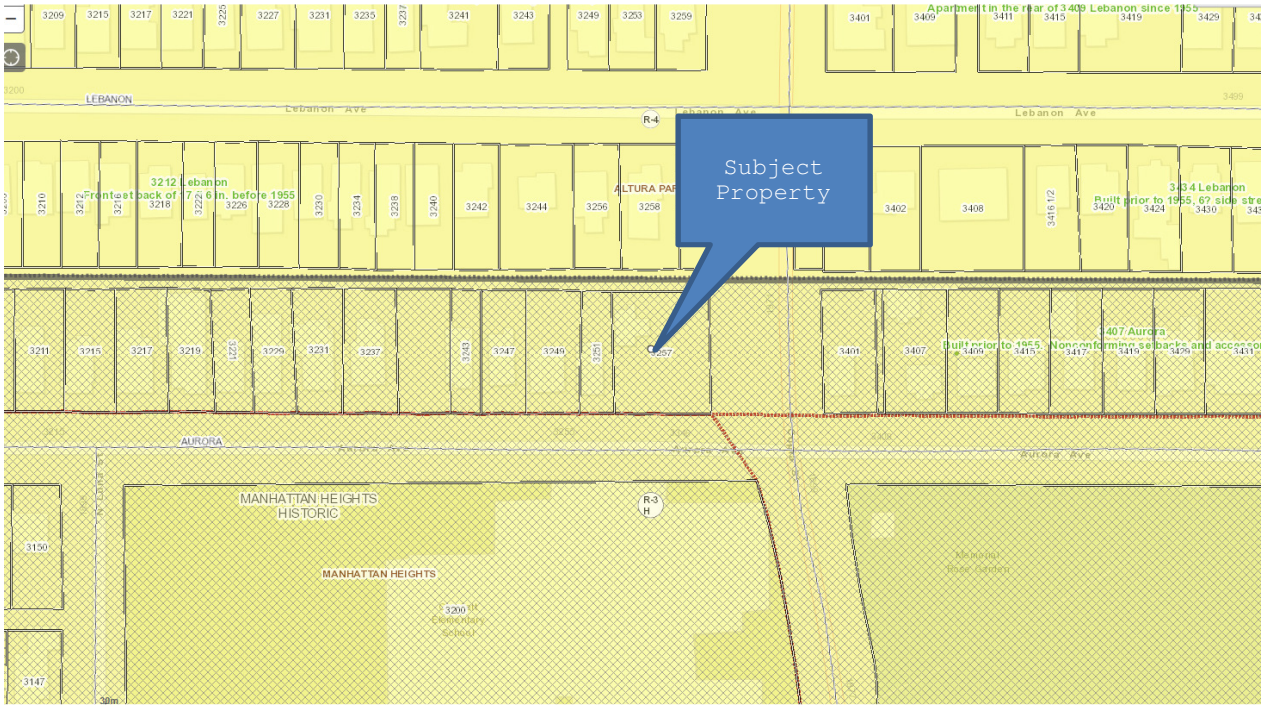
PHAP18-00035

Date:	September 10, 2018
Application Type:	Certificate of Appropriateness
Property Owner:	Victor Duran
Representative:	Victor Duran
Legal Description:	4 Altura Park 29 & 30 & E 1/2 of 28 & W 21.5 ft. of 31 (11460 sq. ft.), 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 for construction of a new building on the lot
Application Filed:	8/6/2018
45 Day Expiration:	9/20/2018

ITEM #1



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for the construction of a new building on the lot

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:

- *The purpose of reviewing proposed alterations to historic structures is to assure that they will be compatible with the existing structures.*
- *The way a building is situated on its site is very important to maintaining historic integrity within the site itself and the district's historic fabric.*
- *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.*
- *New construction should maintain the building emphasis whether vertical or horizontal. The directional expression of each elevation should also be maintained.*
- *New construction on a lot must be compatible in scale, setbacks, size, massing, and materials to the adjacent properties.*
- *Buildings on corners should relate to the scale of the buildings on their respective streets. New construction and additions should be compatible in height and scale to attached and adjacent structures.*
- *The relationship between the height and width of a building establishes proportion. 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. Side setbacks provide for ample distance between structures to permit airflow and sunlight to reach open spaces, ensure views are not blocked, and provide for privacy between buildings*
- *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.*
- *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 an addition that is compatible with but subtly different from existing historic homes in the district.*
- *Design an addition so that if removed in the future, the historic building's form and*

