

GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for the construction of an addition above the garage, installation of new paving, a new driveway, new wall, a new curb cut and alterations to the existing garage

STAFF RECOMMENDATION:

The Historic Preservation Office recommends APPROVAL WITH A MODIFICATION 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:

- *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 additions should be designed and constructed so that the character-defining features of the historic building are not radically changed, obscured, damaged or destroyed in the process of rehabilitation.*
- *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 that is compatible with but, subtly different from existing historic homes in the district.*
- *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.*
- *Where additional parking is necessary it should be located to the rear of the property as well.*
- *Proposals for secondary driveways shall be reviewed and considered by the Historic Landmark Commission for approval.*

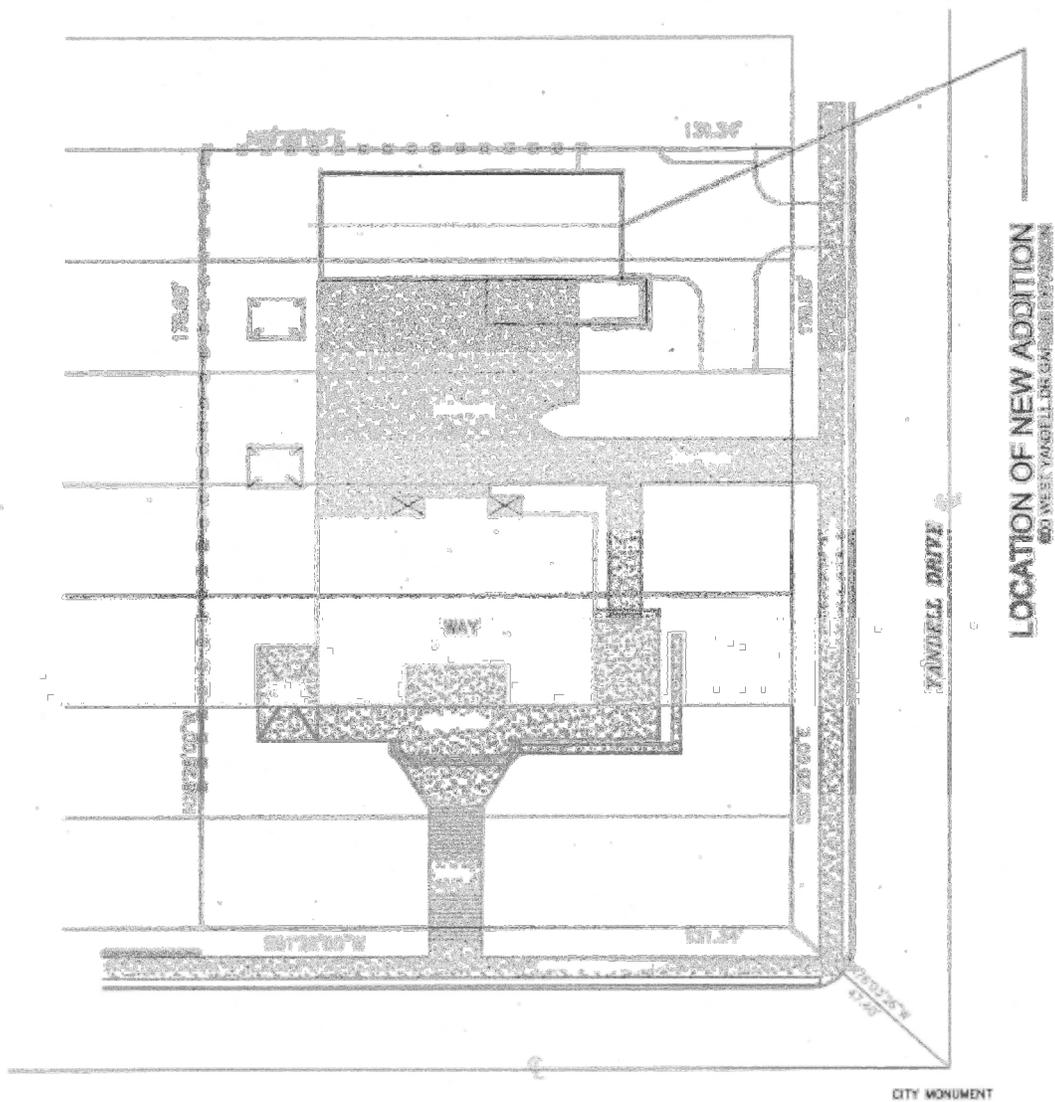
- *New and replacement portions of sidewalks and driveways shall be constructed in material, finish, color, scoring, grid pattern, and control joints to match existing or the surrounding original paving.*
- *Grass and sod may be removed from front yards, side yards on a corner provided not more than 50% of the area is covered with gravel or other masonry. The remaining 50% must be covered with trees and living plants that provide ground cover.*

