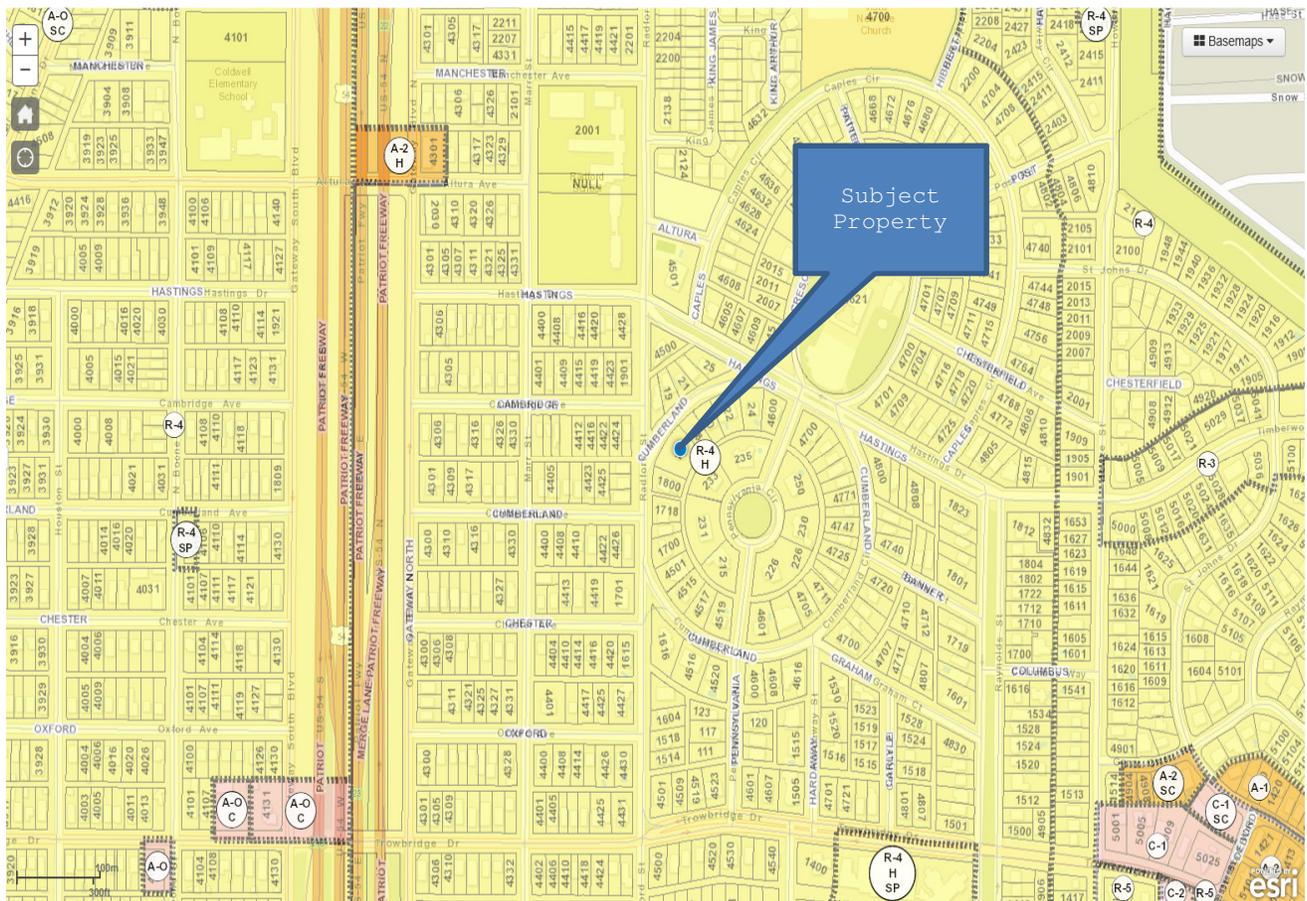




# PHAP15-00033

**Date:** August 17, 2015  
**Application Type:** Certificate of Appropriateness  
**Property Owner:** Robert and Martha Vera  
**Representative:** Carlos Fragoso  
**Legal Description:** Being 100 Government Hill 11 to 13 & N. 15 ft. of 10 & N. 10 ft. of 14, City of El Paso, El Paso County, Texas  
**Historic District:** Austin Terrace  
**Location:** 14 Cumberland Circle  
**Representative District:** #2  
**Existing Zoning:** R-4/H (Residential/Historic)  
**Year Built:** 1950  
**Historic Status:** Non-Contributing  
**Request:** Certificate of Appropriateness for the construction of an addition at the rear facade  
**Application Filed:** 8/3/2015  
**45 Day Expiration:** 9/17/2015

## ITEM #4



## **GENERAL INFORMATION:**

The applicant seeks approval for:

Certificate of Appropriateness for the construction of an addition at the rear façade

