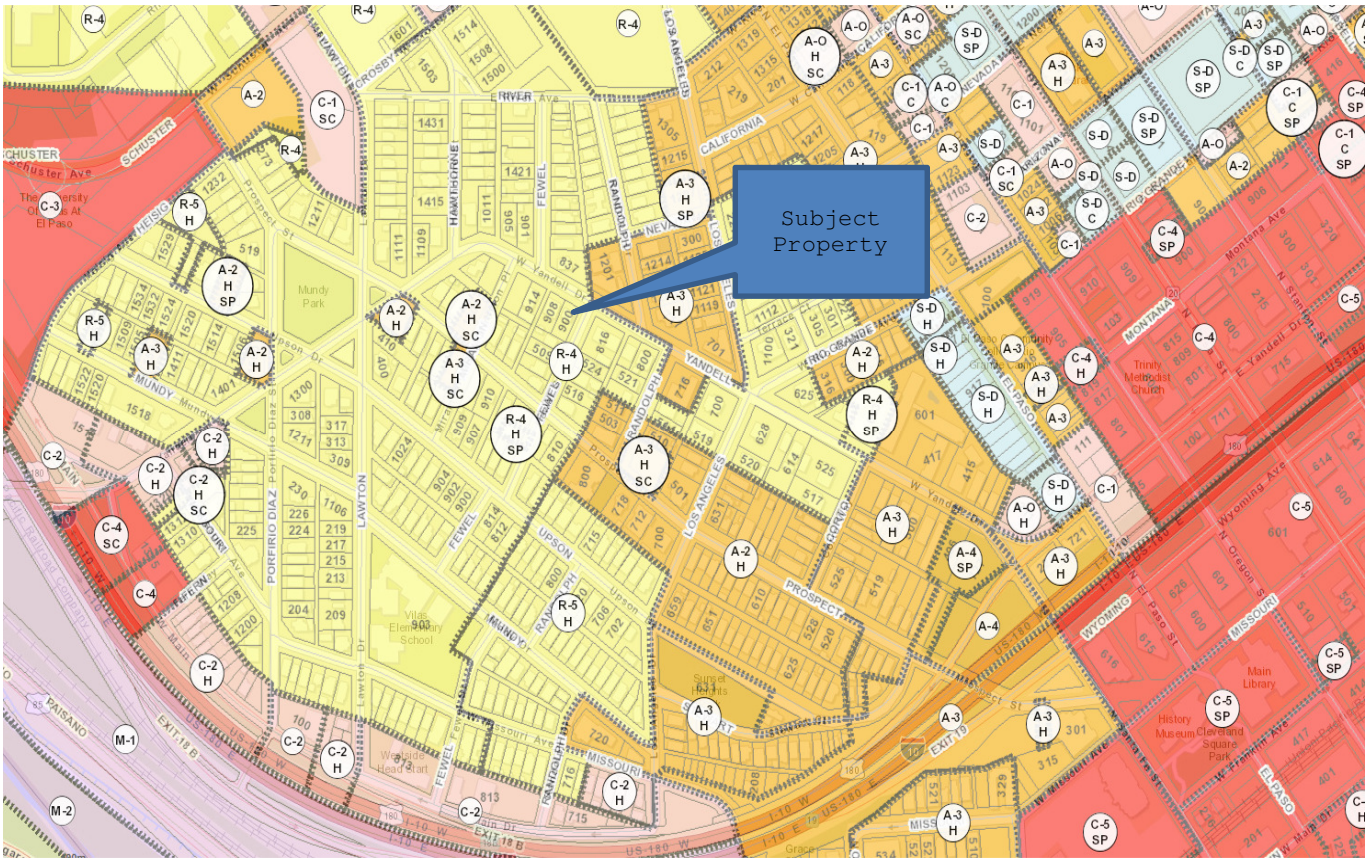
PHAP15-00048

Date:	December 21, 2015
Application Type:	Certificate of Appropriateness
Property Owner:	Peter Svarzbein
Representative:	Peter Svarzbein
Legal Description:	Being 21 Sunset Heights E. 60 Ft. of 9 To 12 & E. 60 Ft. of N. 20 Ft. of 8, City of El Paso, El Paso County, Texas
Historic District:	Sunset Heights
Location:	900 W. Yandell Drive
Representative District:	#8
Existing Zoning:	A-2/H (Apartments/Historic)
Year Built:	1955
Historic Status:	Non-Contributing
Request:	Certificate of Appropriateness for the connection of two separate balconies, forming one, larger balcony using metal pickets to match existing
Application Filed:	12/16/2015
45 Day Expiration:	1/30/2016

ITEM #4



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for the connection of two separate balconies, forming one, larger balcony using metal pickets to match existing

STAFF RECOMMENDATION:

The Historic Preservation Office recommends that the application be postponed until a complete elevation of the new feature is submitted based on the following recommendations:

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

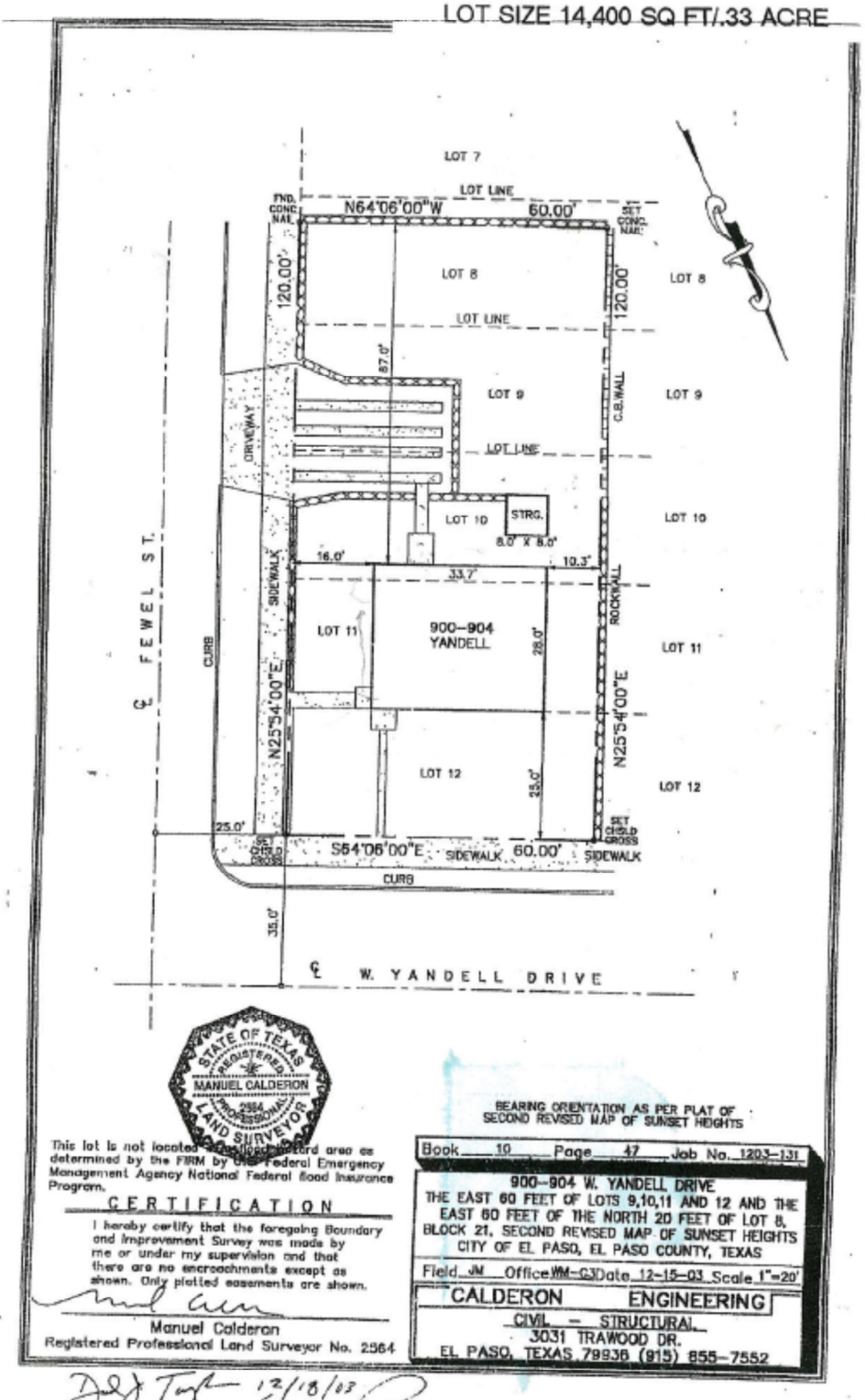
- *Are the original architectural details such as scroll work, balcony and porch railings, columns and cornice molding retained, repaired or replaced to match the originals?*
- *Site features that may exist on a property are swimming pools, pergolas, terraces and gardens and every effort should be made to retain those features that remain.*
- *If replacement is necessary, replace only the deteriorated element to match the original in dimension, proportion, material, texture, and detail.*

