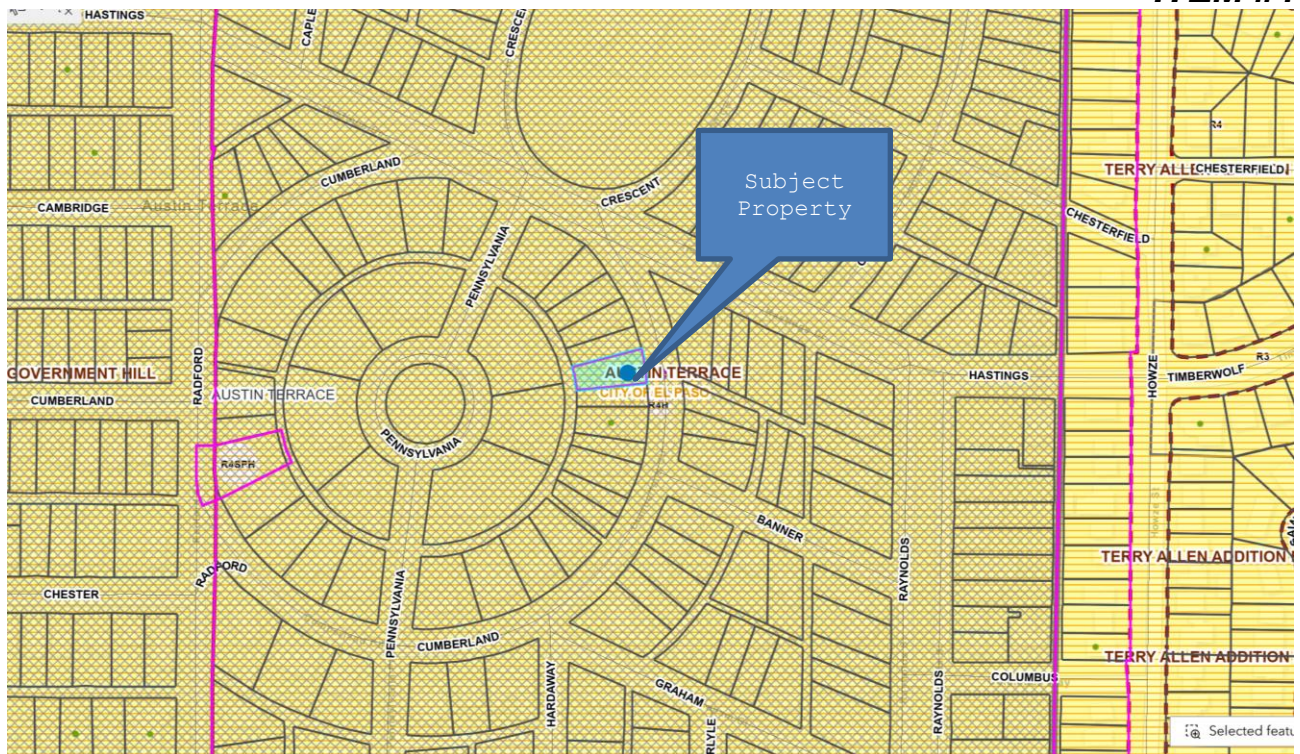




**PHAP25-00024**

**Date:** July 10, 2025  
**Application Type:** Certificate of Appropriateness  
**Property Owner:** Patricia Beltran  
**Representative:** Patricia Beltran  
**Legal Description:** 101 Government Hill N 10 Ft Of 15 & S 45 Ft Of 16 (6446.40 Sq Ft), City of El Paso, El Paso County, Texas  
**Historic District:** Austin Terrace  
**Location:** 4771 Cumberland Avenue  
**Representative District:** #2  
**Existing Zoning:** R-4/H (Residential/Historic)  
**Year Built:** 1937  
**Historic Status:** Contributing  
**Request:** Certificate of Appropriateness for construction of an addition on a secondary façade  
**Application Filed:** 6/26/2025  
**45 Day Expiration:** 8/10/2025

**ITEM #4**



**GENERAL INFORMATION:**

The applicant seeks approval for:

Certificate of Appropriateness for construction of an addition on a secondary facade

