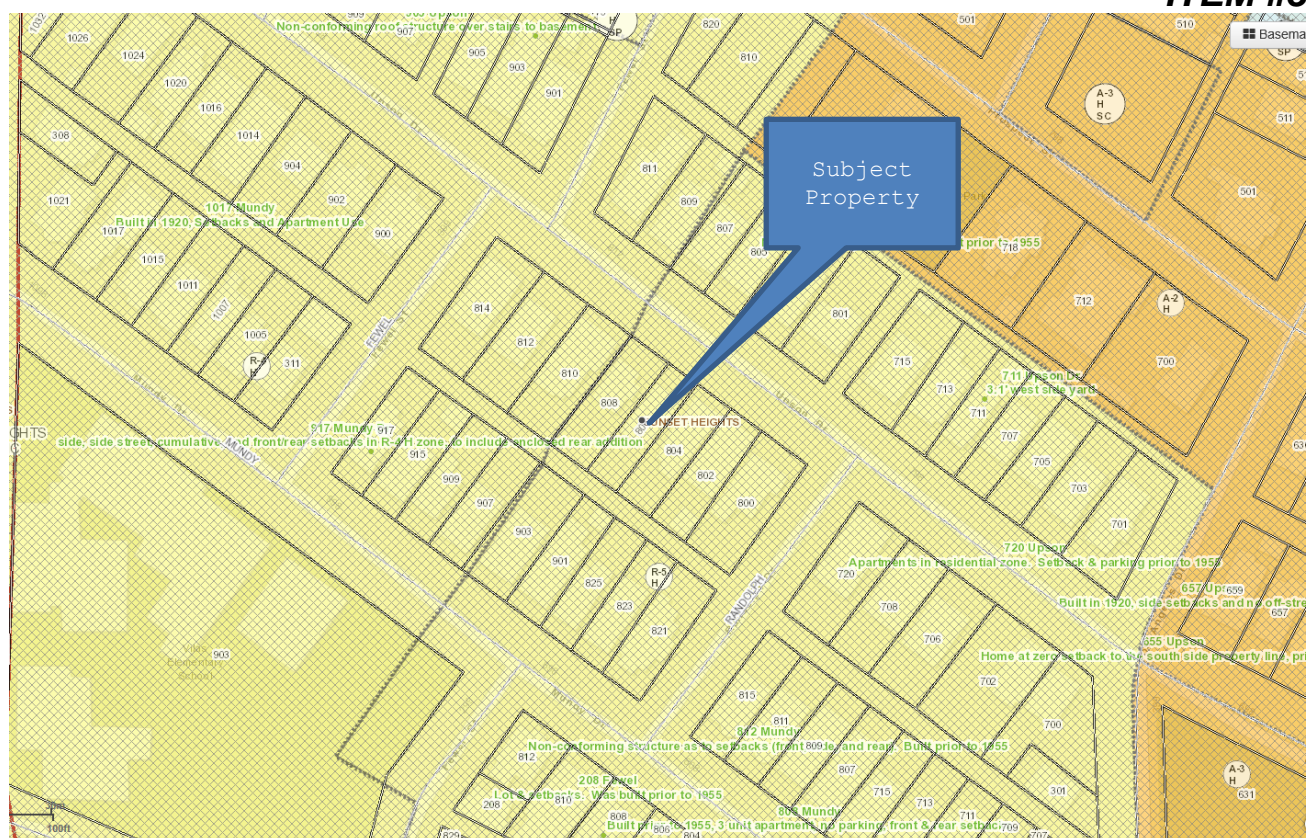




ITEM #3



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for removal of addition at rear of property due to fire damage

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:

