PHAP12-00017

Date:	July 9, 2012
Application Type:	Certificate of Appropriateness
Property Owner:	Romack-Eddings Inc.
Representative:	Kristi Eddings
Legal Description:	Lots 27 and 28, Block 17, Sunset Heights Addition, City of El Paso, El Paso County, Texas
Historic District:	Sunset Heights
Location:	1416 Fewel
Representative District:	#8
Existing Zoning:	R-4/H (Residential/Historic)
Year Built:	N/A
Historic Status:	N/A
Request:	Certificate of appropriateness for the construction of a single family residence.
Application Filed:	6/26/2012
45 Day Expiration:	8/10/2012

ITEM #1

GENERAL INFORMATION:

The applicant seeks approval for:

The construction of a single family residence.

STAFF RECOMMENDATION:

The Historic Preservation Office recommends APPROVAL, with modifications, of the proposed scope of work based on the following recommendations:

The Magoffin Historic District Design Guidelines recommend the following*:*

- Any new construction must be compatible in size, texture, color, design, proportion and detail to adjacent buildings and streetscapes.
- New structures should respect the integrity of existing buildings.
- Setbacks, proportion, rhythm, and building elements should all be addressed.
- Maintain the predominant existing building line.
- All new construction should preserve and enhance the streetscape.

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

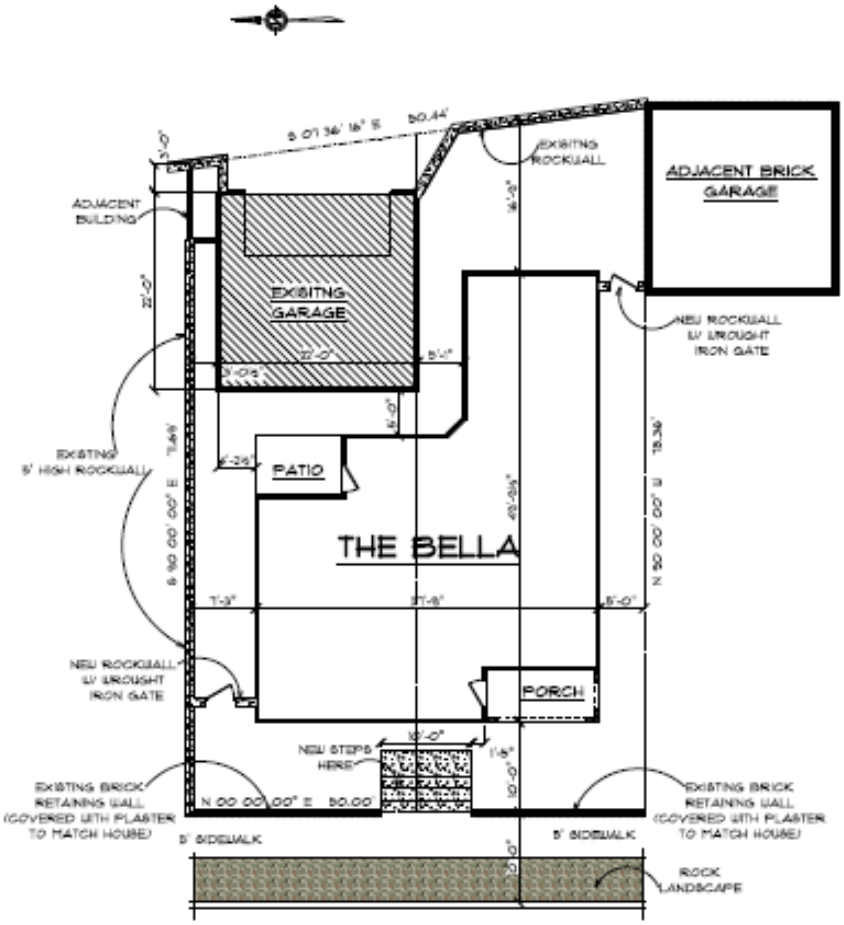
- New construction will not destroy historic materials, features, and spatial relationships that characterize the property.

The modifications are that the parkway and front yard be provided with drought tolerant plant material. As currently shown the parkway does not meet the 50/50 hardscape vs. green area. Retain existing brick wall in its current condition, without plaster.

