



PHAP11-00036

Date: December 12, 2010
Application Type: Certificate of Appropriateness
Property Owner: Corey Louis Stoerner
Representative: Jose Escobedo
Legal Description: Lot 31 and the East ½ of Lot 32, Block 10, Sunset Heights Addition, City of El Paso, El Paso County, Texas.
Historic District: Sunset Heights
Location: 624 Prospect
Representative District: #8
Existing Zoning: A-2/H (Apartment/Historic)
Year Built: 1904
Historic Status: Contributing
Request: Certificate of appropriateness for the construction of a rear addition.
Application Filed: 12/06/2011
45 Day Expiration: 1/19/2012

ITEM #1



GENERAL INFORMATION:

The applicant seeks approval for:

The construction of a 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.

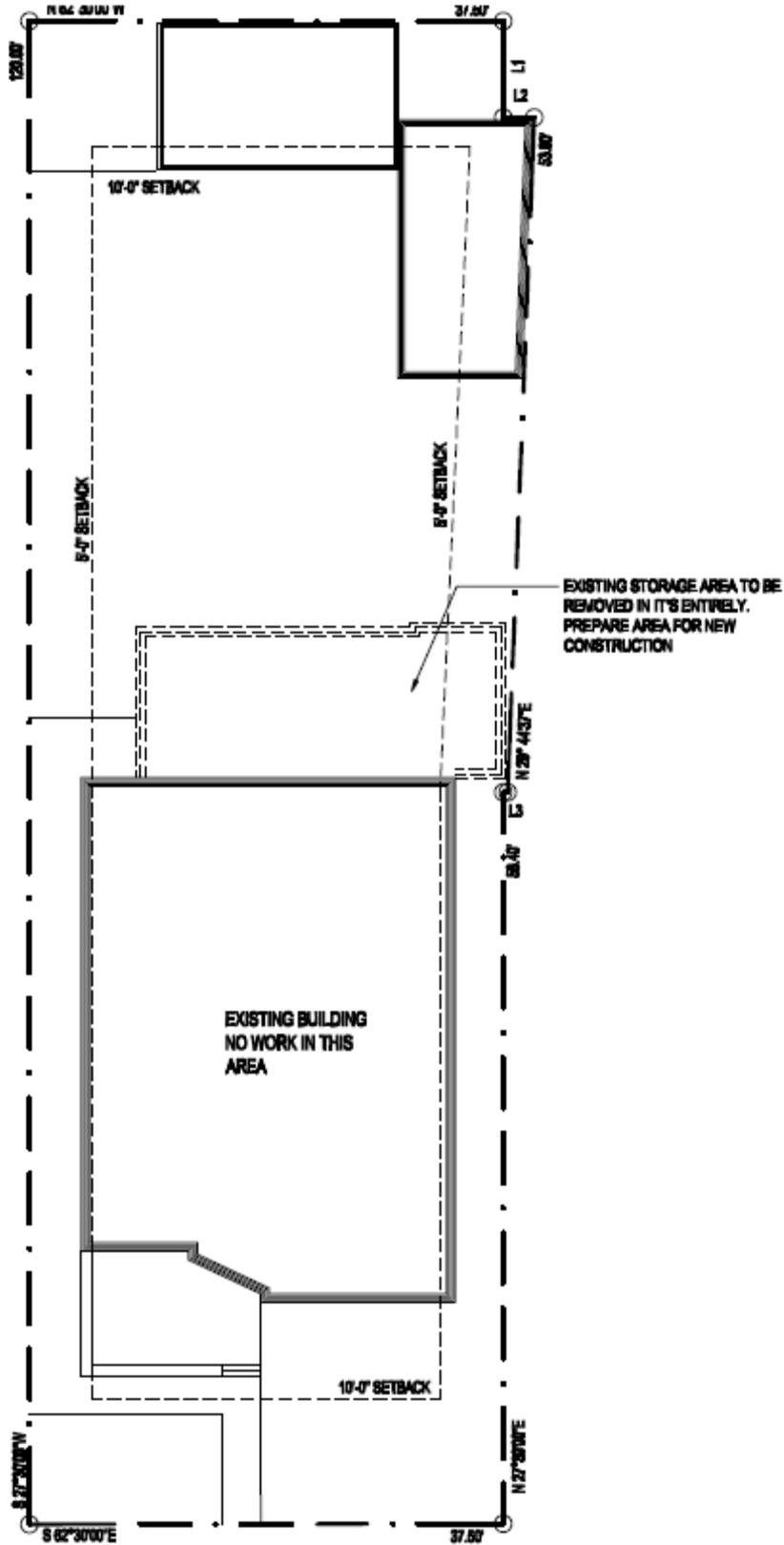
The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- 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

