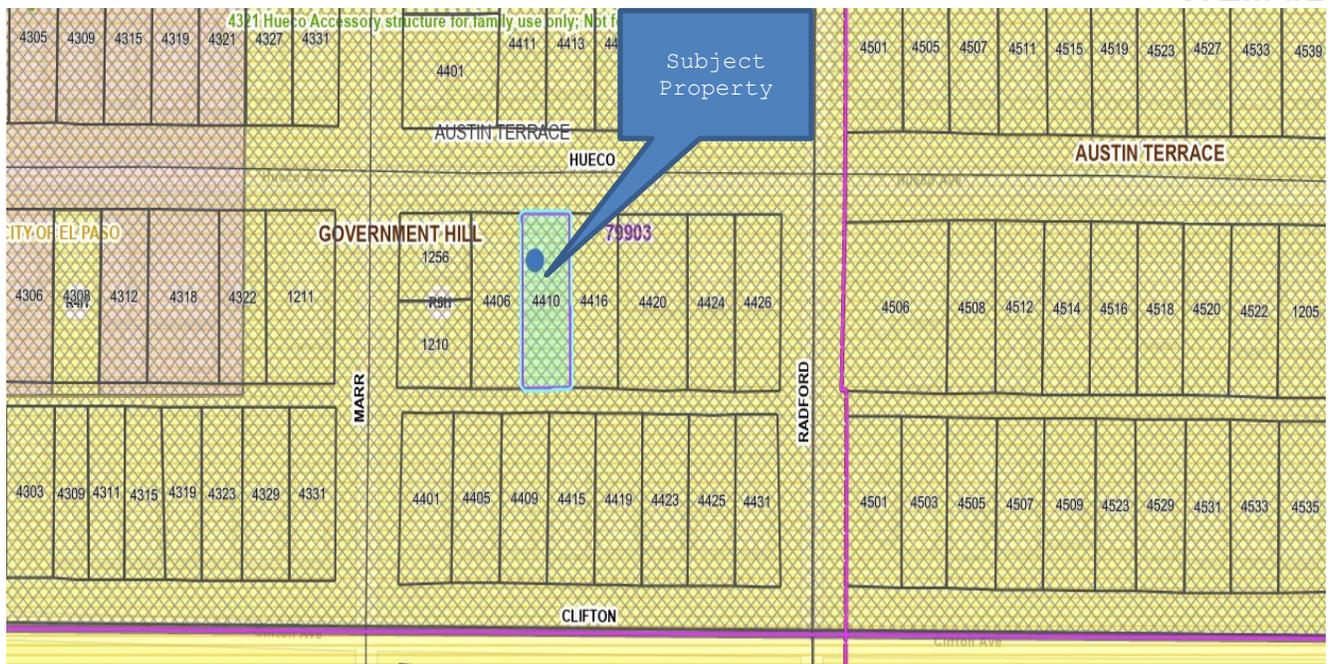




PHAP26-00006

Date: February 19, 2026
Application Type: Certificate of Appropriateness
Property Owner: Carlos and Maria Gutierrez
Representative: 915 Rehab LLC
Legal Description: 93 Government Hill 26 & 27 (7000 Sq Ft), City of El Paso, El Paso County, Texas
Historic District: Austin Terrace
Location: 4410 Hueco Avenue
Representative District: #2
Existing Zoning: R-4/H (Residential/Historic)
Year Built: 1929
Historic Status: Contributing
Request: Certificate of Appropriateness for enclosure of the carport to create a garage
Orig. Application Filed: 2/5/2026
Orig. 45 Day Expiration: 3/22/2026

ITEM #2



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for enclosure of the carport to create a garage

STAFF RECOMMENDATION:

The Historic Preservation Office recommends APPROVAL WITH A MODIFICATION 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:

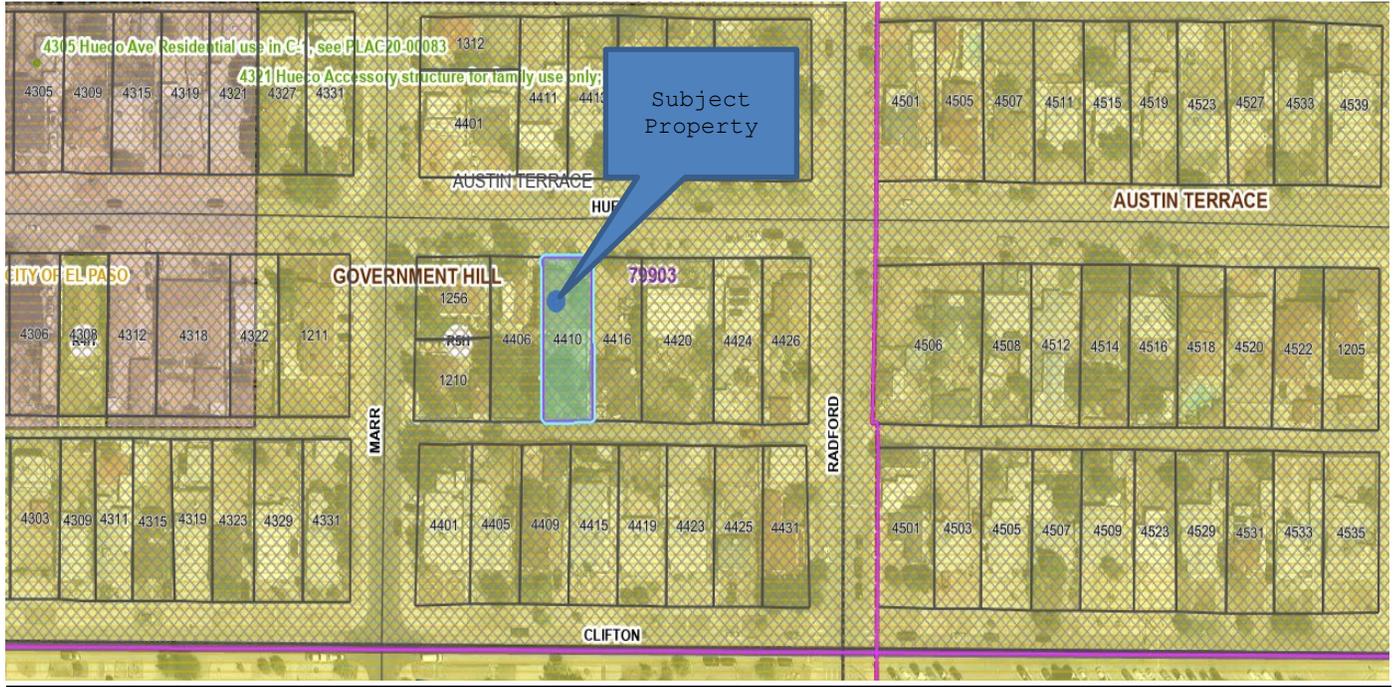
- *Most of the older structures in El Paso have parking provided at the rear of the property in a garage or carport structure. Every effort should be taken to maintain the use of the original parking areas. When repair or replacement is required the existing structure (garage or driveway) should be replaced in kind.*
- *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.*

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.*
- *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.*

The modification is that the no new permits are issued until the window violation is corrected.

AERIAL MAP



PROPOSED ELEVATIONS

