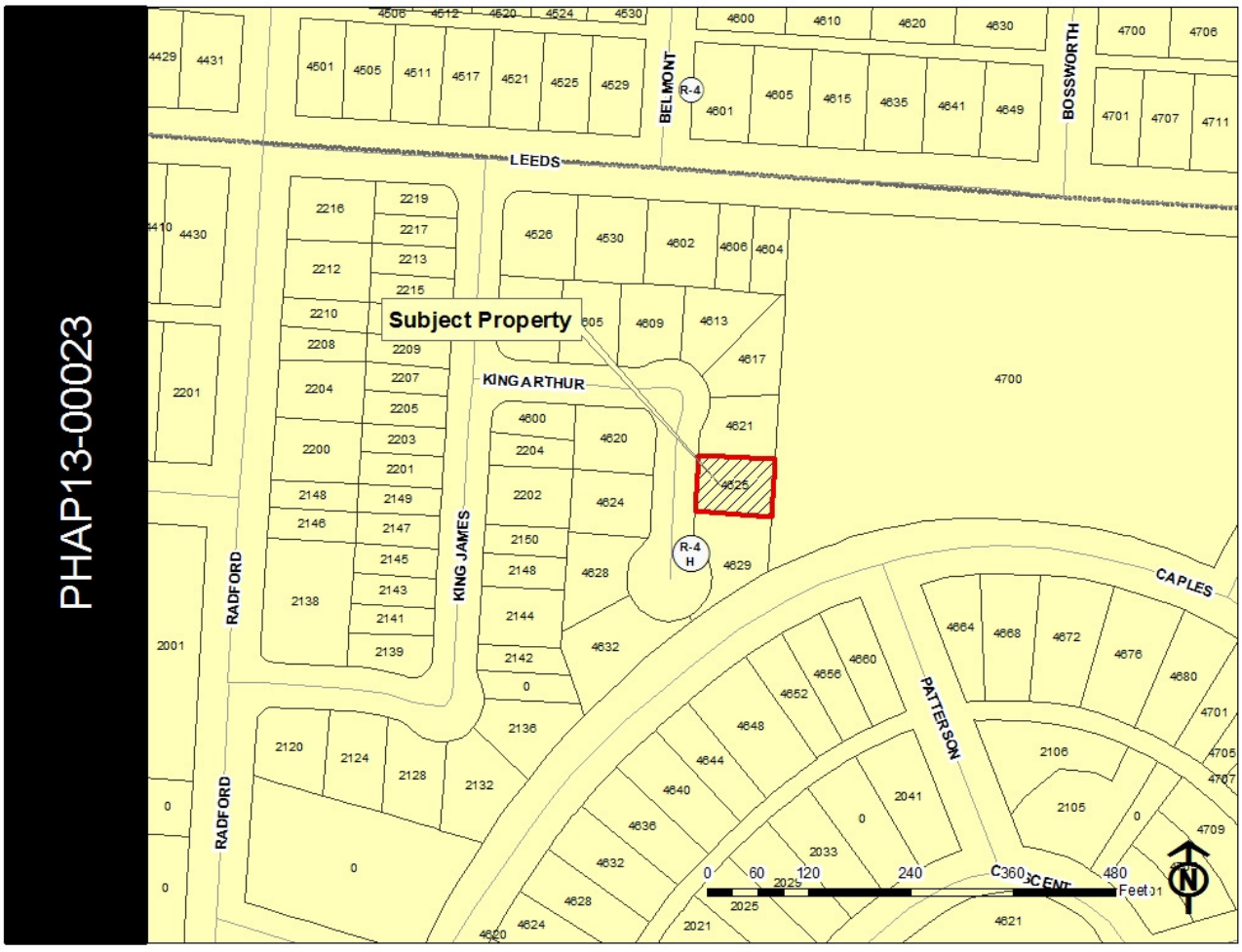
PHAP13-00023

Date:	September 23, 2013
Application Type:	Certificate of Appropriateness
Property Owner:	Tracy J. Reyes
Representative:	Tracy J. Reyes
Legal Description:	2 Radford Terrace Lot 16 (6108.79 sq. ft.), City of El Paso, El Paso County, Texas
Historic District:	Austin Terrace
Location:	4625 King Arthur Court
Representative District:	#2
Existing Zoning:	R-4/H (Residential/Historic)
Year Built:	1997
Historic Status:	Non-contributing
Request:	Certificate of Appropriateness for the enclosure of the front porch at the main façade after-the-fact.
Application Filed:	09/09/2013
45 Day Expiration:	10/24/2013

ITEM #1



GENERAL INFORMATION:
The applicant seeks approval for:

Certificate of Appropriateness for the enclosure of the front porch at the main façade after-the-fact.

