



## PHAP15-00013

**Date:** May 18, 2015  
**Application Type:** Certificate of Appropriateness  
**Property Owner:** El Paso Independent School District  
**Representative:** CEA Group  
**Legal Description:** Being 32 Sunset Heights 1 To 30, City of El Paso, El Paso County, Texas  
**Historic District:** Sunset Heights  
**Location:** 220 Lawton Drive  
**Representative District:** #8  
**Existing Zoning:** R-4/H (Residential/Historic)  
**Year Built:** 1940  
**Historic Status:** Landmark  
**Request:** Certificate of Appropriateness for the removal of the existing asphalt playground area and replacement with landscaping, hardscaping, concrete, chain link fencing, sidewalks, artificial turf, and a safety surface for playground equipment  
**Application Filed:** 5/4/2015  
**45 Day Expiration:** 6/18/2015

### ITEM #2



## **GENERAL INFORMATION:**

The applicant seeks approval for:

Certificate of Appropriateness for the removal of the existing asphalt playground area and replacement with landscaping, hardscaping, concrete, chain link fencing, sidewalks, artificial turf, and a safety surface for playground equipment

## **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:

- *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. Cinder block and chain link fencing are relatively recent developments and are therefore not appropriate fencing materials.*
- *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.*
- *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.*
- *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.*
- *Landscaping is an inherent part of a building's siting and design. Good landscaping reinforces the architectural qualities of a structure and its context. When new landscaping is planned, it should be designed to complement the structure and the streetscape. Materials which can be documented as being historic to the area should be given first priority.*

- *Retain mature trees that contribute to the character of the historic district.*
- *Retain mature trees that contribute to the character of the historic district.*
- *Maintain the property's natural topography, and avoid grading that adversely affects drainage and soil stability or could negatively impact existing trees.*
- *Retain historic landscape materials such as brick or pavers.*
- *Replace mature trees with similar canopy and in the same location when they are damaged or diseased. When the same site location is not practical, select a location for replacement trees that will enhance the appearance and character of the historic streetscape or provide shade.*

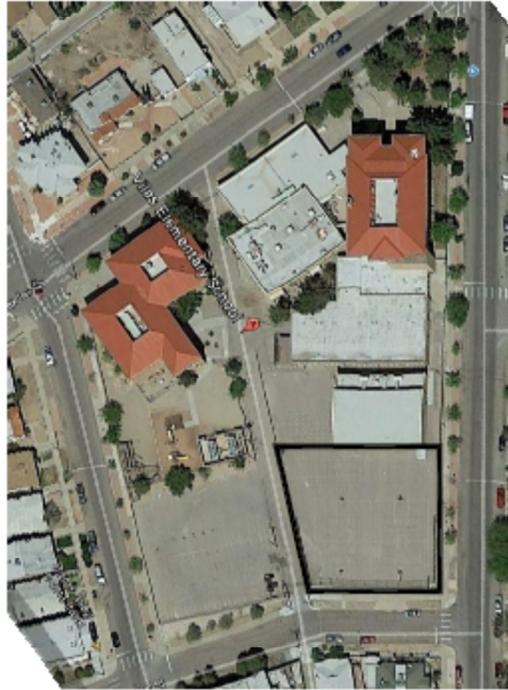
*The Secretary of the Interior's Standards for Rehabilitation recommend the following:*

