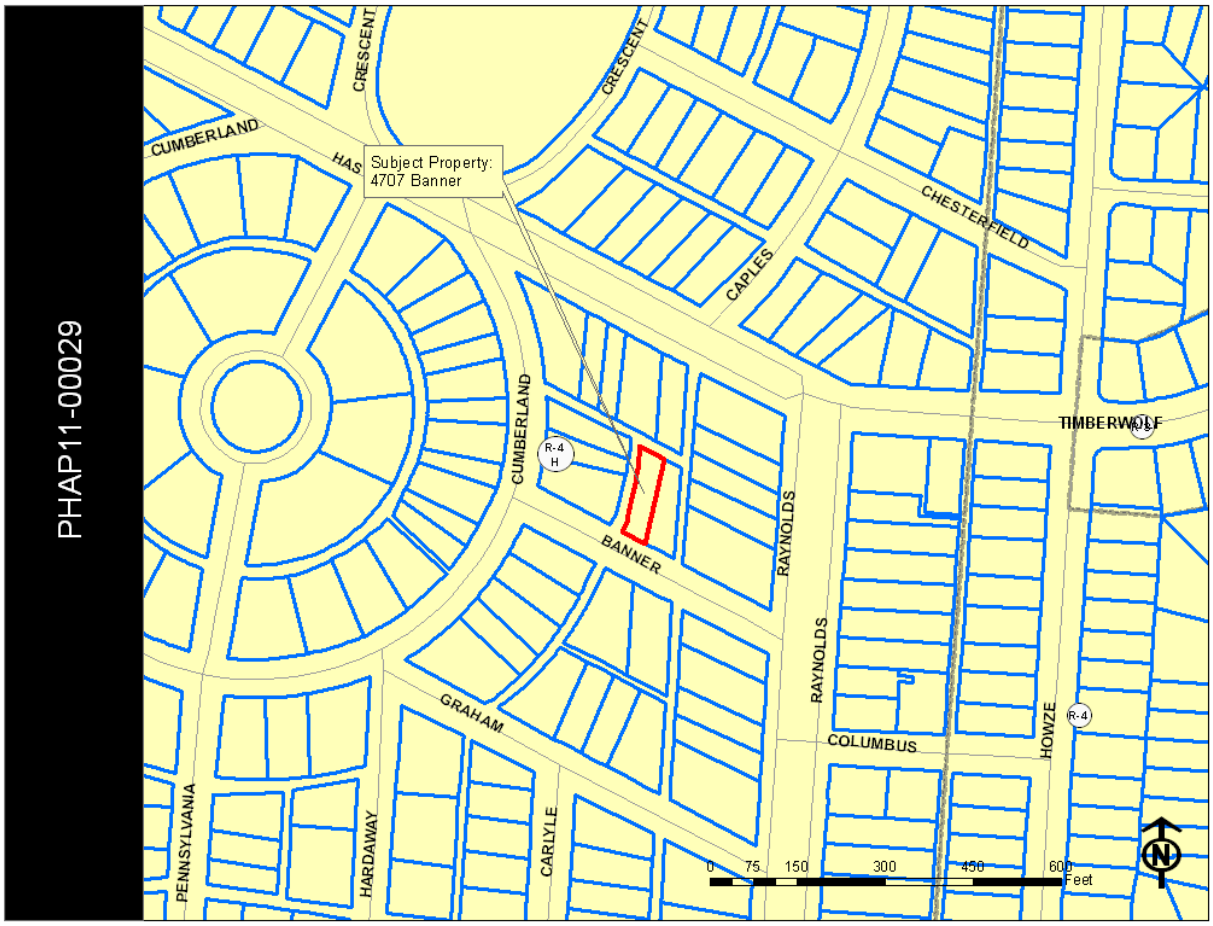
PHAP11-00029

Date:	***September 12, 2011***
Application Type:	Certificate of Appropriateness
Property Owner:	Francisco Garcia
Representative:	David Holguin
Legal Description:	Being a portion of Lots 26 and 27, Block 120, Government Hill Addition, City of El Paso, El Paso County, Texas.
Historic District:	Austin Terrace
Location:	4707 Banner Court
Representative District:	#2
Existing Zoning:	R-4/H (Residential/Historic)
Year Built:	1946
Historic Status:	Non-Contributing
Request:	Certificate of appropriateness for the construction of a rear addition and detached garage.
Application Filed:	8/25/2011
45 Day Expiration:	10/9/2011

