PHAP16-00004

Date:	April 18, 2016
Application Type:	Certificate of Appropriateness
Property Owner:	Gus and Flora Sambrano
Representative:	El Paso Water Utilities
Legal Description:	33 Manhattan Heights 8 to 10, City of El Paso, El Paso County, Texas
Historic District:	Manhattan Heights
Location:	1500 Elm Street
Representative District:	#2
Existing Zoning:	R-3/H (Residential/Historic)
Year Built:	1918
Historic Status:	Contributing
Request:	Reconsideration of changes to an approved Certificate of Appropriateness for the paving of the parkways after-the-fact
Application Filed:	4/13/2016
45 Day Expiration:	5/28/2016

ITEM #2

GENERAL INFORMATION:

The applicant seeks approval for:

Reconsideration of changes to an approved Certificate of Appropriateness for the paving of the parkways after-the-fact

STAFF RECOMMENDATION:

The Historic Preservation Office recommends APPROVAL WITH A MODIFICATION 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 and replacement portions of sidewalks and driveways shall be constructed in material, finish, color, scoring, grid pattern, and control joints to match existing or the surrounding original paving.

- Many of the parkways were landscaped originally and therefore landscaping is still recommended as the proper treatment for a parkway.

- However, in certain cases where issues such as water conservation and maintenance are applicable, some types of hard surface coverings for 100% coverage may be considered on an individual basis by the Historic Landmark Commission. These include materials such as Franklin Mountain stone, landscaping rock, brick and other pavers that might be appropriate to the area.

- Keeping the historic character of the landscaping creates a pedestrian-friendly environment and maintains continuity along the street frontage. A street with uniformity is historically appropriate and in keeping with the character defining features of the district.

- Grass and sod may be removed from parkways provided not more than 50% of the area is covered with gravel or other masonry that is made of impervious materials (brick pavers, gravel, and masonry pavers). The remaining 50% must be covered with trees and/or living plants that provide ground cover. Any hardscape must be pervious and laid directly on the soil or on pervious fabric to allow water penetration.

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

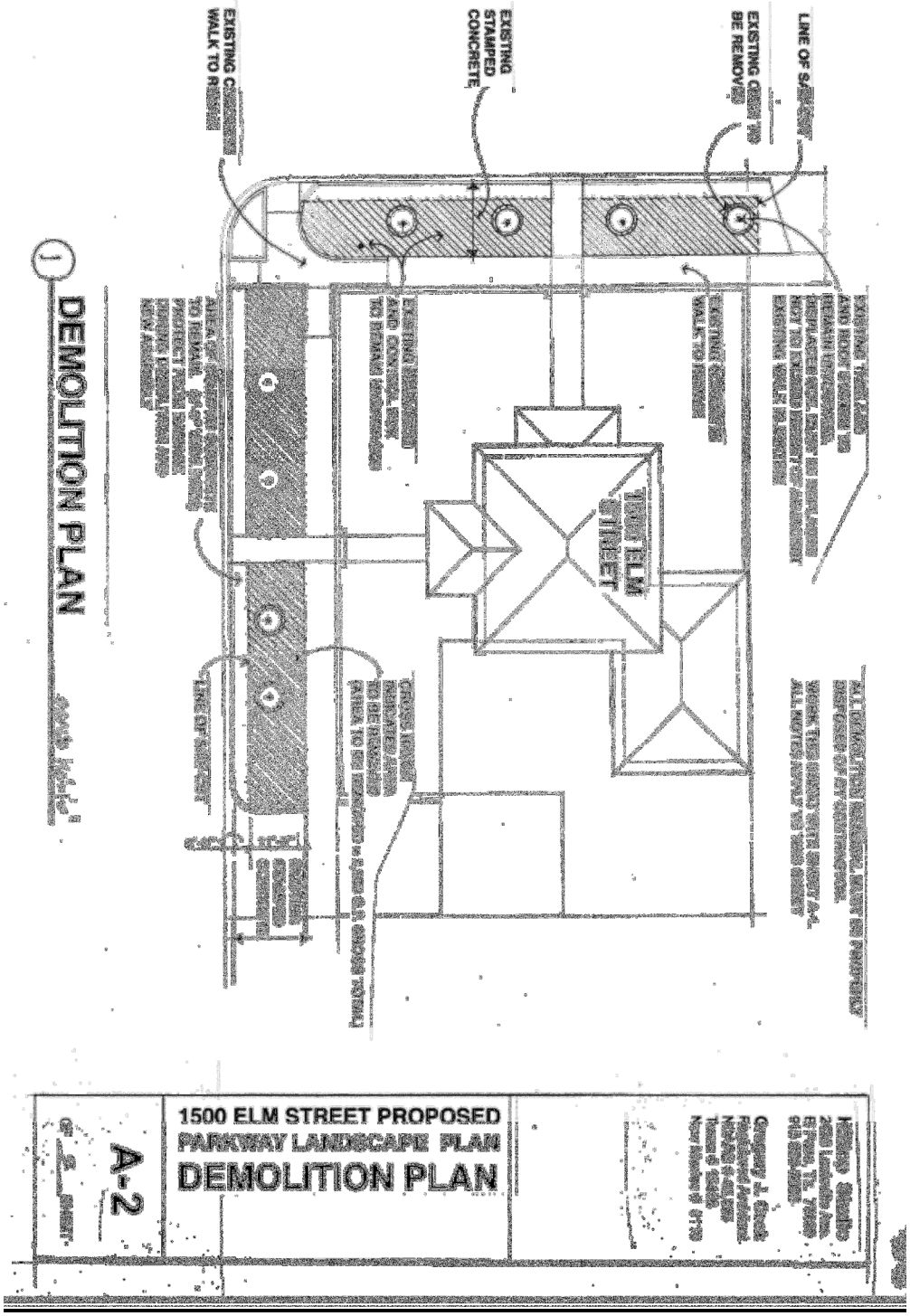
- The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- Distinctive materials, features, finishes, and construction techniques or examples of 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.

