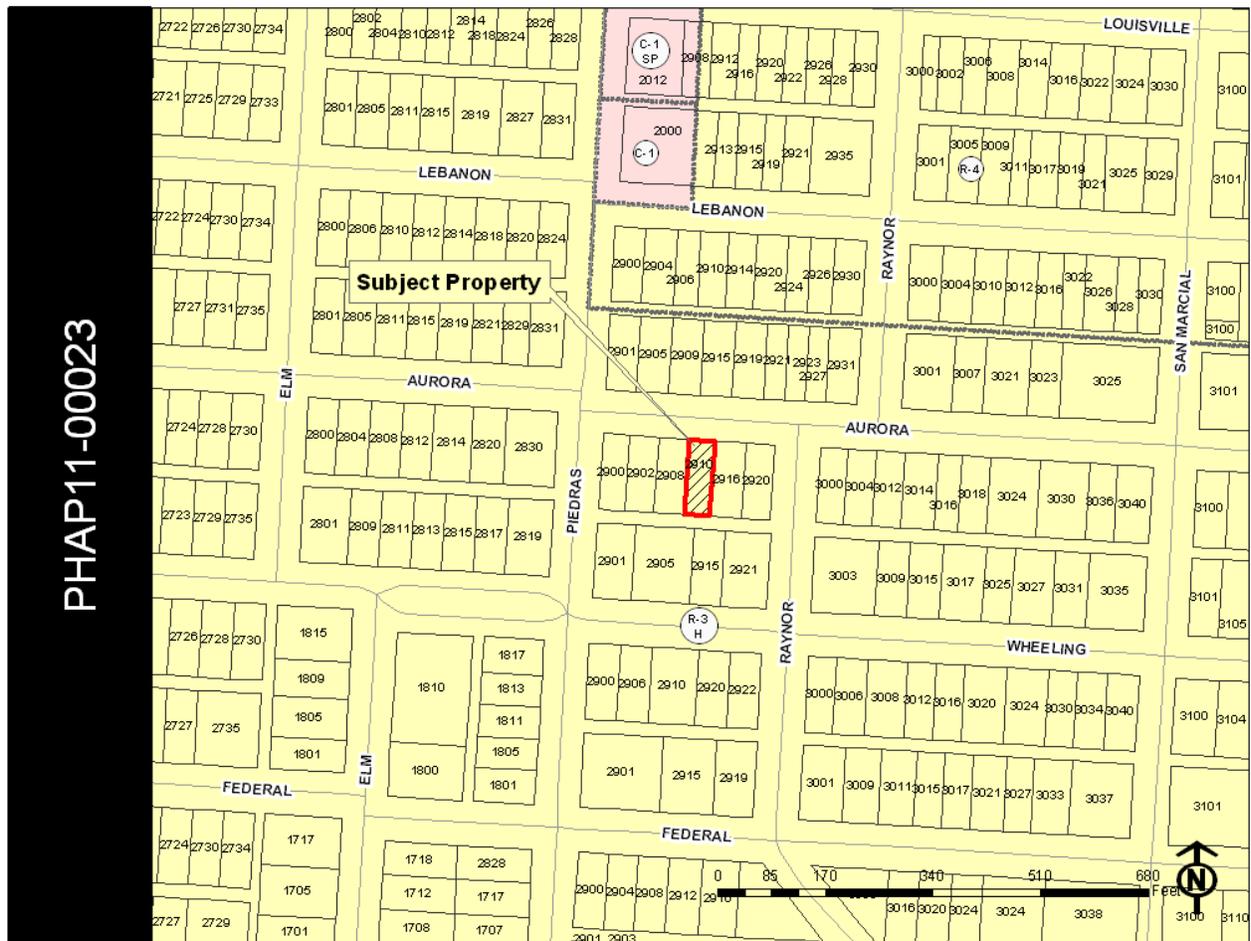




## PHAP11-00023

**Date:** July 25, 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 #2**



**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 Design 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.

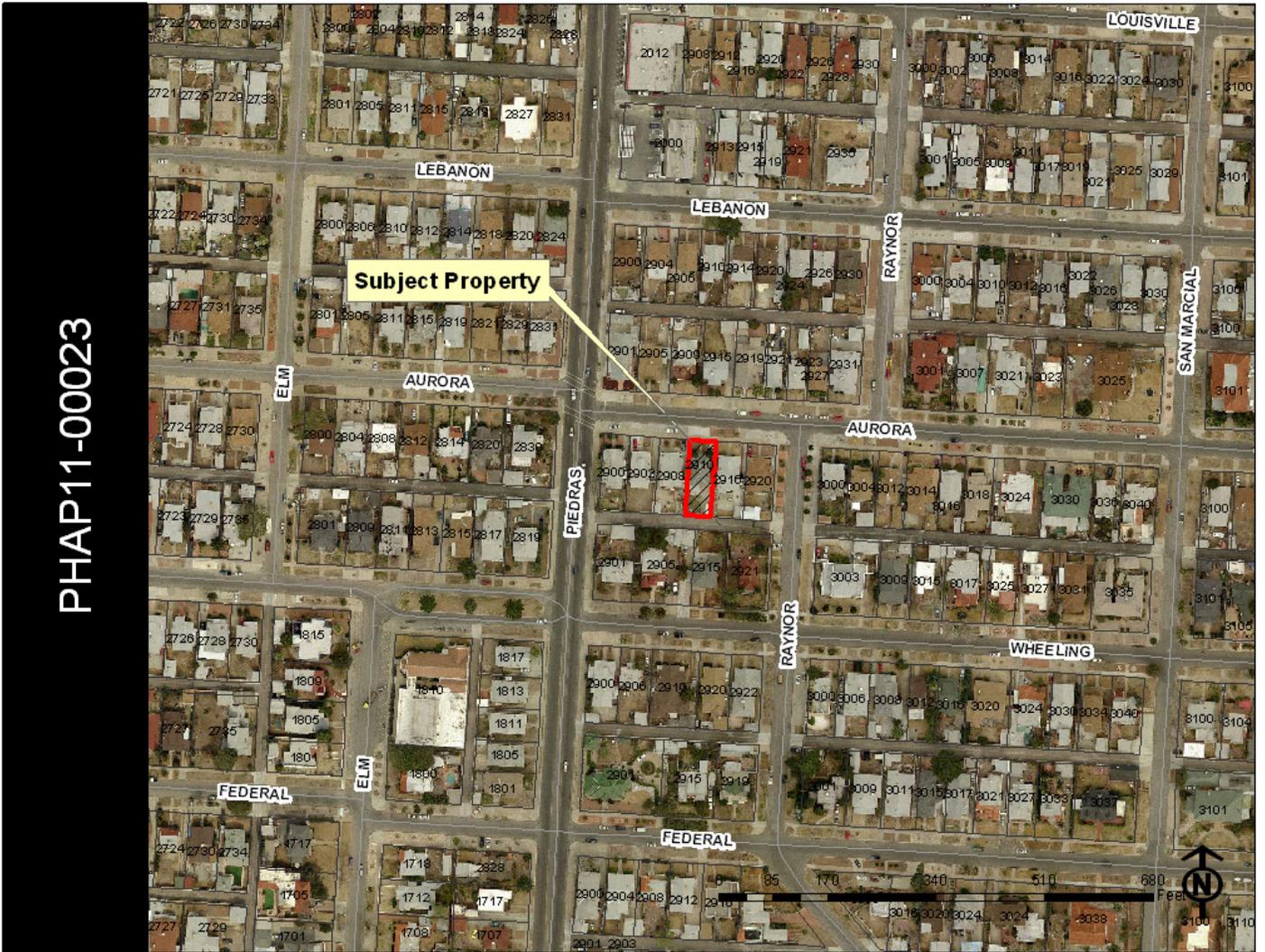
