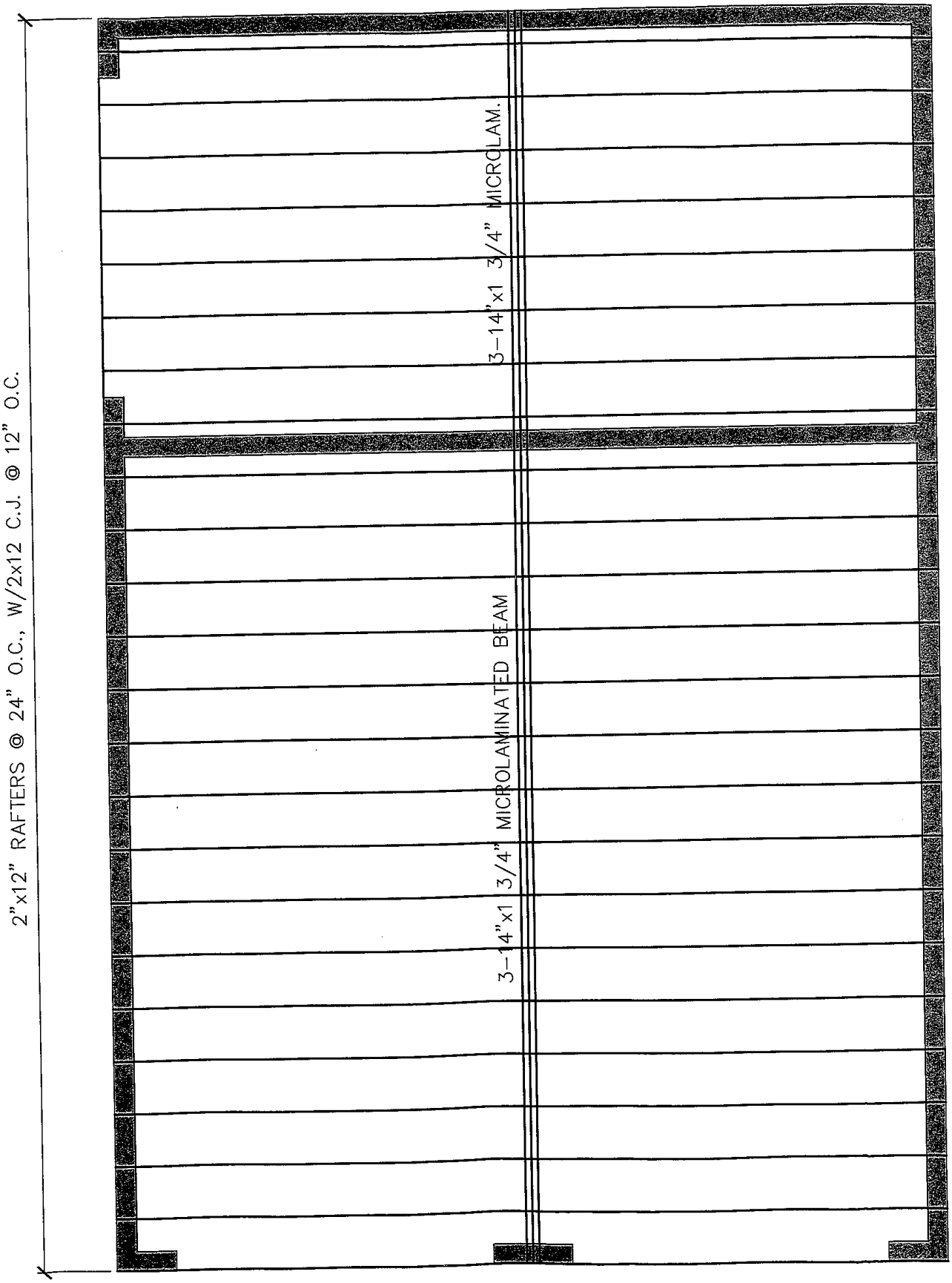

## FLOOR PLAN:

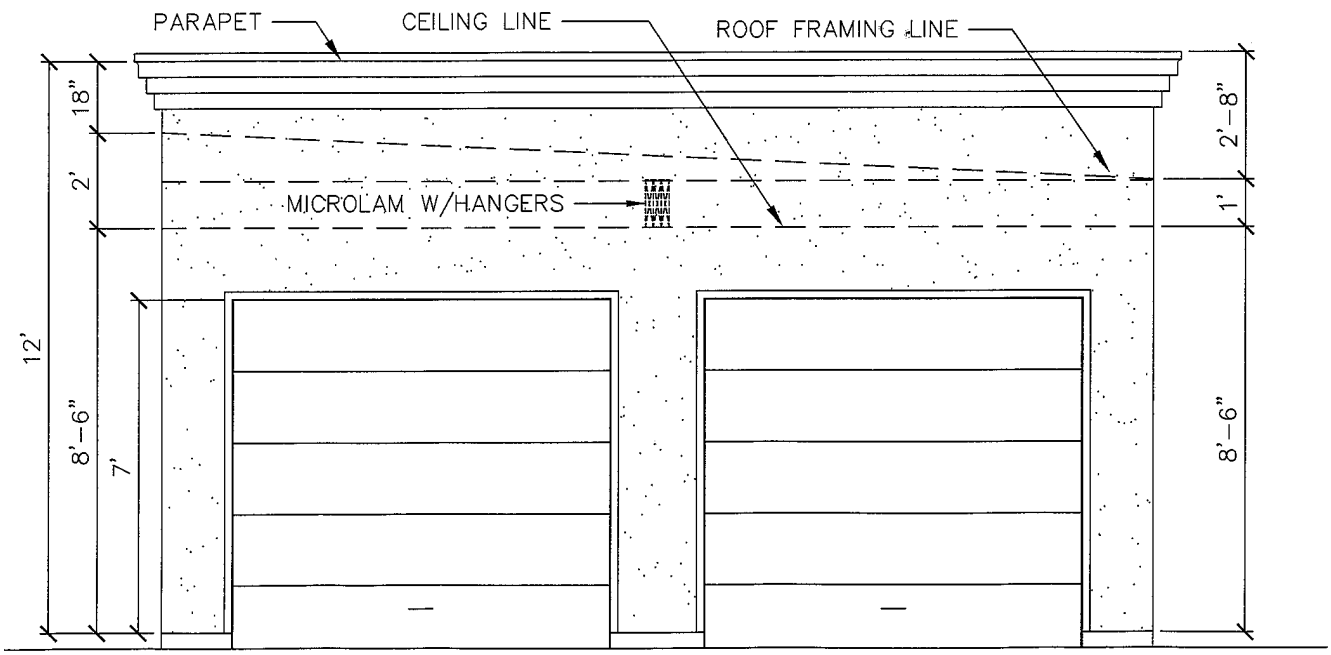
SCALE: 1/4"=1"-0"

# PROPOSED FOUNDATION PLAN



