



PHAP12-00038

Date: October 8, 2012
Application Type: Certificate of Appropriateness
Property Owner: Hilda M. Salazar
Representative: Hilda M. Salazar
Legal Description: Lot 29 and 30, Block 89, Government Hill Addition, City of El Paso, El Paso County, Texas.
Historic District: Austin Terrace
Location: 4404 Chester
Representative District: #2
Existing Zoning: R-4/H (Residential/Historic)
Year Built: 1925
Historic Status: Contributing
Request: Certificate of appropriateness for new additions to the front, sides and rear of home and installation of concrete at front yard exceeding 50% after the fact.
Application Filed: 9/27/2012
45 Day Expiration: 11/11/2012

ITEM #7



GENERAL INFORMATION:

The applicant seeks approval for:

New additions to the front, sides and rear of home and installation of concrete at front yard exceeding 50% after the fact.

STAFF RECOMMENDATION:

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

The Magoffin Historic District Design Guidelines recommend the following:

- Any new construction must be compatible in size, texture, color, design, proportion and detail to adjacent buildings and streetscapes.
- New additions should be planned so that they are constructed to the rear of the property or on a non-character defining elevation.
- Setbacks, proportion, rhythm, and building elements should all be addressed.
- Maintain the predominant existing building line.
- When repair or replacement is required, the existing garage or driveway should be replaced in kind.
- Windows should be repaired rather than replaced.
- If windows are beyond repair, new windows should match the type, style, material, and finish of the original.
- If possible, original doors should be retained.
- New doors should match original materials and should also be similar in design.

The Administrative Review Design Guidelines recommend the following:

- Grass and sod may be removed from front yards, side yards on a corner and parkways provided that not more than 50% of the area is covered with gravel or masonry.

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

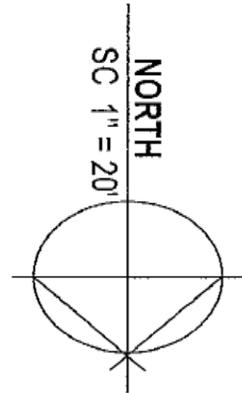
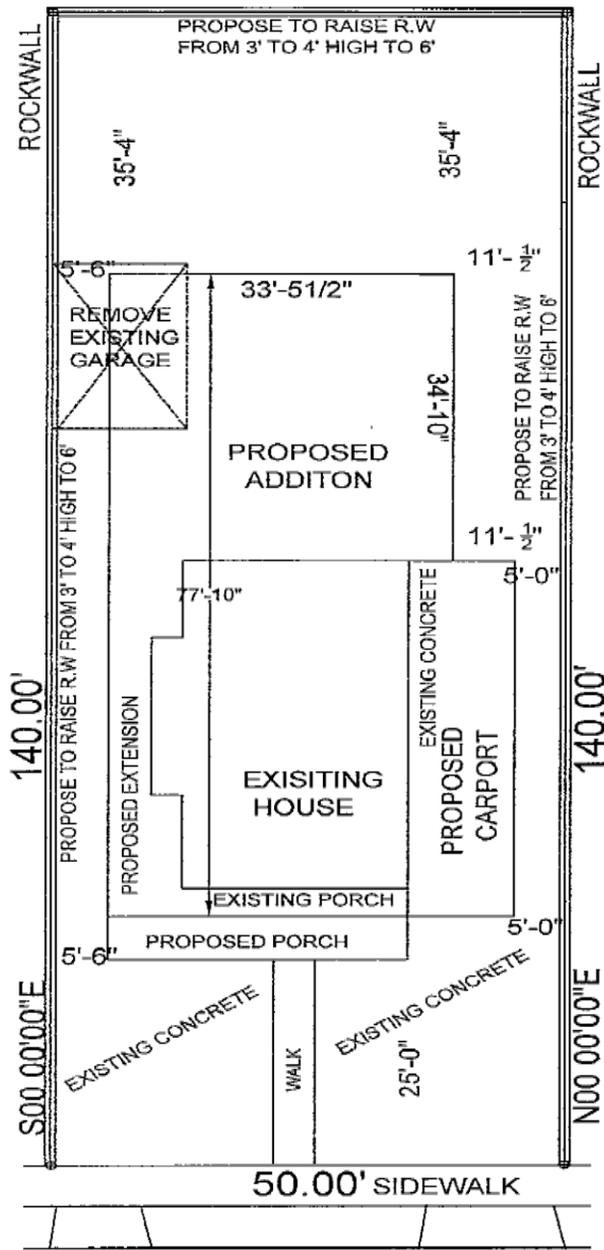
- New construction will not destroy historic materials, features, and spatial relationships that characterize the property.

