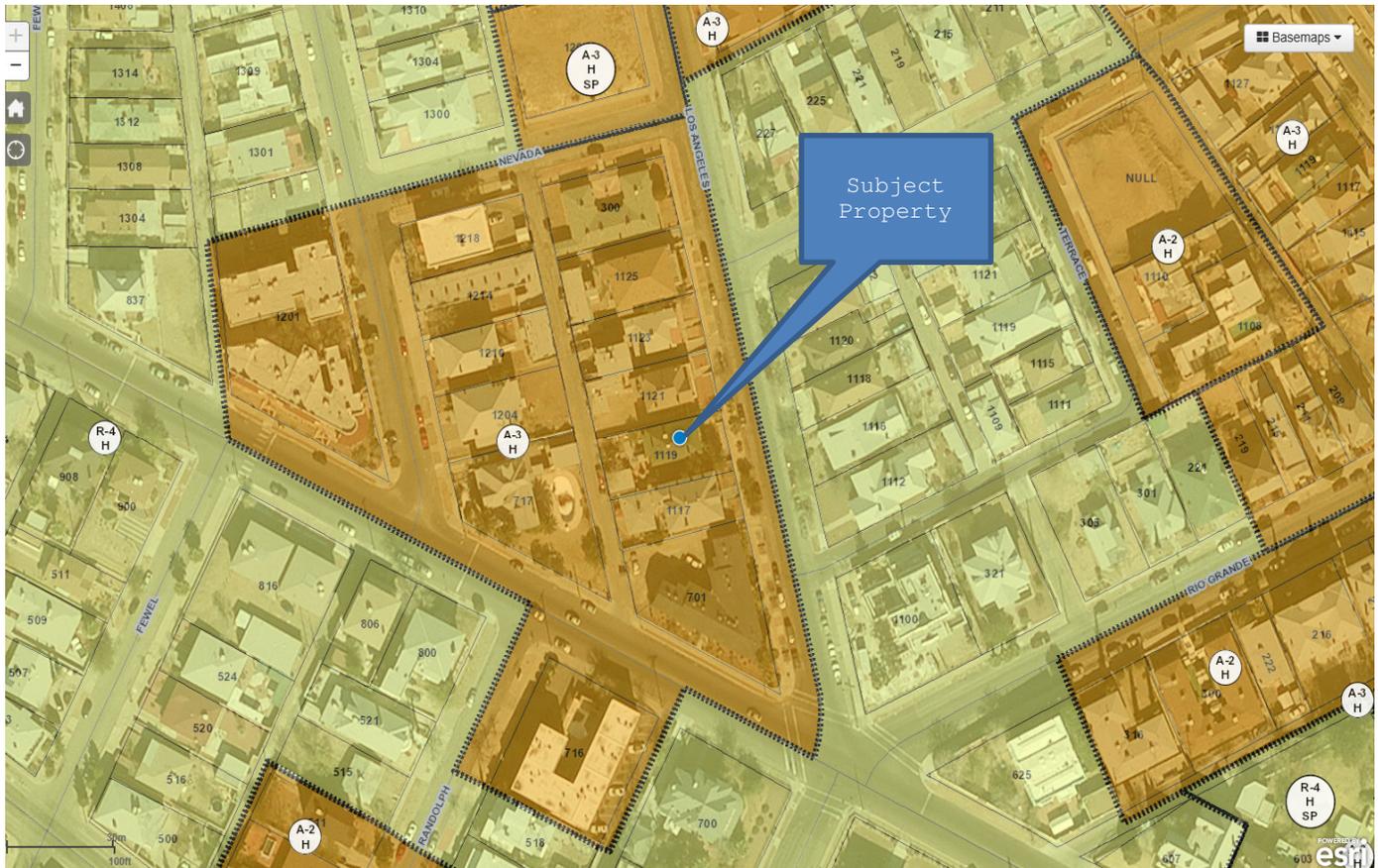




PHAP15-00022

Date: July 6, 2015
Application Type: Certificate of Appropriateness
Property Owner: Rene Baz
Representative: David Holguin
Legal Description: Being 16 Sunset Heights 6 & 7, City of El Paso, El Paso County, Texas
Historic District: Sunset Heights
Location: 1119 Los Angeles Drive
Representative District: #8
Existing Zoning: A-3/H (Apartment/Historic)
Year Built: 1901
Historic Status: Contributing
Request: Certificate of Appropriateness for the demolition and replacement of the roof, brick and lintels
Application Filed: 6/24/2015
45 Day Expiration: 8/8/2015

ITEM #3



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for the demolition and replacement of the roof, brick and lintels

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:

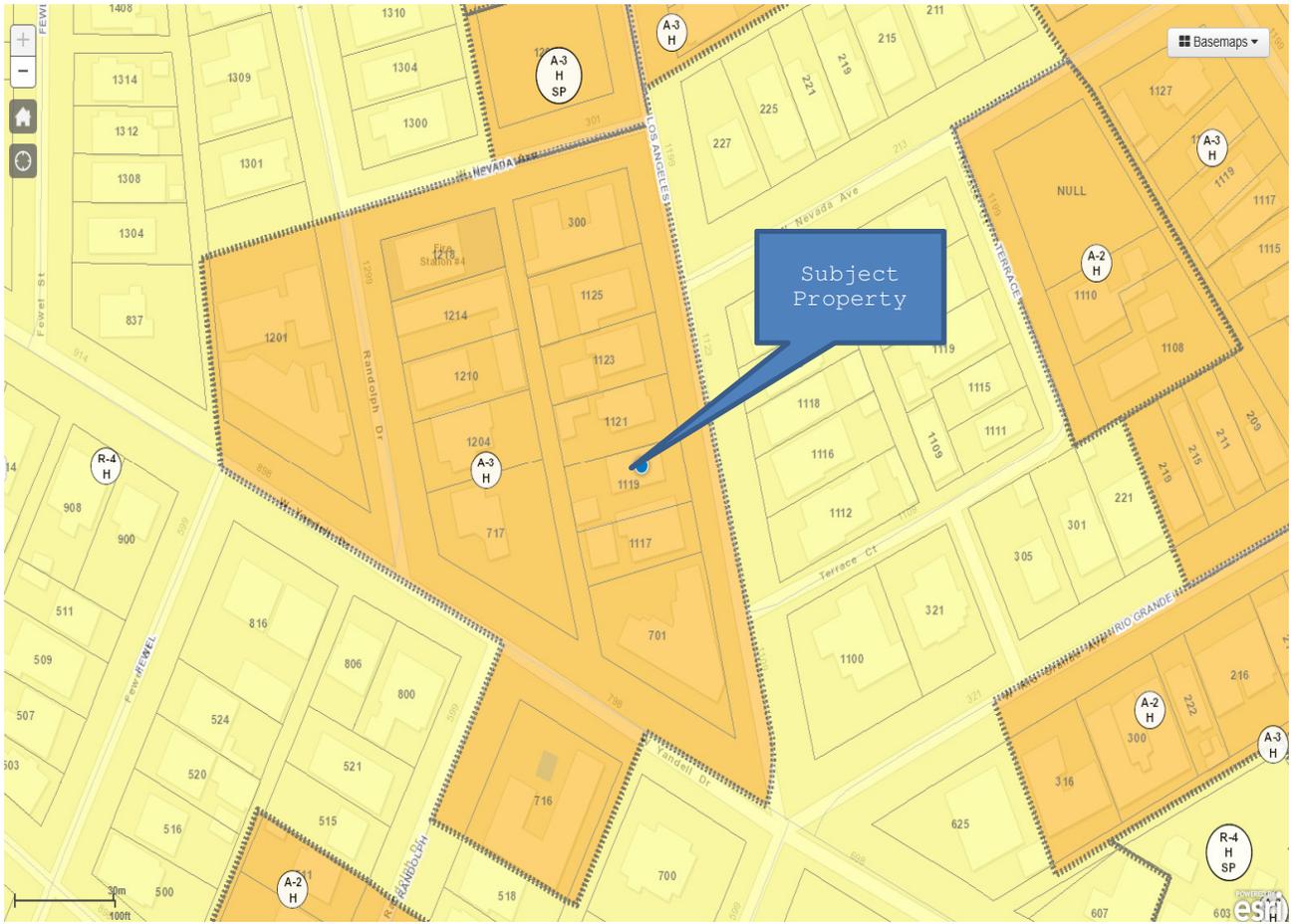
- *The distinctive features of each roof type should be retained as they are character-defining elements.*
- *If a roof requires repair, the replacement materials must match the original or existing materials as closely as possible. Do not change the style or construction of the roof.*
- *If it is necessary to replace masonry, always use materials that match the color, size and texture of the masonry being replaced.*
- *Preserve the shape, size, materials, and details of character-defining chimneys and foundations and other masonry/stone features.*
- *Maintain the integrity of masonry/stone features by re-laying loose bricks or stones and repairing deteriorated mortar joints as necessary. Match original brick coursing. When re-pointing or tuck pointing masonry surfaces, match the dimension, composition, color, texture, profile, and design of the old mortar joints as closely as possible.*