ITEM #1



GENERAL INFORMATION:
The applicant seeks approval for:

The construction of a detached garage and rear addition to the residence

STAFF RECOMMENDATION:

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

The Magoffin Historic District Design Guidelines recommend the following*:*

- New additions should be planned so that they are constructed to the rear of the property or on a non-character defining elevation.

- Additions should complement the original structure, but not necessarily attempt to duplicate or copy it.

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

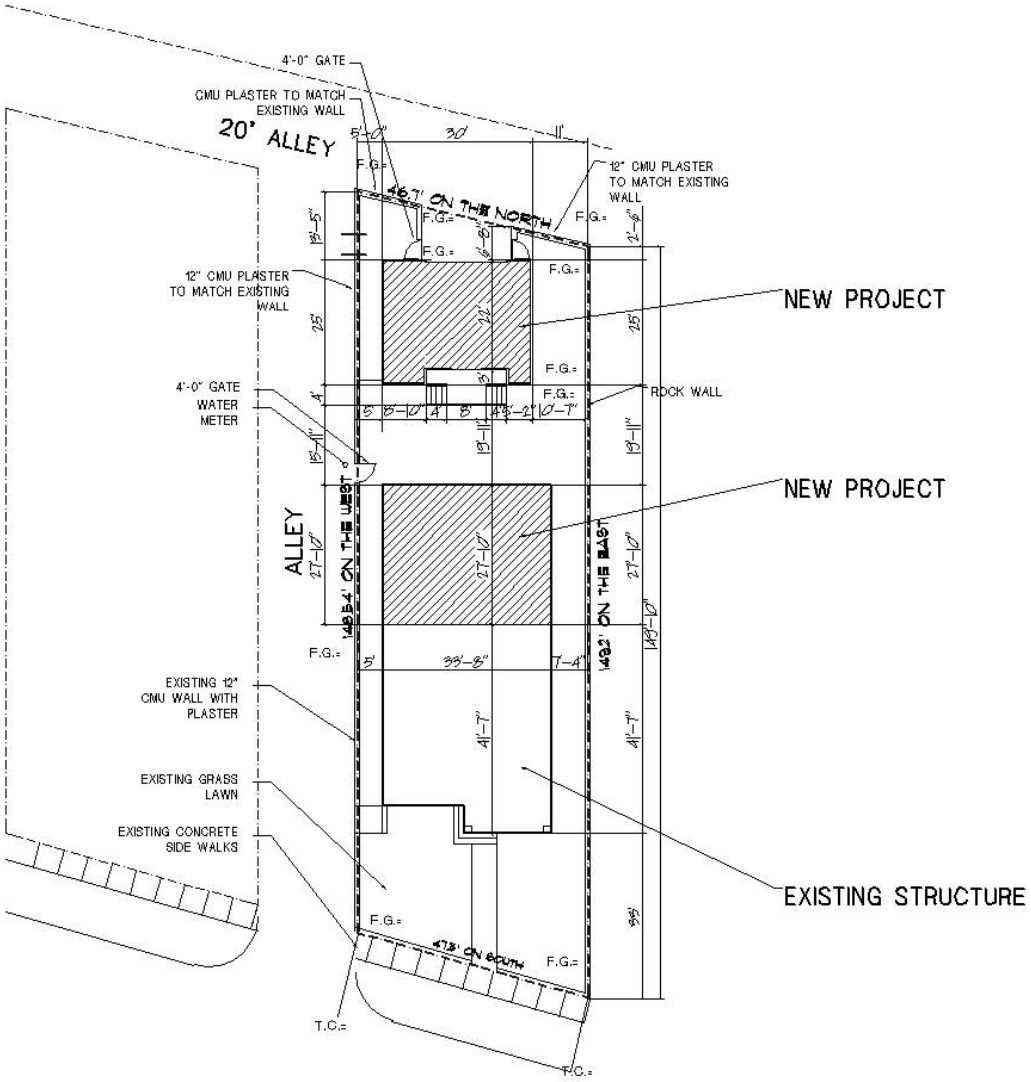
- New additions will not destroy historic materials, features, and spatial relationships that characterize the property.

