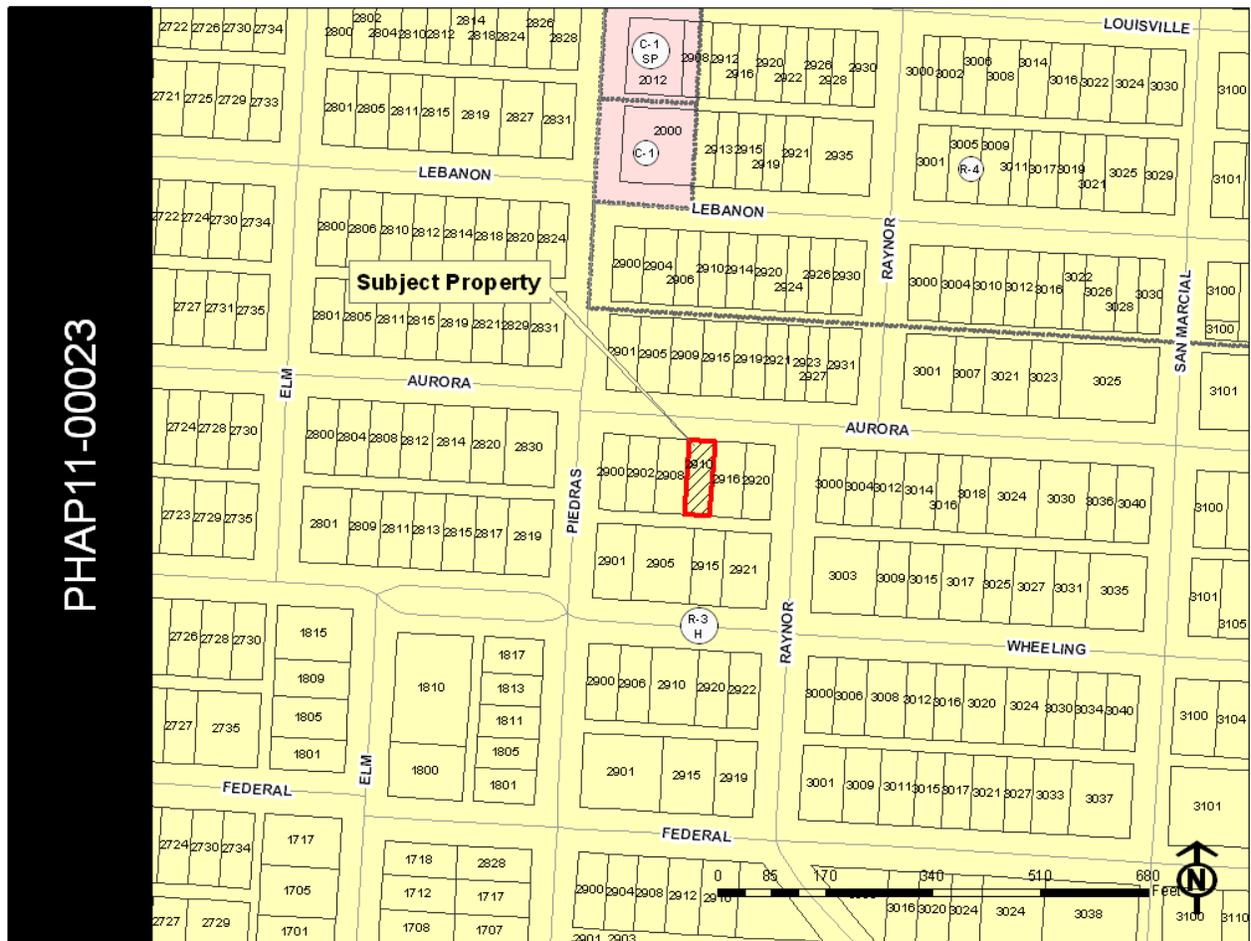




## PHAP11-00023

**Date:** June 27, 2011  
**Application Type:** Certificate of Appropriateness  
**Property Owner:** Angela Garcia  
**Representative:** Luis Lopez  
**Legal Description:** Being 9 Manhattan Heights 7 & E 13 Ft Of 6, City of El Paso, El Paso County, Texas  
**Historic District:** Manhattan Heights  
**Location:** 2910 Aurora  
**Representative District:** #2  
**Existing Zoning:** R-3/H  
**Year Built:** 1918  
**Historic Status:** Contributing  
**Request:** The legalization of the side and rear additions.  
**Application Filed:** 6/15/2011  
**45 Day Expiration:** 7/30/2011