STAFF RECOMMENDATION:

The Historic Preservation Office recommends DENIAL 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*:*

- *Porches are functional as well as decorative features that help to define the overall character of a building. Many buildings feature porches, which are one of the most common architectural features. A porch and all of its architectural elements should be maintained and repaired.*

- *Doors and windows are considered important character-defining features because of significant detailing.*

- *Retain and preserve the pattern, arrangement, and dimensions of door and window openings on principal elevations. Often the placement of doors and windows is an indicator of a particular architectural style, and therefore contributes to the building's significance. Doors and windows for new construction and additions should be compatible in proportion, location, shape, pattern, size, and details to existing units.*

- *New construction should utilize doors and windows of compatible size, style, and material in an appropriate pattern so as not to detract from the historical significance of the existing building.*

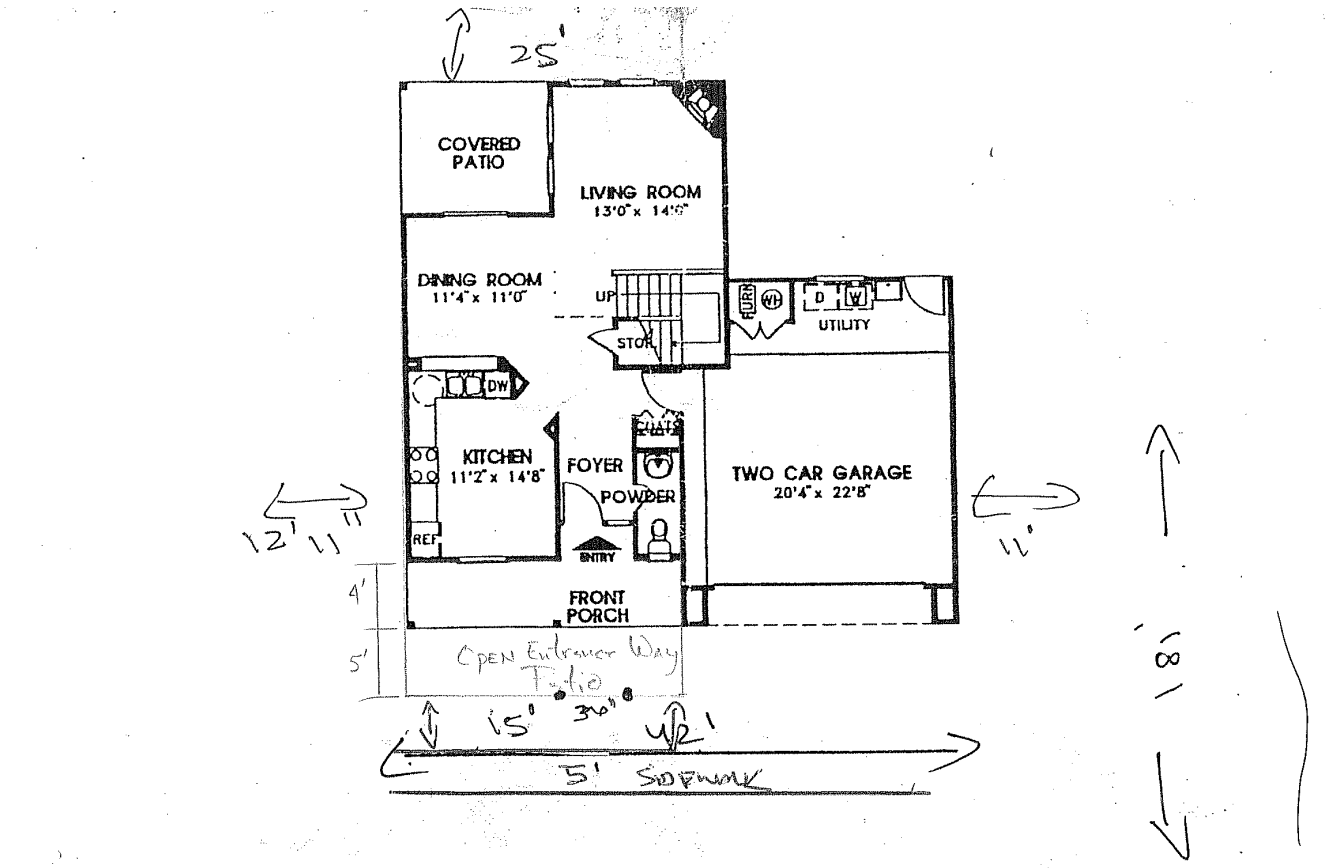
The Secretary of the Interior's Standards for Rehabilitation recommend the following:

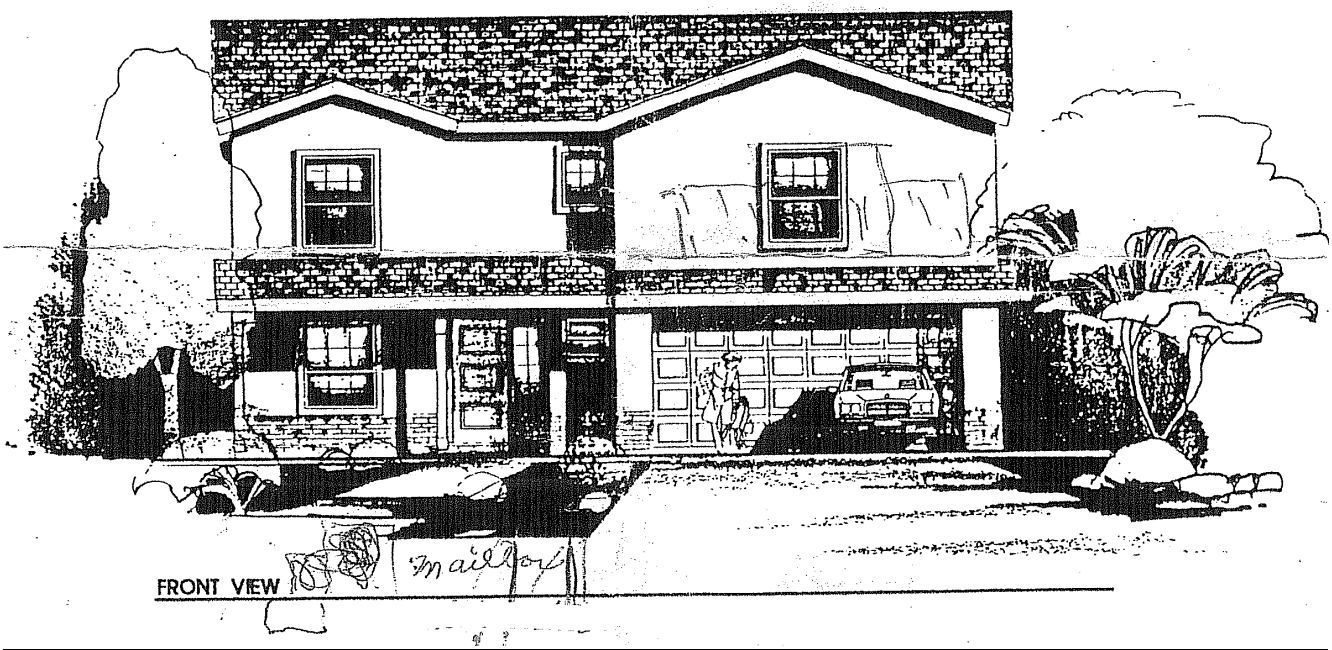
- *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and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

AERIAL MAP

PHAP13-00023
Subject Property
LEEDS
BELMONT
BOSSWORTH
KING ARTHUR
KING JAMES
RADFORD
RADFORD
CAPLES
PATTERSON
0 60 120 240 360 480
Feet

SITE PLAN


25'
COVERED PATIO
LIVING ROOM
13'0" x 14'0"
DINING ROOM
11'4" x 11'0"
UP
STOR
FURN
WH
D
W
UTILITY
DW
KITCHEN
11'2" x 14'8"
FOYER
POWDER
TWO CAR GARAGE
20'4" x 22'8"
REF
ENTRY
FRONT PORCH
12' 11"
11'
4'
5'
Open Entrance Way Patio
15'
36"
42'
5' SIDEWALK
18'


FRONT VIEW
mailbox