- *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.*

*The modification is that the artificial turf be replaced with real grass.*



# SITE PLAN



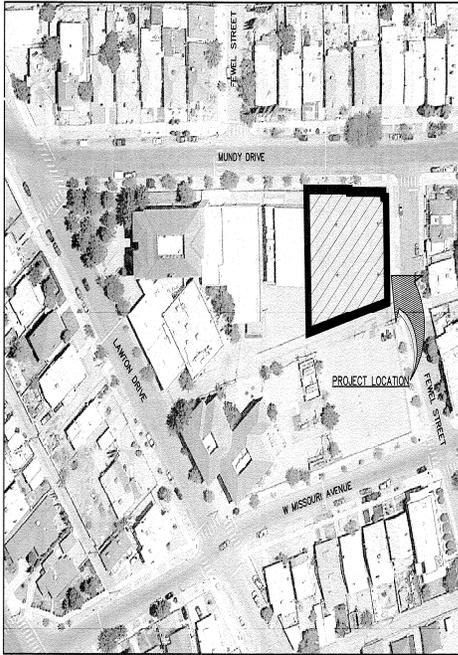
REFERENCE IMAGE



NORTH  
NOT TO SCALE

# SITE AND DEMOLITION PLANS

LANDSCAPE PLAN ..... L1  
IRRIGATION PLAN ..... L2



### SCOPE OF WORK DESCRIPTION

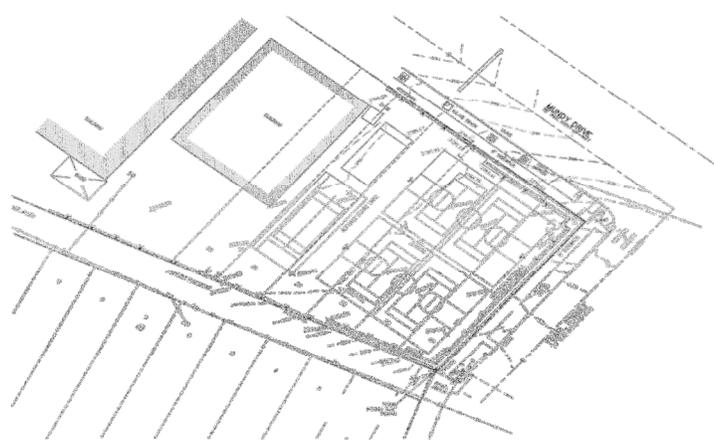
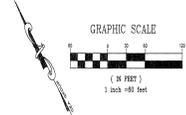
- BASE BID** SHALL INCLUDE PROPOSED IMPROVEMENTS TO EXISTING PLAYCOURT AREAS AS SHOWN ON SHEETS 03-20, 11, 12, AND RELATED DETAILS. IN GENERAL, THE SCOPE OF WORK SHALL INCLUDE, BUT IS NOT LIMITED TO, DEMOLITION OF EXISTING PLAYCOURT ASPHALT, ALL NECESSARY GRADING, INSTALLATION OF: NEW ARTIFICIAL TURF, NEW CONCRETE SIDEWALK, NEW PLANTER AREAS, NEW TREES AND SHRUBS, AND CHAIN-LINK FENCE.
- ADDITIVE ALTERNATE #1** SHALL INCLUDE SAFETY SURFACING 3,300 S.F., COMPLETE IN PLACE. DEMOLITION OF PAVEMENT NOT PART OF PROJECT. EPSD TO DEMOLISH PAVEMENT PRIOR TO PROJECT COMPLETION.)

### LEGEND

	BENCHMARK		NEW ARTIFICIAL TURF AS SPECIFIED IN LANDSCAPE PLAN
	EXISTING BASKETBALL EQUIPMENT		NEW LANDSCAPED SCREENING, AS SPECIFIED IN LANDSCAPE PLANS
	EXISTING CHAIN LINK FENCE		NEW PEA GRAVEL, AS SPECIFIED IN LANDSCAPE PLANS
	EXISTING ROCKWALL		NEW CONCRETE SIDEWALK
	EXISTING CURB		NEW CONCRETE HARDSCAPE COLOR: "SMOKE"-DARK GRAY
	EXISTING OVERHEAD ELECTRIC		NEW H.V.A.C. PAVEMENT
	EXISTING GUY WIRE		NEW CHAINLINK FENCE
	EXISTING POWER POLE		NEW 6" HEADER CURB
	EXISTING SHED		NEW 6" CONCRETE MONSTRIP, REFER TO LANDSCAPE PLANS
	EXISTING GUARD POST		EXPANSION JOINT
	EXISTING BACKFLOW PREVENTER		CONTRACTION JOINT
	EXISTING WATER METER		SAFETY SURFACING (ALTERNATE NO. 1)
	FINISHED GROUND CONTOUR ELEVATION (NODD)		
	FINISHED GROUND CONTOUR ELEVATION (INTERMEDIATE)		
	EXISTING GROUND CONTOUR ELEVATION (NODD)		
	EXISTING GROUND CONTOUR ELEVATION (INTERMEDIATE)		
	TOP OF CURB ELEVATION		
	TOP OF SIDEWALK ELEVATION		
	TOP OF FINISHED GRADE ELEVATION		
	STANDARD DETAIL/SECTION NUMBER		
	SHEET NUMBER WHERE STANDARD/SECTION DETAIL IS LOCATED		

