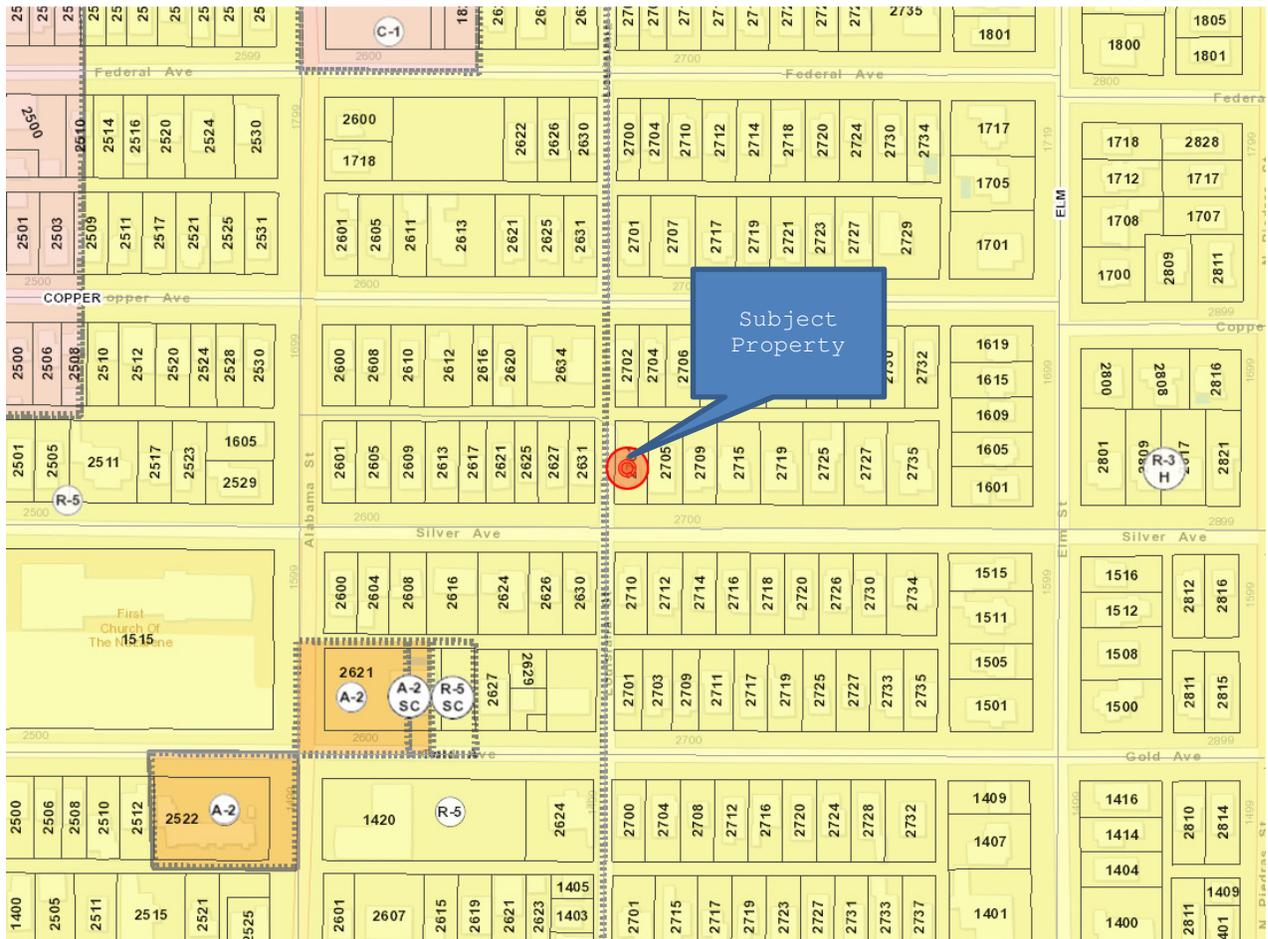




# PHAP14-00021

**Date:** August 18, 2014  
**Application Type:** Certificate of Appropriateness  
**Property Owner:** James and Deborah Peterson  
**Representative:** James and Deborah Peterson  
**Legal Description:** Being 31 Manhattan Heights 47 & 48, City of El Paso, El Paso County, Texas  
**Historic District:** Manhattan Heights  
**Location:** 2701 Silver Avenue  
**Representative District:** #2  
**Existing Zoning:** R-3/H (Residential/Historic)  
**Year Built:** 1913  
**Historic Status:** Contributing  
**Request:** Certificate of Appropriateness for the construction of a garage and patio at the rear property line, and masonry walls at the side and rear property lines  
**Application Filed:** 8/11/2014  
**45 Day Expiration:** 9/25/2014

## ITEM #2



## **GENERAL INFORMATION:**

The applicant seeks approval for:

Certificate of Appropriateness for the construction of a garage and patio at the rear property line, and masonry walls at the side and rear property lines