The modification is that the height of the rock wall shall be reduced to less than six inches so that the parkways can absorb water.

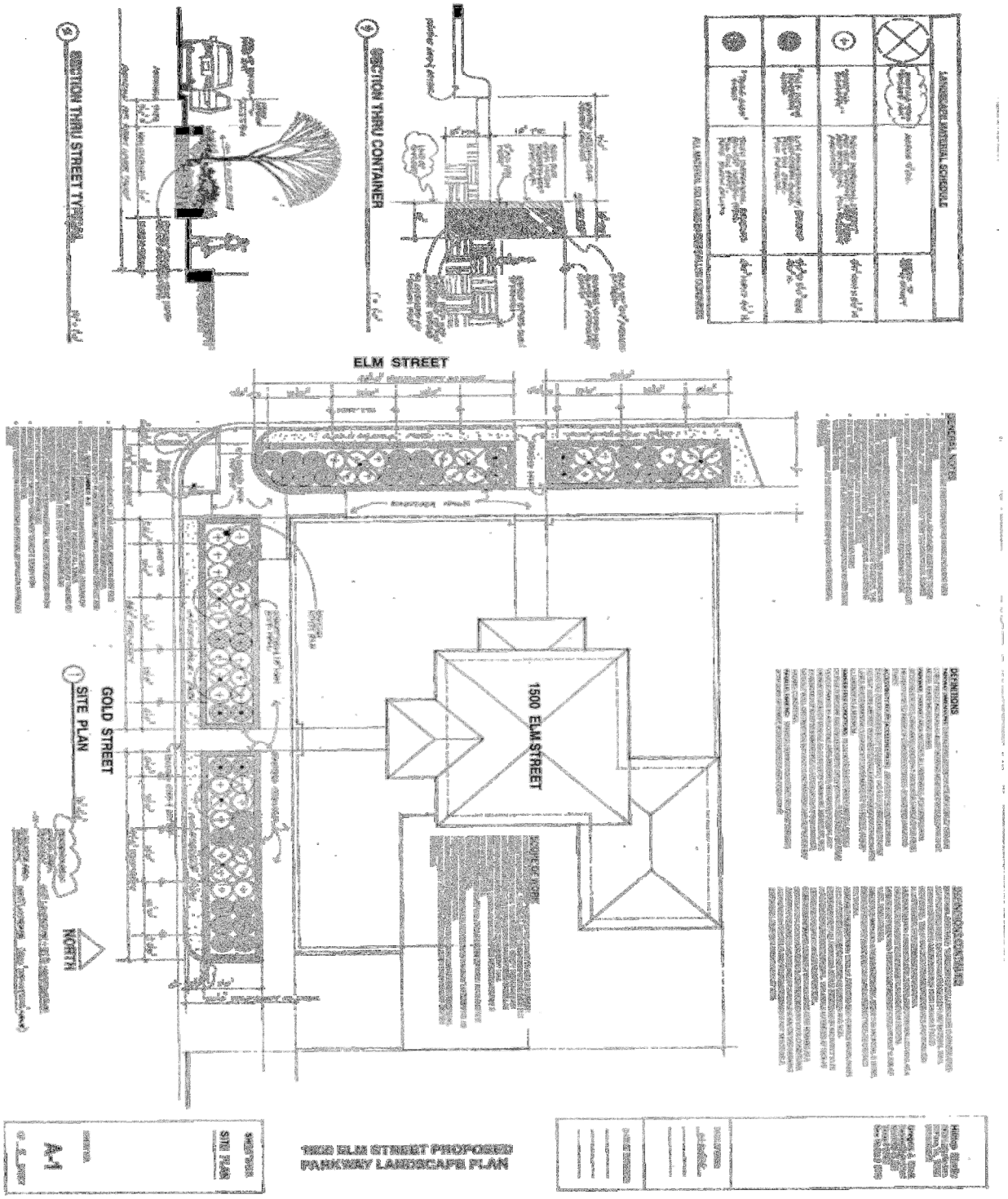
AERIAL MAP

Basemaps
Subject Property
COPPER
