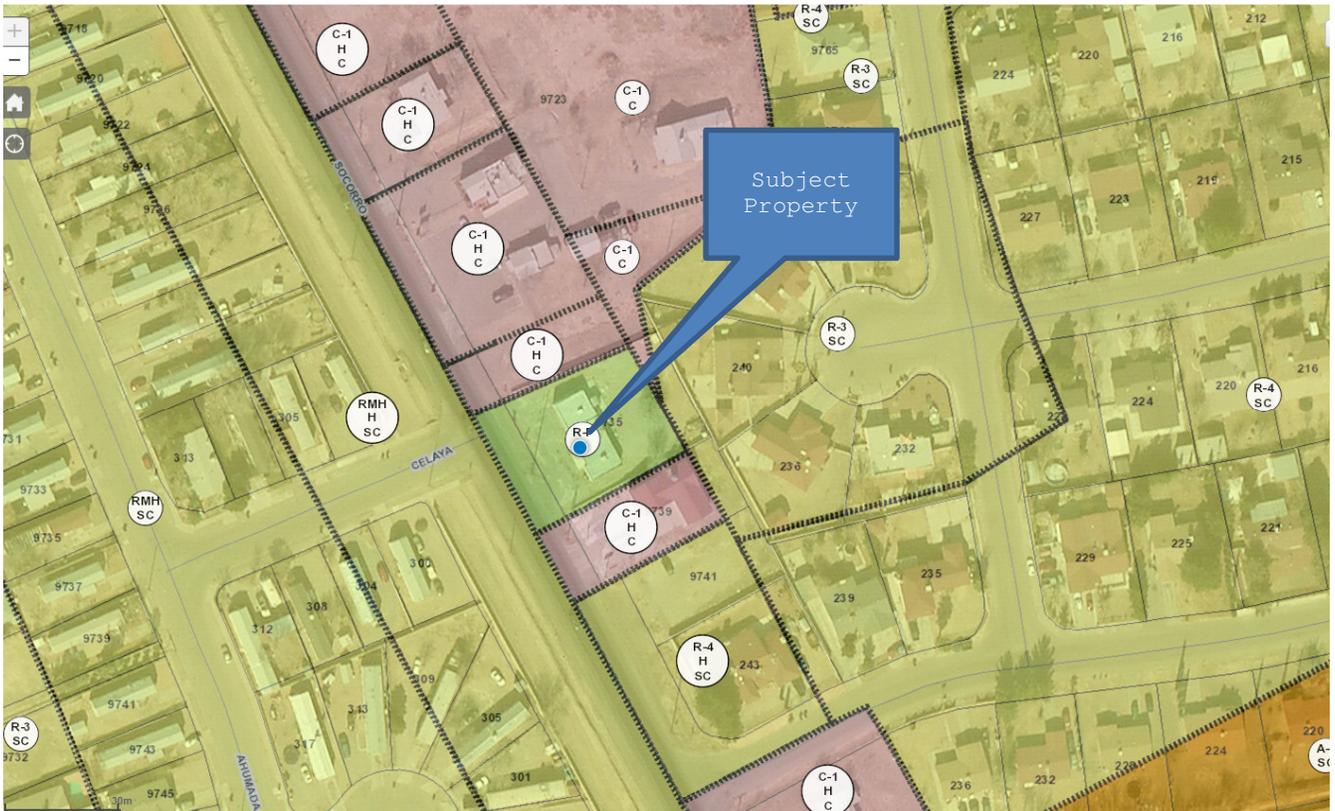




PHAP15-00009

Date: April 6, 2015
Application Type: Certificate of Appropriateness
Property Owner: Consuelo Luna
Representative: Raymond Alvarado
Legal Description: Being 51 Ysleta Tr. 14-A, City of El Paso, City of El Paso, El Paso County, Texas
Historic District: Mission Trail
Location: 9735 Socorro Road
Representative District: #6
Existing Zoning: R-F/H (Ranch-Farm/Historic)
Year Built: c. 1960
Historic Status: Contributing
Request: Certificate of Appropriateness for the rehabilitation of the property after a fire to include partial demolition, construction of a carport, installation of windows, doors, paving, driveway, and sidewalk
Application Filed: 3/9/2015
45 Day Expiration: 4/23/2015

ITEM #1



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for the rehabilitation of the property after a fire to include partial demolition, construction of a carport, installation of windows, doors, paving, driveway, and sidewalk

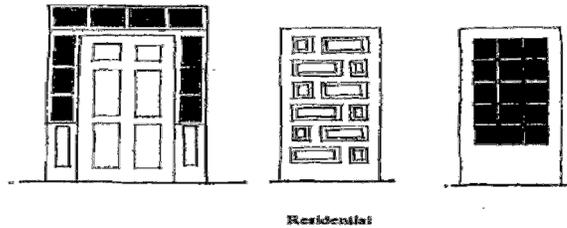
STAFF RECOMMENDATION:

The Historic Preservation Office recommends APPROVAL WITH A MODIFICATION of the proposed scope of work based on the following recommendations:

The Mission Trail Design Guidelines recommend the following:

- *The character of the Mission Trail Historic District should be preserved through proper design and construction practices.*
- *Sidewalks within the Mission Trail Historic District are limited. This is due, in part, to the fact that the area is primarily rural. Almost all of the sidewalks are made of concrete.*
- *Most residential structures have parking at the rear of the property in the form of a garage or carport. Effort should be taken to maintain the original parking area. When repair or replacement is required, the existing garage or driveway should be replaced in kind.*
- *Paved areas for driveways should be kept to a minimum. Acceptable driveway materials are concrete, asphalt or masonry.*
- *Use plantings to screen parking areas.*
- *Socorro Road is a farm road in need of landscaping. Planting trees with a combination of shrubs and/or ground coverings can greatly enhance this road. Properly designed landscaping can set the tone for immediate and surrounding areas.*
- *Windows should be repaired rather than replaced. In most cases this will simply entail removing old paint, installing new weather stripping, and then repainting. If windows are damaged beyond repair, replacement windows should match the type, style, material and finish of the original. Do not plug, cover, or widen windows if they are on the exterior walls of the original structure.*
- *If existing doors are beyond repair, new ones should be installed. New doors should match original materials and should also be similar in design.*

Doors appropriate to the Mission Trail Historic District:



•

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

- *A property will be used as it was historically or be given a new use that requires minimal change in its distinctive materials, features, spaces, and spatial relationships.*
- *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*
- *Each property will be recognized as a physical record of its time, place, and use.*
- *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*
- *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
- *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
- *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall 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 garage be rehabilitated so that it can be used or that the carport be located to the rear of the property behind the house.