**ITEM #3**



**GENERAL INFORMATION:**

The applicant seeks approval for:

The legalization of the side and rear additions.

**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 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.
- Additions should complement the original structure, but not necessarily attempt to duplicate or copy it.

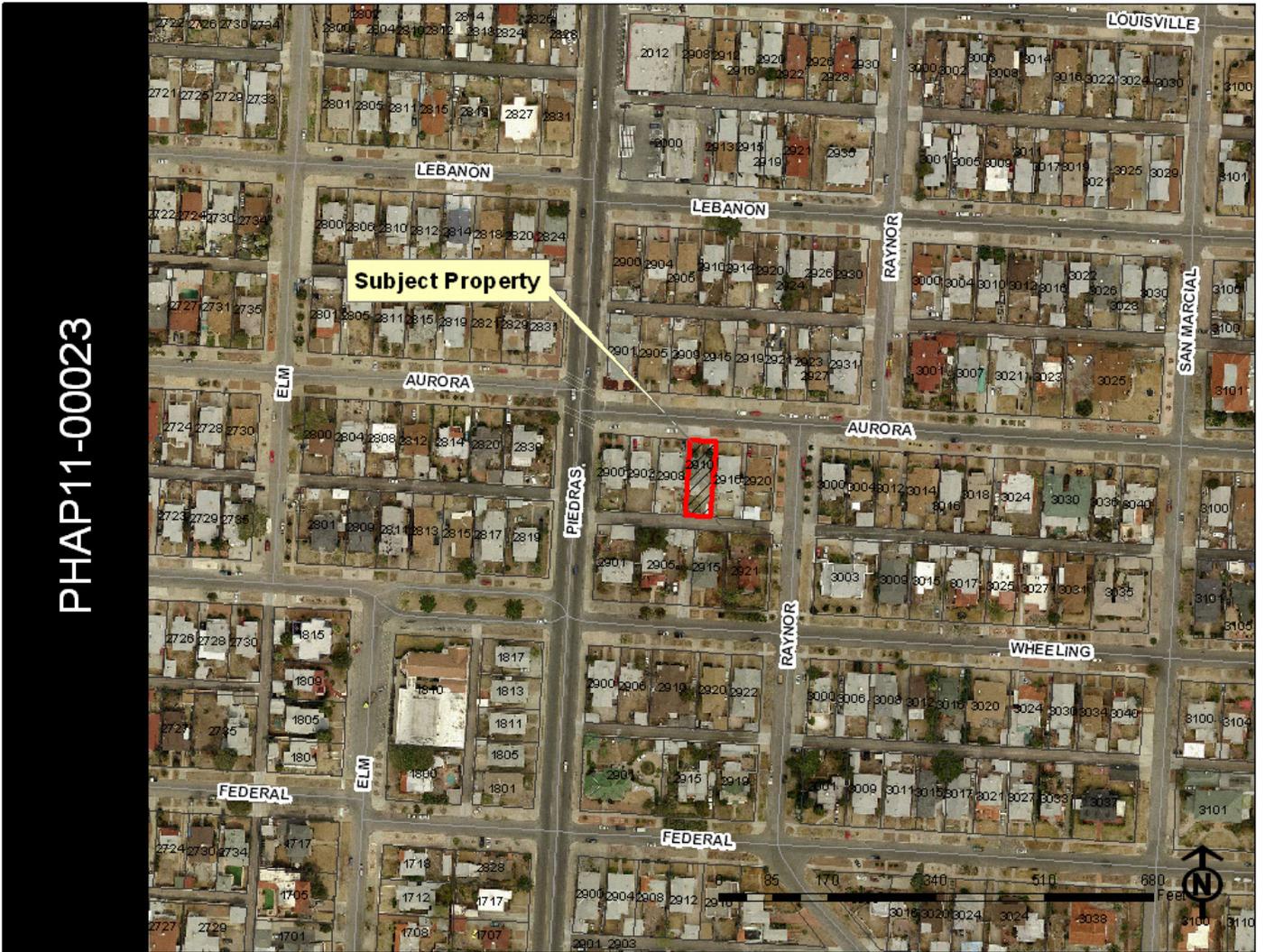
*The Secretary of the Interior's Standards for Rehabilitation* recommend the following:

- 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, proportion, and massing to protect the integrity of the property and its environment.

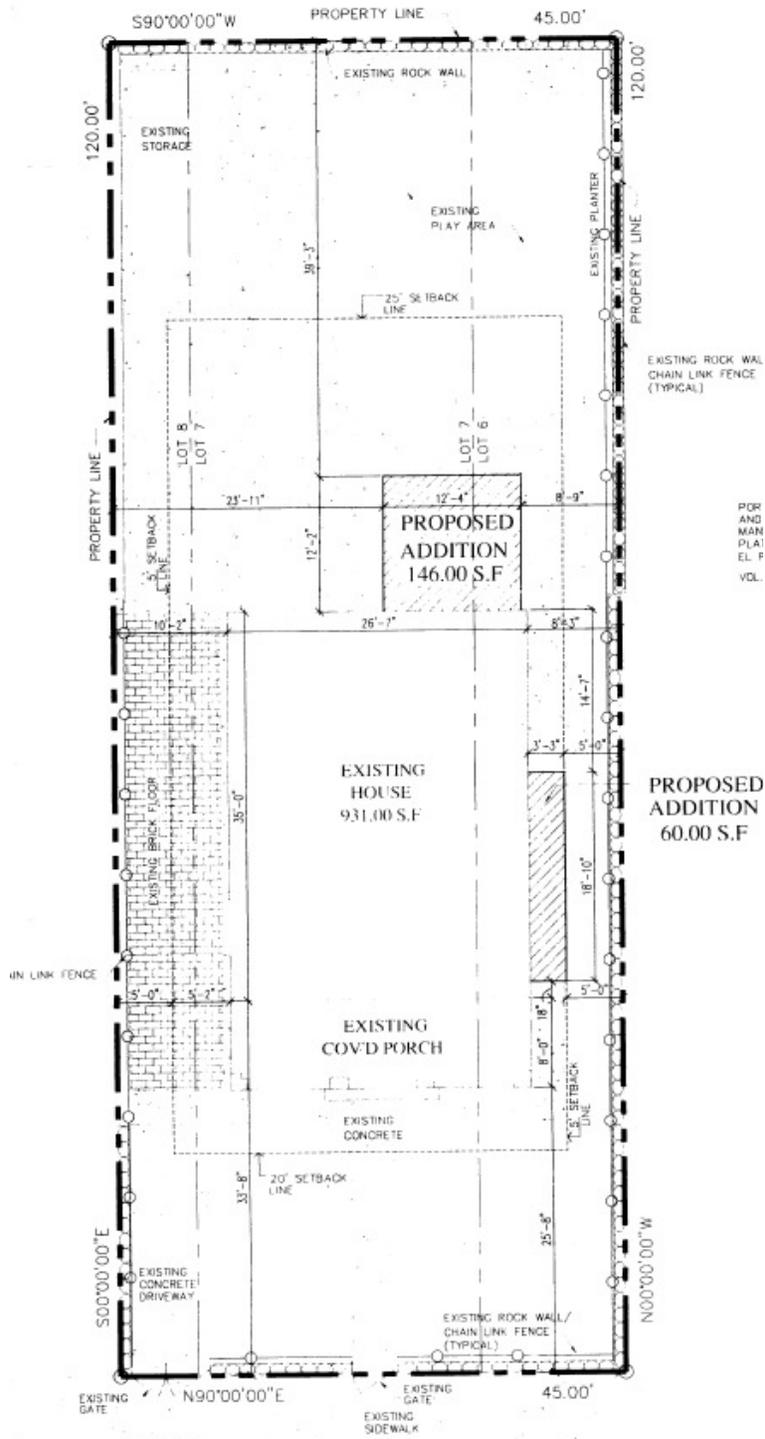
Staff recommends that the proposal be modified to include a stucco finish on the exterior façade of the side yard addition; that the existing window in the addition be replaced with a four-over-one sash window; and that the applicant obtains all required building permits from the city's Building Department for the additions within 90 days from June 27, 2011.