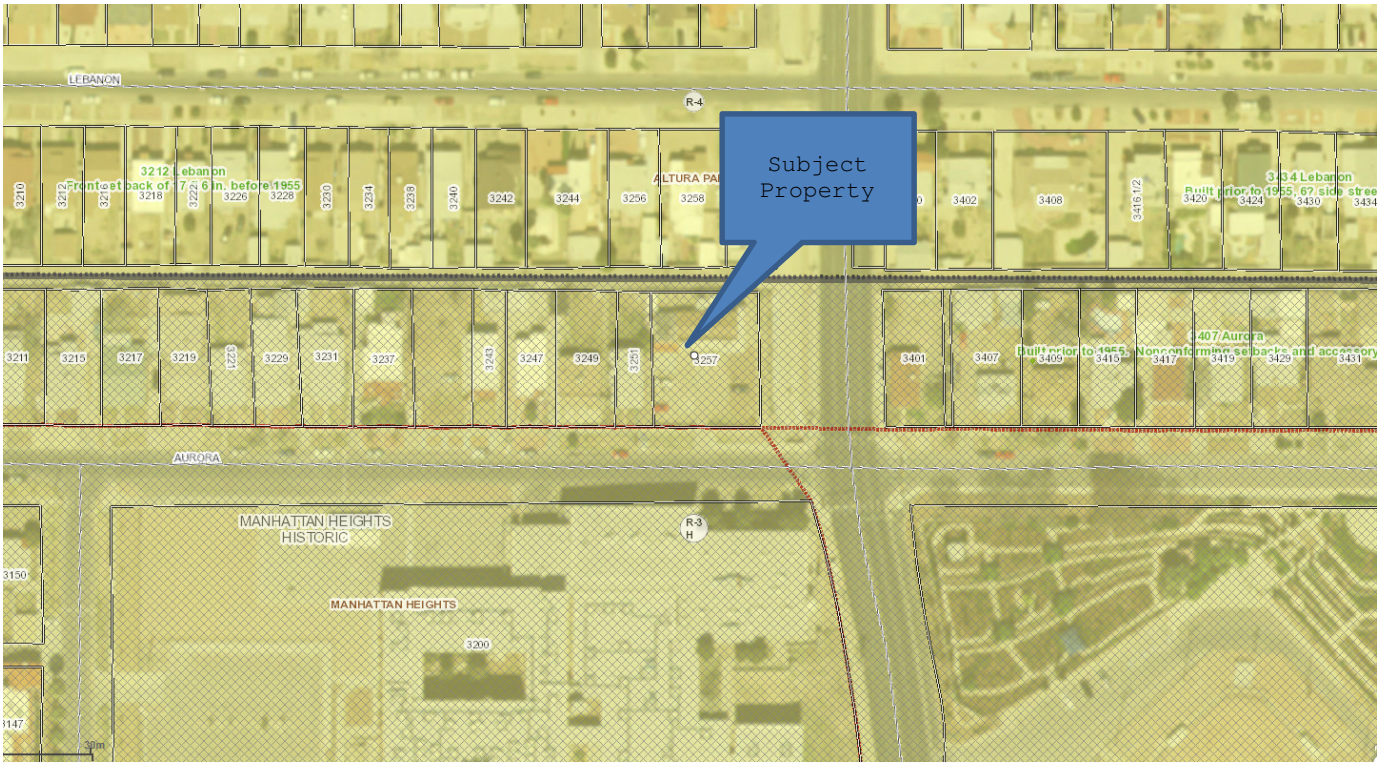
character defining features are not obscured, damaged, or destroyed.

