



PHAP16-00020

Date: July 25, 2016
Application Type: Certificate of Appropriateness
Property Owner: Ana M. Benitez
Representative: Victor Carreon
Legal Description: 77 Government Hill 15 & 16, City of El Paso, El Paso County, Texas
Historic District: Austin Terrace
Location: 4331 Chester Drive
Representative District: #2
Existing Zoning: R-4/H (Residential/Historic)
Year Built: 1932
Historic Status: Contributing
Request: Certificate of Appropriateness for the for the construction of an addition to the garage
Application Filed: 7/11/2016
45 Day Expiration: 8/25/2016

ITEM #7



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for the for the construction of an addition to the garage

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:

- Any new addition should be planned so that it is constructed to the rear of the property or on a non-character defining elevation and is minimally visible from the public right of way.
- Introduce additions in locations that are not visible from the street-generally on rear elevations.
- Locate additions carefully so they do not damage or conceal significant building features or details.
- It is not appropriate to introduce an addition if it requires the removal of character-defining building features such as patios, mature vegetation or a detached structure.
- Design an addition so it is compatible in roof form, proportions, materials and details with the existing structure.
- Design new buildings and their features to be compatible in scale, materials, proportions and details with existing historic structures.
- Design an addition so that if removed in the future, the historic building's form and character defining features are not obscured, damaged, or destroyed.

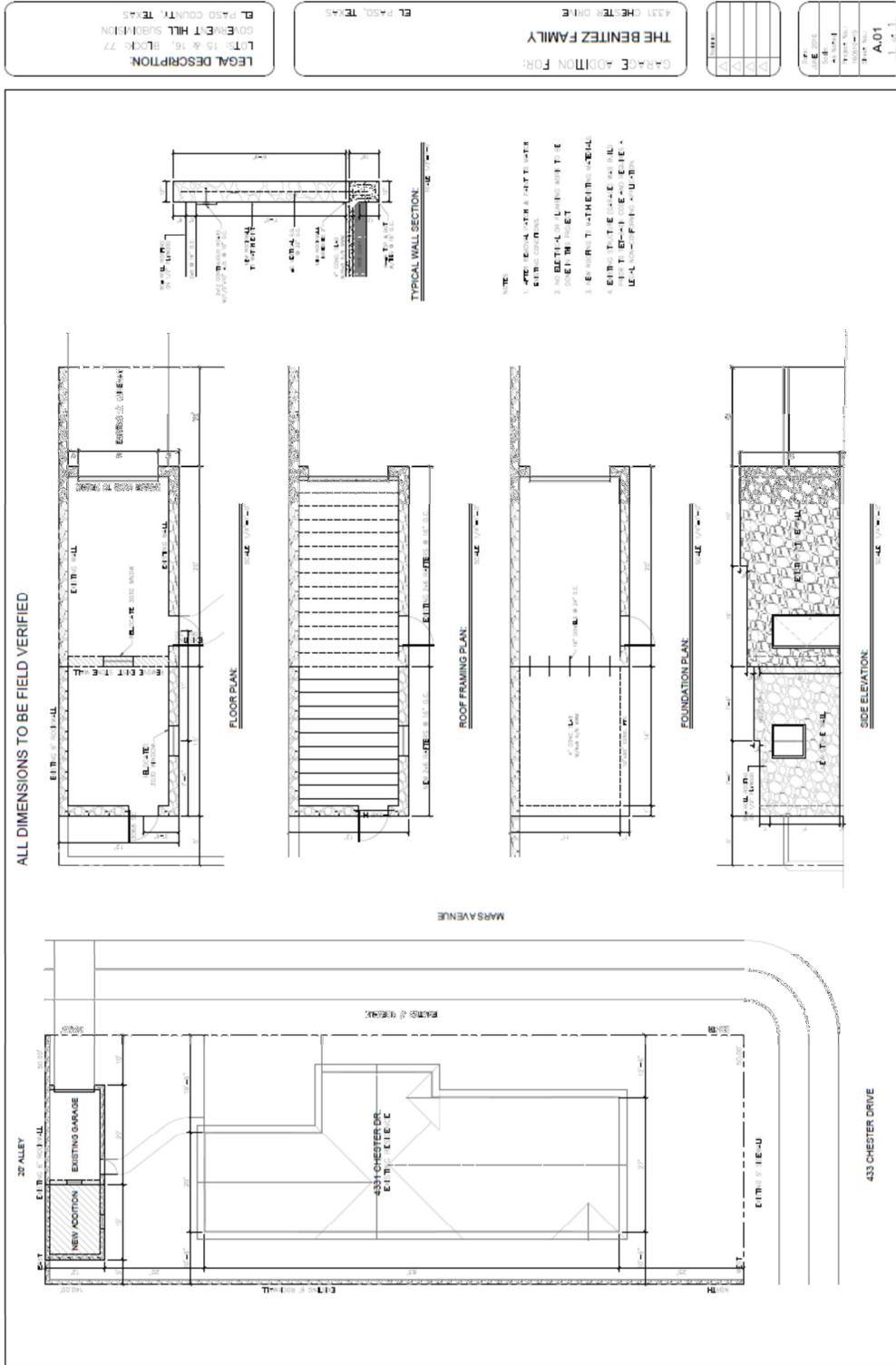
The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

AERIAL MAP



SITE PLAN, PLANS, AND ELEVATIONS



ALL DIMENSIONS TO BE FIELD VERIFIED

433 CHESTER DRIVE