



# PHAP16-00005

**Date:** May 16, 2016  
**Application Type:** Certificate of Appropriateness  
**Property Owner:** Victor Damasco  
**Representative:** Harold Kutz  
**Legal Description:** 19 Manhattan Heights 20 to 22 & N. 5 ft. of 23, City of El Paso, El Paso County, Texas  
**Historic District:** Manhattan Heights  
**Location:** 1815 Elm Street  
**Representative District:** #2  
**Existing Zoning:** R-3/H (Residential/Historic)  
**Year Built:** 1931  
**Historic Status:** Non-Contributing  
**Request:** Consideration of changes to an approved Certificate of Appropriateness for the paving of the parkway after-the-fact  
**Application Filed:** 4/28/2016  
**45 Day Expiration:** 6/12/2016

## ITEM #2



## **GENERAL INFORMATION:**

The applicant seeks approval for:

Consideration of changes to a Certificate of Appropriateness for the paving of the parkway 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:

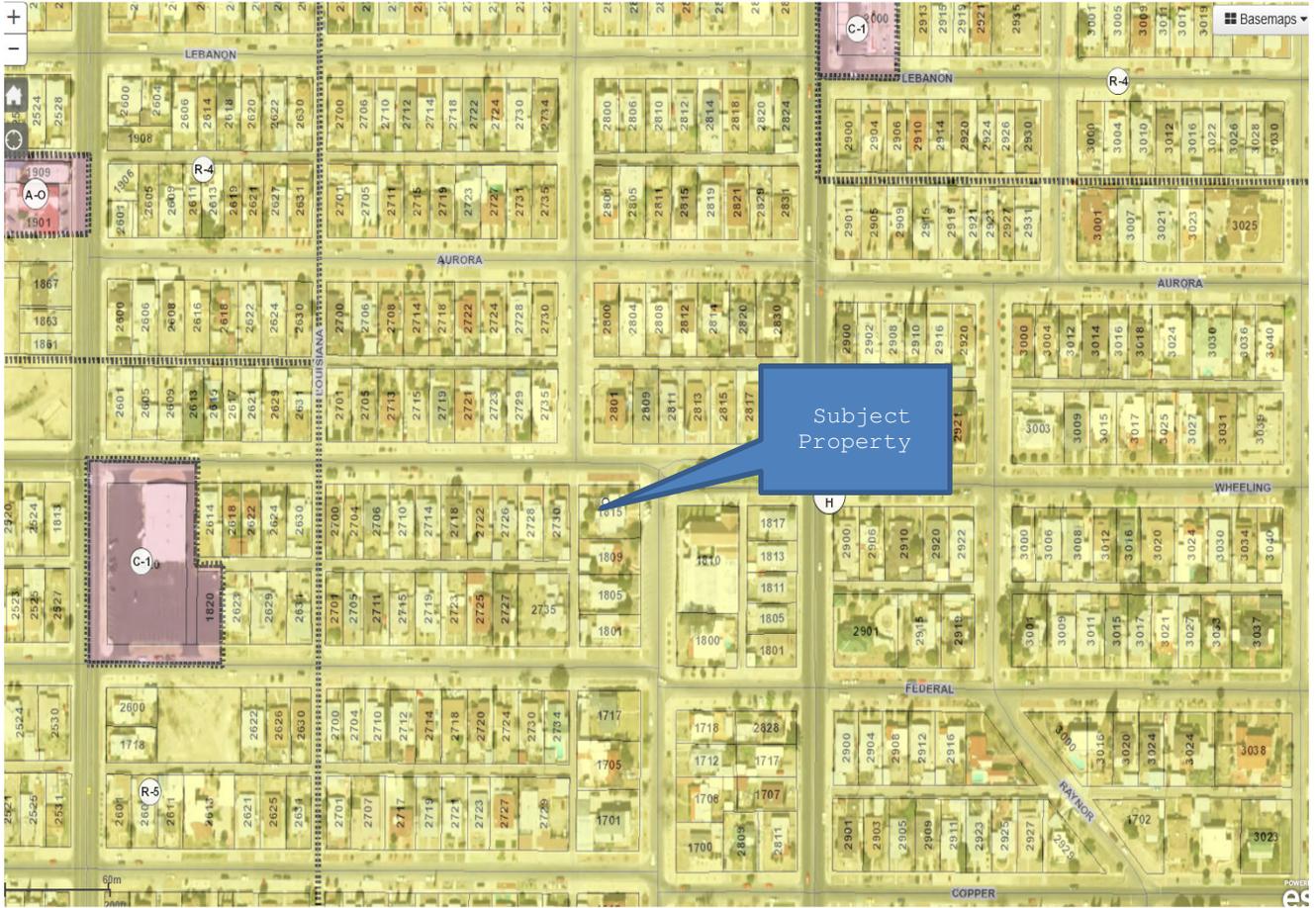
- New and replacement portions of sidewalks and driveways shall be constructed in material, finish, color, scoring, grid pattern, and control joints to match existing or the surrounding original paving.
- Many of the parkways were landscaped originally and therefore landscaping is still recommended as 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 paving material be removed and replaced with turf/grass.