### ABBREVIATIONS

BLDG	EXISTING BUILDING
CC	EXISTING CONCRETE
LP	LOW POINT
HP	HIGH POINT
ELEV	ELEVATION
TL	TOP OF LEADER CURB
TP	TOP OF PAVEMENT
TRICAL	TRICAL
ROW	RIGHT OF WAY
PL	PROPERTY LINE
F.S.	FRESH GRAVEL
EG	EXISTING GRADE
MIN	MINIMUM
Q	QUANTITY
CAP	CAPACITY
REN	REINFORCED CONCRETE PPE
EXP	EXPECTED
INV	INVERT
CFS	CUBIC FEET PER SECOND
A	AREA
DA	DRAINAGE AREA
LF	LINEAR FEET
STD	STANDARD
CONC	CONCRETE
L	LENGTH
S	SLOPE
TEMP	TEMPORARY
V	VELOCITY IN FEET PER SECOND
AS	ASIDE
CU	CONSTRUCTION JOINT
ET	EXPANSION JOINT

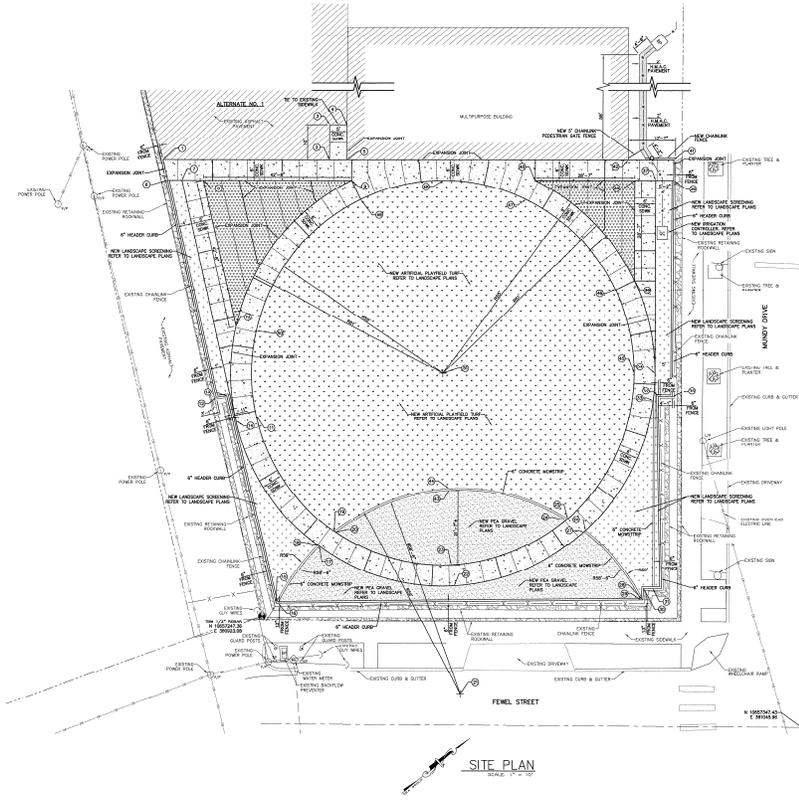


TOPOGRAPHIC SURVEY  
DATE: 08/15/2023

**LEGEND**

- EXISTING BOUNDARY
- EXISTING CONCRETE
- EXISTING ASPHALT
- EXISTING GRAVEL
- EXISTING SAND
- EXISTING SOIL
- EXISTING ROCK
- EXISTING TREE
- EXISTING SHRUB
- EXISTING FENCE
- EXISTING SIGN
- EXISTING LIGHT
- EXISTING UTILITY
- EXISTING ELEVATION
- EXISTING AREA
- EXISTING VOLUME
- EXISTING WEIGHT
- EXISTING LENGTH
- EXISTING WIDTH
- EXISTING HEIGHT
- EXISTING DEPTH
- EXISTING DIAMETER
- EXISTING RADIUS
- EXISTING ANGLE
- EXISTING PERCENT
- EXISTING RATIO
- EXISTING FRACTION
- EXISTING DECIMAL
- EXISTING INTEGER
- EXISTING REAL
- EXISTING COMPLEX
- EXISTING VECTOR
- EXISTING SCALAR
- EXISTING MATRIX
- EXISTING TENSOR
- EXISTING QUANTUM
- EXISTING CLASSICAL
- EXISTING MODERN
- EXISTING TRADITIONAL
- EXISTING HISTORICAL
- EXISTING PREHISTORICAL
- EXISTING PALEONTOLOGICAL
- EXISTING ARCHAEOLOGICAL
- EXISTING ETHNOLOGICAL
- EXISTING LINGUISTICAL
- EXISTING ANTHROPOLOGICAL
- EXISTING GEOLOGICAL
- EXISTING COSMOLOGICAL
- EXISTING ASTROLOGICAL
- EXISTING METEOROLOGICAL
