PHAP13-00033

Date:	December 16, 2013
Application Type:	Certificate of Appropriateness
Property Owner:	Victor Duran
Representative:	Victor Duran
Legal Description:	The East ½ of lot 28, plus all of lots 29-31 save and except a portion of lot 31, block 4, City of El Paso, El Paso County, Texas.
Historic District:	Manhattan Heights
Location:	3257 Aurora Avenue
Representative District:	#2
Existing Zoning:	R-3/H (Residential/Historic)
Year Built:	1953
Historic Status:	Non-Contributing
Request:	Certificate of Appropriateness to modify a previously approved addition to include a gabled roof, changes to the approved façade, the replacement of a window, installation of a walkway, and roof alteration after-the-fact.
Application Filed:	11/7/2013
45 Day Expiration:	12/22/2013

ITEM #1

GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness to modify a previously approved addition to include a gabled roof, changes to the approved façade, the replacement of a window, installation of a walkway, and roof alteration after-the-fact.

STAFF RECOMMENDATION:

The Historic Preservation Office recommends APPROVAL WITH MODIFICATIONS 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*:*

- New additions should be designed and constructed so that the character-defining features of the historic building are not radically changed, obscured, damaged or destroyed in the process of rehabilitation.

- Locate additions carefully so they do not damage or conceal significant building features or details.

- It is not appropriate to introduce an addition if it requires the removal of character-defining building features such as patios, mature vegetation or a detached structure.

- Design an addition so it is compatible in roof form, proportions, materials and details with the existing structure.

- 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.

- Introduce new driveways and walkways (when there are none) that are compatible with existing driveways and walkways in terms of width (maximum 12' wide), location, materials, and design.

- Do not change the style or construction of the roof.

- Construct new driveways and walkways in locations that require a minimum of alteration to historic site features such as landscaping, retaining walls,

curbs, and sidewalks. Usually driveways should lead directly to the rear of buildings and walkways should lead directly to the front steps of the house.

- The size of the door or window opening should not be altered. New doors and windows should be constructed to fit into the existing opening.

- If windows are damaged beyond repair, replacement windows should match the type (such as double hung), style (for example six panes over six panes), and finish (paint).

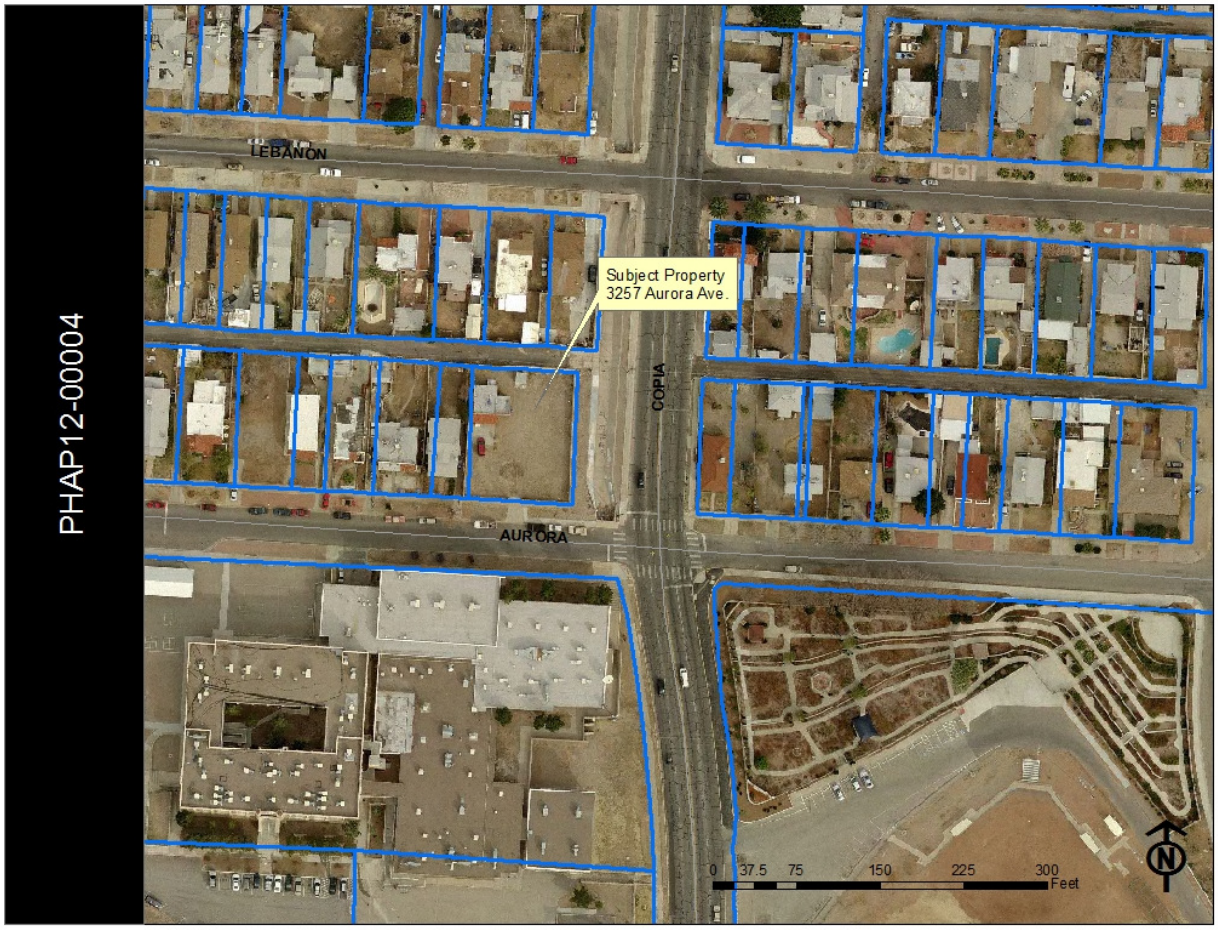
The Secretary of the Interior's Standards for Rehabilitation recommend the following*:*