# AERIAL MAP

PHAP11-00023



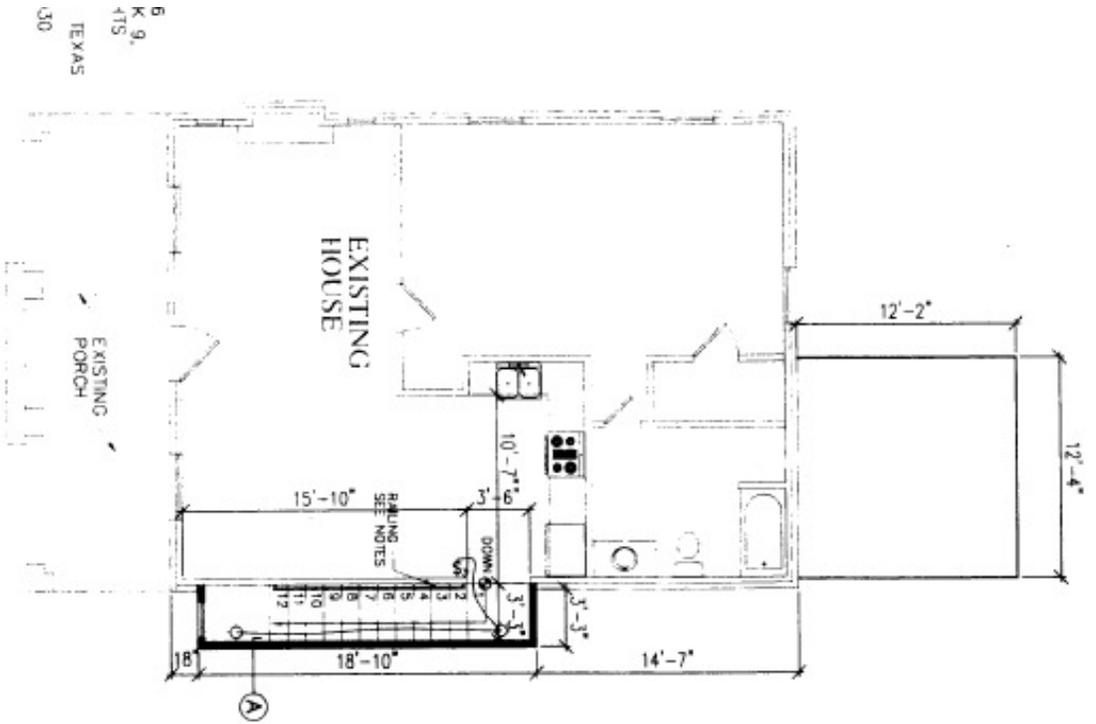
# SITE PLAN



PDR  
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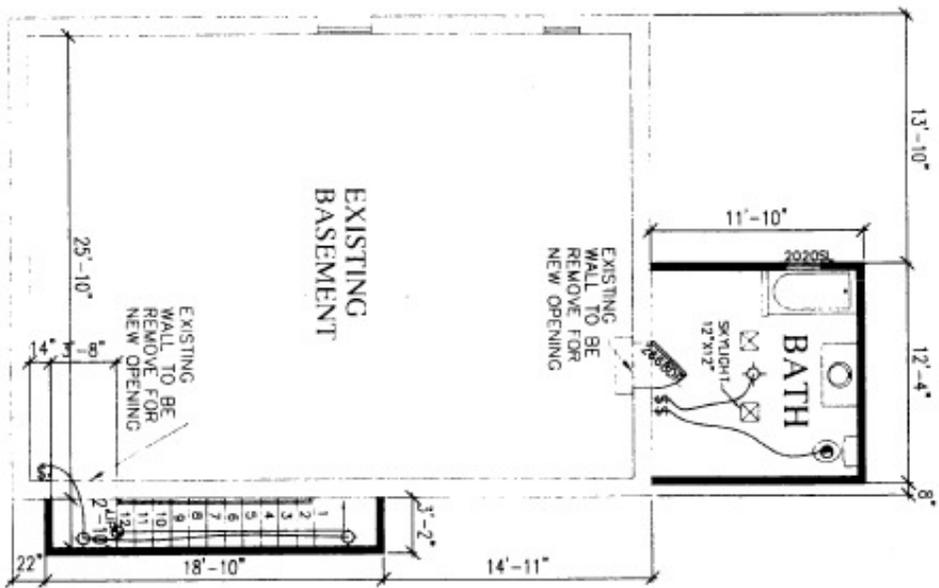
2910 AURORA AVENUE

# BASEMENT AND FLOOR PLAN



**FLOOR PLAN**

SCALE: 1" = 1/8"