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

- *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*
- *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

The modification is that the roof be replaced to match the historic roof and will include the eaves and details.

AERIAL MAP



SITE PLAN

NOTES

PLAT OF SURVEY

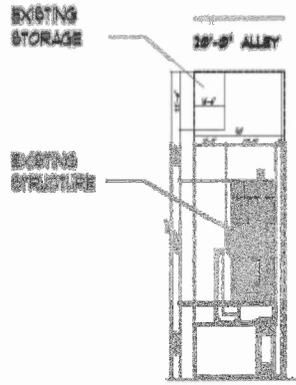
BLOCK 10, LOT 8 & 9
 SUBJECT HEREIN: AN ADDITION TO THE
 CITY OF EL PASO, EL PASO COUNTY, TEXAS
 6,000 SQ. FT.

GENERAL NOTES:

- A. ANY DISCREPANCIES FOUND IN ANY OF THE PLANS OR SPECIFICATIONS OR ON THE FIELD SHALL BE REPORTED TO THE CITY PLANNING COMMISSION FOR CORRECTION BEFORE WORK IS COMMENCED.
- B. ALL CONTRACTORS SHALL CONSTRUCT AND MAINTAIN ANY AND ALL CONSTRUCTION SIGNAGE, AND OTHER PROTECTION DEVICES AS REQUIRED BY THE OWNER AND AS REQUIRED BY THE CITY OF EL PASO, TEXAS AND ALL APPLICABLE ORDINANCES, STATUTES, AND REGULATIONS APPLICABLE TO THE PROJECT.
- C. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF EL PASO, TEXAS ORDINANCES AND ALL APPLICABLE ORDINANCES, STATUTES, AND REGULATIONS APPLICABLE TO THE PROJECT.
- D. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF EL PASO, TEXAS ORDINANCES AND ALL APPLICABLE ORDINANCES, STATUTES, AND REGULATIONS APPLICABLE TO THE PROJECT.