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

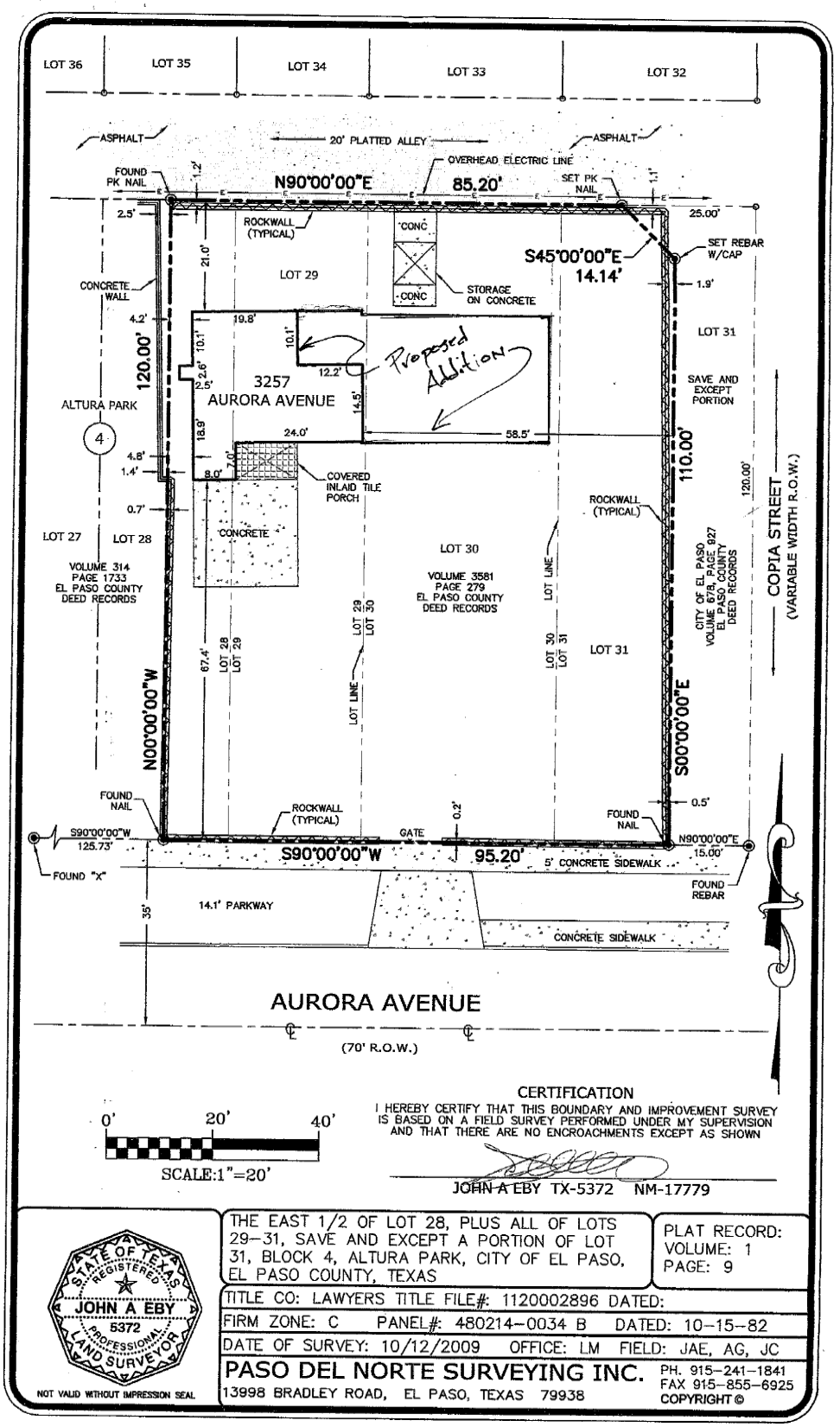
- The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.