AERIAL MAP

PHAP12-00017
Subject Property
1416 Fewel
CROSBY
RIVER
HAWTHORNE
FEWEL
RANDOLPH
NEVADA
LOS ANGELES
CALIFORNIA
EL PASO
TERRACE
YANDELL
MIRAMON
PROSPECT
125
250
500

SITE PLAN



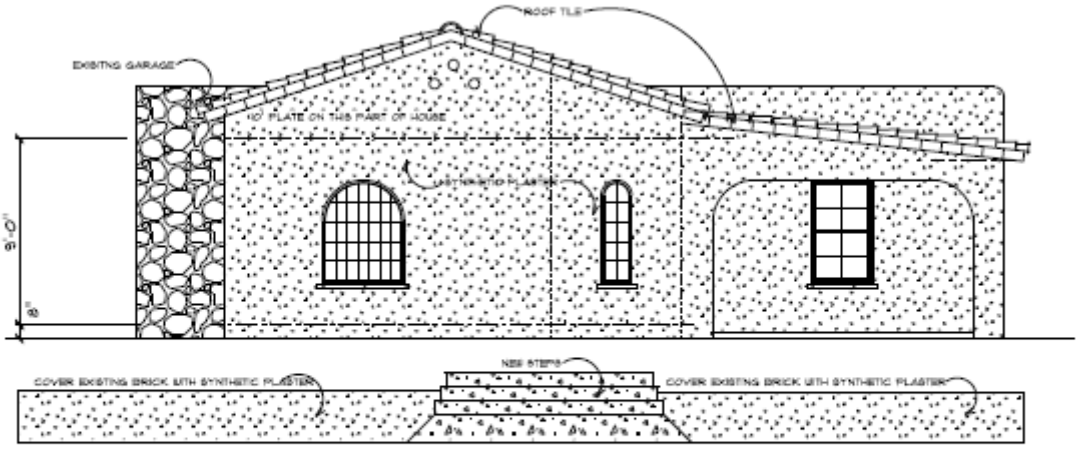
1416 FEWEL STREET

PLOT PLAN

BEING LOTS 27 AND 28, BLOCK 17
SUNSET HEIGHTS
AN ADDITION TO THE CITY OF
EL PASO, EL PASO COUNTY, TEXAS

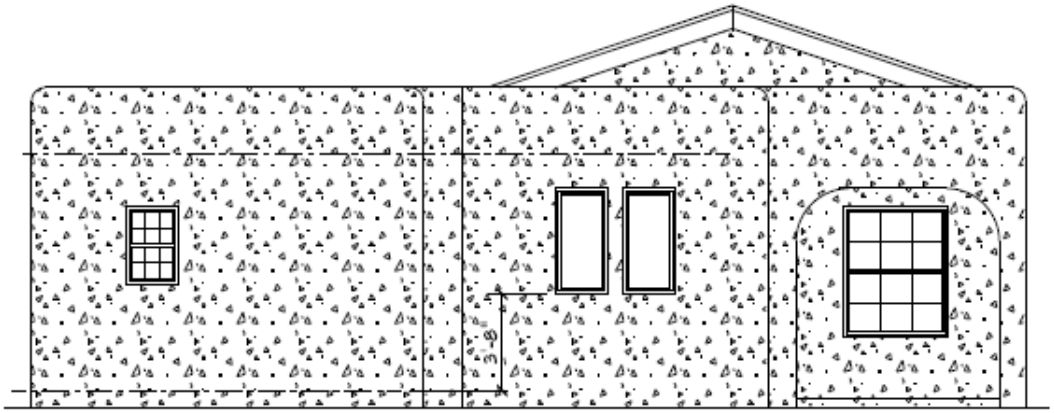
PLAN DATE: 6-19-12

PROPOSED ELEVATIONS