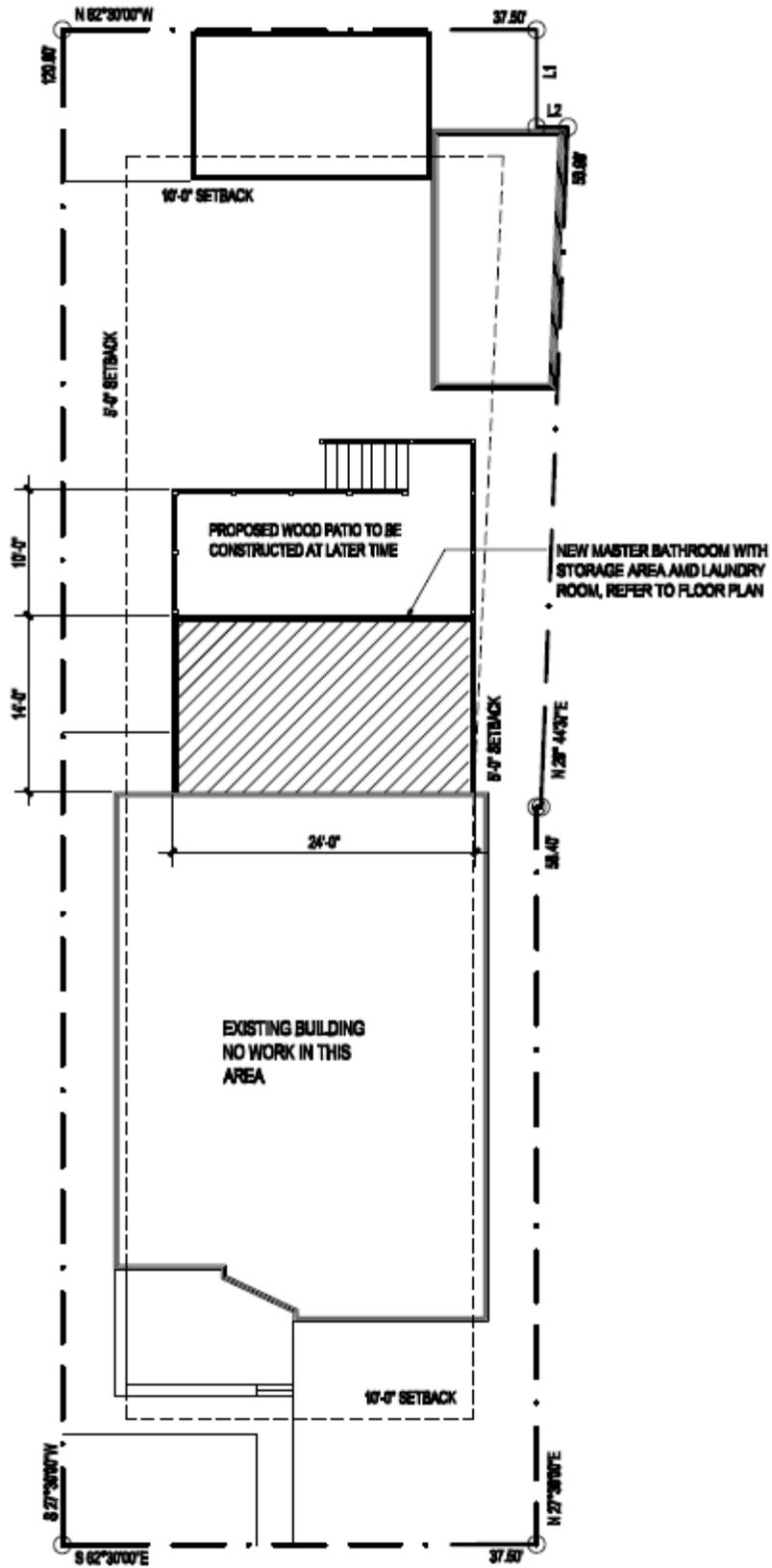


EXISTING SITE PLAN



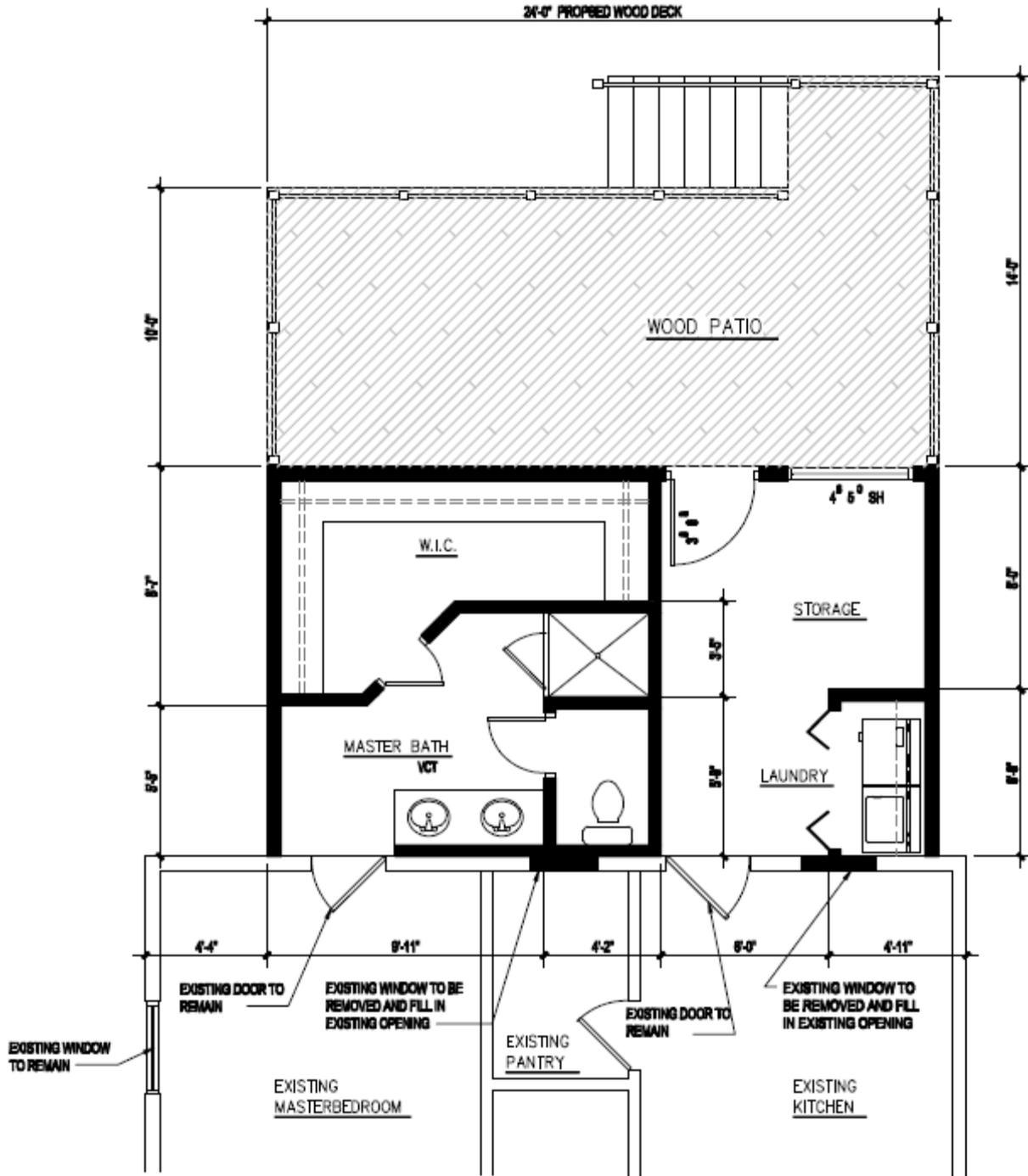