RAYNOR
ALLEY
GOLD
SAN DIEGO
BRONZE
GRANT
LOUISIANA
R-5
A-2
A-2 SC
R-5 SC

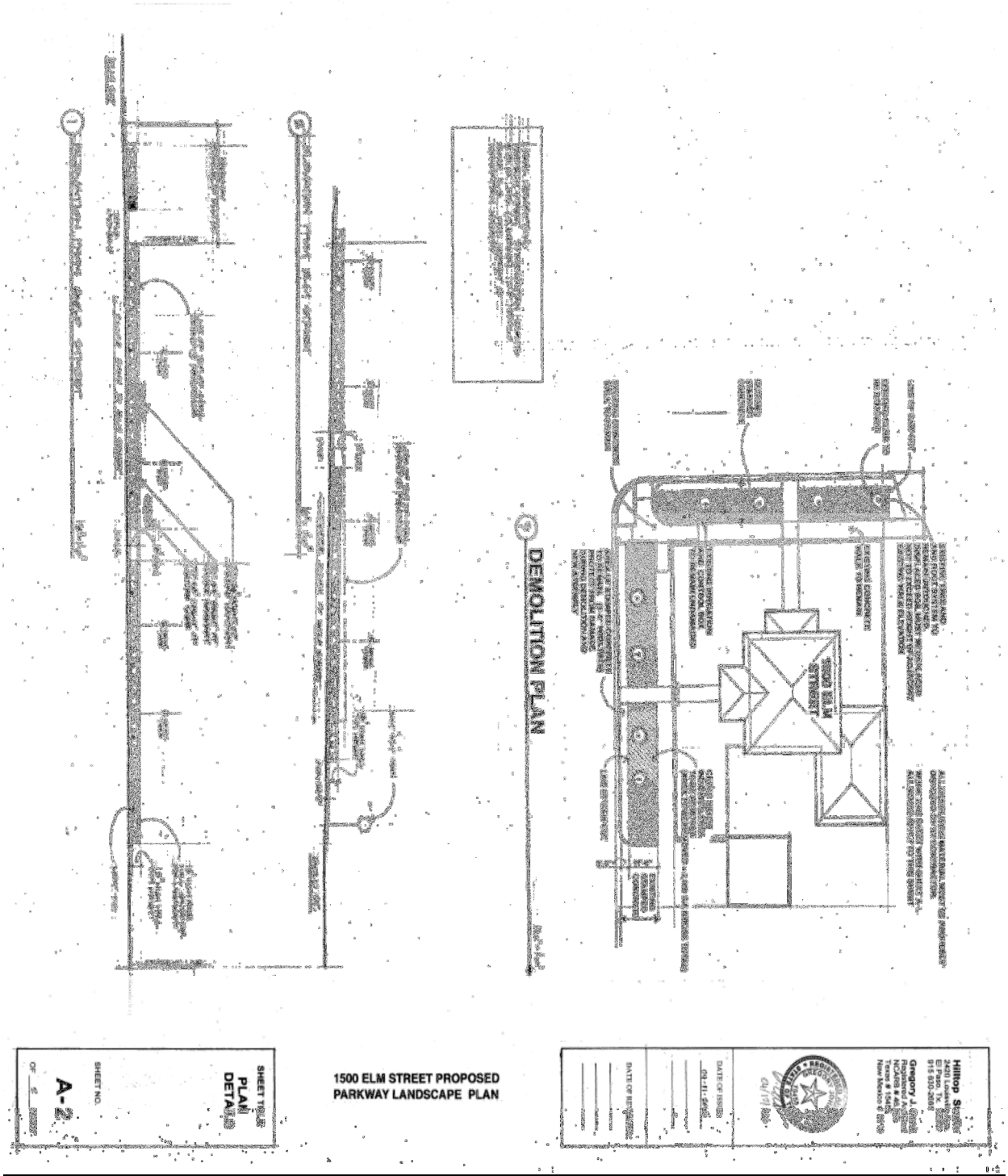
DEMOLITION PLAN



PROPOSED LANDSCAPE PLAN



ELEVATIONS



1500 ELM STREET PROPOSED
PARKWAY LANDSCAPE PLAN