



PHAP15-00010

Date: April 20, 2015
Application Type: Certificate of Appropriateness
Property Owner: T.J. Karam
Representative: T.J. Karam
Legal Description: Being Unt. 11n Fst Ave Loft Condominiums Plus 23.8 % Int. In Com. Area, City of El Paso, El Paso County, Texas
Historic District: Landmark
Location: 300 S. Florence Street
Representative District: #8
Existing Zoning: C-5/H (Commercial/Historic)
Year Built: 1925
Historic Status: Independent Landmark
Request: Certificate of Appropriateness for the extension of an existing rock wall to eight feet in height
Application Filed: 4/8/2015
45 Day Expiration: 5/23/2015

ITEM #1



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for the extension of an existing rock wall to eight feet in height

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:

- *Construction of new fences, stairs, or sidewalk rails and replacement of older existing fences is allowed on historic properties provided that the proposed site feature is of a compatible material and scale. Rock, brick, wood and wrought iron are acceptable materials but each case is decided individually.*
- *The height of the proposed fence should complement the structure (primarily as viewed from the street) and should not obstruct the public's view of the building.*
- *Solid walls are appropriate for the side property lines while an open fencing material is more appropriate for the front portion of the property.*
- *Introduce new fences and walls compatible in material, design, scale, location, and size with original fences and walls in the historic district.*
- *The height of the proposed fence should complement the structure and should not obstruct the public's view of the building. Any proposed fence higher than 6 ft., between buildings on an interior property line or across the rear property line, shall be reviewed by the HLC.*

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

- *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.*
- *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.*

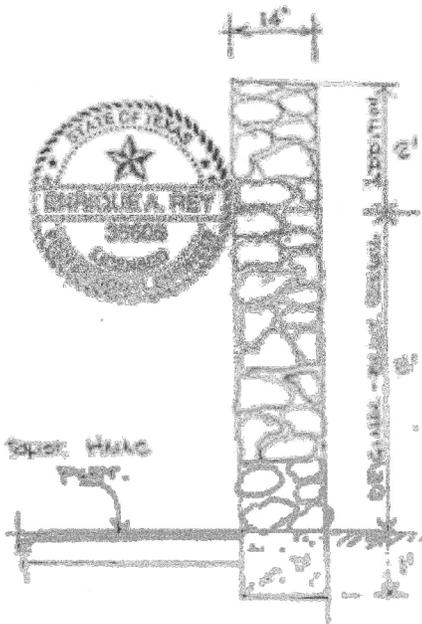
PLANS



Google earth



A



EAST. INTERIOR RECESSED (5")

TO BE RAISED TO 7'

WALL IS 14" WIDE, 85' LONG

PROJECT LOCATION: 500 S. FLORES ST.
EL PASO, TX 79901

NOTES:

- 1- OTHER WALLS TO BE RAISED UNLESS NOT SPECIFIED
- 2- ALL WALLS SHALL BE TO 6" FROM INTERIOR FINISH
- 3- ALL WALLS SHALL BE TO 6" FROM EXTERIOR FINISH
- 4- ALL WALLS TO BE FINISHED WITH BRICK
- 5- FOUNDATION (CONC) EXISTING
- 6- EXISTING WALL - NO VENT STACKS

[Signature]

ARCHITECT

200-75440

21 Mar 2015