- The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, proportion, and massing to protect the integrity of the property and its environment.

AERIAL MAP

PHAP11-00029
Subject Property:
4707 Banner
CUMBERLAND
CRESCENT
CRESCENT
CHESTERFIELD
CAPLES
TIMBERWOLF
CUMBERLAND
BANNER
RAYNOLDS
RAYNOLDS
GRAHAM
COLUMBUS
HOWZE
PENNSYLVANIA
HARDAWAY
CARLYLE
0 75 150 300 450 600
Feet
N

SITE PLAN



4707 BANNER CT.

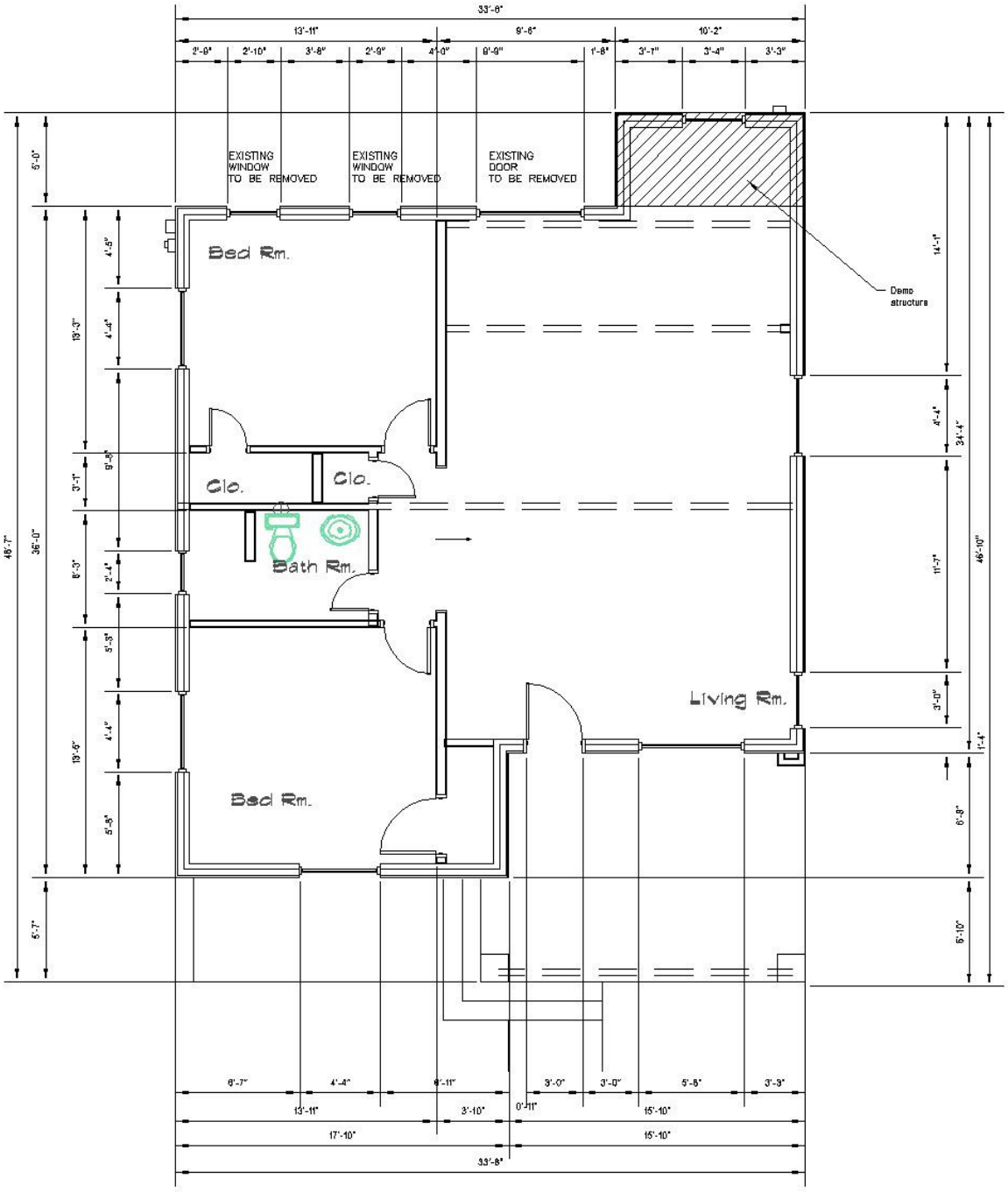
R-4

Site Plan

SCALE: 1" = 20'-0"

