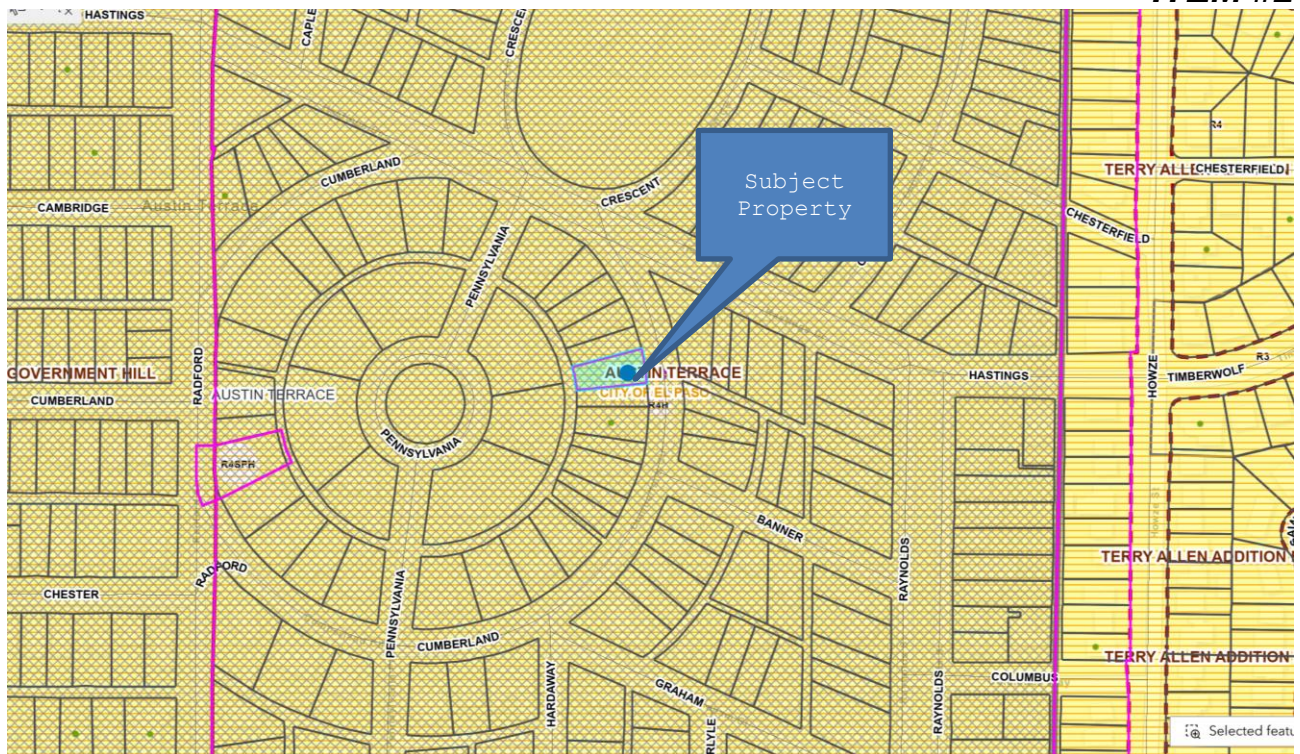




PHAP25-00024

Date: August 7, 2025
Application Type: Certificate of Appropriateness
Property Owner: Patricia Beltran
Representative: Patricia Beltran
Legal Description: 101 Government Hill N 10 Ft Of 15 & S 45 Ft Of 16 (6446.40 Sq Ft), City of El Paso, El Paso County, Texas
Historic District: Austin Terrace
Location: 4771 Cumberland Avenue
Representative District: #2
Existing Zoning: R-4/H (Residential/Historic)
Year Built: 1937
Historic Status: Contributing
Request: Certificate of Appropriateness for construction of an addition on a secondary façade
Application Filed: 6/26/2025
45 Day Expiration: 8/10/2025

ITEM #1



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for construction of an addition on a secondary facade

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:

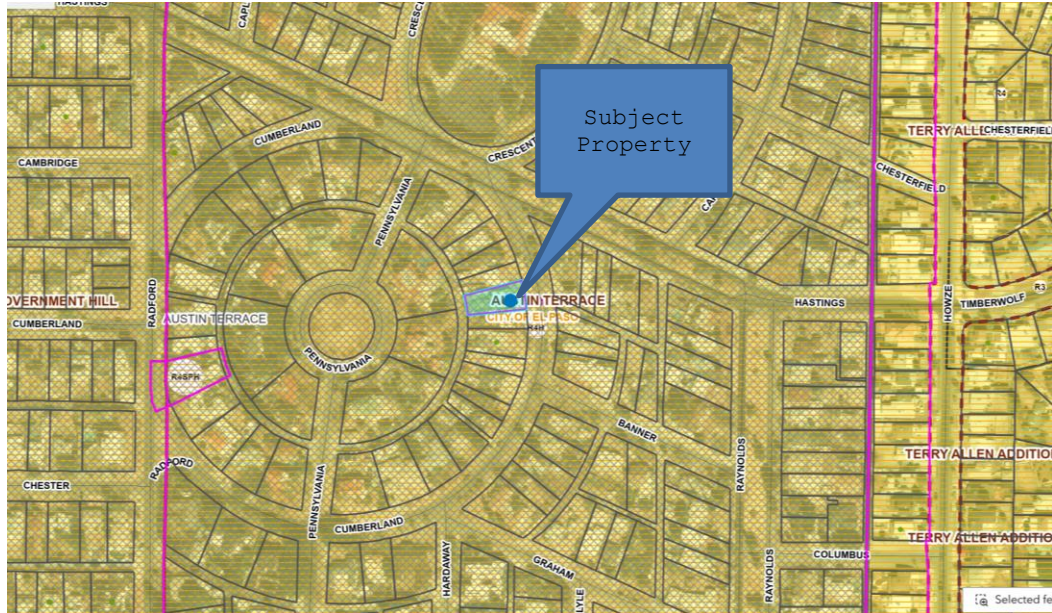
- *New additions should be designed and constructed so that the character-defining features of the historic building are not radically changed, obscured, damaged or destroyed in the process of rehabilitation.*
- *Any new addition should be planned so that it is constructed to the rear of the property 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.*
- *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.*

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 shall 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 addition be relocated to the rear façade, that the exterior cladding be changed to a different material, and that the details (window, lantern, door, and railing) be altered to reflect the period of construction and not give a false sense of history.

AERIAL MAP



SITE PLAN

FABRIC

DESIGN • BUILD

1148 S. New Grande Ave., Ste. A-21
El Paso, TX 79903
Office: 915.444.4771
www.fabricdesignbuild.com
PROJECT: 14-0005

4771
CUMBERLAND

DATE: 10-15-2024
PAUSE: 10-15-2024
SCHEDULE:

REVISIONS:

NORTH

1

SITE PLAN

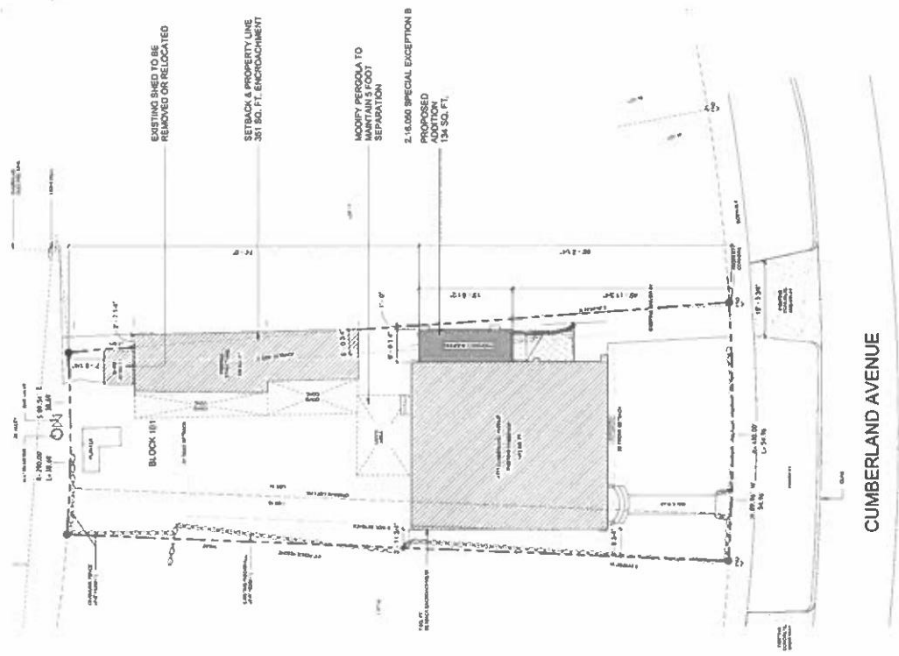
A1

4771 CUMBERLAND AVE EL PASO, TX 79903
THE NORTH 10 FEET OF LOT 15 AND THE 4
SOUTH 45 FEET OF LOT 16, BLOCK 161 AUTISM
CENTERS, EL PASO, TEXAS, EL PASO COUNTY
GOVERNMENT HAS ADJUDICATED CITY OF EL
PASO, EL PASO COUNTY, TEXAS.

