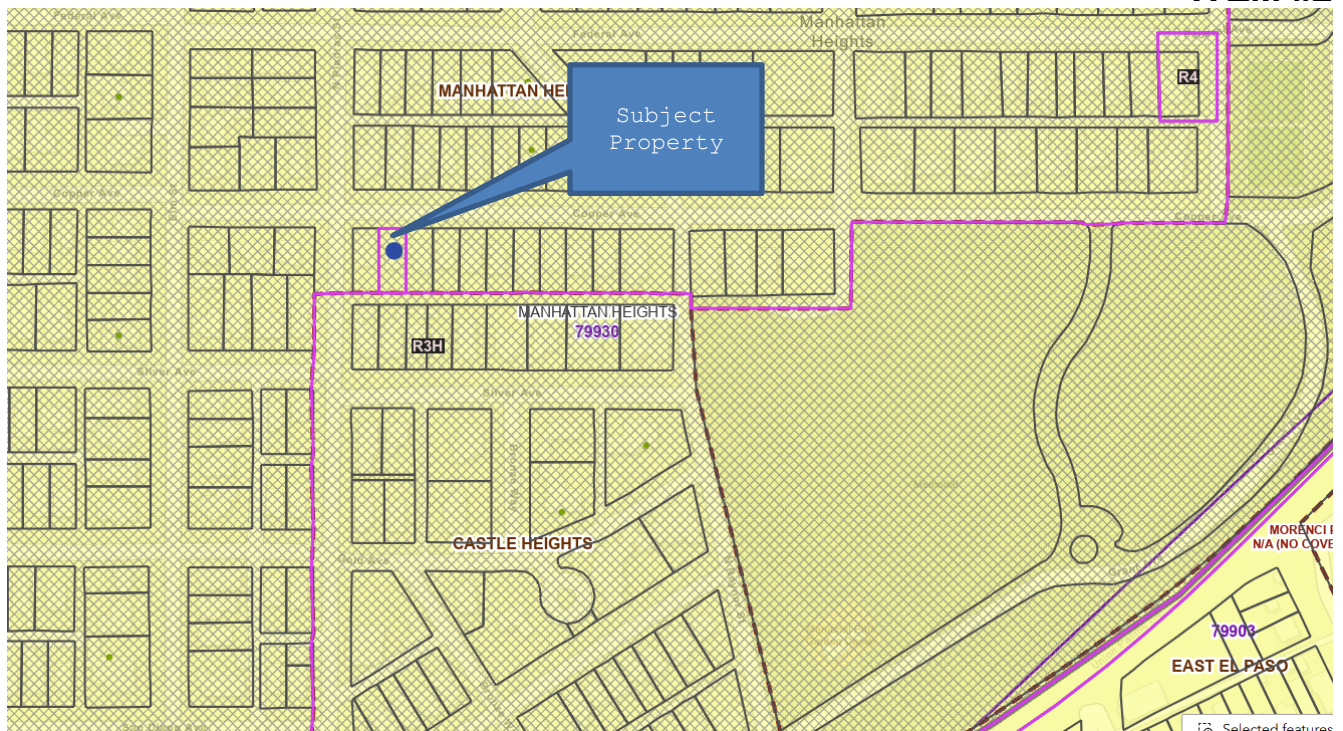




**PHAP25-00038**

**Date:** October 2, 2025  
**Application Type:** Certificate of Appropriateness  
**Property Owner:** Jose J. Luevano  
**Representative:** Javier Carrera  
**Legal Description:** 29 Manhattan Heights 3 & 4, City of El Paso, El Paso County, Texas  
**Historic District:** Manhattan Heights  
**Location:** 2904 Copper Avenue  
**Representative District:** #2  
**Existing Zoning:** R-3/H (Residential/Historic)  
**Year Built:** 1922  
**Historic Status:** Contributing  
**Request:** Certificate of Appropriateness for new construction of an addition at the rear of the property  
**Application Filed:** 9/18/2025  
**45 Day Expiration:** 11/2/2025