## **STAFF RECOMMENDATION:**

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

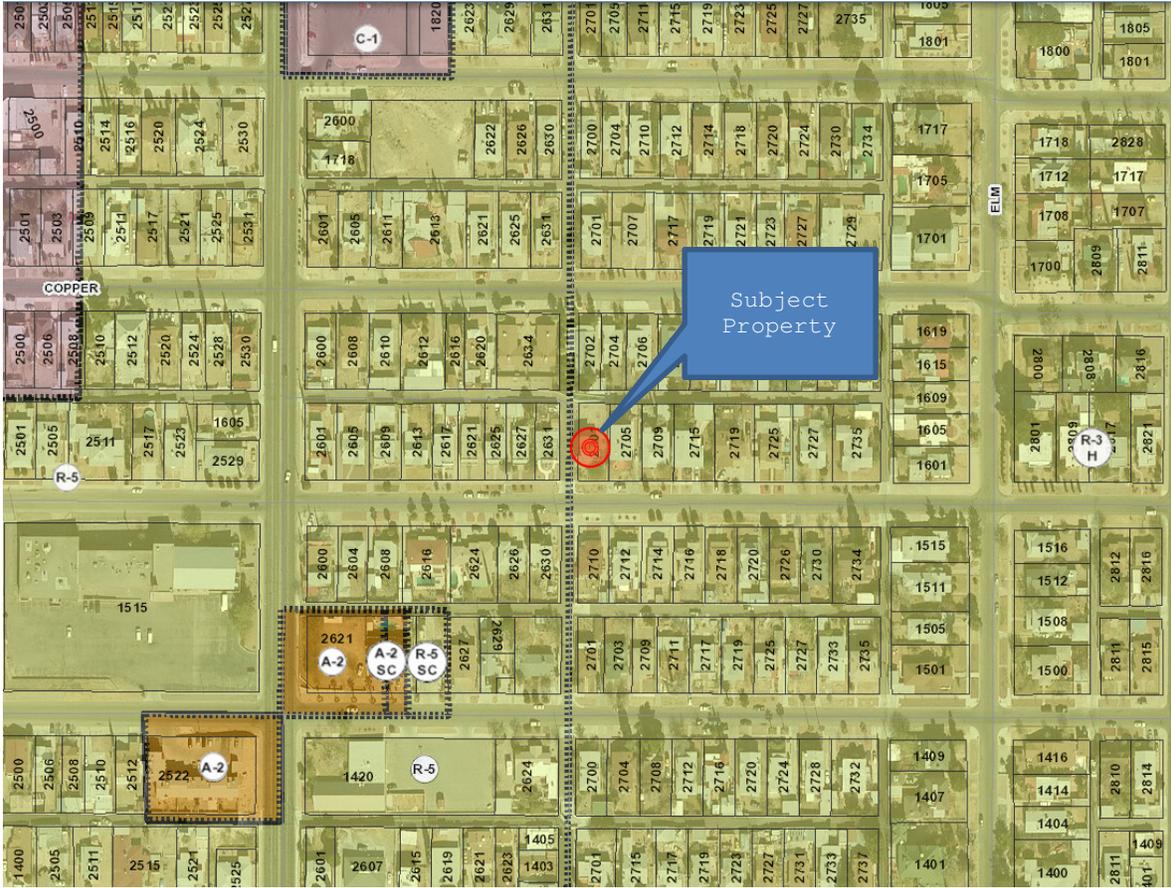
*The Design Guidelines for El Paso's Historic Districts, Sites, and Properties* recommend the following:

- *Construction of new fences, stairs, or sidewalk rails and replacement of older existing fences is allowed on historic properties provided that the proposed site feature is of a compatible material and scale. Rock, brick, wood and wrought iron are acceptable materials but each case is decided individually.*
- *Solid walls are appropriate for the side property lines while an open fencing material is more appropriate for the front portion of the property.*
- *Introduce new fences and walls compatible in material, design, scale, location, and size with original fences and walls in the historic district.*
- *The height of the proposed fence should complement the structure and should not obstruct the public's view of the building. Any proposed fence higher than 32" solid or 48" open, measured from ground level, at front property line or a side yard property line on a corner lot, shall be reviewed by the HLC.*
- *Design new garages and outbuildings to be compatible with the main structure on the lot in material and design, using existing historic outbuildings in the districts as an example.*
- *Limit the size and scale of garages and accessory structures so that the integrity of the original structure, or the size of the existing lot, is not compromised or significantly diminished.*
- *New garages and accessory buildings should be located in rear yards.*

