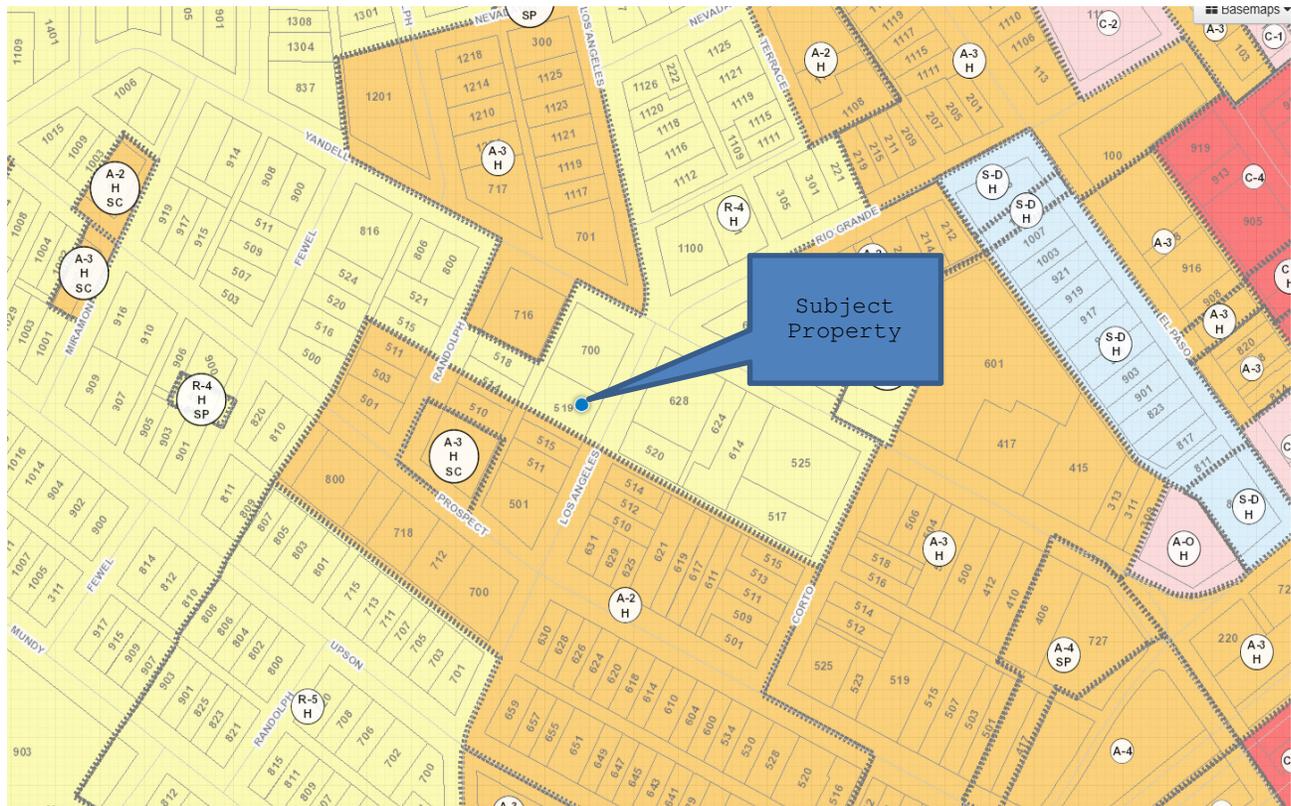




PHAP15-00043

Date: December 7, 2015
Application Type: Certificate of Appropriateness
Property Owner: Setmax LLC
Representative: Cedans Architects
Legal Description: Being 23 Sunset Heights 8 To 11, City of El Paso, El Paso County, Texas
Historic District: Sunset Heights
Location: 519 Los Angeles Drive
Representative District: #8
Existing Zoning: R-4/H (Residential/Historic)
Year Built: 1902
Historic Status: Contributing
Request: Certificate of Appropriateness for the construction of a two story multi-unit apartment building with parking in the rear on an empty lot and Certificate of Demolition for the demolition of existing masonry garage and replacement with a parking lot
Application Filed: 11/23/2015
45 Day Expiration: 1/7/2016

ITEMS #1 and 2



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for the construction of a two story multi-unit apartment building with parking in the rear on an empty lot and Certificate of Demolition for the demolition of existing masonry garage and replacement with a parking lot