- EXISTING CLIMATOLOGICAL
- EXISTING OCEANOLOGICAL
- EXISTING ATMOSPHERICAL
- EXISTING ENVIRONMENTAL
- EXISTING ECOLOGICAL
- EXISTING BOTANICAL
- EXISTING ZOOLOGICAL
- EXISTING AGRICULTURAL
- EXISTING FORESTRY
- EXISTING FISHERY
- EXISTING HUNTING
- EXISTING GARDENING
- EXISTING LANDSCAPE
- EXISTING ARCHITECTURAL
- EXISTING ENGINEERING
- EXISTING CONSTRUCTION
- EXISTING MAINTENANCE
- EXISTING REPAIR
- EXISTING REPLACEMENT
- EXISTING RENOVATION
- EXISTING RESTORATION
- EXISTING PRESERVATION
- EXISTING PROTECTION
- EXISTING MANAGEMENT
- EXISTING PLANNING
- EXISTING DESIGN
- EXISTING CONSTRUCTION
- EXISTING OPERATION
- EXISTING MAINTENANCE
- EXISTING DEMOLITION

# PROPOSED PLAN AND SECTIONS



**UTILITY LOCATOR SERVICES**  
 THE UTILITY CORPORATION (512) 752-3143  
 2400 W. WILSON ST. (512) 752-3143  
 P. PAGE WATER UTILITIES (512) 584-5200  
 6500 W. COMMERCE ST. (512) 584-5200  
 8101 W. 34TH ST. (512) 584-5200  
 8101 W. 34TH ST. (512) 584-5200



**SCOPE OF WORK DESCRIPTION**

1. NEW 1/2" PEEL-AND-STAY PAVING WITH 2" GRANULAR FILL AND 4" ASPHALT SURFACE AS SHOWN ON SHEET C-10. SEE RELATED SHEETS. A DRAINAGE DITCH TO BE INSTALLED AT THE PERIMETER OF THE PLAYFIELD. NEW PLANTING AREAS WITH TREES AND SHRUBS AND SHAW-LAWN FIELDS.
2. EXISTING ASPHALT TO BE REPAIRED TO MATCH EXISTING PAVEMENT PATTERNS TO EXISTING DRIVEWAYS.

**NOTES**

1. REFER TO LANDSCAPE ARCHITECTURE PLANS FOR TYPE AND SPECIFICATIONS OF NEW TREES.
2. REFER TO ARCHITECTURE PLANS FOR LAYOUT AND DETAILS OF NEW BUILDING SECTION.
3. REFER TO ARCHITECTURE SECTION PLANS FOR TYPE AND SPECIFICATIONS.

