



PHAP15-00024

Date: August 3, 2015
Application Type: Certificate of Appropriateness
Property Owner: Eric Apodaca
Representative: Eric Apodaca
Legal Description: Being 47 Ysleta Tr. 6-E (0.2800 Ac), City of El Paso, El Paso County, Texas
Historic District: Ysleta
Location: 105 Juno Place
Representative District: #6
Existing Zoning: R-4/H (Residential/Historic)
Year Built: 1959
Historic Status: Non-Contributing
Request: Certificate of Appropriateness for the demolition of an addition and additional structures in the rear yard and construction of a new addition after-the-fact
Application Filed: 7/21/2015
45 Day Expiration: 9/4/2015

ITEM #3



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for the demolition of an addition and additional structures in the rear yard and construction of a new addition after-the-fact

STAFF RECOMMENDATION:

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

The Ysleta Design Guidelines recommend the following:

- *Height of new buildings should conform to the heights of existing surrounding buildings. Avoid overwhelming the original massing with excessive additions (heights). Excessive additions can detract from the architectural character of a building.*
- *The relationship between the height and width of a building establishes proportion. The proportions of new buildings should be consistent with the dominant proportions of existing buildings.*
- *New construction of additions to existing structures should maintain and reinforce the existing pattern.*
- *Since most secondary buildings were usually built at the same time and in the same style as the primary structure, they contribute to the architectural character of the property.*

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.*

REAR ADDITION RENDERING