**ITEM #2**



**GENERAL INFORMATION:**

The applicant seeks approval for:

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

**STAFF RECOMMENDATION:**

The Historic Preservation Office recommends APPROVAL 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:

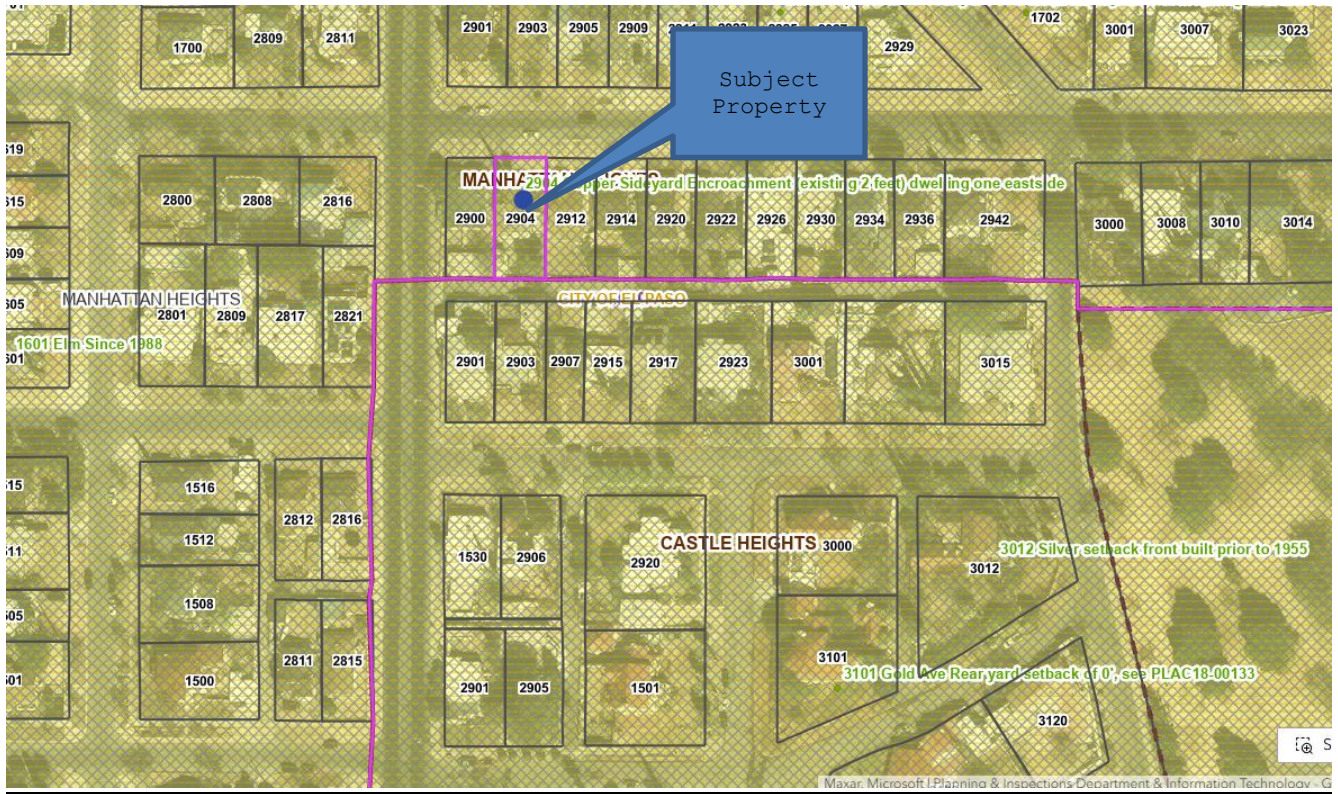
- *The purpose of reviewing proposed alterations to historic structures is to assure that they will be compatible with the existing structures. The way a building is situated on its site is very important to maintaining historic integrity within the site itself and the district's historic fabric. All new construction (including detached infill and additions to existing structures) should preserve and enhance the streetscape by appropriately addressing the elements of the historic streetscape. This does not mean that the new structure should appear historic but it should appear aesthetically and architecturally compatible and reinforce the historic properties of the adjacent buildings.*
- *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.*
- *Design new buildings and their features to be compatible in scale, materials, proportions and details with existing historic structures.*

