



PHAP13-00028

Date: October 21, 2013
Application Type: Certificate of Appropriateness
Property Owner: Maria De La Luz Moreno
Representative: Tony Hernandez
Legal Description: 83 Government Hill 31 & 32 (8250 sq. ft.), City of El Paso, El Paso County, Texas
Historic District: Austin Terrace
Location: 4400 Leeds Avenue
Representative District: #2
Existing Zoning: R-4/H (Residential/Historic)
Year Built: 1950
Historic Status: Non-contributing
Request: Certificate of Appropriateness for the construction of a rear yard addition.
Application Filed: 10/10/2013
45 Day Expiration: 11/24/2013

ITEM #3



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for the construction of a rear yard addition.

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:

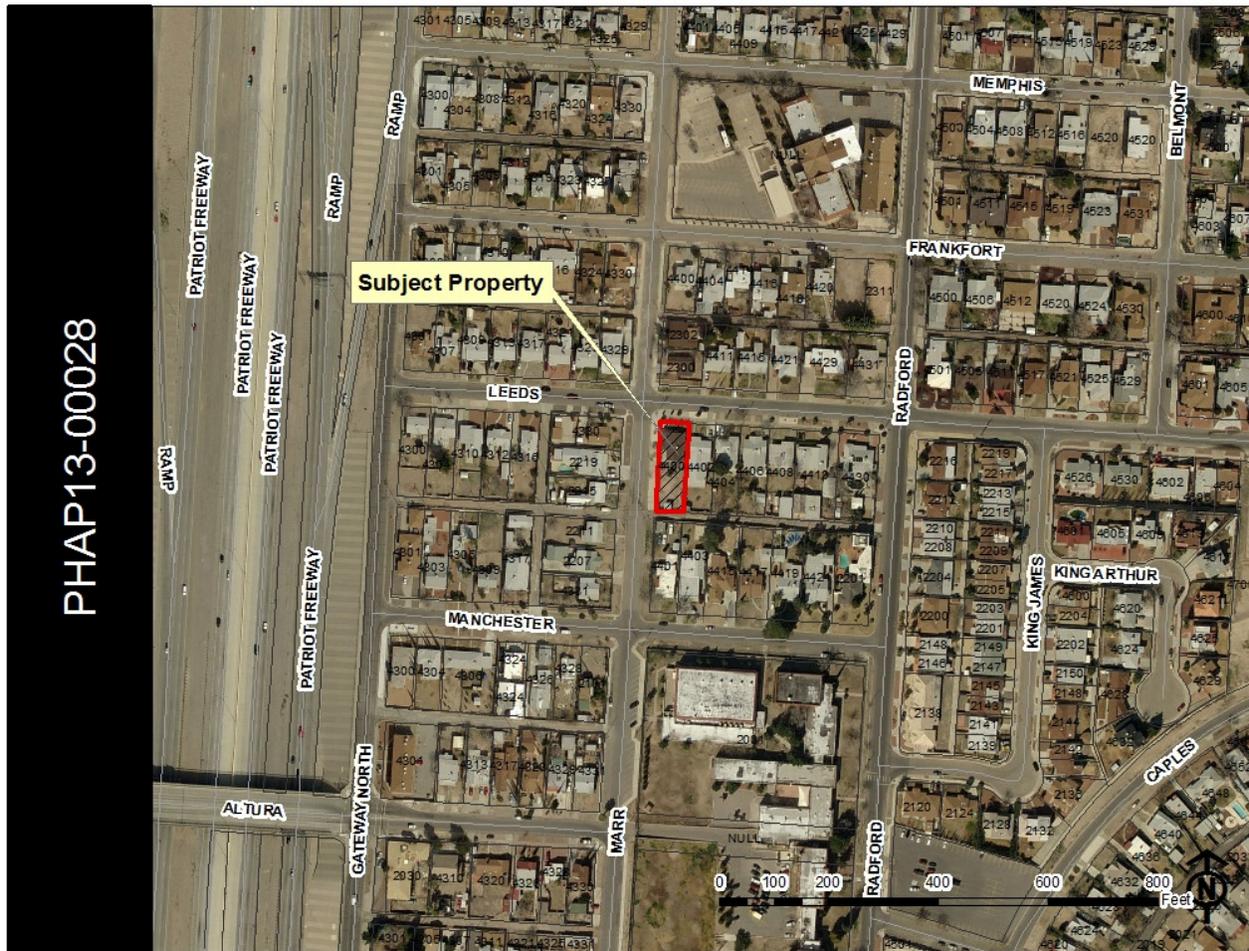
- *Any new addition should be planned so that it is constructed to the rear of the property or on a non-character defining elevation and is minimally visible from the public right of way.*
- *Introduce additions in locations that are not visible from the street-generally on rear elevations.*
- *Locate additions carefully so they do not damage or conceal significant building features or details.*
- *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 so that if removed in the future, the historic building's form and character defining features are not obscured, damaged, or destroyed.*

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.*

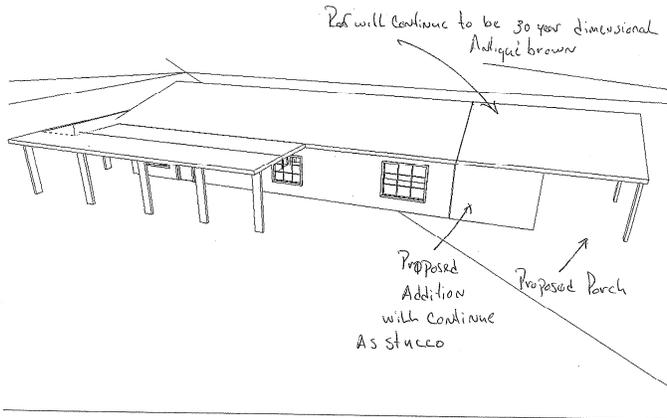
AERIAL MAP

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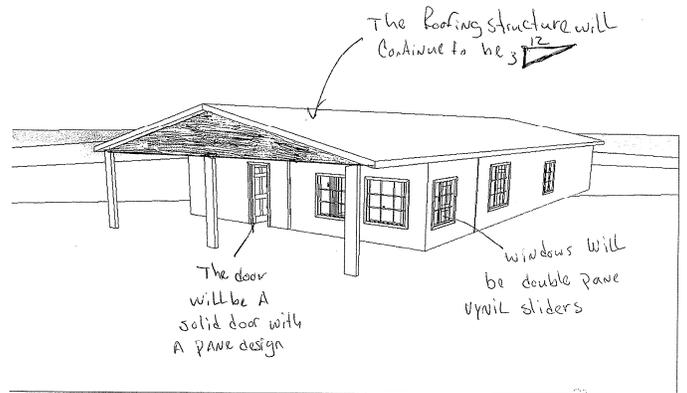


ELEVATIONS

Marrs st. Side Elevation View



Rear Elevation View Including Proposed Addition



Front Elevation View