*The Secretary of the Interior's Standards for Rehabilitation* recommend the following:

- 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.

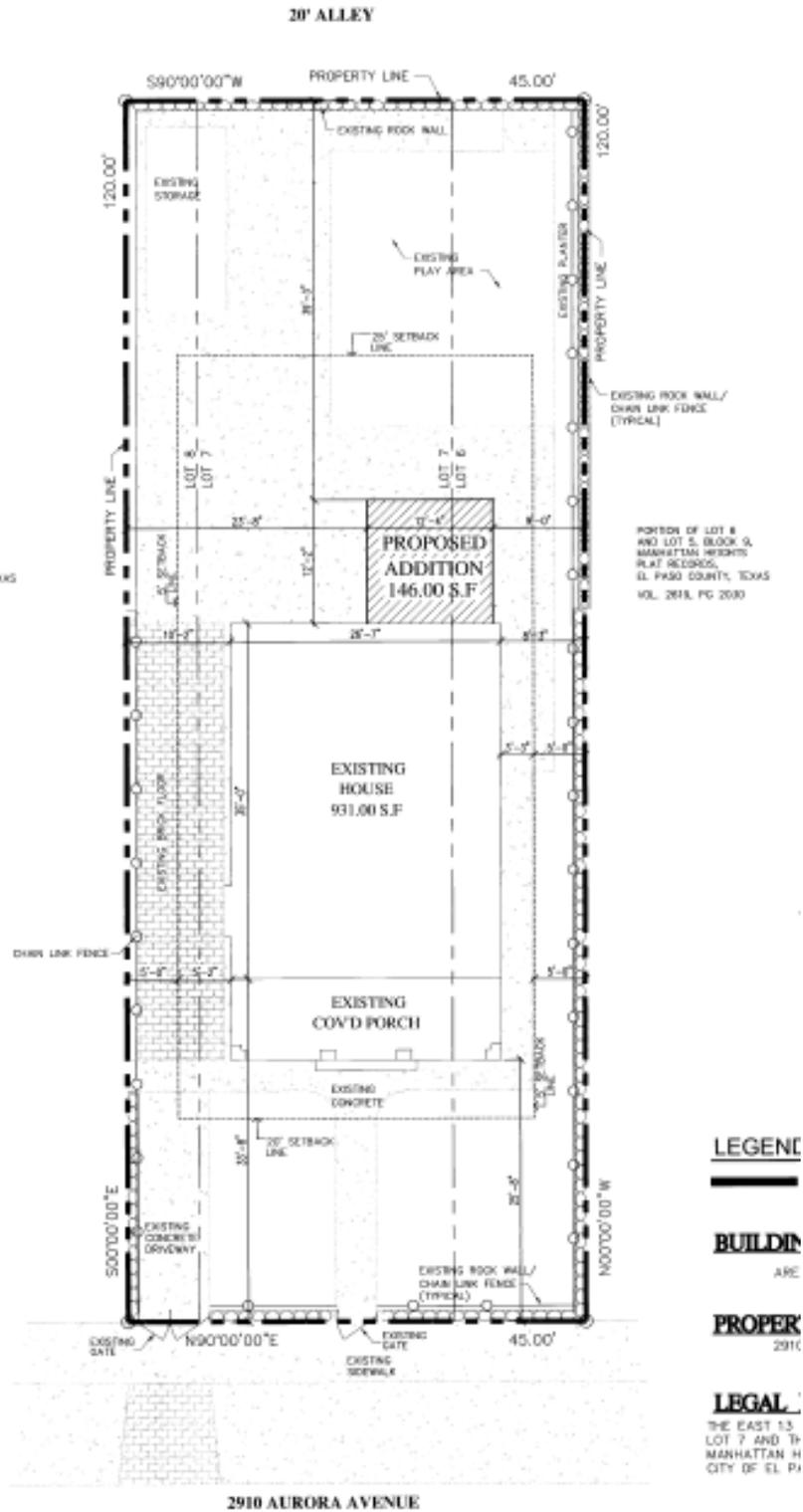
Staff recommends that the proposal be modified to include the repair of existing windows or the replacement of the missing windows with one-over-one sash windows to match the originals.