**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:

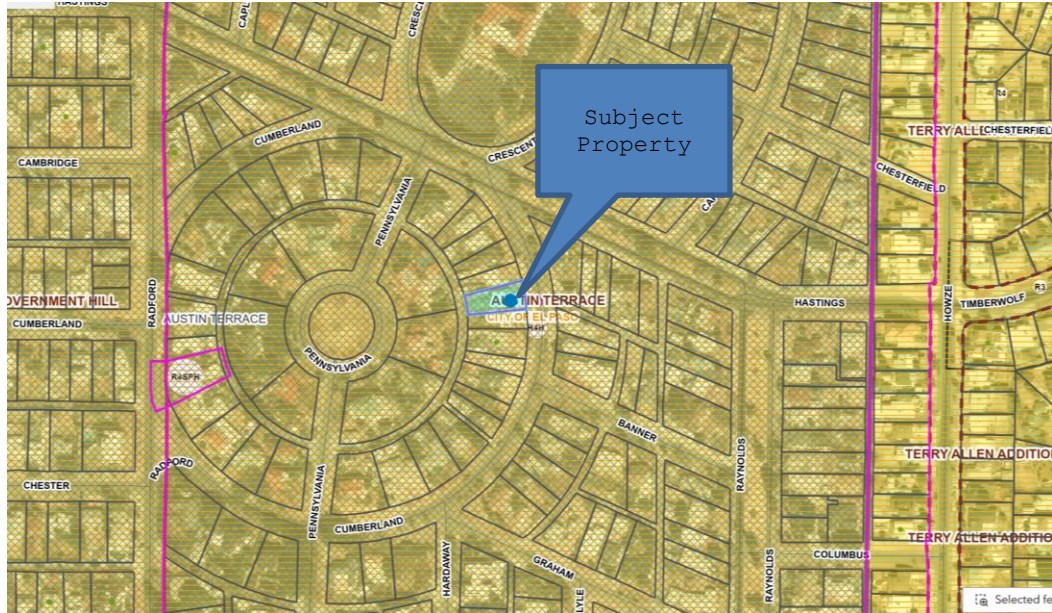
- *New additions should be designed and constructed so that the character-defining features of the historic building are not radically changed, obscured, damaged or destroyed in the process of rehabilitation.*
- *Any new addition should be planned so that it is constructed to the rear of the property or on a non-character defining elevation and is minimally visible from the public right of way.*
- *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.*

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

- *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.*
- *New additions and adjacent or related new construction shall 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 addition be relocated to the rear façade, that the exterior cladding be changed to a different material, and that the details (window, lantern, door, and railing) be altered to reflect the period of construction and not give a false sense of history.*

## AERIAL MAP



SITE PLAN

FABRIC

DESIGN • BUILD

1148 S. New Grande Ave., Ste. A-21  
El Paso, TX 79903  
Office: 915.444.4771  
www.fabricdesignbuild.com  
PROJECT: 14-0005

4771  
CUMBERLAND

DATE: 11-14-2014  
PAUSE: 11-14-2014  
SCHEDULE:

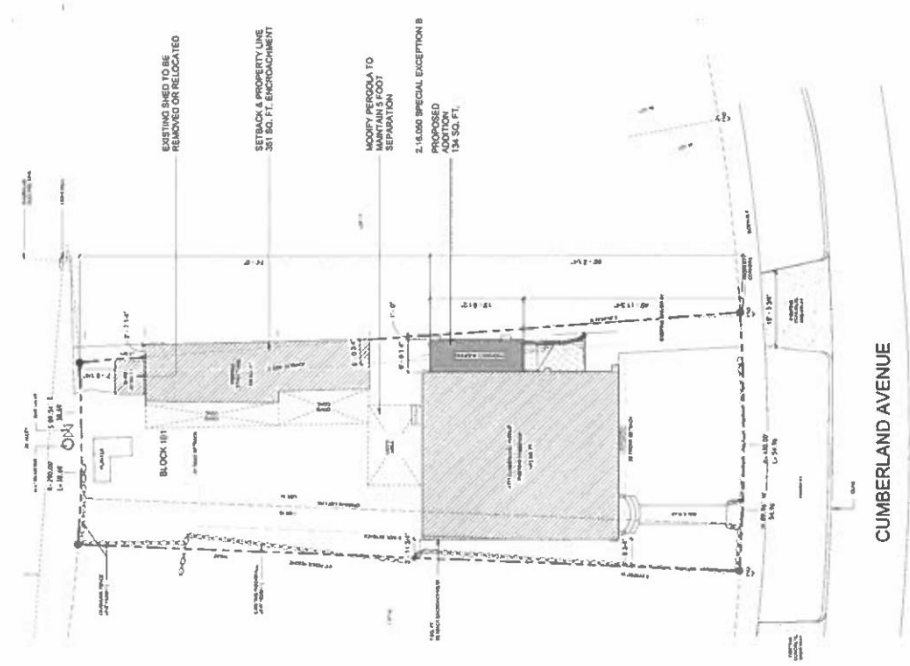
REVISIONS:

1

NORTH

SITE PLAN

A1



1 SITE PLAN  
A1 SCALE: 3/32" = 1'-0"





### ELEVATION OF NEW ADDITION