The modifications are that the current roof be reconstructed so that it becomes a flat roof as shown in the drawings approved by the HLC in March 2012 and that the original window on the original structure be replaced to match the previous window in terms of size, operation, configuration, details, and finish.

AERIAL MAP


PHAP12-00004
LEBANON
Subject Property
3257 Aurora Ave.
COPIA
AURORA
0 37.5 75 150 225 300
Feet
N

SITE PLAN



CERTIFICATION

I HEREBY CERTIFY THAT THIS BOUNDARY AND IMPROVEMENT SURVEY IS BASED ON A FIELD SURVEY PERFORMED UNDER MY SUPERVISION AND THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN

JOHN A EBY TX-5372 NM-17779

STATE OF TEXAS REGISTERED JOHN A EBY 5372 PROFESSIONAL LAND SURVEYOR

NOT VALID WITHOUT IMPRESSION SEAL

THE EAST 1/2 OF LOT 28, PLUS ALL OF LOTS 29–31, SAVE AND EXCEPT A PORTION OF LOT 31, BLOCK 4, ALTURA PARK, CITY OF EL PASO, EL PASO COUNTY, TEXAS

PLAT RECORD: VOLUME: 1 PAGE: 9

TITLE CO: LAWYERS TITLE FILE#: 1120002896 DATED:

FIRM ZONE: C PANEL#: 480214–0034 B DATED: 10–15–82

DATE OF SURVEY: 10/12/2009 OFFICE: LM FIELD: JAE, AG, JC

PASO DEL NORTE SURVEYING INC.
13998 BRADLEY ROAD, EL PASO, TEXAS 79938
PH. 915–241–1841
FAX 915–855–6925

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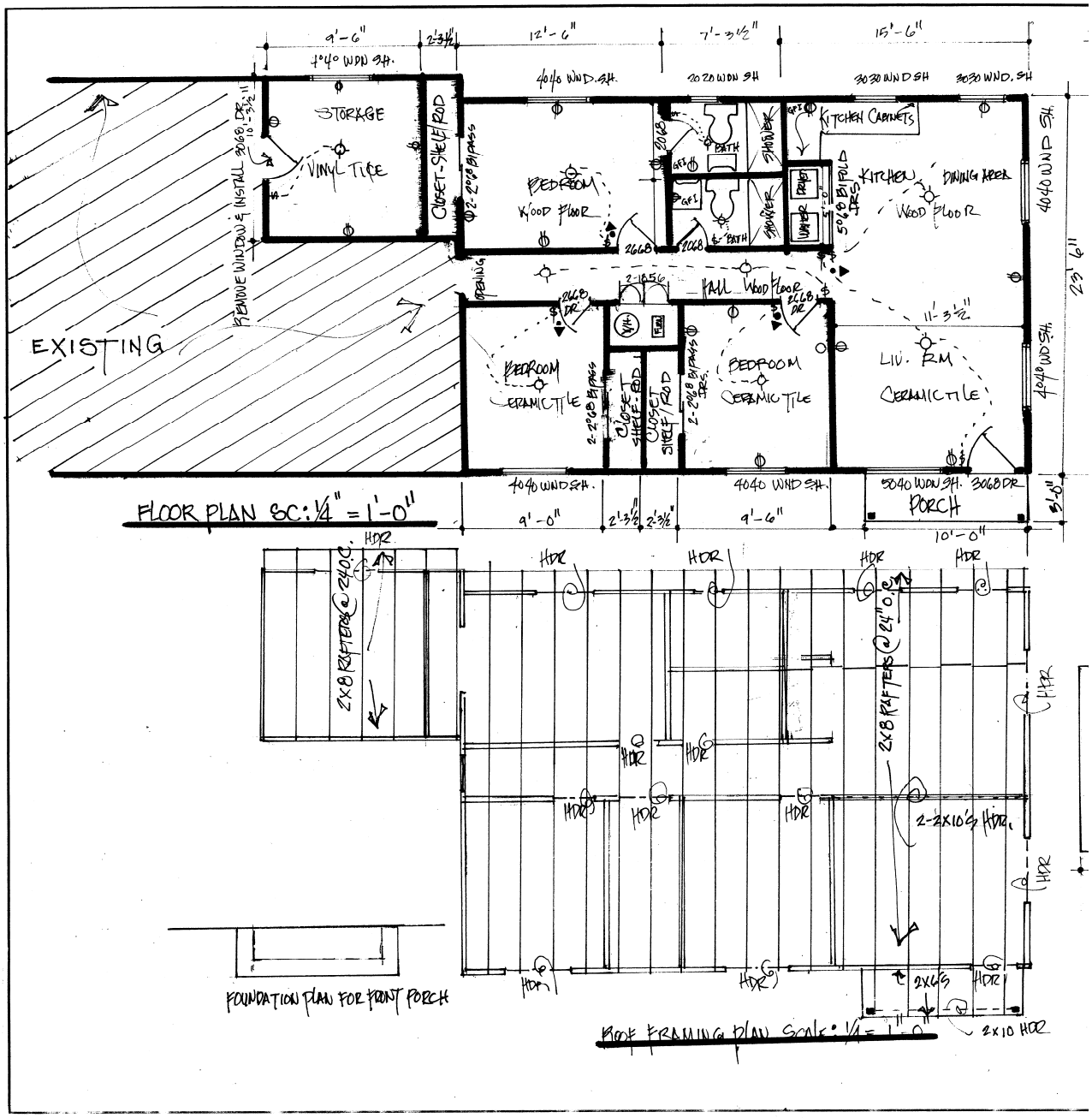
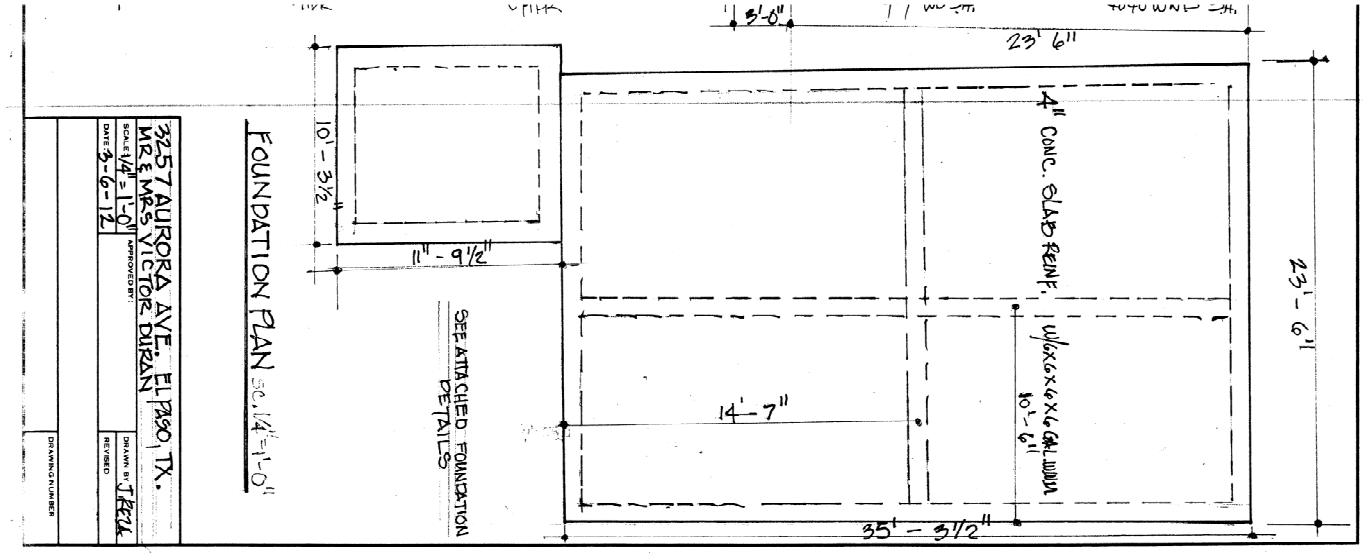
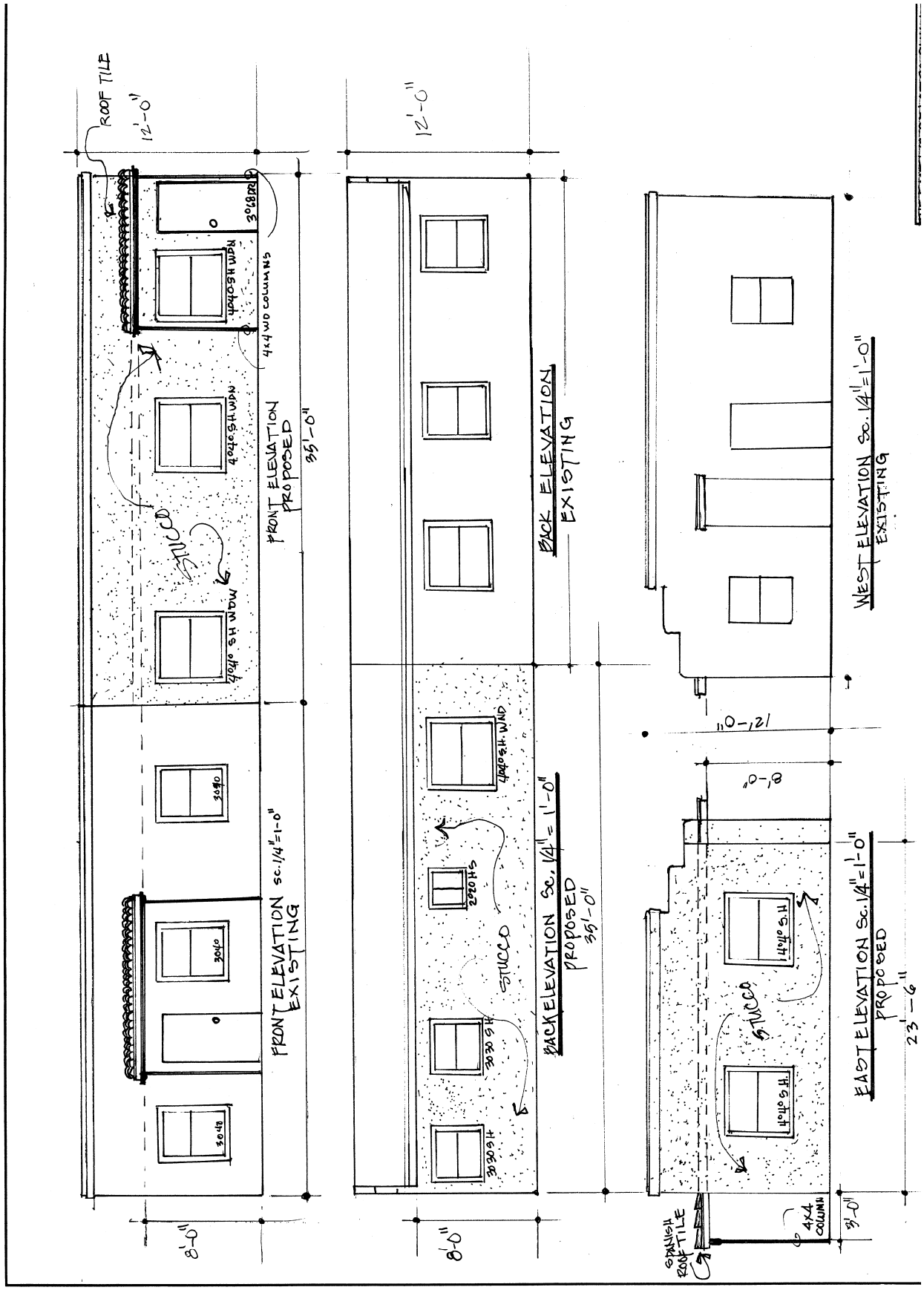
PROPOSED FLOOR AND ROOF FRAMING PLANS