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

- *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
- *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

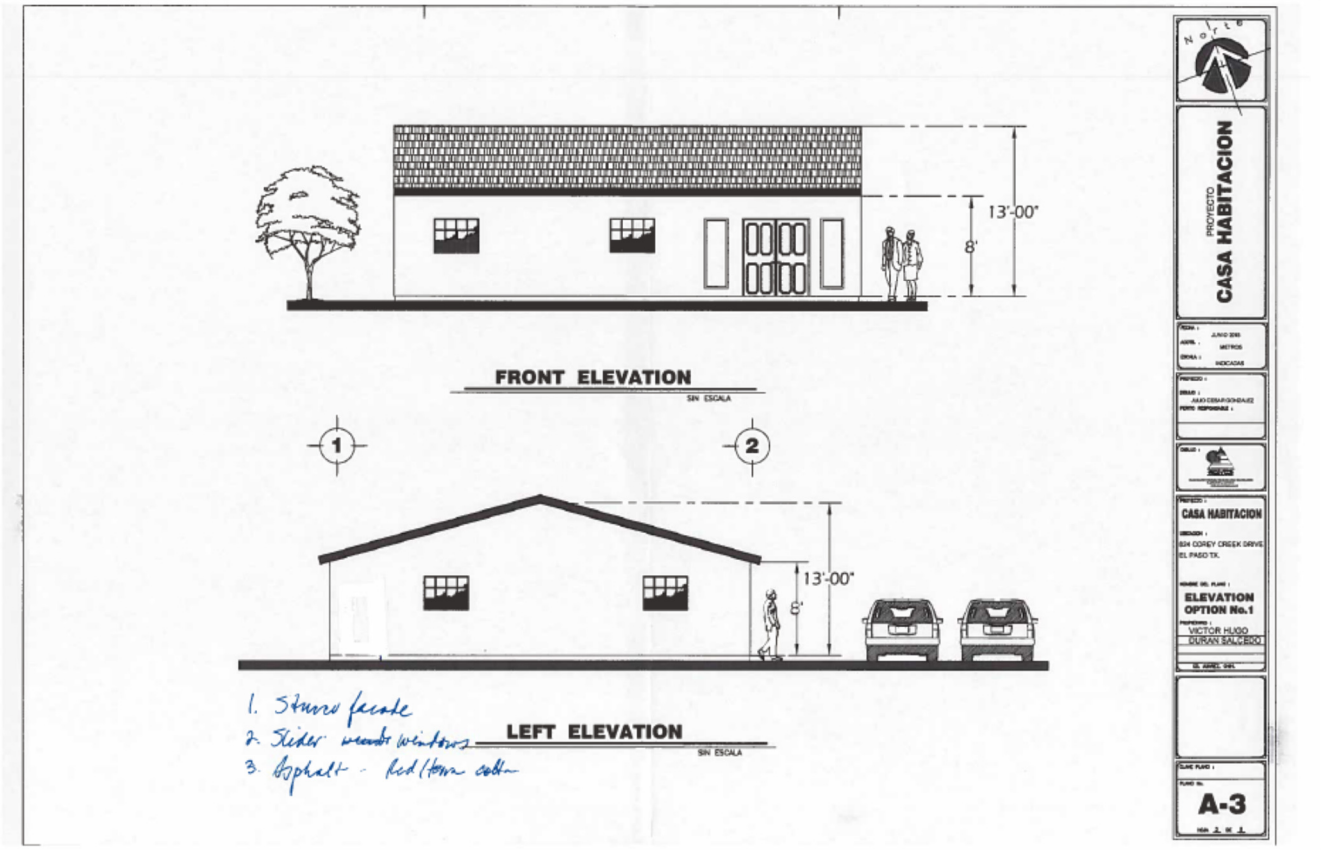
The modifications are that the building be redesigned so that it is more compatible with the existing buildings on the lot; that the orientation of the building be changed so that the entrance faces south to match the orientation of the existing buildings; and that the project be redesigned so that either the overhangs connect or that a connection between the new building and the addition is created so that the project may meet the zoning code requirements for approval.