AERIAL MAP

PHAP 12-00038



SITE PLAN

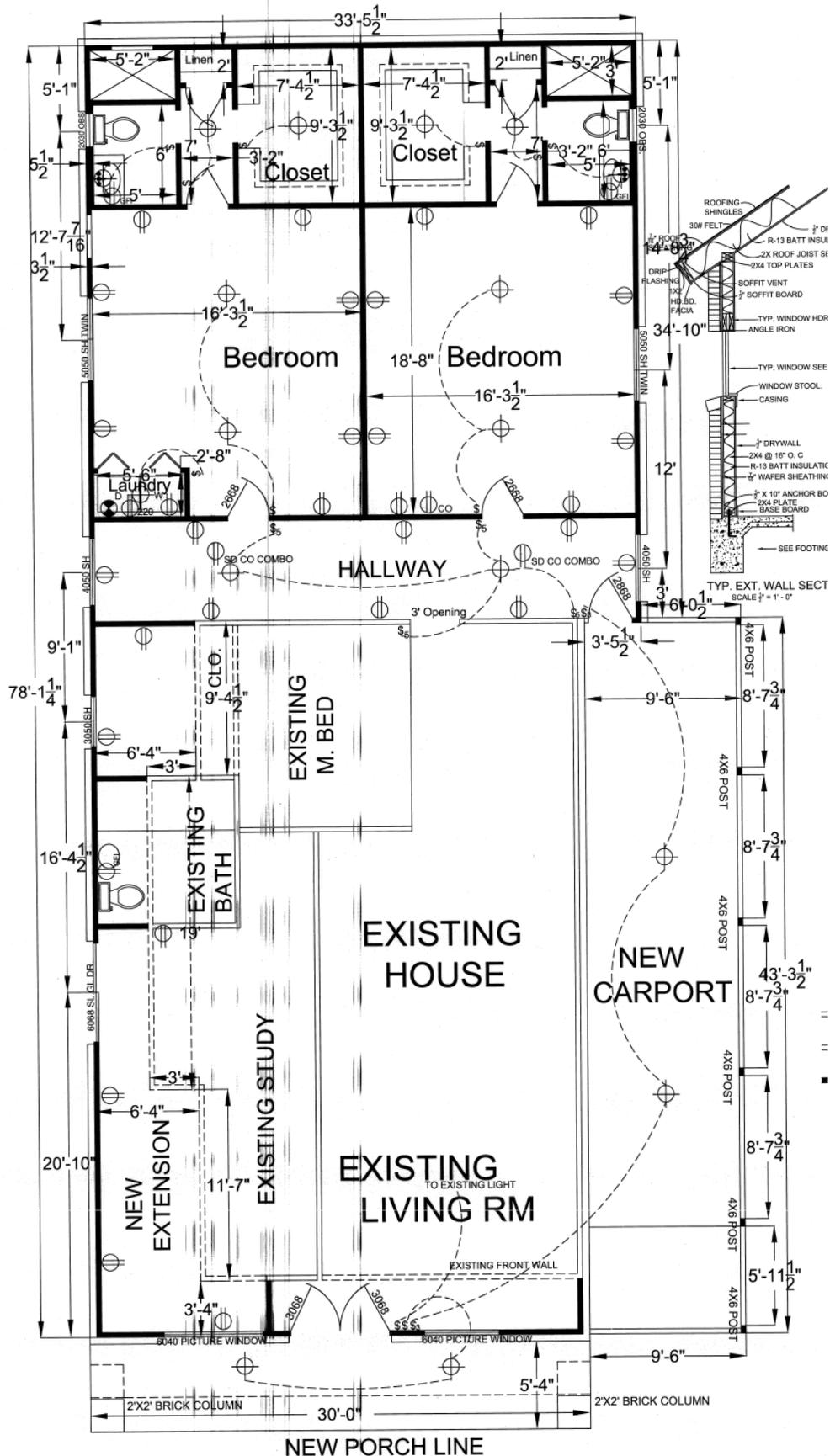


4404 CHESTER STREET