R-4 H
8,448.04 SQ. FT. (0.26 ACRES)

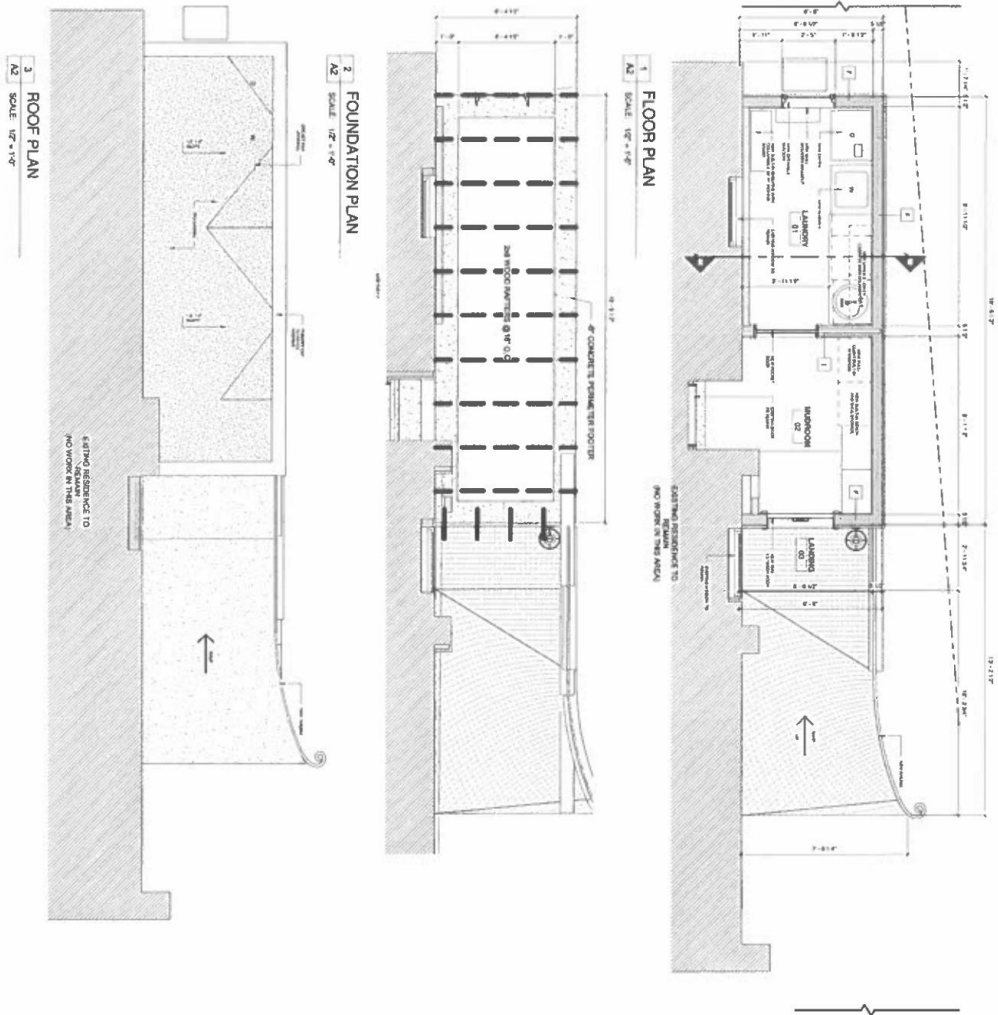
AG
25 FT.
25 FT.
5 FT.
1.1 FT.
N/A

AREA
1,475.65 SQ. FT.
445.50 SQ. FT.
35.50 SQ. FT.
2,005.65 SQ. FT.



1 SITE PLAN
A1 SCALE: 3/32" = 1'-0"

FLOOR PLAN



GENERAL NOTES

1. THE CONTRACTOR SHALL TAKE FIELD MEASUREMENTS AND VERIFY FIELD CONDITIONS AND SHALL COMPLETELY COME SOIL FIELD MEASUREMENTS AND DETERMINE ALL OTHER INFORMATION KNOWN TO THE CONTRACTOR WITH THE CONTRACT DOCUMENTS BEFORE COMMENCING ANY WORKS.
2. BEFORE ANY WORKS OR DEMOLITION WORKS SHALL BE BEGINS TO THE EXISTING OR NEWER IT MUST.
3. ALL DEMOLITION ARE PLANNED TO BE PLANNED AND FINISHED.
4. CONTRACTOR IS TO FIELD MEASUREMENT ALL CONCEPTS, METHODS AND CONDITIONS BEFORE COMMENCING FIELD MEASUREMENTS.

LEGEND

- NO
CO
SMOKE DETECTOR

WALL LEGEND

- [illegible]

WALL LEGEND

- SPECIAL: 144 • 149

The authors thank the donors, especially the 1000 donors, for their generous contributions. The authors also thank the staff of the National Cancer Institute for their assistance in the collection and analysis of the data.

FLOOR PLAN

A2

[illegible]