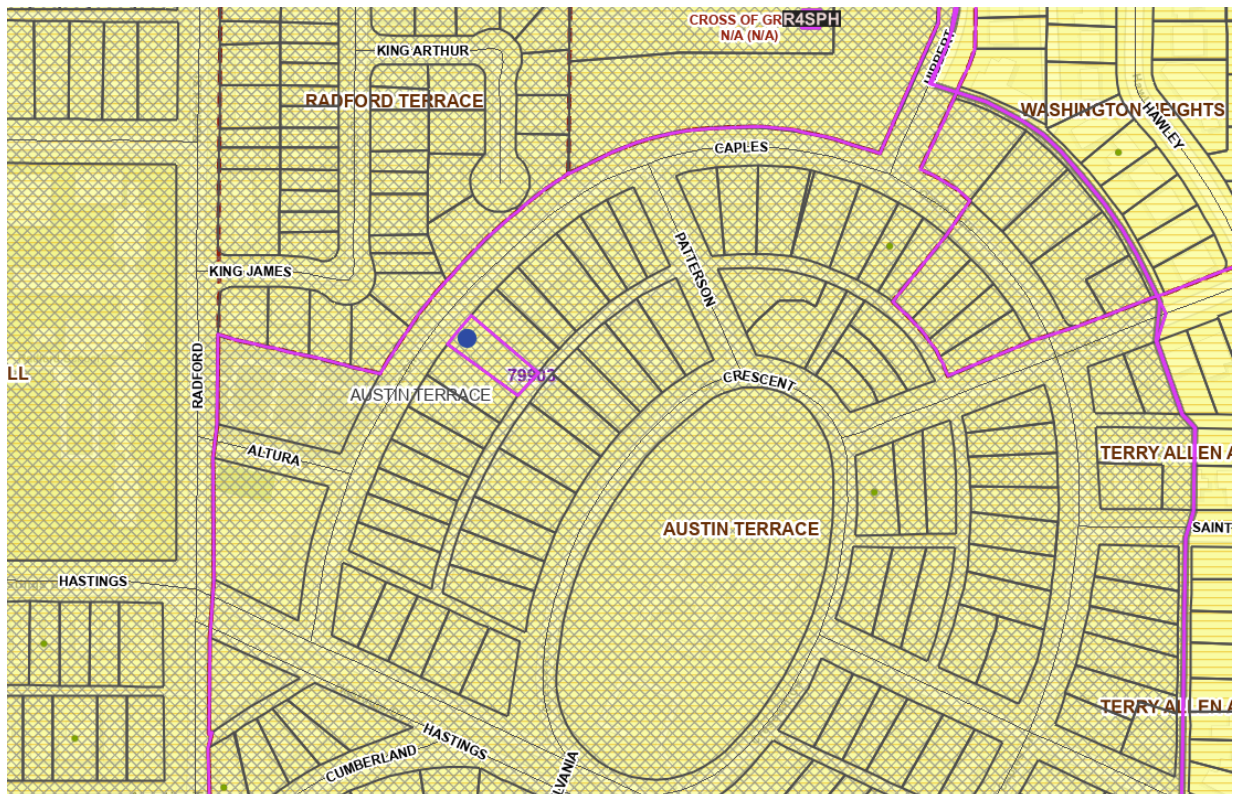




**PHAP25-00040**

**Date:** November 6, 2025  
**Application Type:** Certificate of Appropriateness  
**Property Owner:** Omar Mendoza  
**Representative:** Luis Salcido  
**Legal Description:** 109 Government Hill 49 & 50 & N 1/2 Of 51 (11241.75 Sq Ft, City of El Paso, El Paso County, Texas)  
**Historic District:** Austin Terrace  
**Location:** 4636 Caples Circle  
**Representative District:** #2  
**Existing Zoning:** R-4/H (Residential/Historic)  
**Year Built:** 1939  
**Historic Status:** Contributing  
**Request:** Certificate of Appropriateness for new construction of an addition at the rear of the property  
**Application Filed:** 10/2/2025  
**45 Day Expiration:** 11/16/2025

**ITEM #2**



**GENERAL INFORMATION:**

The applicant seeks approval for:

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

## **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.*

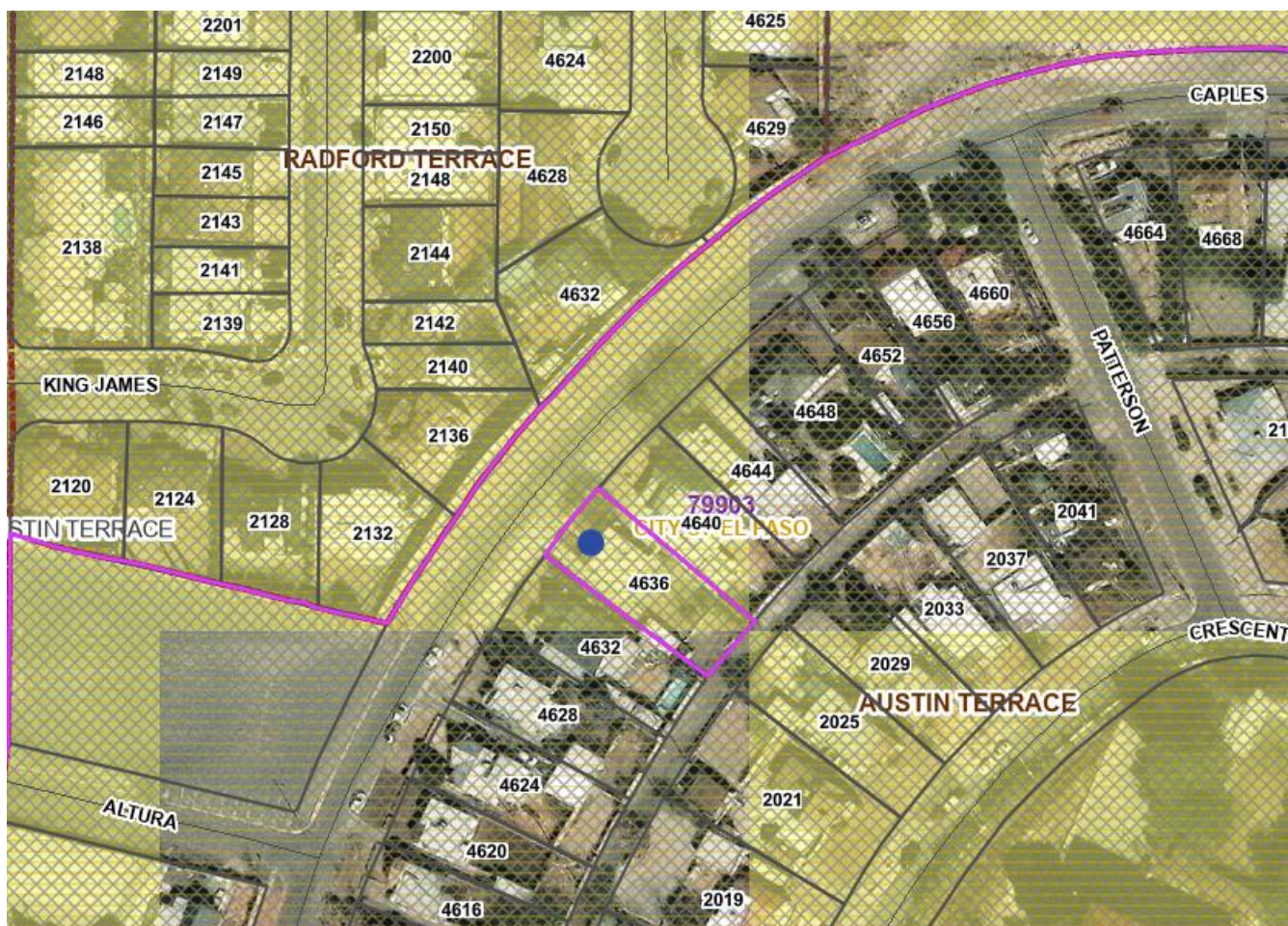
*The Secretary of the Interior's Standards for Rehabilitation* recommend the following:

- *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.*

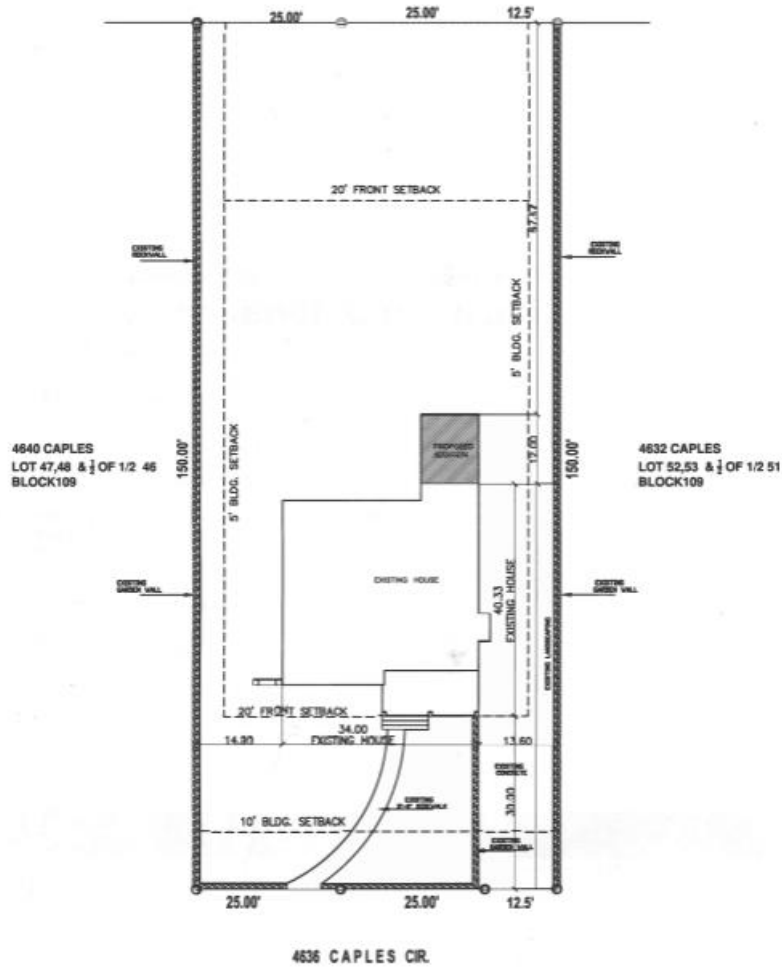
*The modifications are that the windows be replaced with historically accurate windows; that the infilled window openings be reopened and the historically appropriate windows be replaced; that no permits be issued until the property is in compliance; that the violations be corrected within 90 days; and that accurate drawings (plans, elevations, and sections) be submitted prior to obtaining permits.*

## **AERIAL MAP**





# PROPOSED SITE PLAN



**SITE PLAN**  
SCALE: 1" = 20'-0"

**A-1**

TITLE SHEET  
**SITE PLAN**

DATE  
MAY 2024

SCALE

4636 CAPLES  
LOT 48, 50 & N 1/2 OF 51 BLOCK 109  
GOVERNMENT HILL  
CITY OF EL PASO, EL PASO COUNTY, TEXAS

PROJECT:  
**NEW RESIDENCE**  
OWNER

DESIGNED BY  
DRAWN BY  
CHECKED BY  
APPROVED BY