*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.*



## AERIAL MAP



PROPOSED SITE AND FLOOR PLAN

PROJECT NAME:  
JOSE LUYEVANO RESIDENCE  
2904 COPPER AVE.  
EL PASO, TEXAS 79903

BRAD 21 - 00079

LAND IMPROVEMENT PLAN

DATE: 01/11/2021  
DRAWN BY: JLM  
CHECKED BY: JLM  
APPROVED BY: JLM

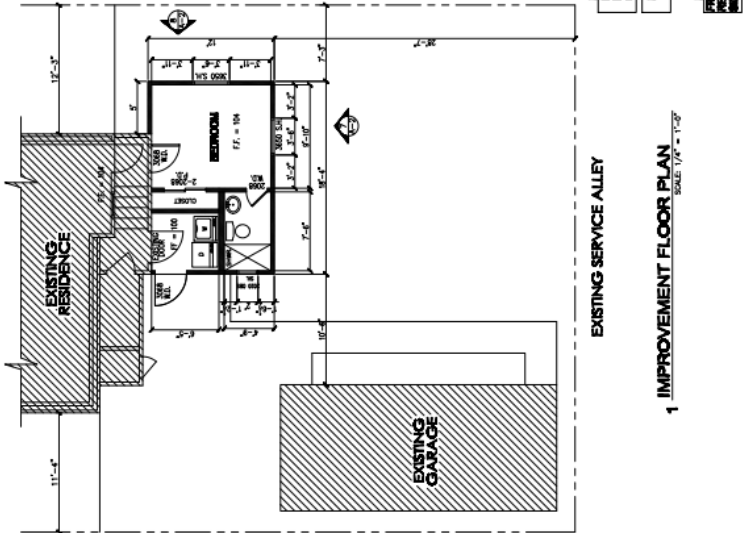
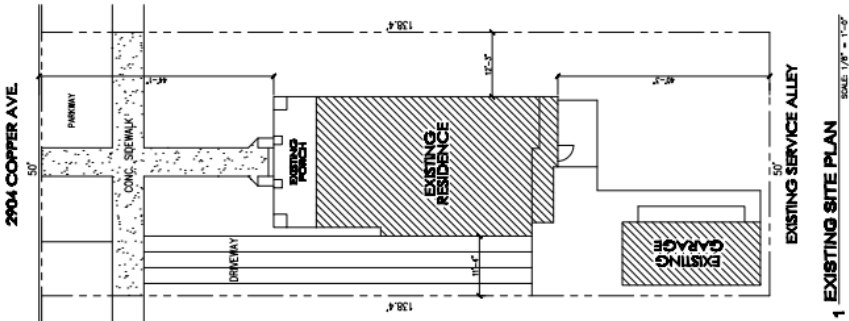
LEGAL DESCRIPTION

MANHATTAN HEIGHTS 3 AND 4  
CITY OF EL PASO, EL PASO COUNTY, TEXAS  
PID: M0569990200100

CARRERA

REGISTERED PROFESSIONAL ARCHITECT  
NO. 10466  
STATE OF TEXAS

LEGAL DESCRIPTION  
MANHATTAN HEIGHTS 3 AND 4  
CITY OF EL PASO, EL PASO COUNTY, TEXAS  
PID: M0569990200100



PROJECT NAME: <u>JOSE LUYVANO RESIDENCE</u> <u>2904 COPPER AVE.</u> <u>EL PASO, TEXAS 79980</u>	IMPROVEMENT PLANS DATE: 11/11/2011 DRAWN BY: [redacted] CHECKED BY: [redacted]	A-2
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SCHEIDT, J. A. <sup>1</sup> 1973. p. 1-23