## **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:

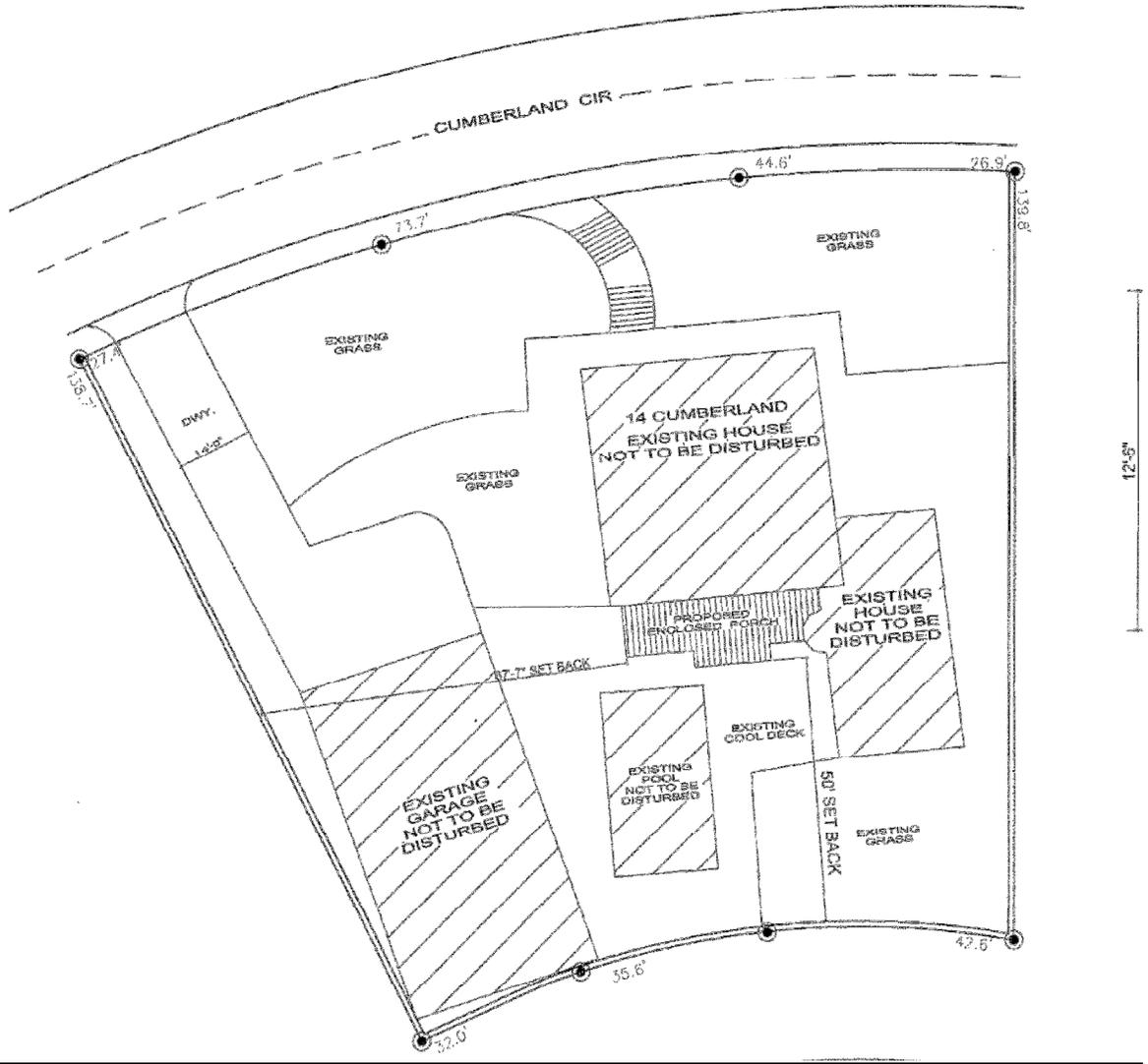
- *Any new addition should be planned so that it is constructed to the rear of the property or on a non-character defining elevation and is minimally visible from the public right of way.*
- *Introduce additions in locations that are not visible from the street-generally on rear elevations.*
- *Locate additions carefully so they do not damage or conceal significant building features or details.*
- *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:

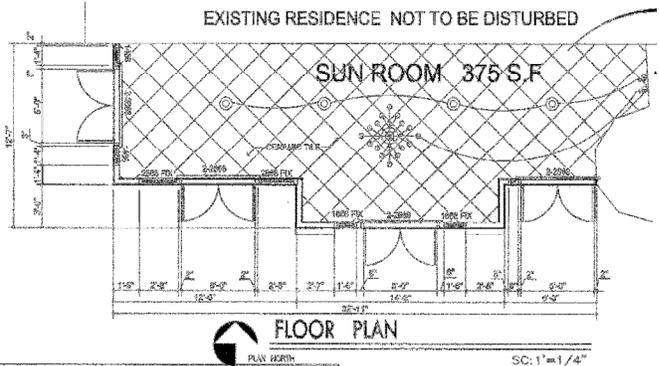
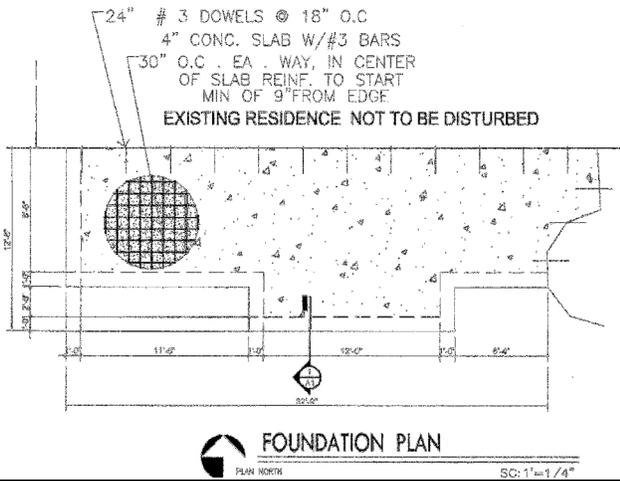
- *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*



# SITE PLAN



# PLANS AND ELEVATIONS

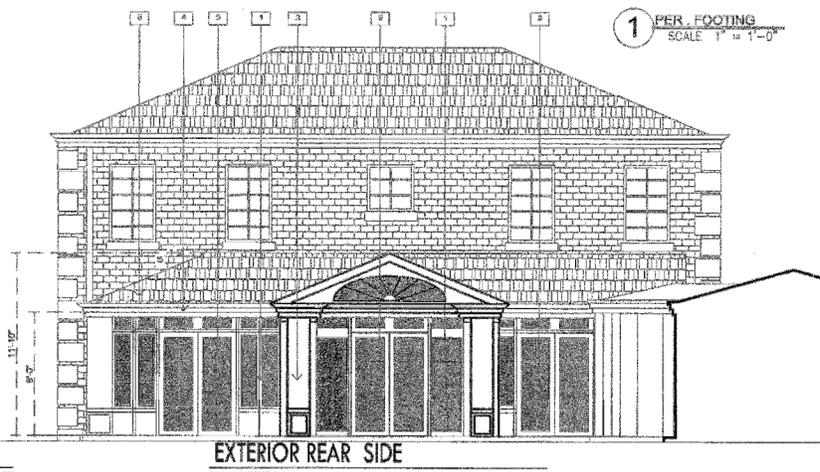
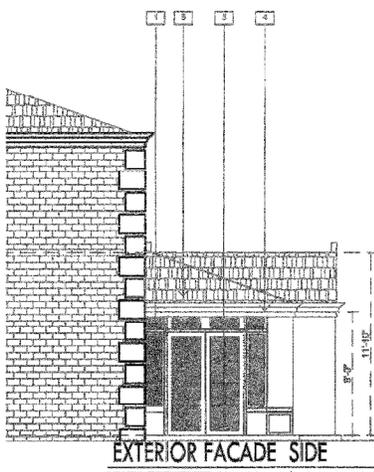
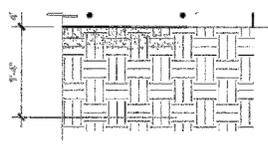


- FINISHING NOTES
1. ALL STRUCTURAL LAMBER FOR FLOOR, ROOFING AND CEILING SHALL BE DRY-KNIFE 66 OR 1200 PER MIL. @ 1200/200 PER
  2. EXTERIOR LOAD-BEARING 2" x 8" 18" O.C.
  3. EXTERIOR LOAD-BEARING 2" x 8" 18" O.C.
  4. INTERIOR NONLOAD-BEARING 2" x 4" 24" O.C.
  5. FINISHES - UNLESS OTHERWISE NOTED ON THE PLANS
    - 6" x 12" S.P. USE 3/4" x 2" x 2"
    - 8" x 12" S.P. USE 3/4" x 2" x 2"
    - 10" x 12" S.P. USE 3/4" x 2" x 2"
    - 12" x 12" S.P. USE 3/4" x 2" x 2"
    - 16" x 12" S.P. USE 3/4" x 2" x 2"
    - 18" x 12" S.P. USE 3/4" x 2" x 2"
  6. USE 3/4" CRK. PLYWOOD OR 5/8" WATER BOARD FLOOR ENGR.
  7. USE 7/8" OSB PLYWOOD OR 7/8" WATER BOARD FLOOR ENGR.

**SITE PLAN**  
TRUE NORTH  
SC: 1"=1/4"

LEGAL DESCRIPTION : 14 CUMBERLAND CIR. 100 GOVERNMENT HILL 11 TO 13 N 15FT OF 10N 10FT OF 14 AUSTIN TERRACE HISTORIC DISTRICT

- KEYED NOTES LEGEND**
- 1 BRAND WINDOW FRAME w/ DUAL GLAZING
  - 2 WOOD FINISH PANELS
  - 3 FRENCH DOOR
  - 4 PLASTERED EAVE MOLDING
  - 5 GREEN ASPHALT SHINGLE TO MATCH HOUSE



1 PER FOOTING  
SCALE 1" = 1'-0"