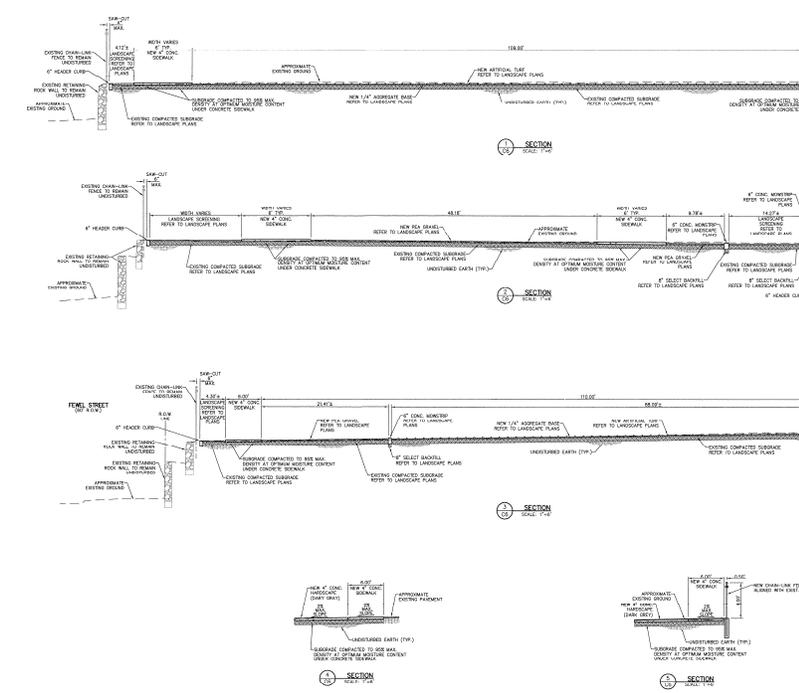
**LEGEND**

- NEW ARTIFICIAL TURF AS SPECIFIED IN LANDSCAPE PLAN
- NEW LANDSCAPE MATERIALS AS SPECIFIED IN LANDSCAPE PLAN
- NEW ASPHALT, AS SPECIFIED IN LANDSCAPE PLAN
- NEW CONCRETE SIDEWALK, REFER TO DETAIL C-10
- NEW CONCRETE SIDEWALK, COLOR: "TAN" OR "DARK GRAY", REFER TO DETAIL C-10
- NEW PAVEMENT, REFER TO DETAIL C-10
- NEW CHALKLINE, REFER TO DETAIL C-10
- NEW 1/2" PEEL-AND-STAY PAVING
- NEW 1/2" CONCRETE SIDEWALK, REFER TO DETAIL C-10
- EXPANSION JOINT
- SAFETY BARRIERS IN EXISTING LOT

**COORDINATE TABLE**

POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
1	1087784.771	30684.120	21	1087784.771	30684.120
2	1087784.771	30684.120	22	1087784.771	30684.120
3	1087784.771	30684.120	23	1087784.771	30684.120
4	1087784.771	30684.120	24	1087784.771	30684.120
5	1087784.771	30684.120	25	1087784.771	30684.120
6	1087784.771	30684.120	26	1087784.771	30684.120
7	1087784.771	30684.120	27	1087784.771	30684.120
8	1087784.771	30684.120	28	1087784.771	30684.120
9	1087784.771	30684.120	29	1087784.771	30684.120
10	1087784.771	30684.120	30	1087784.771	30684.120
11	1087784.771	30684.120	31	1087784.771	30684.120
12	1087784.771	30684.120	32	1087784.771	30684.120
13	1087784.771	30684.120	33	1087784.771	30684.120
14	1087784.771	30684.120	34	1087784.771	30684.120
15	1087784.771	30684.120	35	1087784.771	30684.120
16	1087784.771	30684.120	36	1087784.771	30684.120
17	1087784.771	30684.120	37	1087784.771	30684.120
18	1087784.771	30684.120	38	1087784.771	30684.120
19	1087784.771	30684.120	39	1087784.771	30684.120
20	1087784.771	30684.120	40	1087784.771	30684.120

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 8101 W. 34TH ST. (512) 584-5200



**WILAS ELEMENTARY SCHOOL PLAYFIELD (ARTIFICIAL TURF)**  
220 LAWTON DRIVE  
SITE PLAN

REVISION: \_\_\_\_\_ DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 PROJECT NO: 00000000