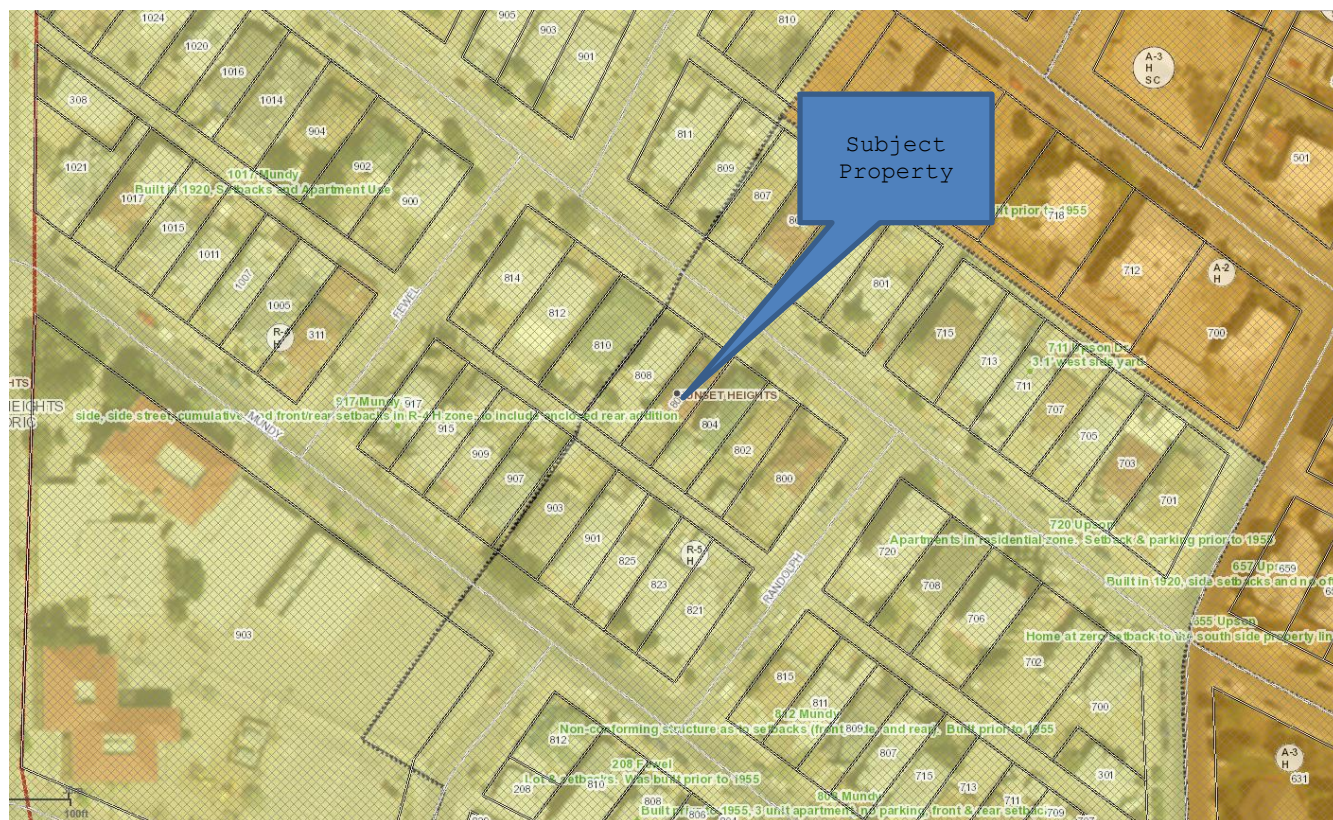
- *It is rarely appropriate to demolish a historic structure unless it has suffered severe and irreparable damage.*

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

- *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
- *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*
- *Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
- *Deteriorated historic features will be repaired rather than replaced. 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. Replacement of missing features will be substantiated by documentary and physical evidence.*
- *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.*

The modifications are that the applicant provide accurate elevation drawings and floor plans showing the final outcome of alteration; that no permit be issued until drawings are approved; and that no new permits be issued until entire property is brought into compliance.

AERIAL MAP



FILE PHOTO



CURRENT PHOTO