NORTH

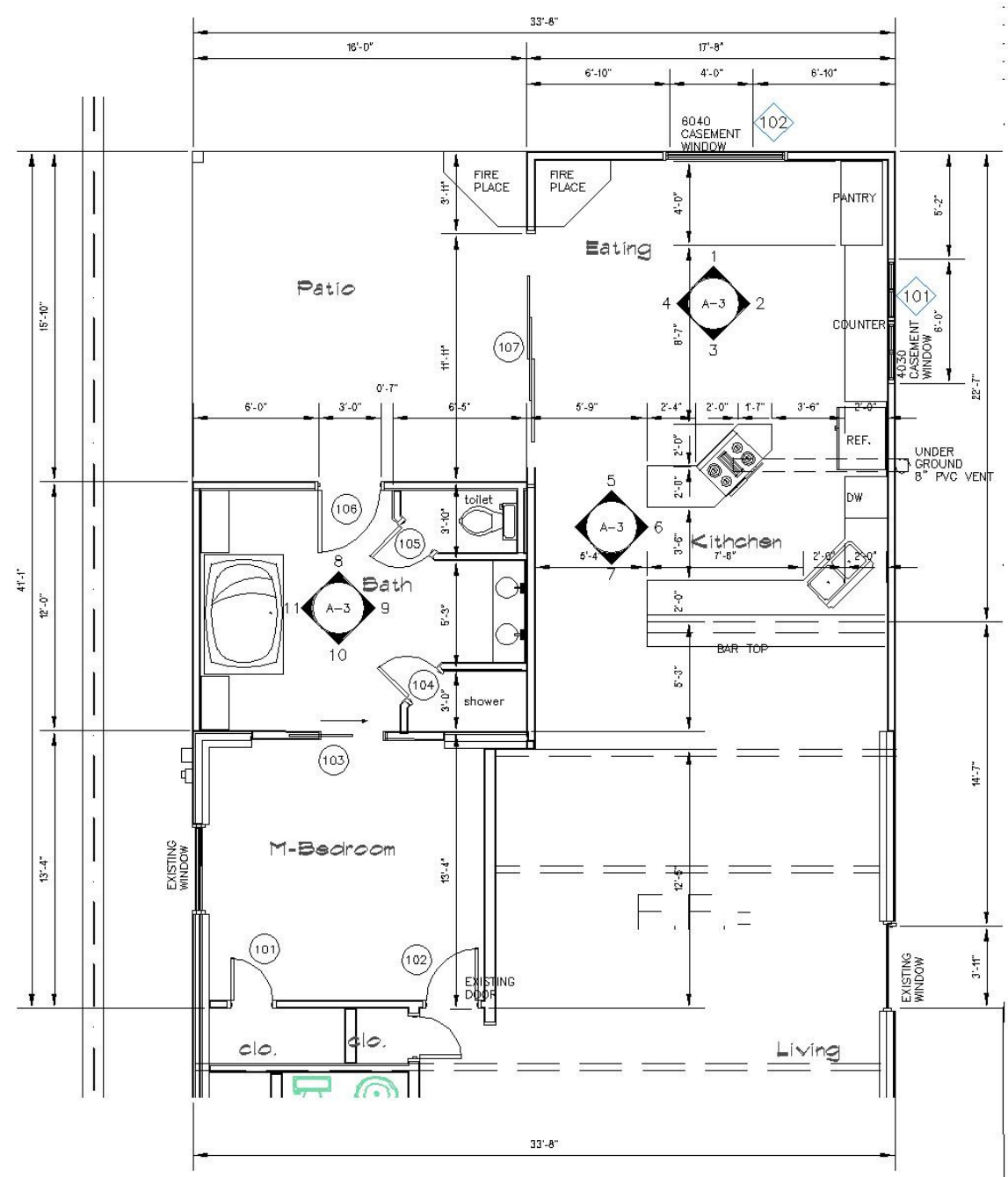
DEMOLITION PLAN



DEMOLITION & EXISTING FLOOR PLAN

SCALE: 1/4" = 1'-0"

PROPOSED FLOOR PLAN

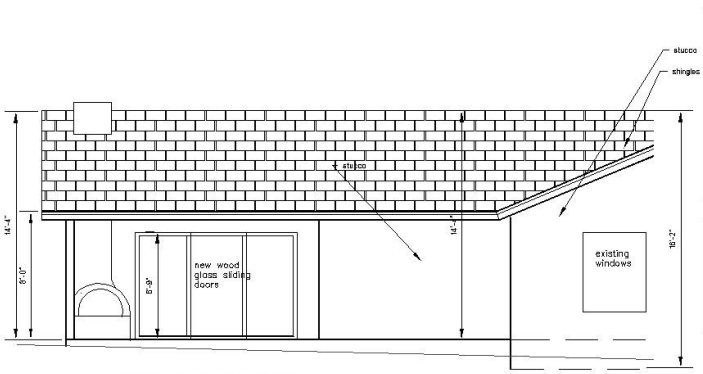


FLOOR PLAN

SCALE: 1/4" = 1'-0"

6"x6"

ELEVATIONS



SIDE ELEVATION

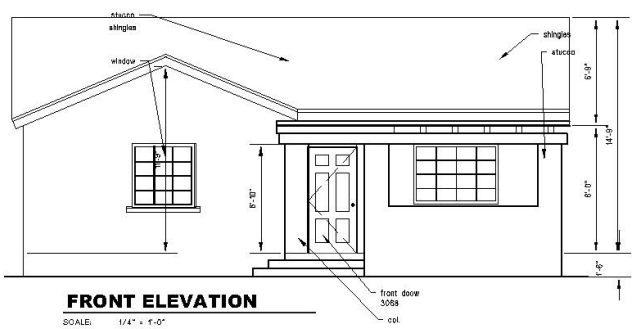
SCALE: 1/4" = 1'-0"

Door Schedule

DR.#	HDW	WIDTH	HEIGHT	THICK	W-TYP	F-TYP	HEAD DET	JAMB DET	SILL DET	UL	REMARKS
101		EXIST.									
102		EXIST.									
103	–	3'-0"	6'-8"	1-3/4"	A	WD	1/A1	1/A1	3/A1	45MIN	FOSTED GLASS
104	–	2'-0"	5'-0"		B	ALUM	1/A1	1/A1	3/A1	45MIN	FOSTED GLASS
105	–	2'-0"	6'-8"	1-3/8"	C	WD	1/A1	1/A1	3/A1		HOLLOW CORE
106	–	3'-0"	6'-8"	1-3/4"	D	WD	1/A1	1/A1	3/A1		FROSTED GLASS
107	–	12'-0"	6'-8"	1-3/4"	E	WOOD	2/A1	2/A1	3/A1	–	SLIDDING GLASS