624 PROSPECT AVENUE

PROPOSED SITE PLAN



624 PROSPECT AVENUE

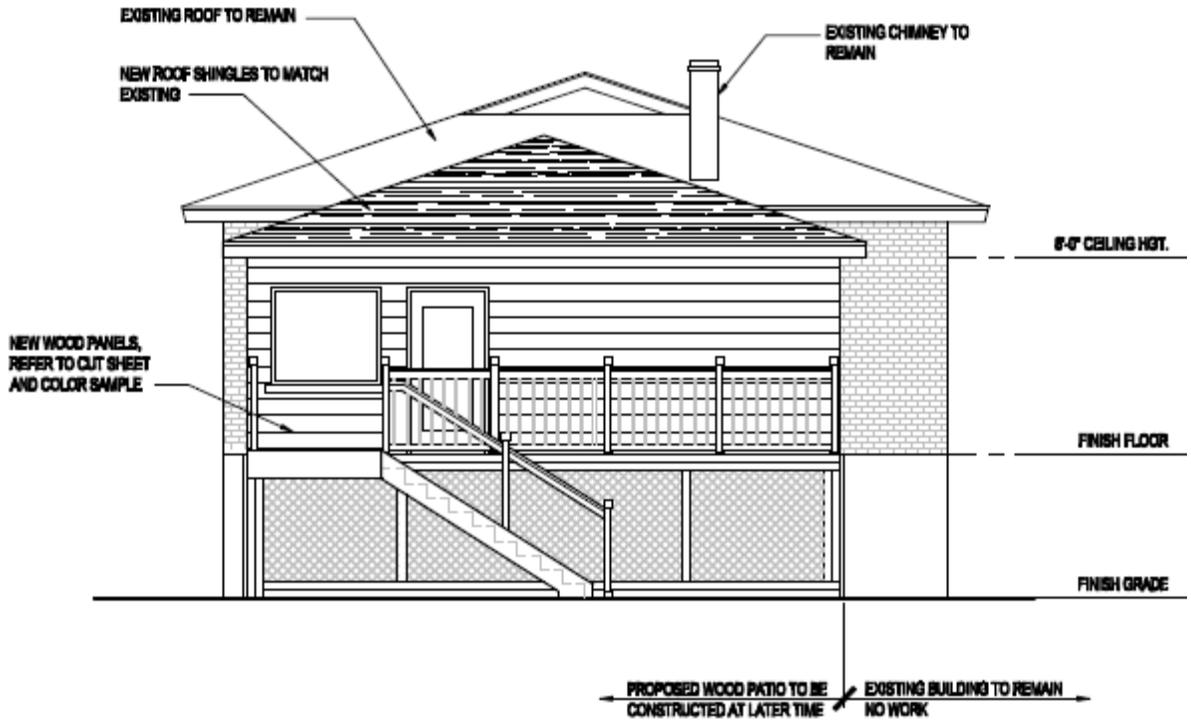