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

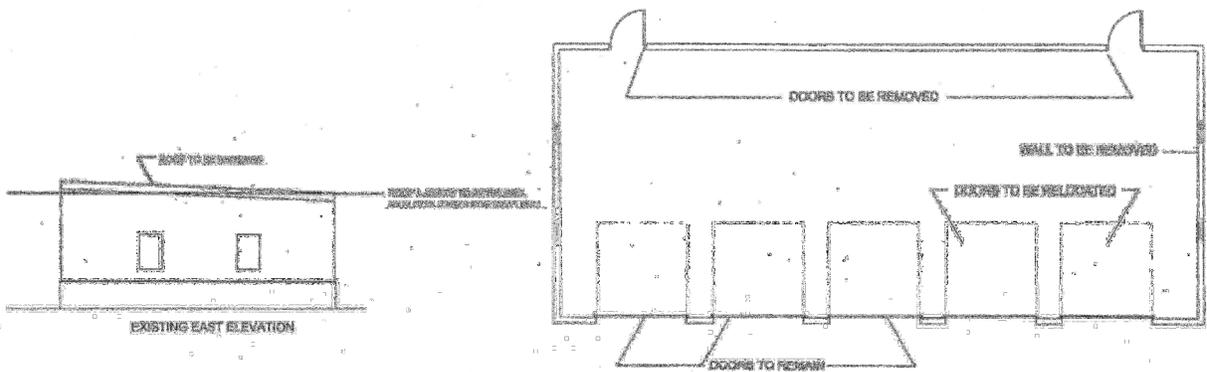
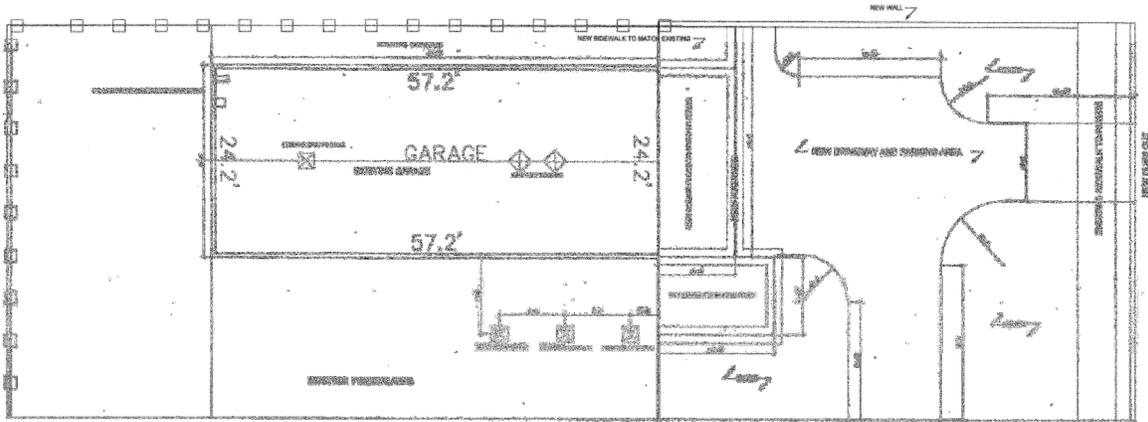
- *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and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

The modification is that the roofline/parapet on the main façade of the garage addition be modified to conform more closely with the roofline of the house.