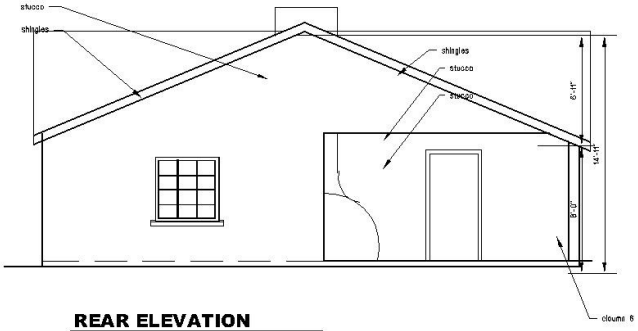
Window Schedule

WIN.#	HDW	WIDTH	HEIGHT	THICK	D-TYP	F-TYP	HEAD DET	JAMB DET	SILL DET	UL	REMARKS
101		6'-0"	4'-0"	1-3/4"	A	WD	1/A1	2/A1	3/A1		CASEMENT
102	–	2-3'-0"	3'-0"	1-3/4"	B	WD	1/A1	1/A1	3/A1		CASEMENT



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

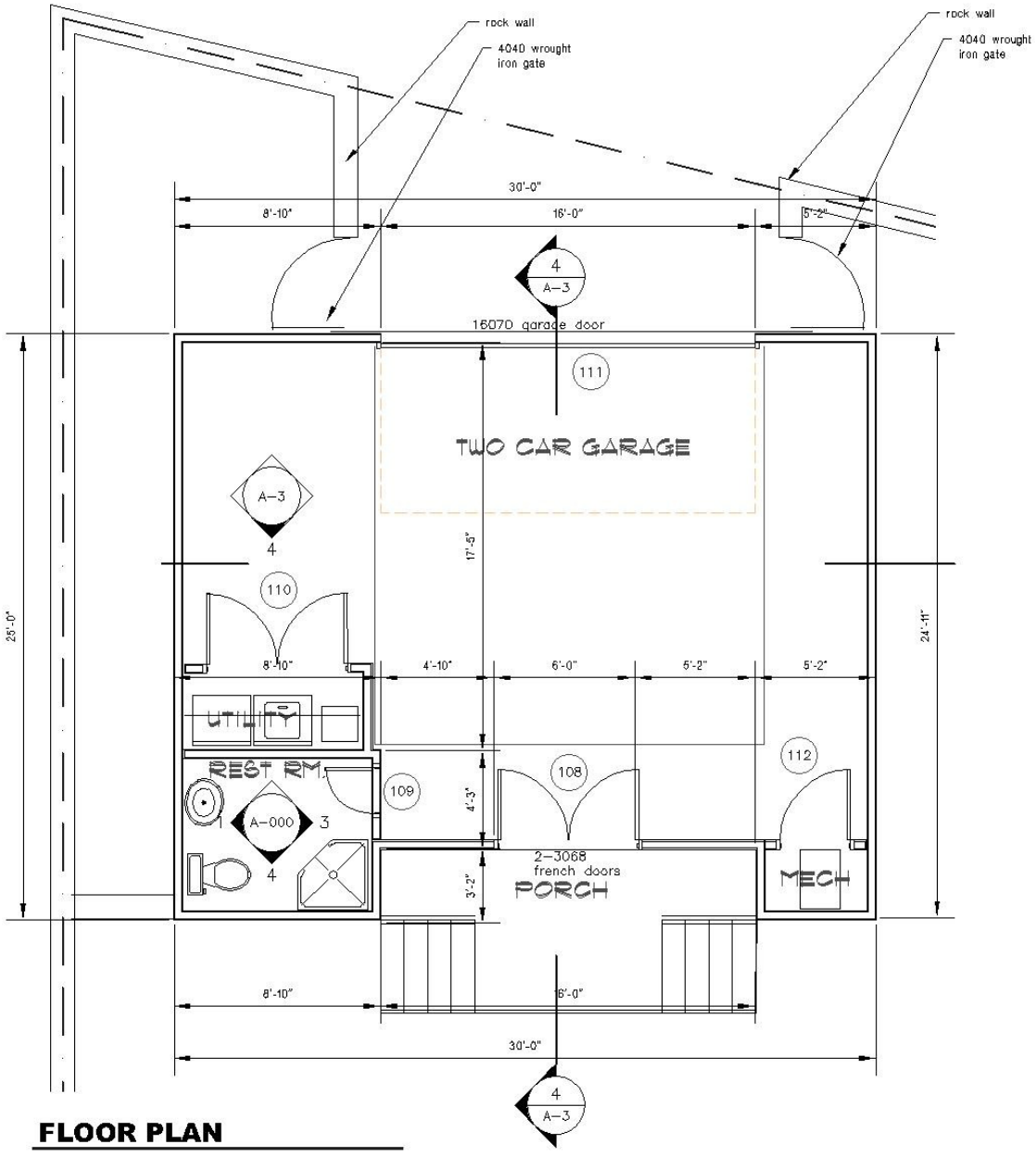


REAR ELEVATION

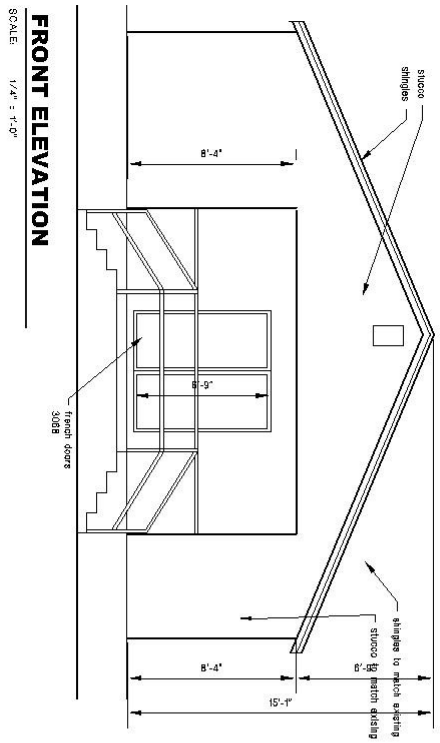
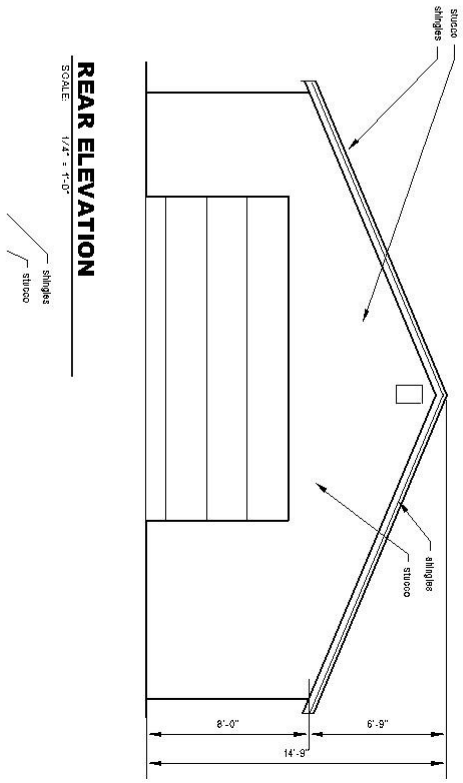
SCALE: 1/4" = 1'-0"

New shingles to match

PROPOSED GARAGE FLOOR PLAN



FLOOR PLAN

SCALE: 1/4" = 1'-0"

GARAGE ELEVATIONS