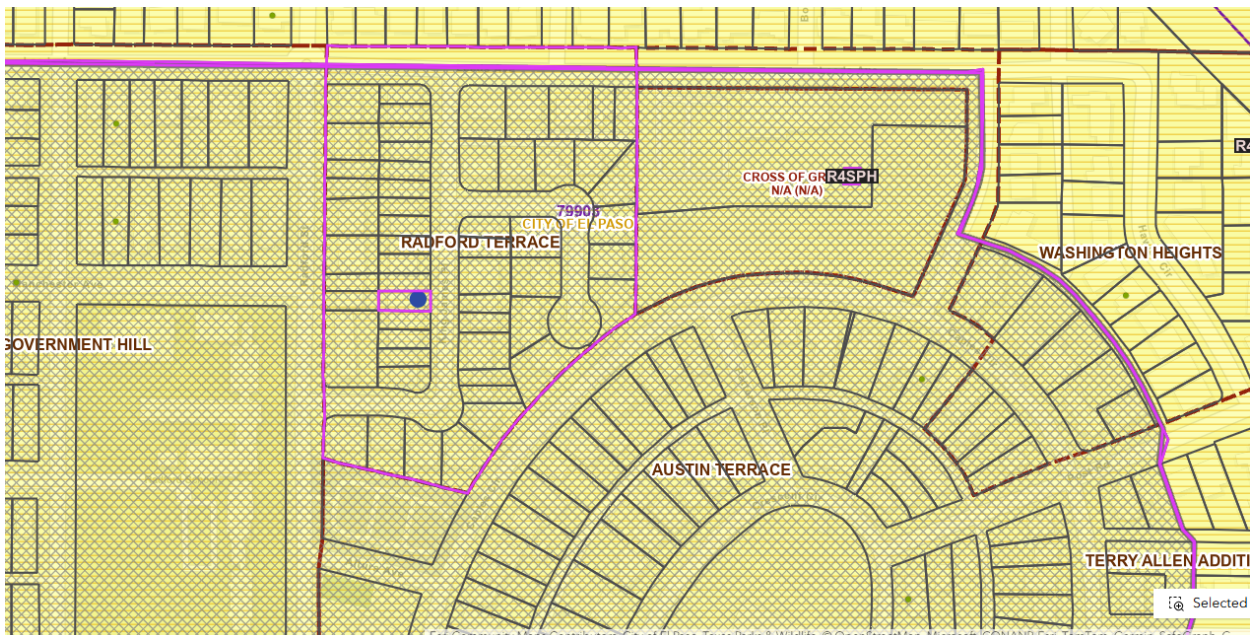




PHAP25-00045

Date: December 4, 2025
Application Type: Certificate of Appropriateness
Property Owner: Lydia Cordova
Representative: Lydia Cordova
Legal Description: 1 Radford Terrace S 35 Ft of 14 (3500.00 SQ FT), City of El Paso, El Paso County, Texas
Historic District: Austin Terrace
Location: 2147 King James Place
Representative District: #2
Existing Zoning: R-4/H (Residential/Historic)
Year Built: 1995
Historic Status: Non-Contributing
Request: Certificate of Appropriateness for the placement of a metal structure in driveway after-the-fact
Application Filed: 11/20/2025
45 Day Expiration: 1/4/2026

ITEM #2



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for the placement of a metal structure in driveway after-the-fact

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:

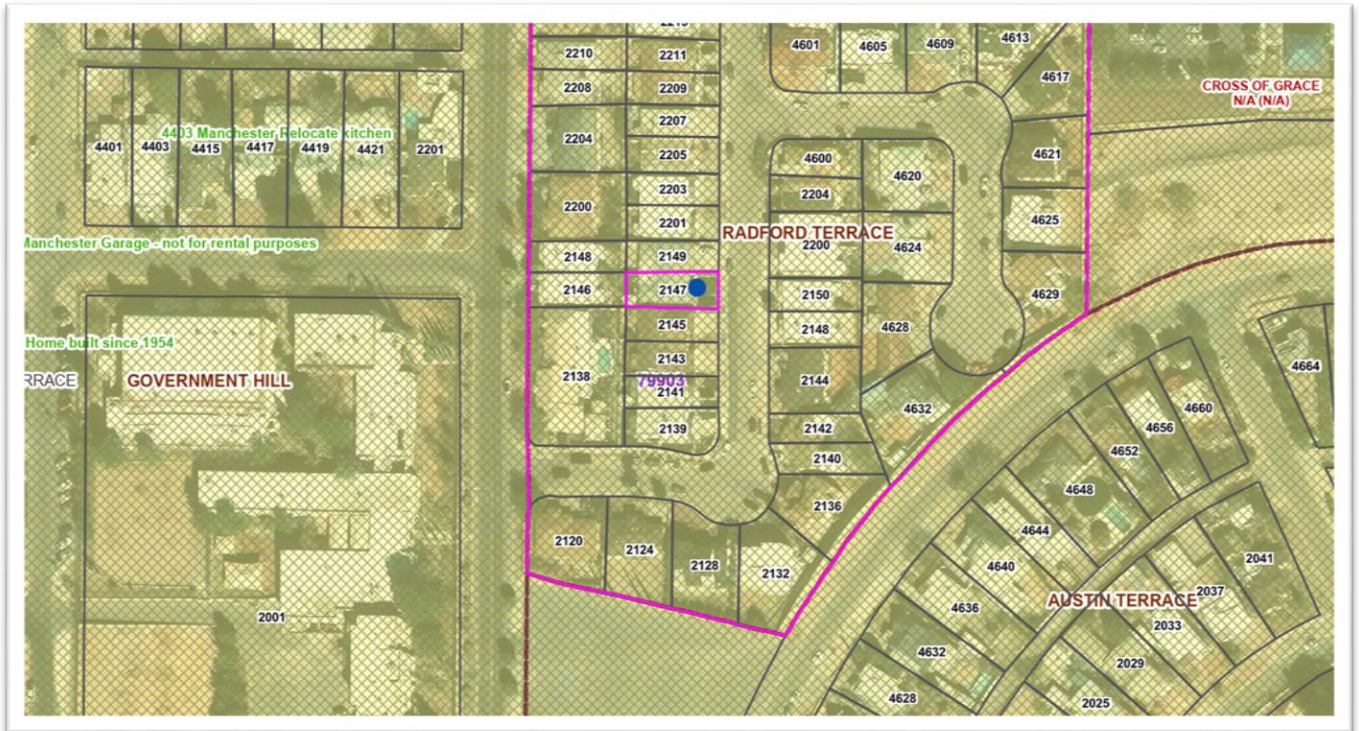
- *Introduce additions in locations that are not visible from the street-generally on rear elevations.*
- *Locate additions carefully so they do not damage or conceal significant building features or details.*
- *It is not appropriate to introduce an addition if it requires the removal of character-defining 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.*
- *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.*
- *Where additional parking is necessary it should be located to the rear of the property as well. It is against the city ordinance to park in the parkway. Proposals for secondary driveways shall be reviewed and considered by the Historic Landmark Commission for approval.*
- *Parking areas in front yards are not appropriate. New parking areas should be designed to have a minimal effect on the neighborhood environment.*

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.*

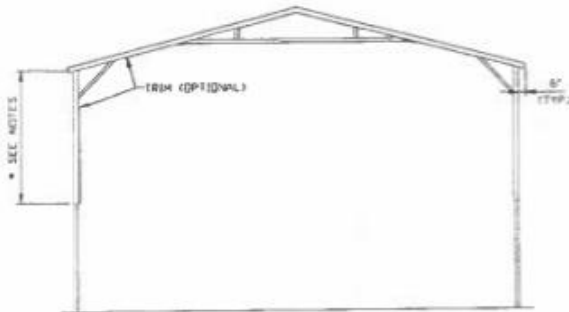
The modification is that the metal structure be relocated to the back of the property; that the artificial turf be removed; that the violations be corrected in thirty (30) days; and that no new permits be approved until the property is in compliance.

AERIAL MAP

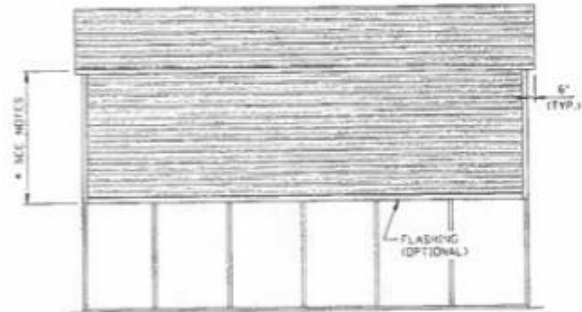


ELEVATIONS

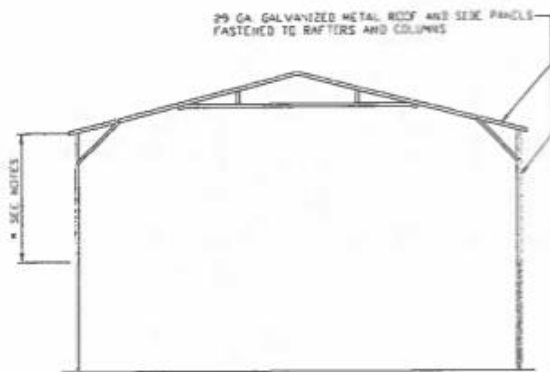
BOX EAVE RAFTER EXTRA SIDE PANEL OPTION



**TYPICAL END ELEVATION
EXTRA SIDE PANELS**
SCALE: NTS



**TYPICAL END ELEVATION
EXTRA SIDE PANELS**
SCALE: NTS



**TYPICAL RAFTER/COLUMN FRAME
SECTION - EXTRA SIDE PANELS**
SCALE: NTS

NOTES:
12'-0" MAXIMUM (FOR EAVE HEIGHTS 14'-0" & TO & 16'-0")
9'-0" MAXIMUM (FOR EAVE HEIGHTS < 14'-0")