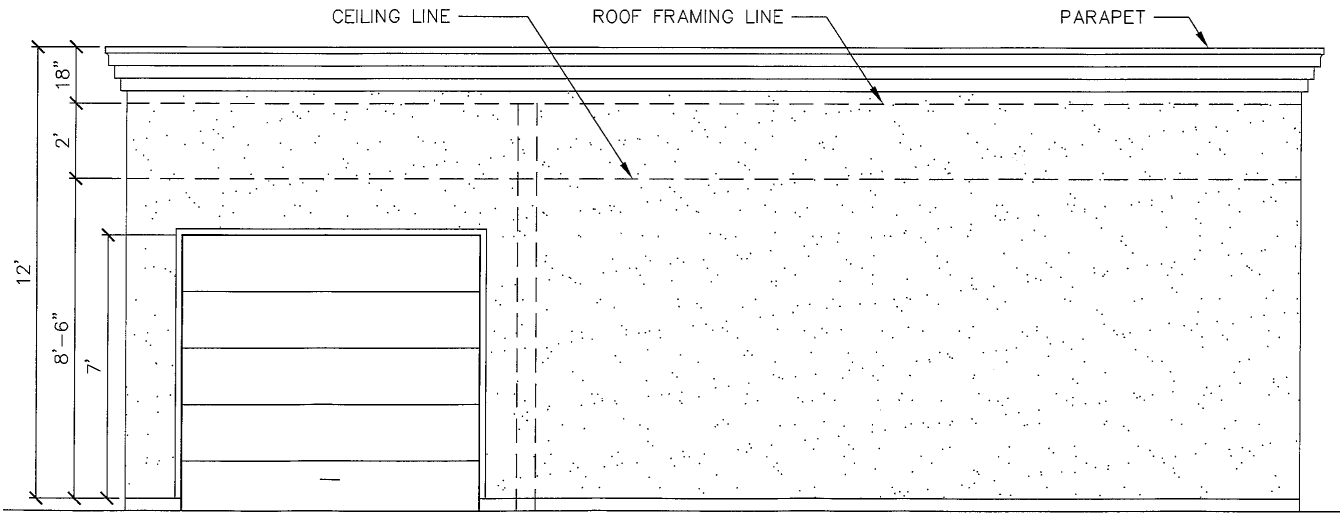
# PROPOSED ROOF FRAMING PLAN






# FRONT ELEVATION:

SCALE: 1/4"=1"-0"




# SIDE ELEVATION:

SCALE: 1/4"=1"-0"