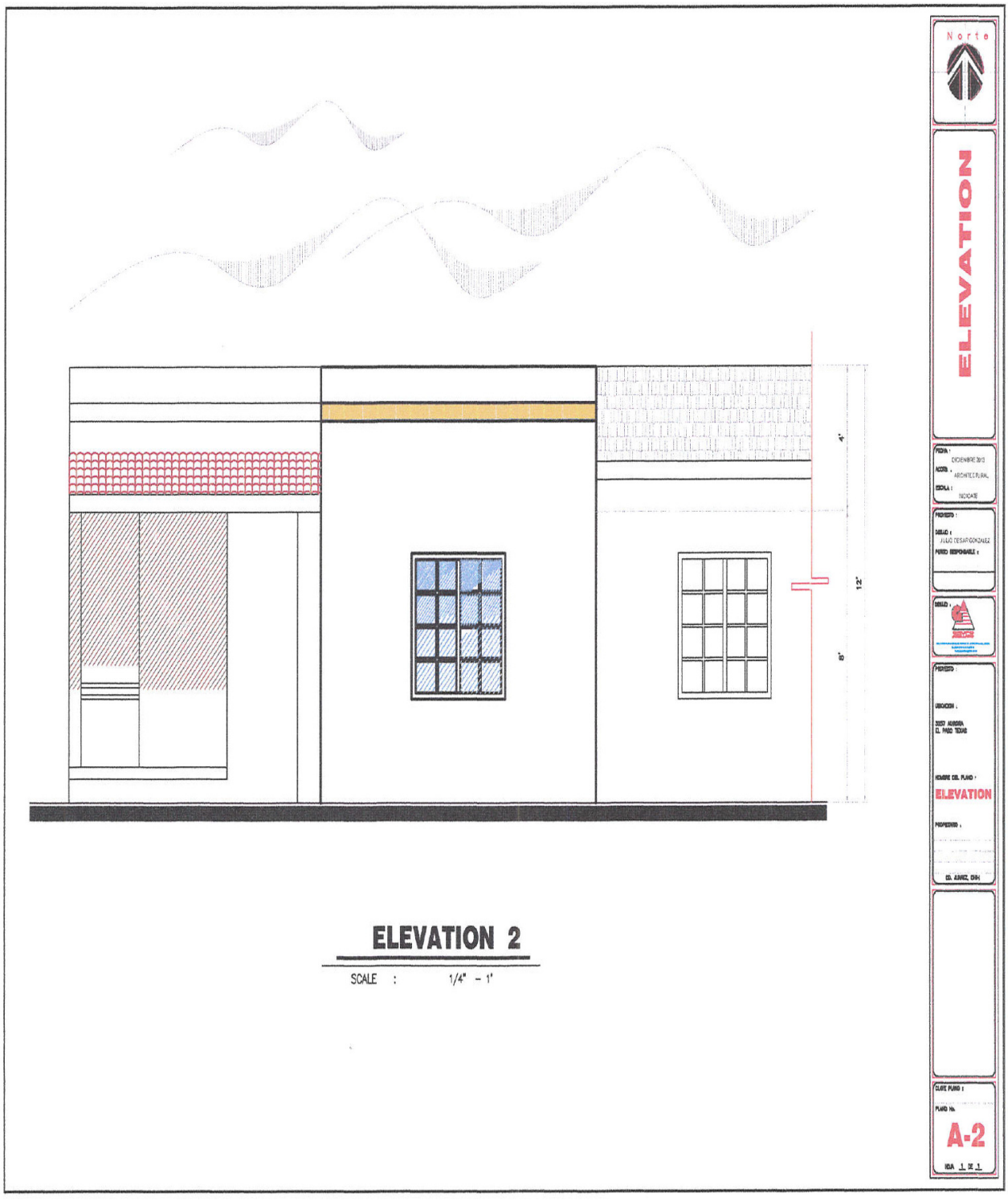
PROPOSED FOUNDATION



PROPOSED ELEVATIONS