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

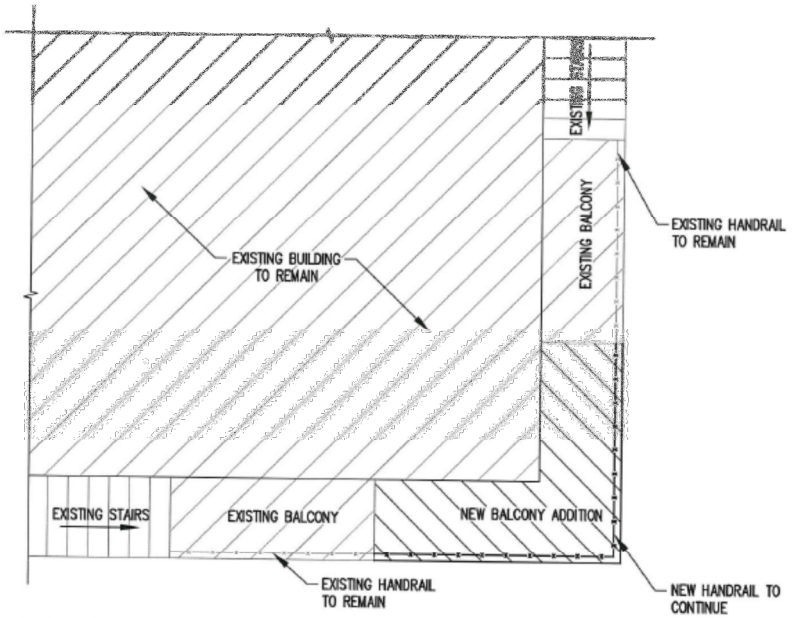
- *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*
- *Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.*

AERIAL MAP

SITE PLAN


LOT SIZE 14,400 SQ FT/.33 ACRE
LOT 7
LOT LINE
FND. CONC. NAIL
N64°06'00"W
60.00'
SET CONC. NAIL
LOT 8
120.00'
LOT 8
LOT LINE
87.0'
LOT 9
C.B.WALL
LOT 9
DRIVEWAY
LOT LINE
LOT 10
STRG.
8.0' X 8.0'
LOT 10
16.0'
10.3'
33.7'
SIDEWALK
ROCKWALL
LOT 11
900-904 YANDELL
28.0'
LOT 11
CURB
℄ FEWEL ST.
N25°54'00"E
N25°54'00"E
LOT 12
35.0'
LOT 12
25.0'
SET CHISLED CROSS
S64°06'00"E
SIDEWALK
60.00'
SIDEWALK
CURB
35.0'
℄ W. YANDELL DRIVE
STATE OF TEXAS
REGISTERED
MANUEL CALDERON
2564
PROFESSIONAL
LAND SURVEYOR
This lot is not located within a flood hazard area as determined by the FIRM by the Federal Emergency Management Agency National Federal Flood Insurance Program.
CERTIFICATION
I hereby certify that the foregoing Boundary and Improvement Survey was made by me or under my supervision and that there are no encroachments except as shown. Only platted easements are shown.
Manuel Calderon
Registered Professional Land Surveyor No. 2564
BEARING ORIENTATION AS PER PLAT OF SECOND REVISED MAP OF SUNSET HEIGHTS
Book 10 Page 47 Job No. 1203-131
900-904 W. YANDELL DRIVE
THE EAST 60 FEET OF LOTS 9,10,11 AND 12 AND THE EAST 60 FEET OF THE NORTH 20 FEET OF LOT 8, BLOCK 21, SECOND REVISED MAP OF SUNSET HEIGHTS CITY OF EL PASO, EL PASO COUNTY, TEXAS
Field JM Office WM-G3 Date 12-15-03 Scale 1"=20'
CALDERON ENGINEERING
CIVIL - STRUCTURAL
3031 TRAWOOD DR.
EL PASO, TEXAS 79936 (915) 855-7552
12/10/03
12/10/03

PROPOSED PLAN AND ELEVATION



PARTIAL EXISTING 2ND FLOOR LAYOUT

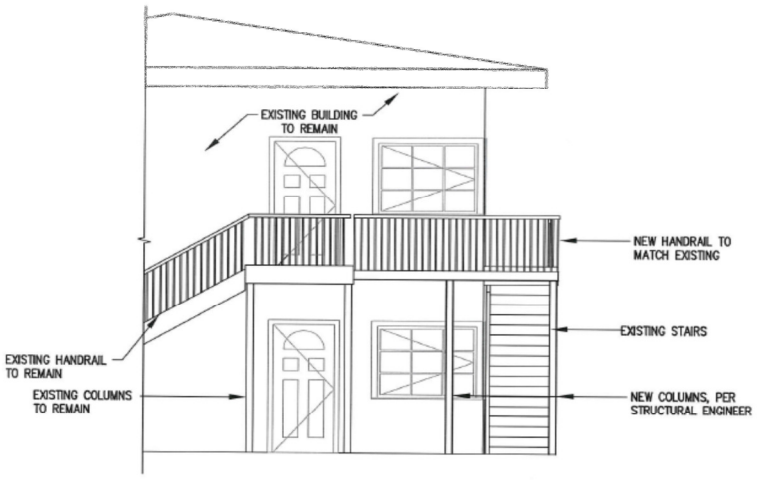
N.T.S.

mmse
MM Structural Engineers. Inc.
2718 Wyoming Ave.
El Paso, Texas 79903
Office: 915-317-5751
www.mm-engrs.com
Texas Firm Reg. #F-9582

PETER SVARZBEIN

BALCONY ADDITION

900-904 YANDELL EL PASO, TX



PARTIAL EXISTING ELEVATION

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