PROPOSED LOCATION

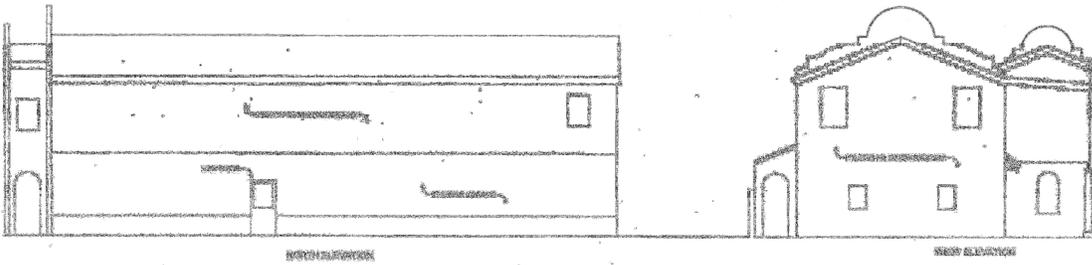
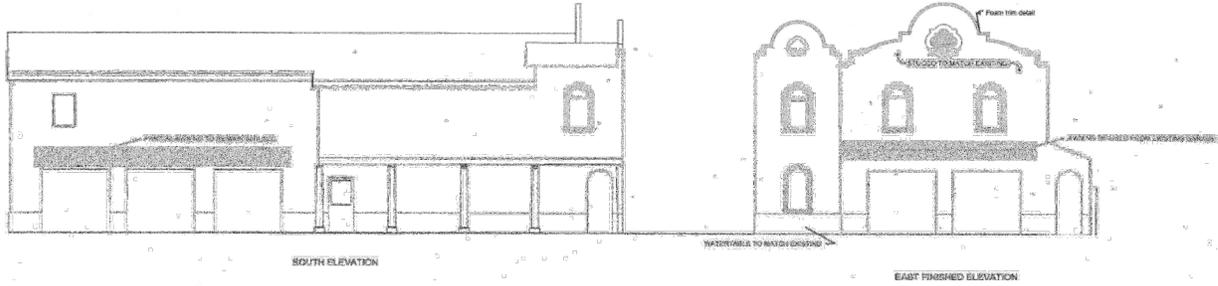