# AERIAL MAP



# SITE PLAN



Landscaped Area Calculations:  
Stamped Concrete = 1,326 SF

Plot Plan  
1815 Elm  
El Paso, TX, 79930

**LANDSCAPED PARKWAY C. 2000**



**PARKWAY PRIOR TO 2013**



Condition of parkway landscaping on Wheeling prior to improvements.  
Physical address of subject property is 1815 Elm. Property is a corner lot.

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**CURRENT PARKWAY**

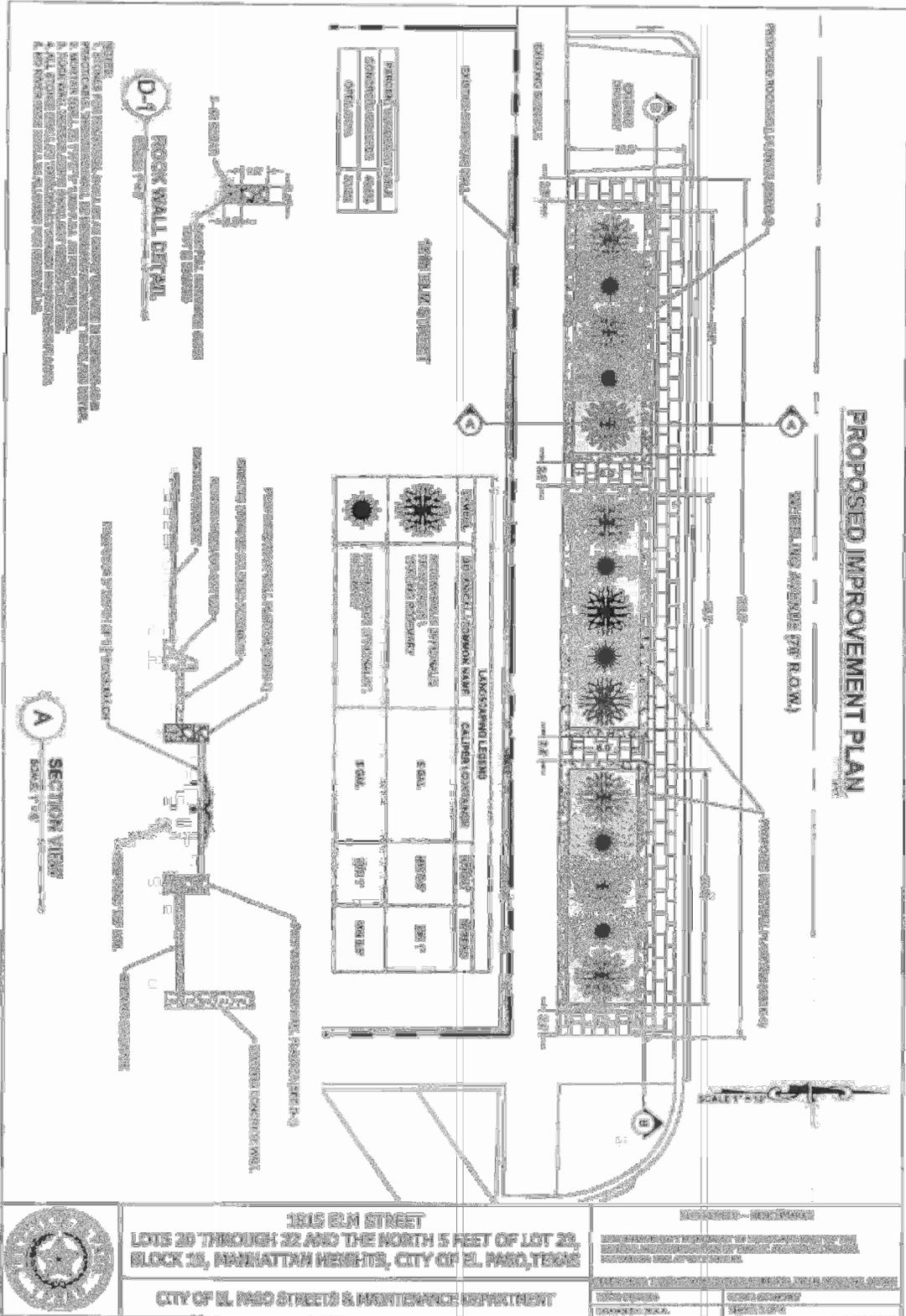


Parkway improvements at northwest corner of Elm and Wheeling.  
Physical address of subject property is 1815 Elm.

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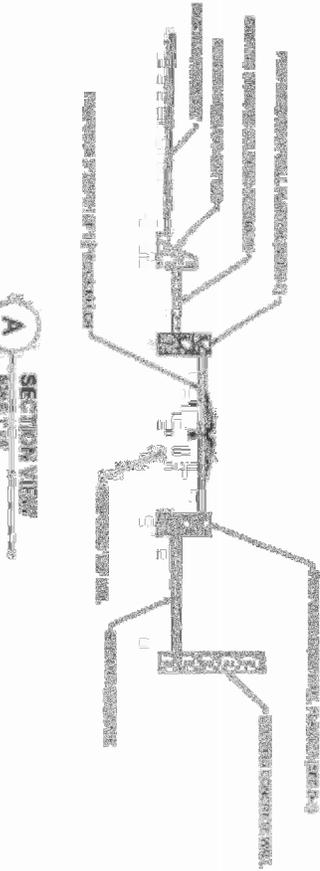