SHEET C4

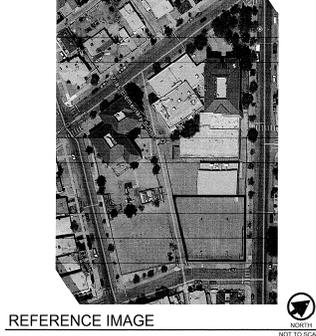
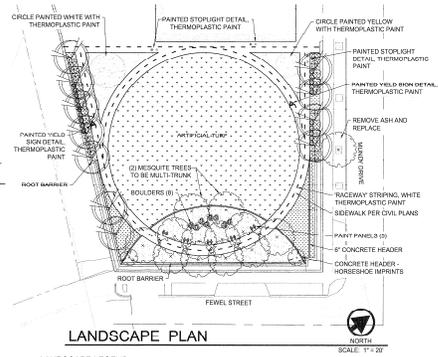
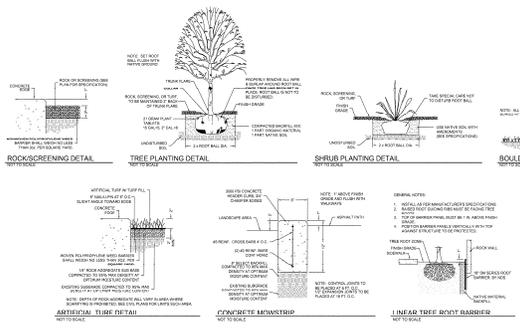
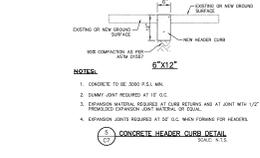
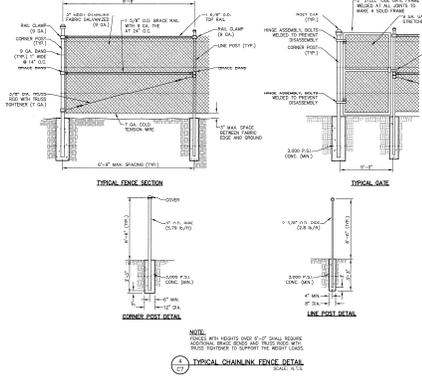
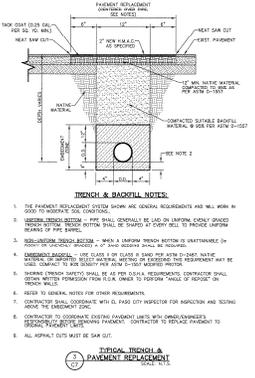
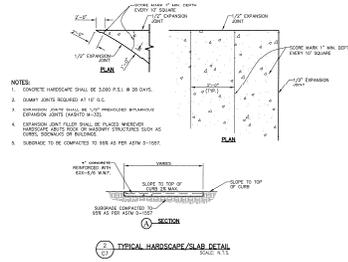
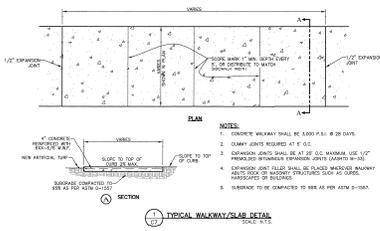


**WILAS ELEMENTARY SCHOOL PLAYFIELD (ARTIFICIAL TURF)**  
220 LAWTON DRIVE  
GRADING SECTIONS

REVISION: \_\_\_\_\_ DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 PROJECT NO: 00000000

SHEET C6

# DETAILS AND LANDSCAPING



**cca**  
 COMMERCIAL CONSTRUCTION CONSULTANTS  
 1000 N. GARDEN ST. SUITE 100  
 EL PASO, TEXAS 79901  
 PHONE: 915.755.1234  
 FAX: 915.755.1235  
 WWW.CCA-ELPASO.COM

**El Paso Independent School District**

**VILLAS ELEMENTARY SCHOOL  
 NEW PLAYFIELD TURF  
 230 LAYTON DRIVE**

**STANDARD DETAILS**

**SHEET C7**

**cca**  
 COMMERCIAL CONSTRUCTION CONSULTANTS  
 1000 N. GARDEN ST. SUITE 100  
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 WWW.CCA-ELPASO.COM

**El Paso Independent School District**

**VILLAS ELEMENTARY SCHOOL  
 NEW PLAYFIELD TURF  
 230 LAYTON DRIVE**

**LANDSCAPE PLAN**

**SHEET L1**