PROPOSED FLOOR PLAN



FLOOR PLAN

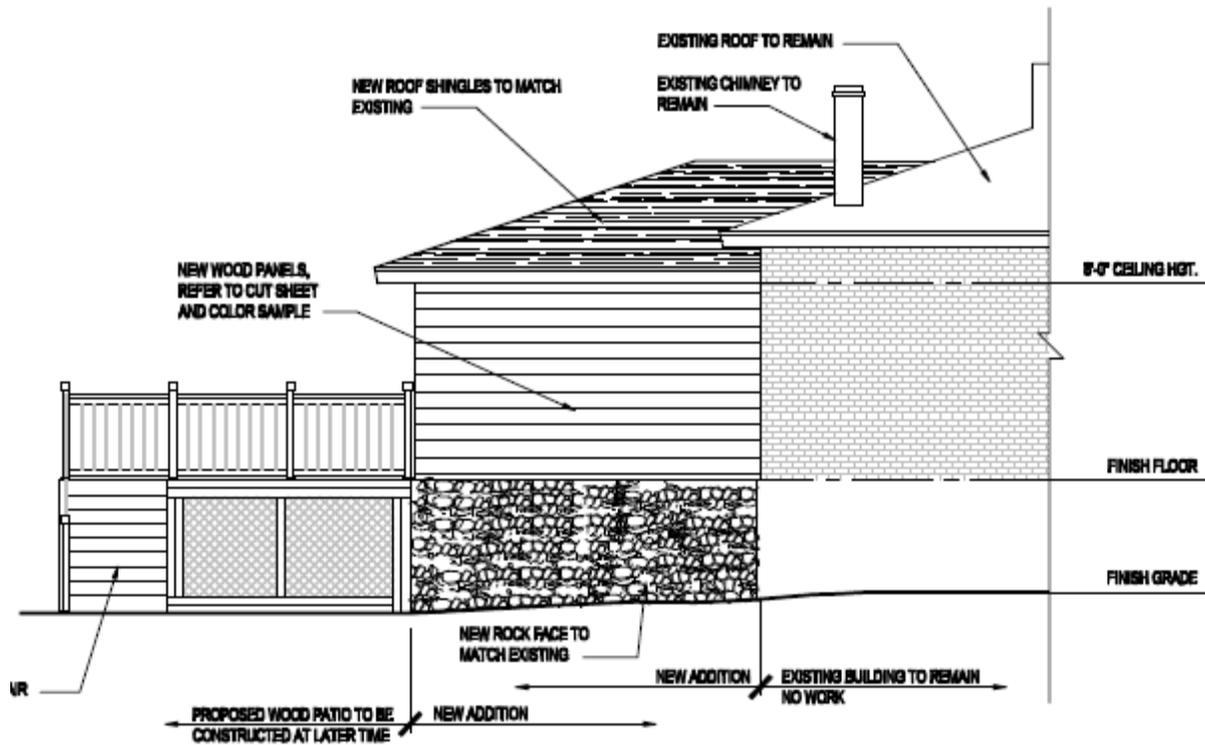
SCALE: 1/4" = 1'-0"