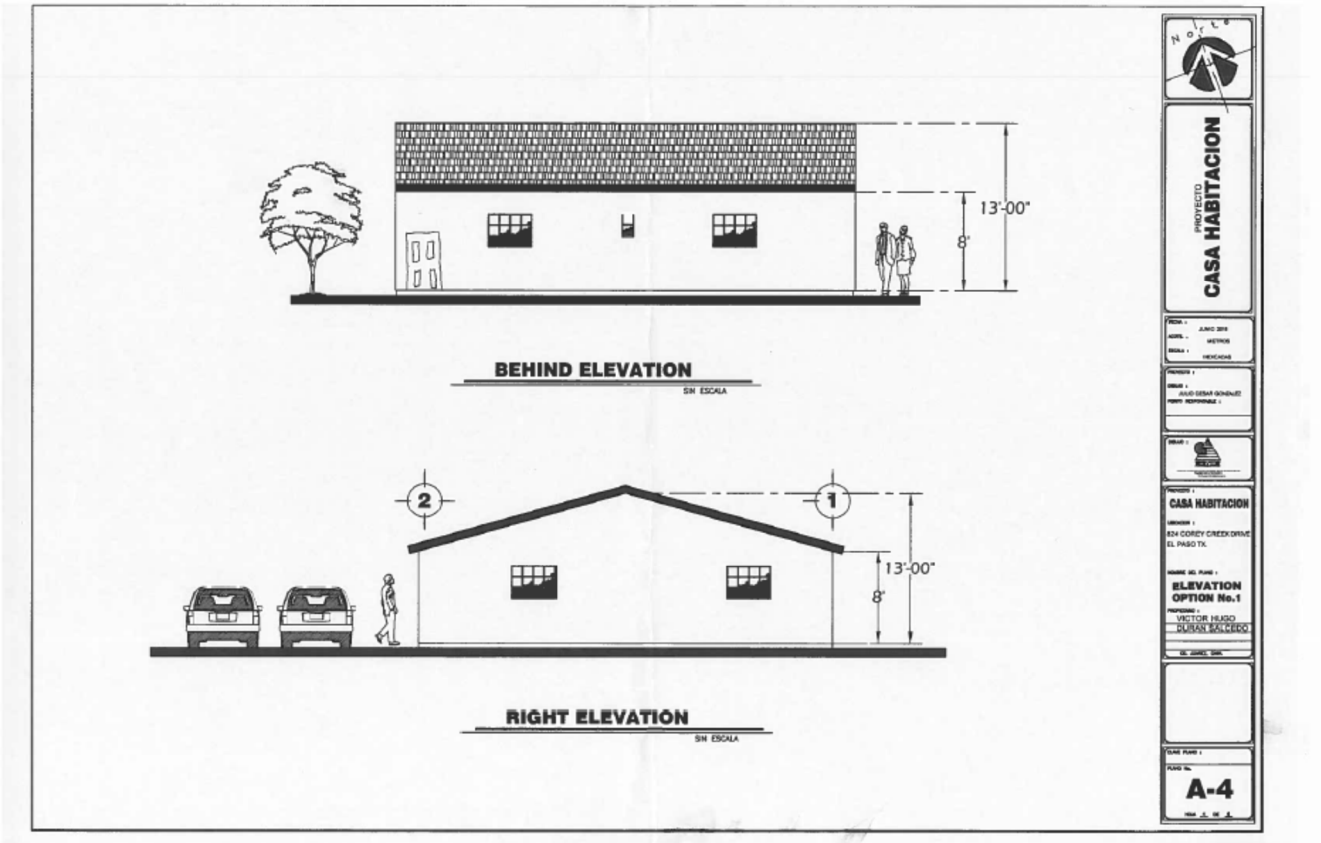
AERIAL MAP



Subject Property
LEBANON
R-4
AURORA
MANHATTAN HEIGHTS HISTORIC
MANHATTAN HEIGHTS
R-3 H
3212 Lebanon
3434 Lebanon
3407 Aurora
3210
3212
3218
3226
3228
3230
3234
3238
3240
3242
3244
3256
3258
3402
3408
3416 1/2
3420
3424
3430
3434
3211
3215
3217
3219
3221
3229
3231
3237
3243
3247
3249
3251
3257
3401
3407
3409
3415
3417
3419
3429
3431
3150
3200
3147
30m

ELEVATIONS


13'-00"
8'
FRONT ELEVATION
SIN ESCALA
1
2
13'-00"
8'
LEFT ELEVATION
SIN ESCALA
1. Stucco facade
2. Slider wooden windows
3. Asphalt - Red Horse cobble
Norte
PROYECTO
CASA HABITACION
CASA HABITACION
ELEVATION
OPTION No.1
VICTOR HUGO
DURAN SALCEDO
A-3


13'-00"
8'
BEHIND ELEVATION
SIN ESCALA
2
1
13'-00"
8'
RIGHT ELEVATION
SIN ESCALA
Norte
PROYECTO
CASA HABITACION
CASA HABITACION
ELEVATION
OPTION No.1
VICTOR HUGO
DURAN SALCEDO
A-4