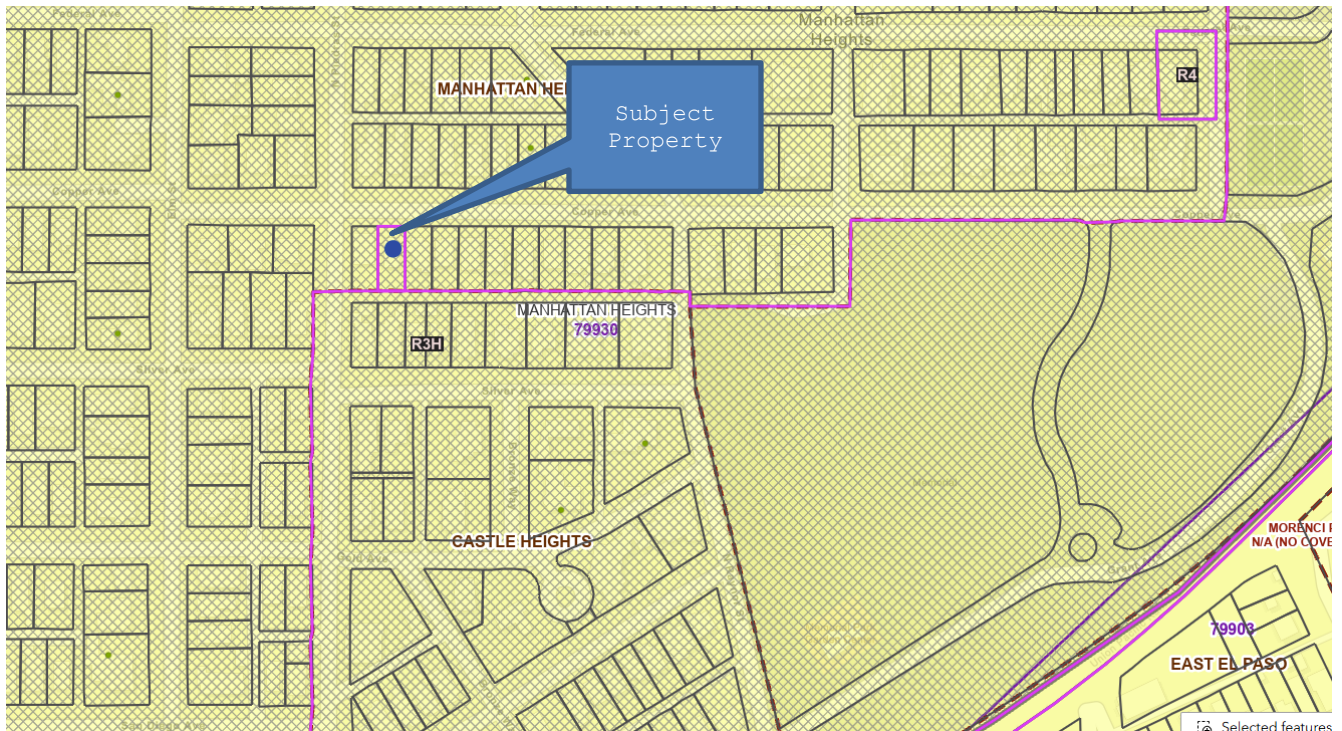




PHAP25-00038

Date: October 2, 2025
Application Type: Certificate of Appropriateness
Property Owner: Jose J. Luevano
Representative: Javier Carrera
Legal Description: 29 Manhattan Heights 3 & 4, City of El Paso, El Paso County, Texas
Historic District: Manhattan Heights
Location: 2904 Copper Avenue
Representative District: #2
Existing Zoning: R-3/H (Residential/Historic)
Year Built: 1922
Historic Status: Contributing
Request: Certificate of Appropriateness for new construction of an addition at the rear of the property
Application Filed: 9/18/2025
45 Day Expiration: 11/2/2025

ITEM #2



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for new construction of an addition at the rear of the property

STAFF RECOMMENDATION:

The Historic Preservation Office recommends APPROVAL of the proposed scope of work based on the following recommendations:

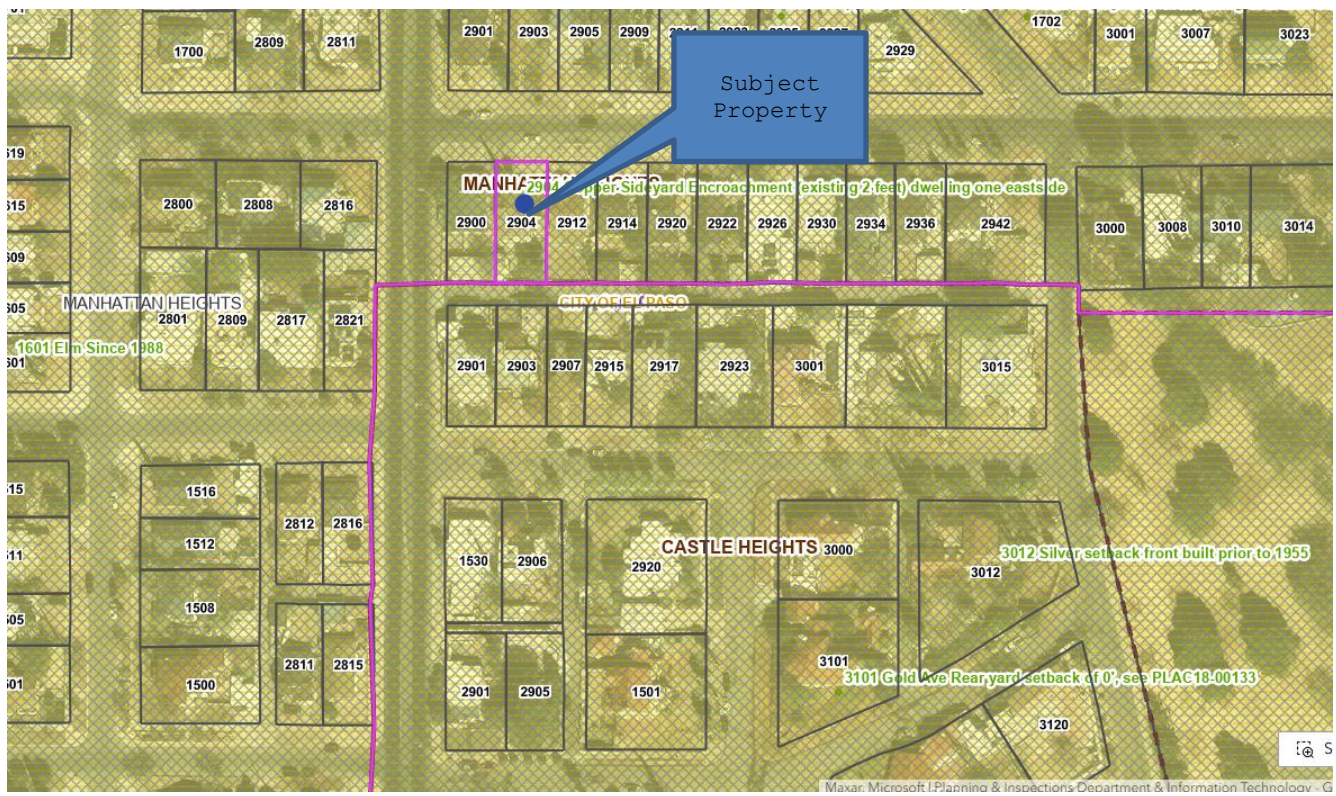
The Design Guidelines for El Paso's Historic Districts, Sites, and Properties recommend the following:

- *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.*
- *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.*
- *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 new buildings and their features to be compatible in scale, materials, proportions and details with existing historic structures.*
- *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.*
- *Design new buildings and their features to be compatible in scale, materials, proportions and details with existing historic structures.*

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. The new work will 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.*
- *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.*

AERIAL MAP



PROPOSED SITE AND FLOOR PLAN

PROJECT NAME:
JOSE LUYEVANO RESIDENCE
2904 COPPER AVE.
EL PASO, TEXAS 79903

BRAD 21 - 00079

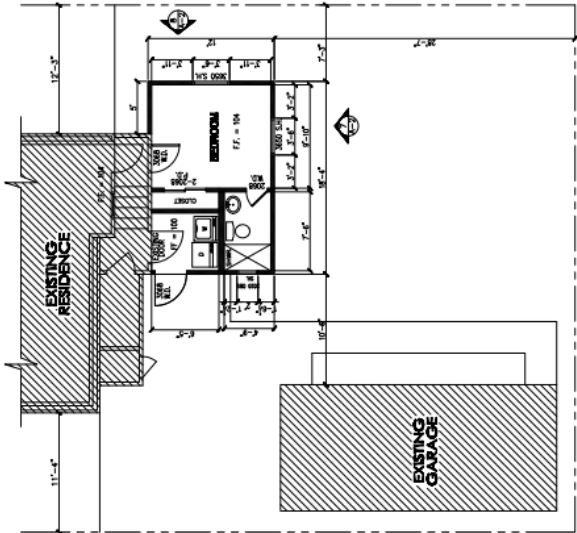
LAND IMPROVEMENT PLAN

A-1

DATE: 08/20/2020
DRAWN: JLD
CHECKED: JLD
APPROVED: JLD

CARRERA
CARRERA ENGINEERING
1100 N. 10TH ST.
SUITE 100
EL PASO, TEXAS 79902

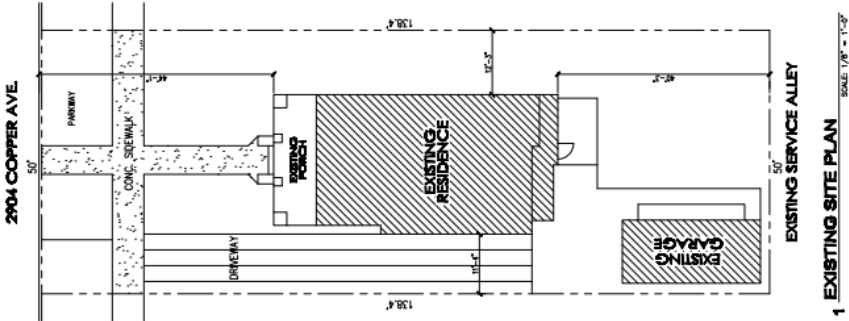
LEGAL DESCRIPTION
MANHATTAN HEIGHTS 3 AND 4
29 MANHATTAN HEIGHTS 3 AND 4
CITY OF EL PASO, EL PASO COUNTY, TEXAS
PID: M0568990290100



EXISTING RESIDENCE
LIVING AREA: 1,346 S.F.
KITCHEN: 218 S.F.
DINING: 208 S.F.
BATH: 118 S.F.
BEDROOM: 118 S.F.
CLOSET: 118 S.F.
TOTAL: 2,136 S.F.

PROPOSED ADDITION
218 S.F.

REQUIRED SETBACKS
FRONT: 5' 0"
SIDE: 5' 0"
REAR: 5' 0"



PROJECT NAME: JOSE LUYVANO RESIDENCE 2904 COPPER AVE. EL PASO, TEXAS 79908	IMPROVEMENT PLANS DATE: 11/11/2011 DRAWN BY: [redacted]	A-2
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SCHEIDT, J. A. ¹ 1973. p. 1-23.