PROPOSED ELEVATIONS



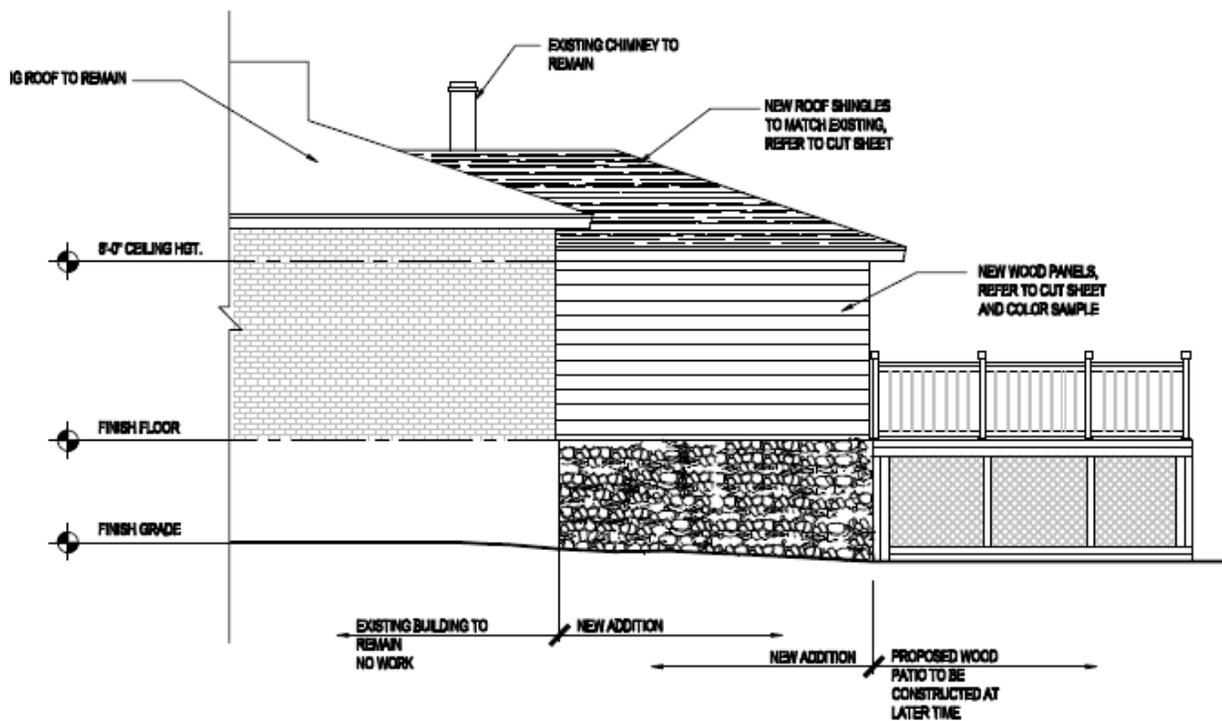
SOUTH ELEVATION

3/16" = 1'-0"



EAST ELEVATION

3/16" = 1'-0"



WEST ELEVATION

3/16" = 1'-0"

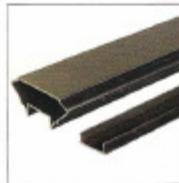
PROPOSED DECK AND HANDRAIL SYSTEM

Aluminum Railing System



Decorators® Aluminum Railing, available in black and white, has a durable, powder-coated finish to help your outdoor oasis weather the elements. The aluminum railing system, designed to work with every Decorators baluster style, offers robust profiles and an eye-catching appearance, and comes in 36 in. and 42 in. rail heights.

Aluminum Railing System Components



Cap Rail Kit
Available in 6 ft and 8 ft lengths

● Black ○ White



Tropical Hardwood Cap Rail with Insert
Available in 6 ft and 8 ft lengths



2x4 Rail Kit with Brackets
Available in 6 ft and 8 ft lengths

● Black ○ White



4x4 Post Sleeve with Liner
Available in 40.25 in. and 52 in. heights



Rail Bracket Kit

● Black ○ White



Stair Rail Bracket Kit

● Black ○ White