# AERIAL MAP

PHAP11-00023



# SITE PLAN



PORTION OF LOT 8 AND LOT 9, BLOCK Q, MANHATTAN HEIGHTS PLAY RECORDS, EL PASO COUNTY, TEXAS VOL. NA, PG. NA

PORTION OF LOT 8 AND LOT 9, BLOCK Q, MANHATTAN HEIGHTS PLAY RECORDS, EL PASO COUNTY, TEXAS VOL. 2819, PG. 2000

**LEGEND**

**BUILDING**  
ARE

**PROPERTY**  
201C

**LEGAL**  
THE EAST 1/2 LOT 7 AND 1/2 MANHATTAN H CITY OF EL PA

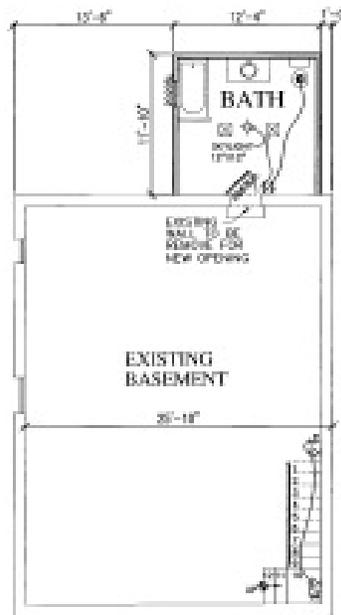
**ZONING**

# BASEMENT, FLOOR AND DEMOLITION PLAN



**FLOOR PLAN**

SCALE: 1" = 1/8"



**BASEMENT FLOOR PLAN**

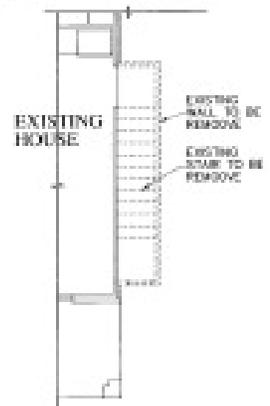
SCALE: 1" = 1/8"

FRAMING NOTES AND SPEC'S.  
UNLESS NOTED OTHERWISE-(UND)  
D<sub>2</sub>- 1150 MP  
2-2X10 FLOOR JOISTS (UND)  
2-2X10 VALLEYS @ HPS (UND)  
2X8 PARTIES @ 24" O.C. (UND)  
2X8 BRACE JOISTS @ 24" O.C.  
2X8 SUB-FASCIAS

HEADERS:  
2'-0" TO 4'-0" = 2-2X8 HEADER  
4'-0" TO 6'-0" = 2-2X8 HEADER  
6'-0" TO 8'-0" = 2-2X10 HEADER  
8'-0" TO 10'-0" = 2-2X10 HEADER  
10'-0" TO 12'-0" = 2-2X12 HEADER  
12'-0" TO 15'-0" = 3-2X12 HEADER

ALL BEAMS AND HEADERS TO HAVE 1/2" PLATWOOD BETWEEN MEMBERS

NAILING SCHEDULE:  
USE 16d COMMON NAILS @ 12" O.C. @ OUTLET 3" OF END AND 16d COMMON NAILS @ 24" O.C. @ BASE OF BEAM. NAIL FROM BOTH SIDES AND GLUE ALL WOOD SURFACE CONTACTS.



**DEMOLITION PLAN**

SCALE: 1" = 1/8"