STAFF RECOMMENDATION:

The Historic Preservation Office recommends APPROVAL of the proposed scope of work for new construction and DENIAL of the proposed demolition based on the following recommendations:

The Design Guidelines for El Paso's Historic Districts, Sites, and Properties recommend the following:

- *All new construction (including detached infill and additions to existing structures) should preserve and enhance the streetscape by appropriately addressing the elements of the historic streetscape.*
- *This does not mean that the new structure should appear historic but it should appear aesthetically and architecturally compatible and reinforce the historic properties of the adjacent buildings.*
- *The height of a new building should conform to the height of the existing surrounding buildings.*
- *New construction with similar square-footage dwellings on similarly sized lots can have new construction the size of the average dwellings on adjacent or nearby lots of similar size.*
- *New construction on a lot must be compatible in scale, setbacks, size, massing, and materials to the adjacent properties.*
- *The proportions of new buildings should be consistent with the dominant proportions of existing buildings.*
- *The recurrent alteration of solids and voids (walls to windows and doors) in the façade of a building establishes a pattern. Architectural elements such as walls, porches, dormers, windows and doors should maintain the pattern and rhythm of the existing buildings.*
- *Front setbacks help to create a unified rhythm along a street.*
- *Existing building lines should not be disturbed by new construction, and new construction of a structure shall be flush with the existing building line.*
- *Most of the older structures in El Paso have parking provided at the rear of the property in a garage or carport structure. Every effort should be taken to maintain the use of the original parking areas.*
- *Retain the original materials and features of historic garages and outbuildings including windows, doors, siding, trim, and latticework.*
- *Where additional parking is necessary it should be located to the rear of the property as well.*

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.*
- *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property.*
- *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

AERIAL MAP



SITE PLAN FOR DEMOLITION



CEDANS ARCHITECT
Design for Living

1424 East Third Street
#100, Los Angeles, CA 90012
Tel: 213.463.1234

**PROPOSED DEMOLITION
OF EXISTING GARAGE
519 LOS ANGELES**

HISTORIC PRESERVATION OFFICE

STUDIOS ARCHITECTURE
15101 VAN NESS STREET
LOS ANGELES, CA 90044

DATE: 01/15/2019

PROJECT: 519 LOS ANGELES

SCALE: AS SHOWN

CERTIFICATE OF DEMOLITION
OF EXISTING GARAGE

A-1

1 EXISTING GARAGE

1.1 EXISTING GARAGE

1.2 EXISTING GARAGE

1.3 EXISTING GARAGE

1.4 EXISTING GARAGE

1.5 EXISTING GARAGE

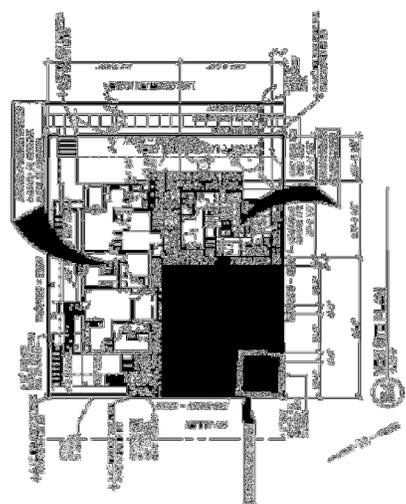
1.6 EXISTING GARAGE

1.7 EXISTING GARAGE

1.8 EXISTING GARAGE

1.9 EXISTING GARAGE

1.10 EXISTING GARAGE



2 EXISTING GARAGE

2.1 EXISTING GARAGE

2.2 EXISTING GARAGE

2.3 EXISTING GARAGE

2.4 EXISTING GARAGE

2.5 EXISTING GARAGE

2.6 EXISTING GARAGE

2.7 EXISTING GARAGE

2.8 EXISTING GARAGE

2.9 EXISTING GARAGE

2.10 EXISTING GARAGE



D INTERIOR CEILING OF GARAGE
TYPICAL



C RIGHT AND REAR SIDE OF GARAGE
TYPICAL



B FRONT / RIGHT SIDE OF GARAGE
TYPICAL



A FRONT / LEFT SIDE OF GARAGE
TYPICAL

© 2019 CEDANS ARCHITECT, L.L.C. ALL RIGHTS RESERVED