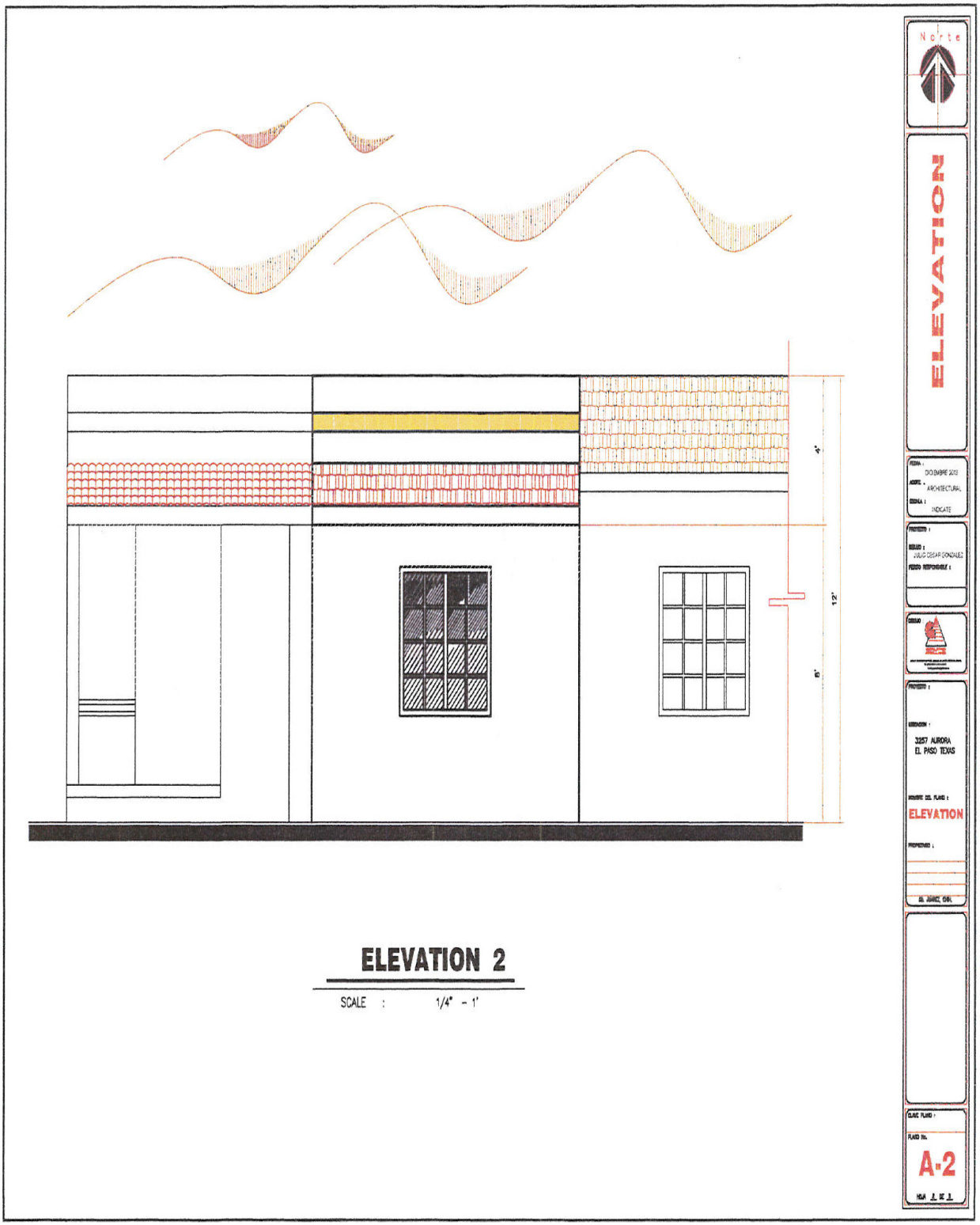
NEW PROPOSED ELEVATION



ELEVATION 2

SCALE : 1/4" - 1'