# PROPOSED PLAN



**D-1 ROCK WALL DETAIL**  
 SCALE: 1/4" = 1'-0"

1. 6" SAND  
 2. 4" GRAVEL  
 3. 4" SAND  
 4. 12" ROCK WALL  
 5. 4" SAND  
 6. 4" GRAVEL  
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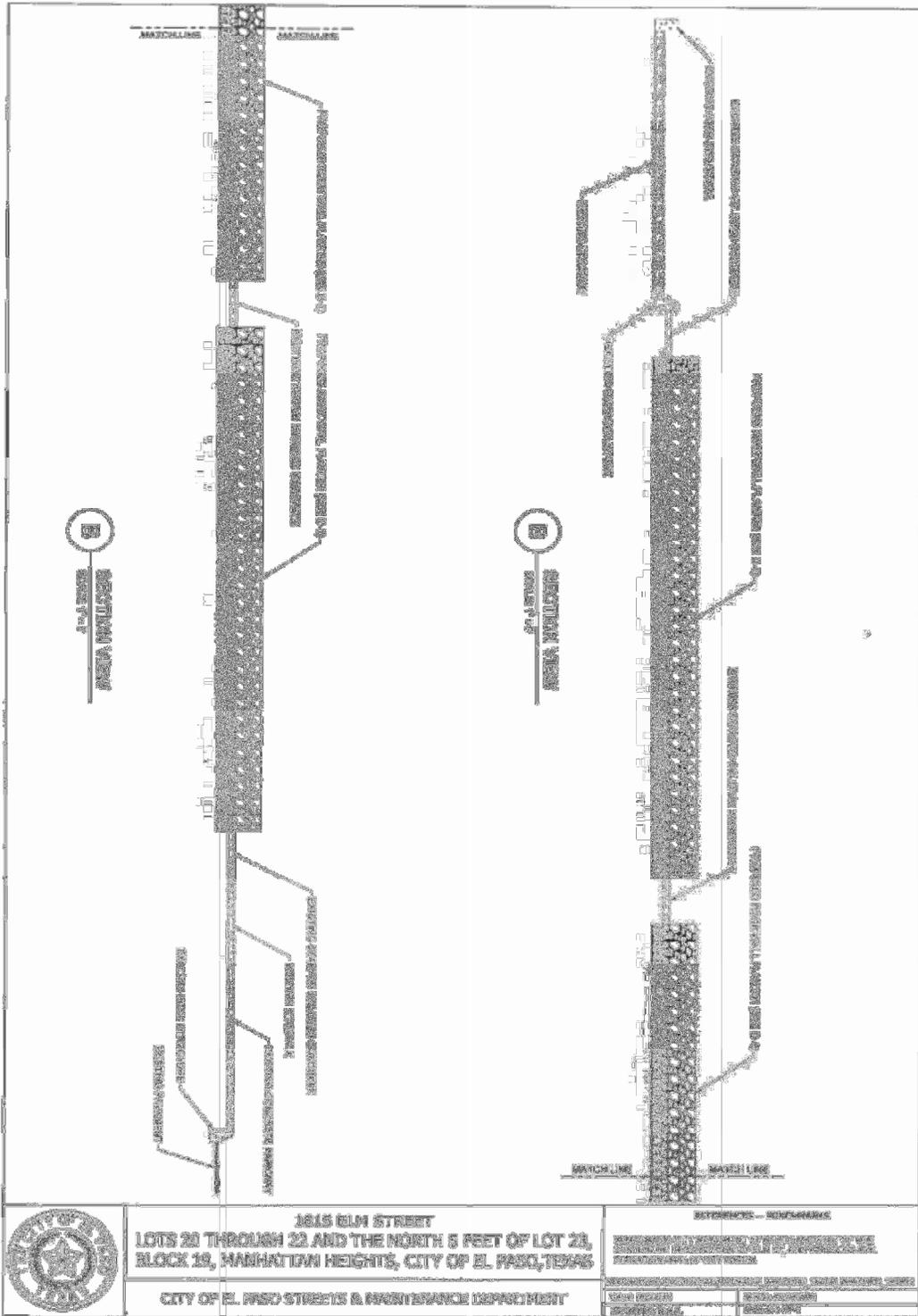


**1815 ELM STREET**  
**LOTS 20 THROUGH 22 AND THE NORTH 5 FEET OF LOT 23,**  
**BLOCK 25, MANHATTAN HEIGHTS, CITY OF EL PASO, TEXAS**

**CITY OF EL PASO STREETS & MAINTENANCE DEPARTMENT**

DESIGNED - HORTON	
CITY OF EL PASO DEPARTMENT OF PUBLIC WORKS 1000 W. WASHINGTON STREET, SUITE 1000, EL PASO, TEXAS 79901 (915) 768-2000	
DATE: 08/15/2018	SCALE: 1/4" = 1'-0"
PROJECT: 1815 ELM STREET	DATE: 08/15/2018

# PROPOSED SECTIONS



**1815 ELM STREET**  
**LOTS 20 THROUGH 22 AND THE NORTH 5 FEET OF LOT 23,**  
**BLOCK 19, MANHATTAN HEIGHTS, CITY OF EL PASO, TEXAS**  
**CITY OF EL PASO STREETS & MAINTENANCE DEPARTMENT**

REFERENCES - REFERENCES	
<small>           STANDARD SPECIFICATIONS FOR CONSTRUCTION OF STREETS AND HIGHWAYS            SEVENTH EDITION, 1988         </small>	
<small>YEAR PREPARED</small>	<small>DESIGN PROJECT</small>
<small>DESIGNED BY</small>	<small>CONTRACT NO.</small>