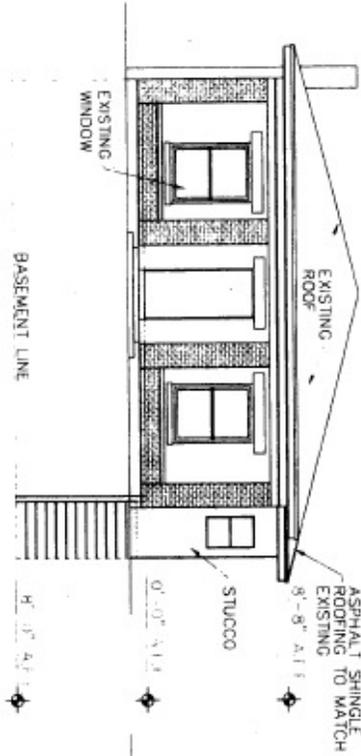
**BASEMENT FLOOR PLAN**

SCALE: 1" = 1/8"

# ELEVATIONS

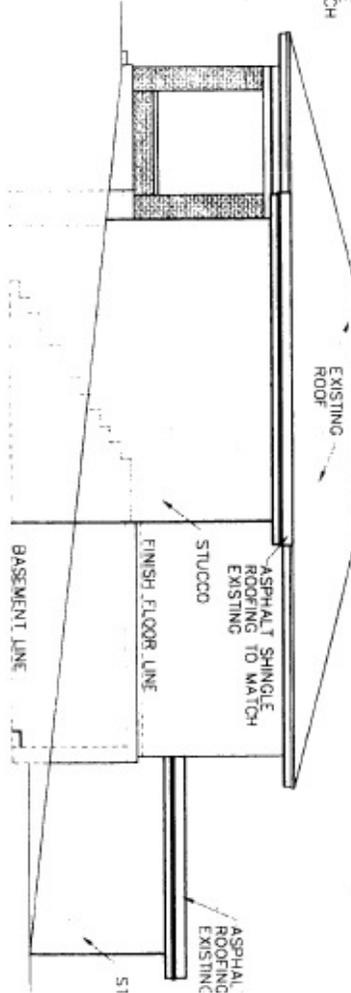
## FRONT ELEVATION

SCALE: 1" = 1/8"



## LEFT ELEVATION

SCALE: 1" = 1/8"



FRAMING NOTES: A  
UNLESS NOTED OT