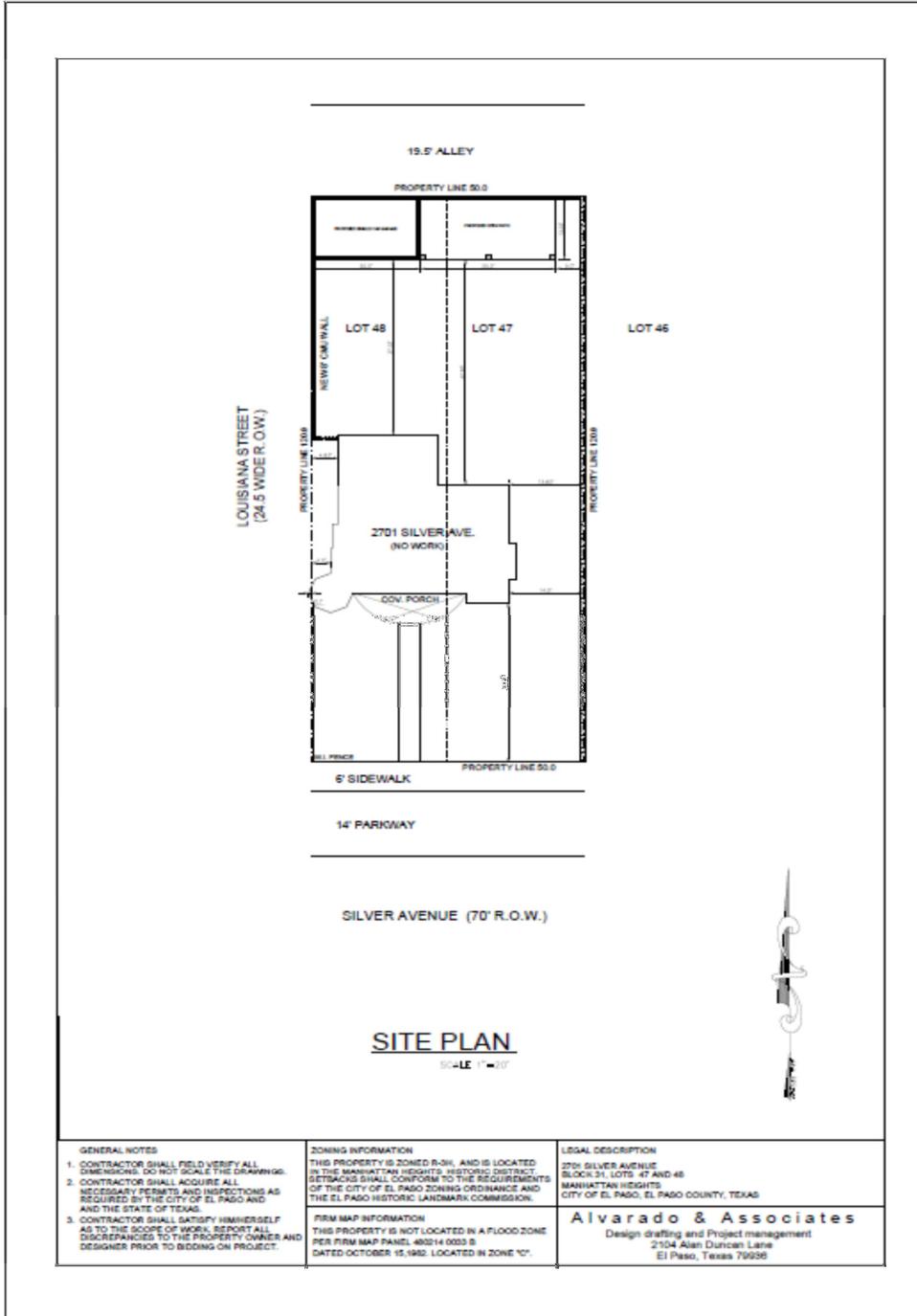
*The Secretary of the Interior's Standards for Rehabilitation* recommend the following:

- *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.*

# AERIAL MAP



# SITE PLANS



<p><b>GENERAL NOTES</b></p> <ol style="list-style-type: none"> <li>1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS. DO NOT SCALE THE DRAWING.</li> <li>2. CONTRACTOR SHALL ACQUIRE ALL NECESSARY PERMITS AND INSPECTIONS AS REQUIRED BY THE CITY OF EL PASO AND THE STATE OF TEXAS.</li> <li>3. CONTRACTOR SHALL SATISFY HIMSELF AS TO THE SCOPE OF WORK. REPORT ALL DISCREPANCIES TO THE PROPERTY OWNER AND DESIGNER PRIOR TO BIDDING ON PROJECT.</li> </ol>	<p><b>ZONING INFORMATION</b></p> <p>THIS PROPERTY IS ZONED R-SK, AND IS LOCATED IN THE MANHATTAN HEIGHTS HISTORIC DISTRICT. SETBACKS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF EL PASO ZONING ORDINANCE AND THE EL PASO HISTORIC LANDMARK COMMISSION.</p> <p><b>FIRM MAP INFORMATION</b></p> <p>THIS PROPERTY IS NOT LOCATED IN A FLOOD ZONE PER FIRM MAP PANEL 480214 0033 B DATED OCTOBER 15, 1982. LOCATED IN ZONE "C".</p>	<p><b>LEGAL DESCRIPTION</b></p> <p>2701 SILVER AVENUE BLOCK 31, LOTS 47 AND 48 MANHATTAN HEIGHTS CITY OF EL PASO, EL PASO COUNTY, TEXAS</p> <p style="text-align: center;"><b>Alvarado &amp; Associates</b> Design drafting and Project management 2104 Alan Duncan Lane El Paso, Texas 79936</p>
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