NEW PROPOSED ELEVATION



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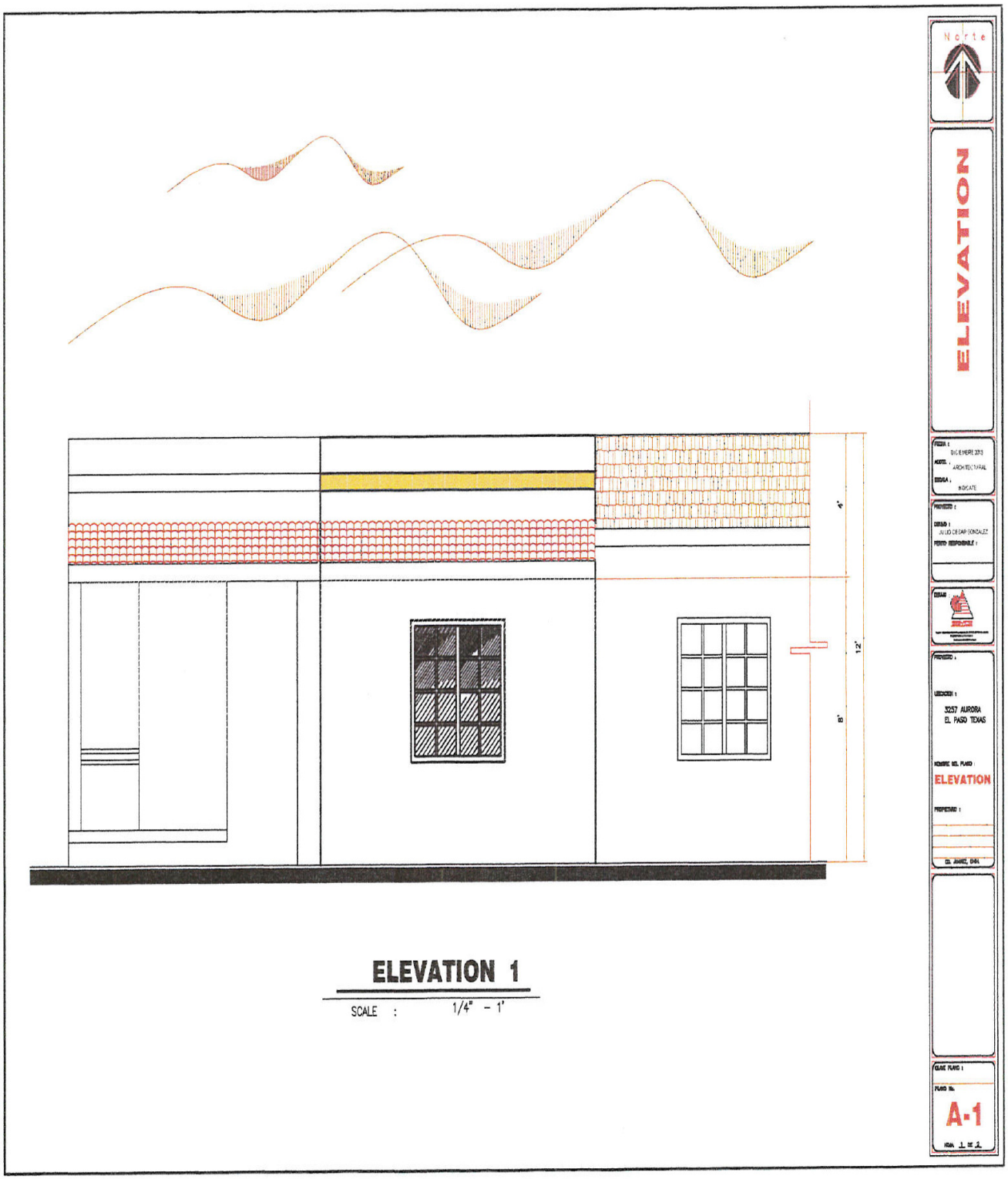
SCALE : 1/4" - 1'

NEW PROPOSED ELEVATION