FOUNDATION AND DEMOLITION PLANS



DEMO PLAN

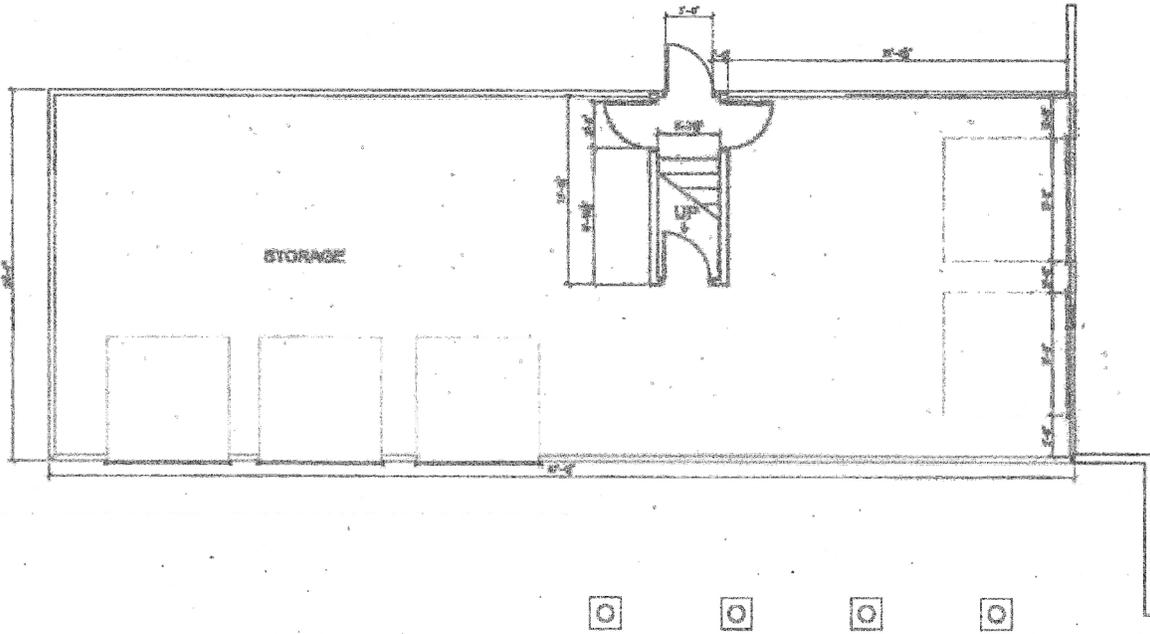
ELEVATIONS



ELEVATIONS 600 WEST YANDELL DR GARAGE EXPANSION

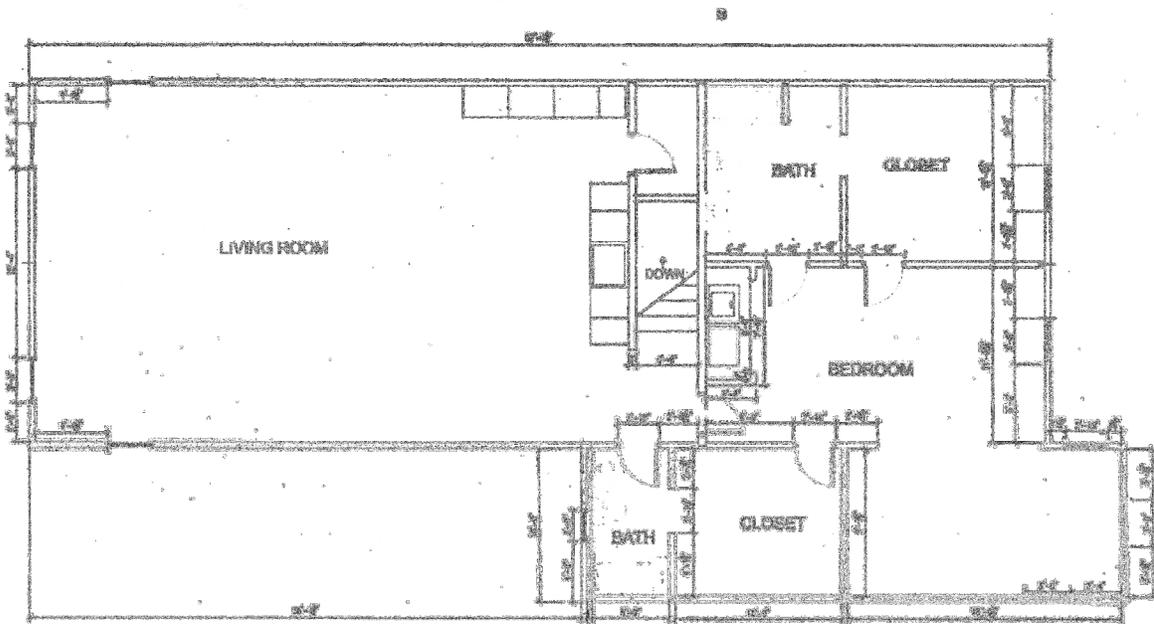
GeoFaze, LLC - 5071 Highway 27, Killeen, TX 76789 - 800.215.5000								
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DATE:	PROJECT:							
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PROPOSED FLOOR PLANS



ARCHITECTURAL 600 WEST YANDELL DR GARAGE EXPANSION
FIRST FLOOR

15.



ARCHITECTURAL 600 WEST YANDELL DR GARAGE EXPANSION
SECOND FLOOR

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