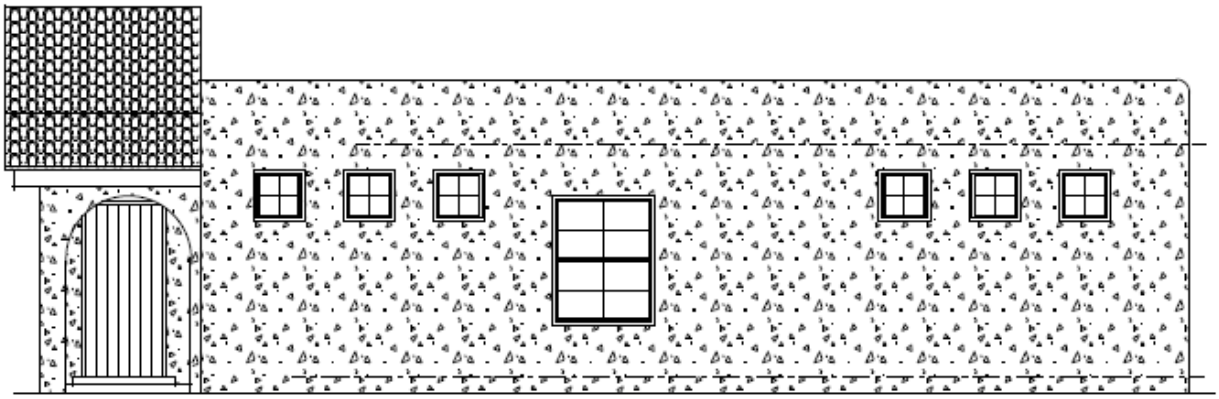
FRONT ELEVATION

1416 FEWEL STREET

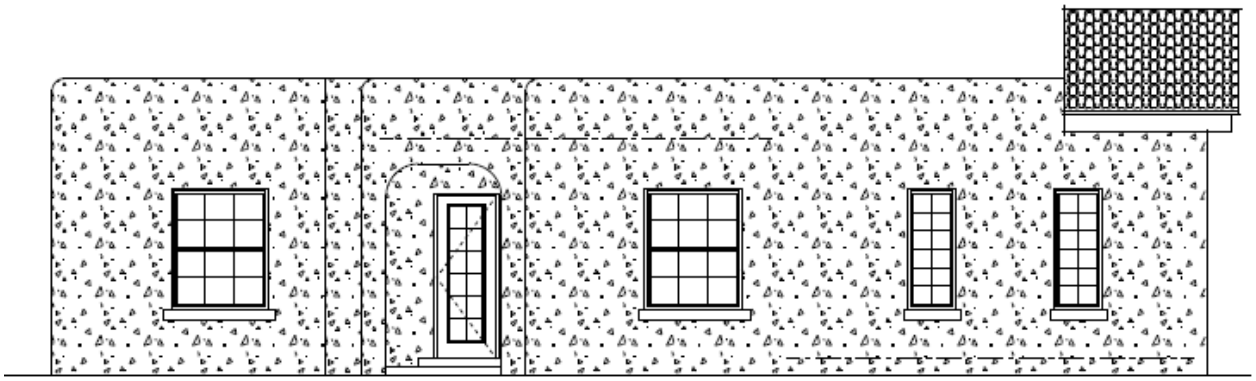


REAR ELEVATION

PROPOSED ELEVATIONS

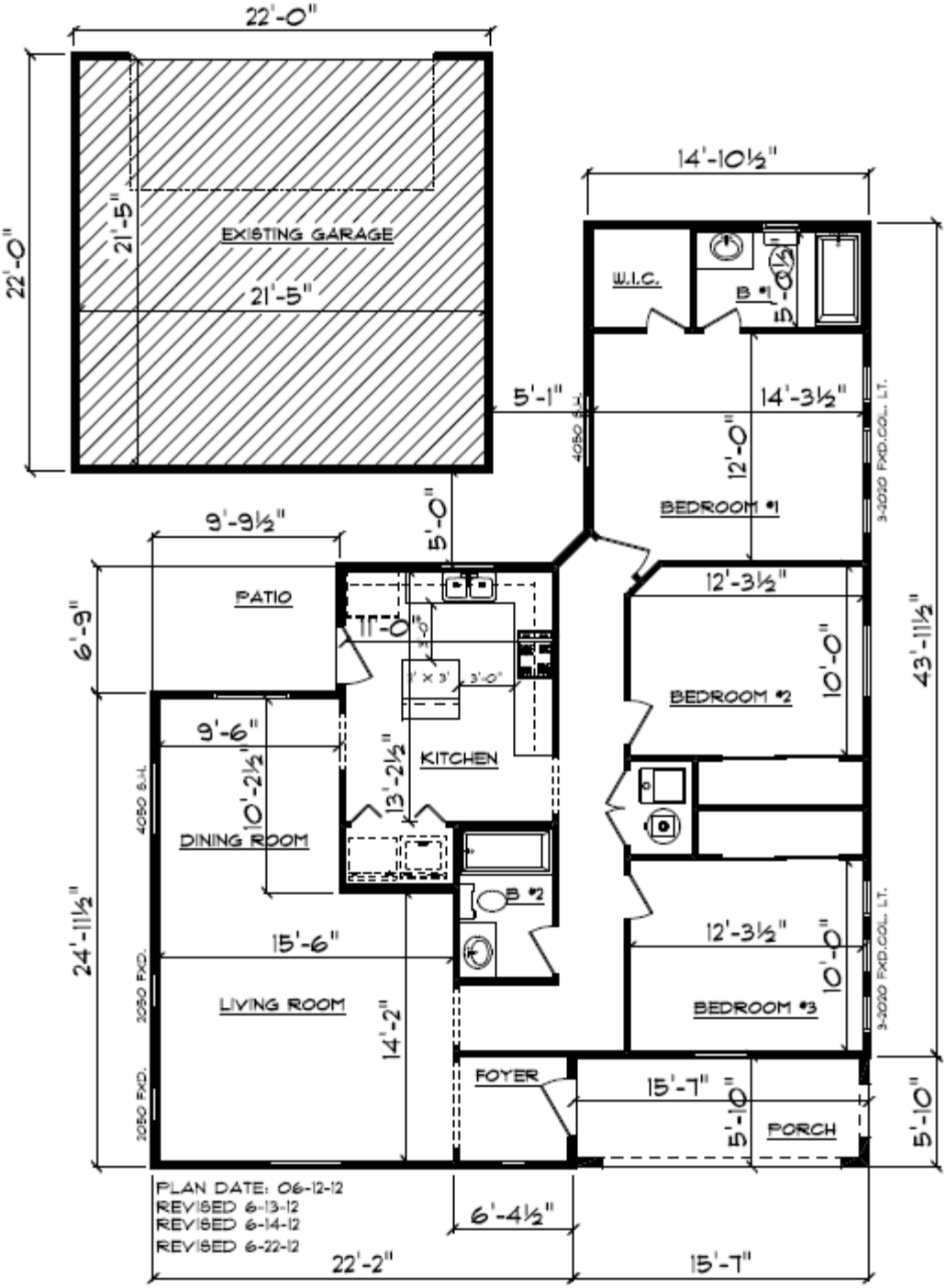


RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

FLOOR PLAN



THE BELLA

LIVING AREA 1329 SQ.FT.

SHNIA

SUNSET HEIGHTS NEIGHBORHOOD IMPROVEMENT ASSOCIATION

July 27, 2012

To Whom It May Concern:

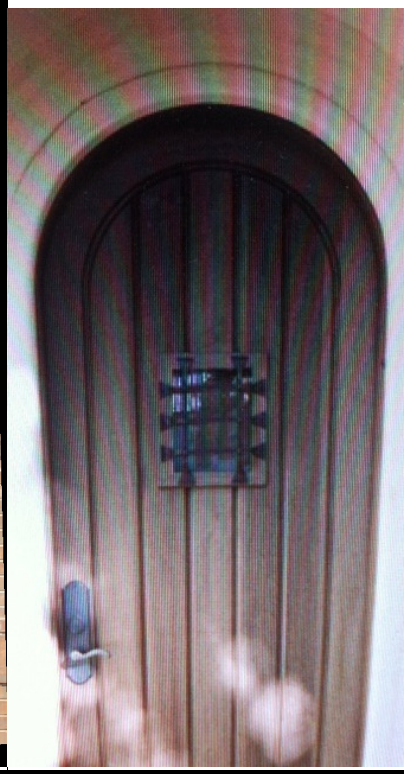
This letter is to show the Sunset heights Neighborhood improvement association's support for the infill construction at 1416 Fewel. We have reviewed the design and spoken with Kristi Eddings on several occasions and feel confident that she will protect the historical integrity of the neighborhood. Please feel free to contact me if you have any questions.

Thank you,

Leah Osborne
President
SHNIA

1217 N. El Paso St.
El Paso, TX 79902

(915) 542-1784

SAMPLE MATERIALS

PROPOSED WINDOWS AND DOORS