DRAWING SCHEDULE

- C1 SITE PLAN
- A0 1ST. FLOOR PLAN
- 2ND. FLOOR PLAN
- A2 ELEVATION
- A3 ELEVATIONS
- S1 FRAMING PLAN
- ROOF PLAN



A-3 H

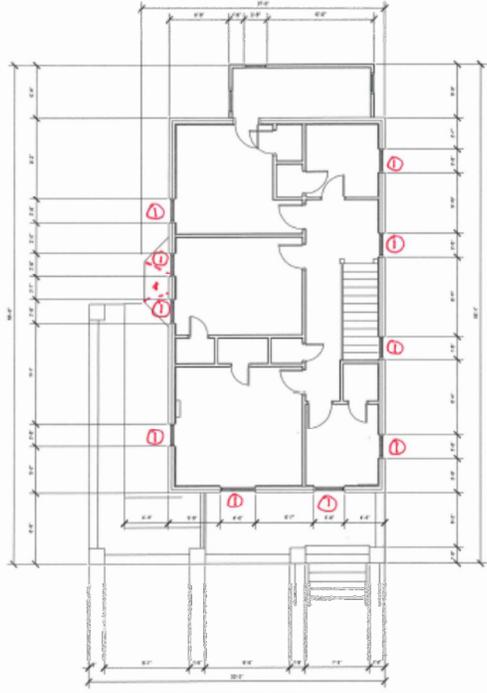
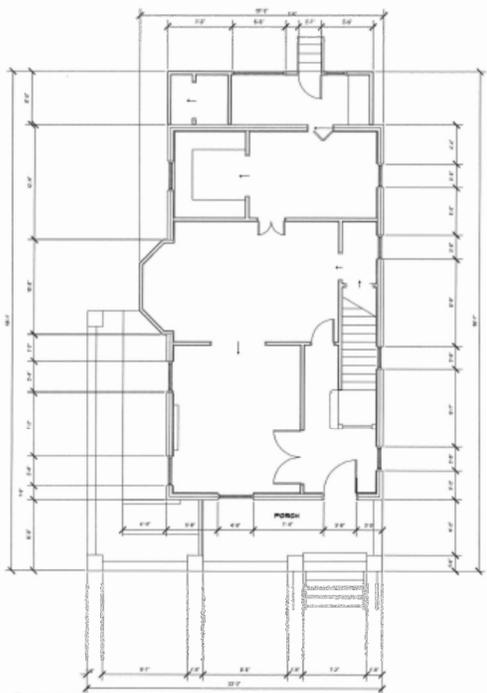
Site Plan



SITE PLAN

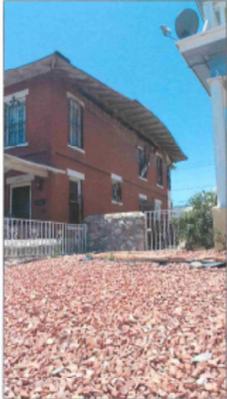
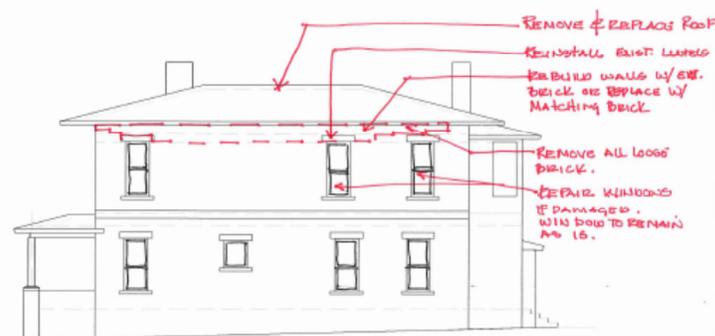


PLANS AND ELEVATIONS



NOTES:
 ① WINDOWS TO REMAIN AS IS. IF DAMAGED REPAIR. & REFINISH.

FLOOR PLAN



ELEVATIONS

A RESTORATION
 FOR MRS. MRS. B&Z
 1119 LOS ANGELES
 EL PASO, TEXAS

PLANS AND ELEVATIONS

SIDE ELEVATION

REAR ELEVATION

ELEVATIONS

A RESTORATION FOR MRS. MRS. BAZ 1919 LOS ANGELES EL PASO, TEXAS

TRUSS ROOF PLAN

ROOF PLAN

ROOF PLAN

A RESTORATION FOR MRS. MRS. BAZ 1919 LOS ANGELES EL PASO, TEXAS