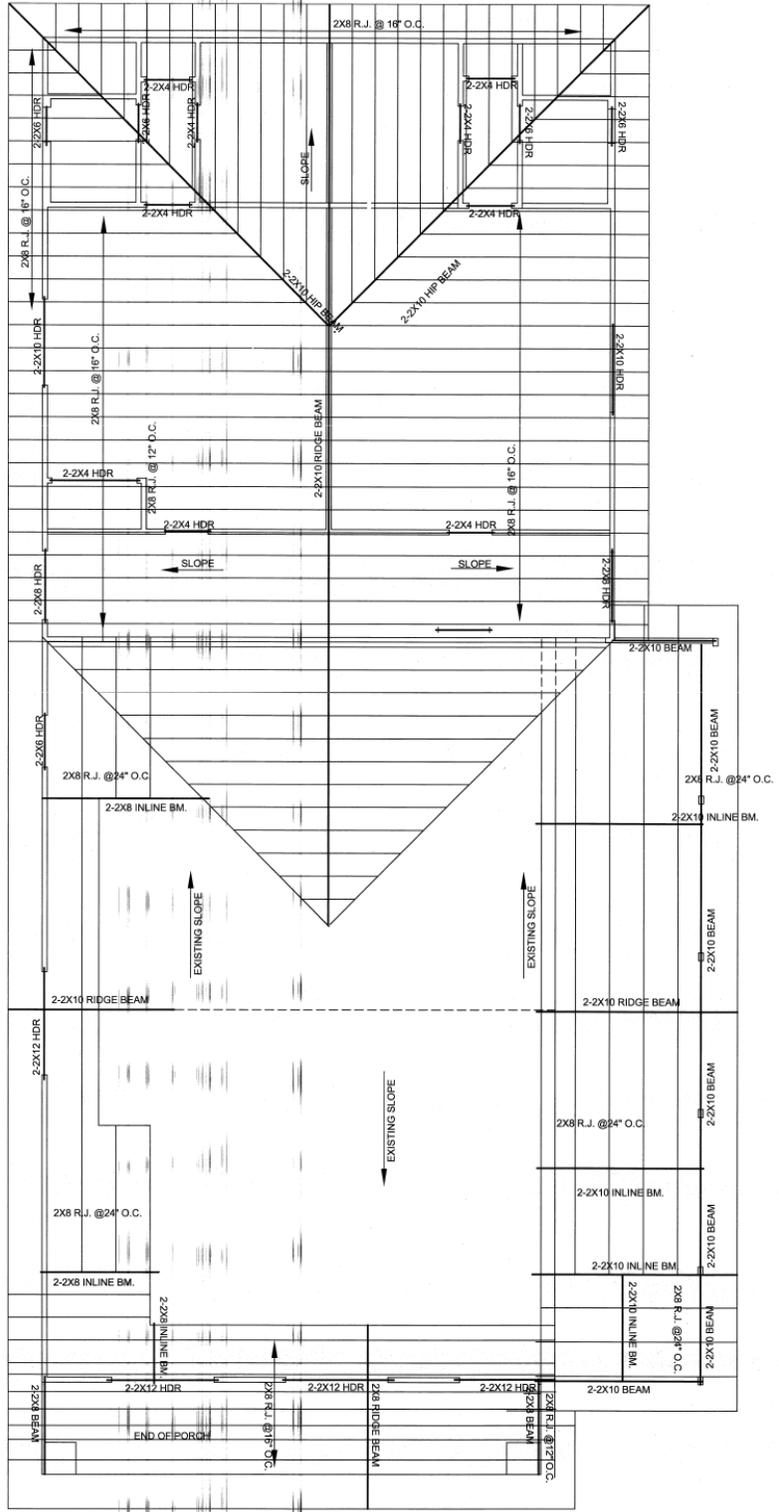
LOTS 29 & 30, BLOCK 89,
MAP 2 GOVERNMENT HILL

PLOT PLAN

PROPOSED FLOOR PLAN



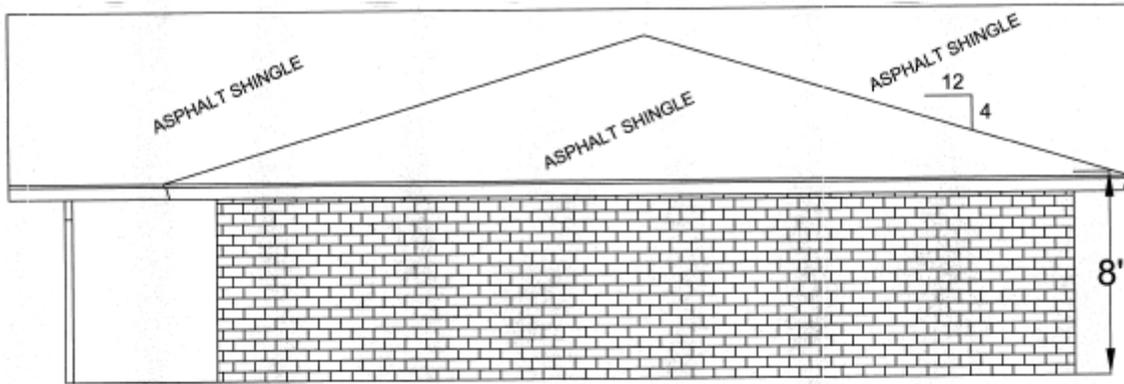
APPLICANT PROVIDED PHOTOS



ROOF PLAN

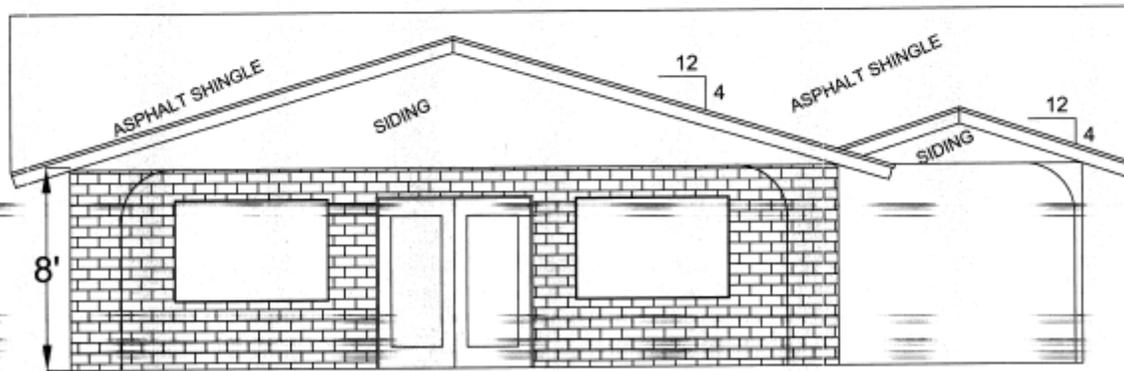
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PROPOSED REAR AND FRONT ELEVATIONS



REAR ELEVATION PLAN

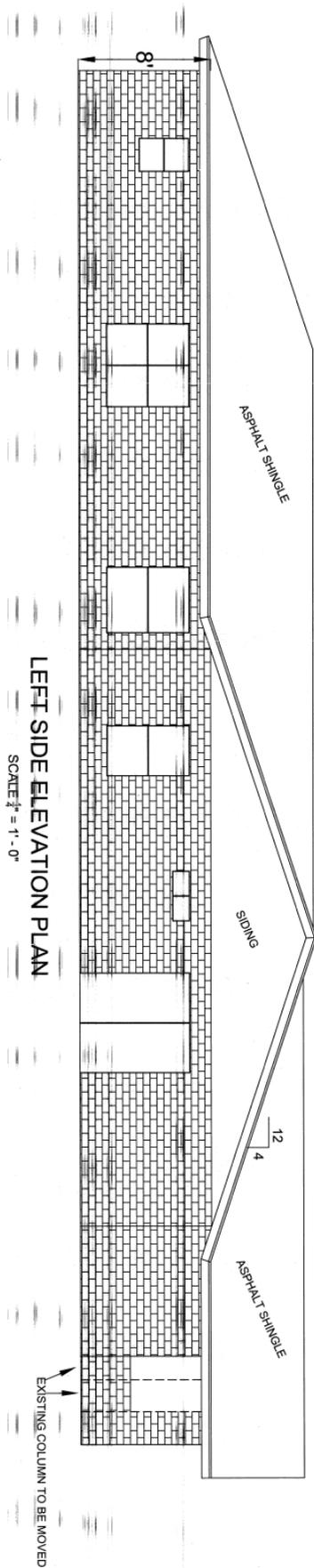
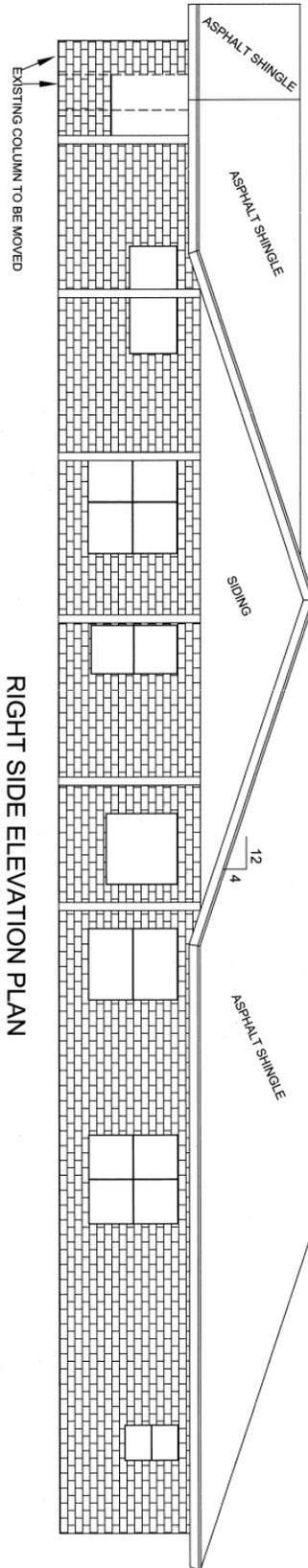
SCALE $\frac{1}{4}" = 1' - 0"$



FRONT ELEVATION PLAN

SCALE $\frac{1}{4}" = 1' - 0"$

PROPOSED SIDE ELEVATIONS



PROPOSED MATERIAL SAMPLES

