PHAP15-00025

Date:	July 20, 2015
Application Type:	Certificate of Appropriateness
Property Owner:	El Paso Independent School District
Representative:	Joel Olivas
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 construction of playgrounds
Application Filed:	7/6/2015
45 Day Expiration:	8/20/2015

ITEM #2

GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for the construction of playgrounds

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:

- *Place non-traditional site features such as swimming pools, playground equipment, concrete pads and basketball goals, tree houses, dumpsters, and trash receptacles only in areas such as rear yards, where they are not visible from the street.*

- *All new construction (including detached infill and additions to existing structures) should preserve and enhance the streetscape by appropriately addressing the elements of the historic streetscape.*

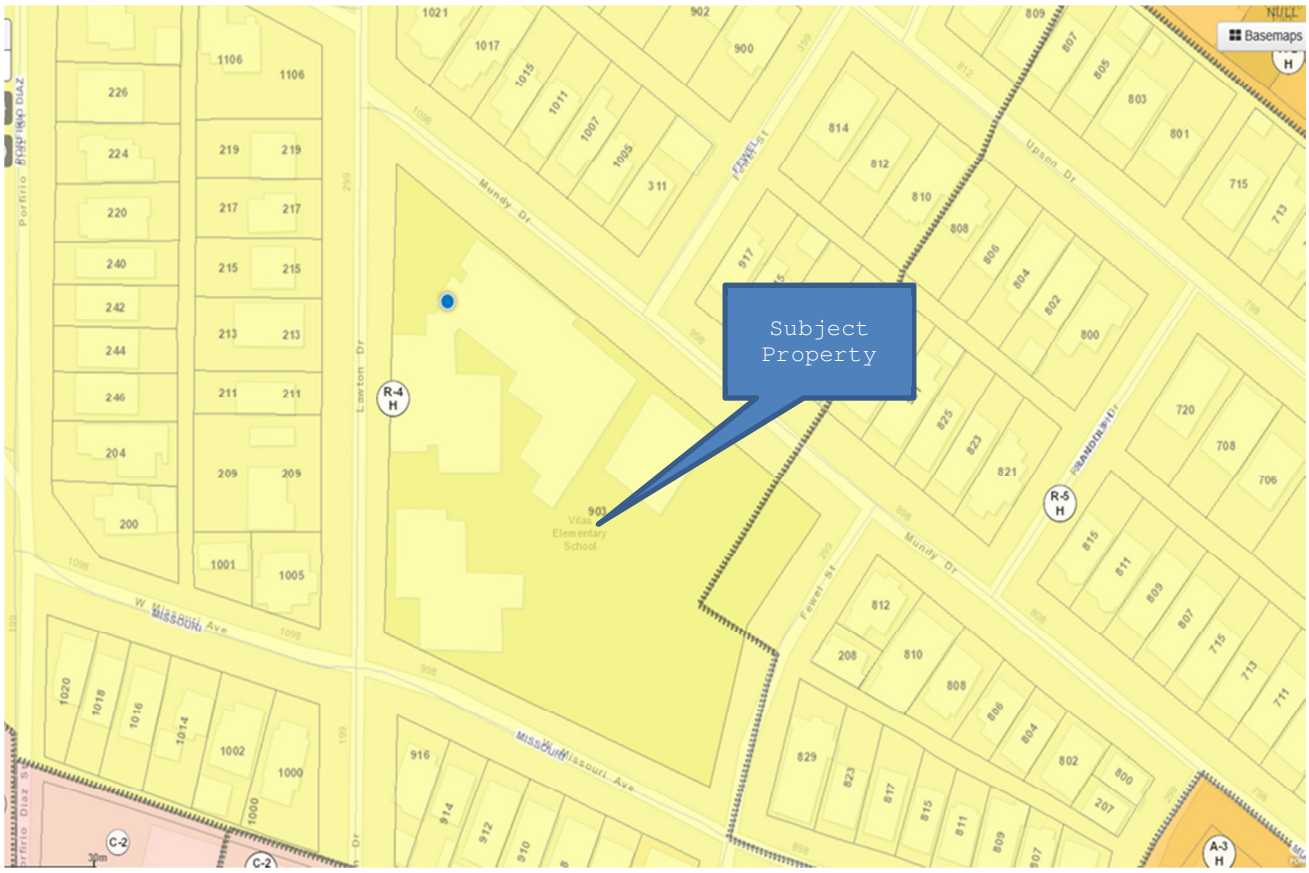
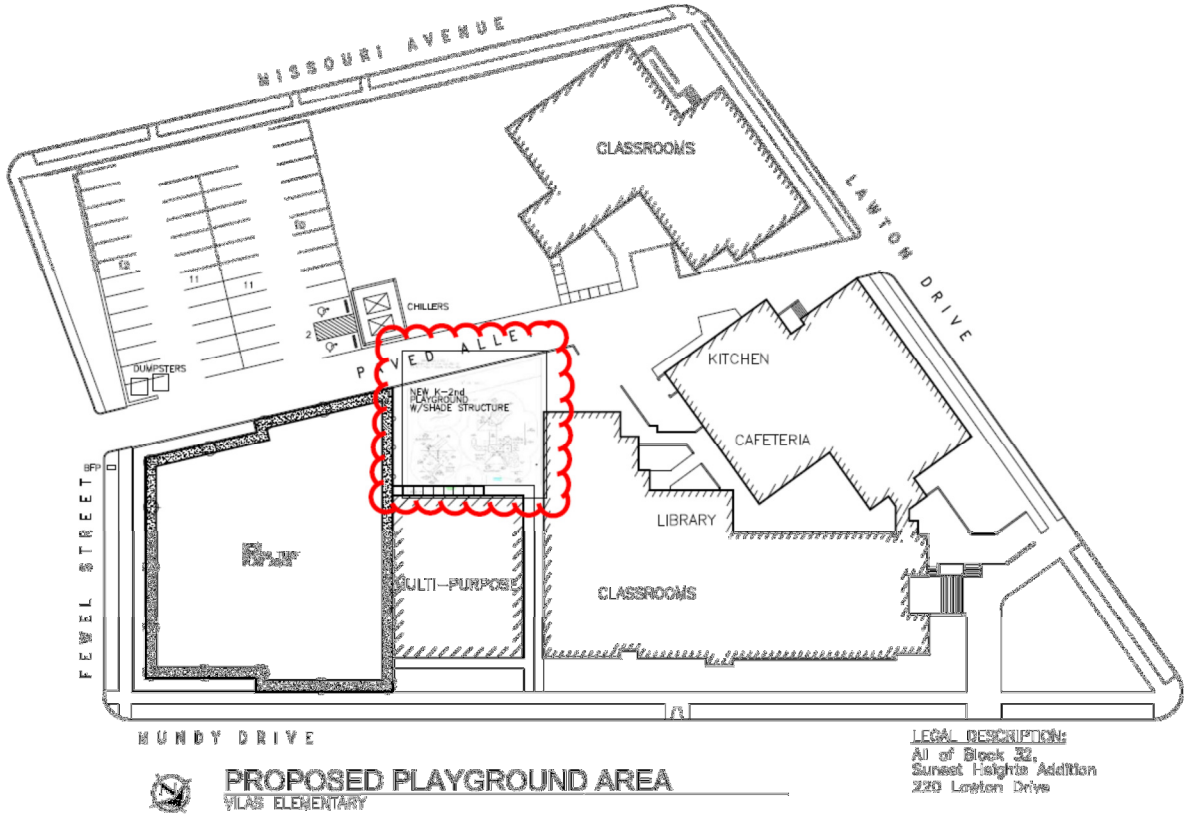
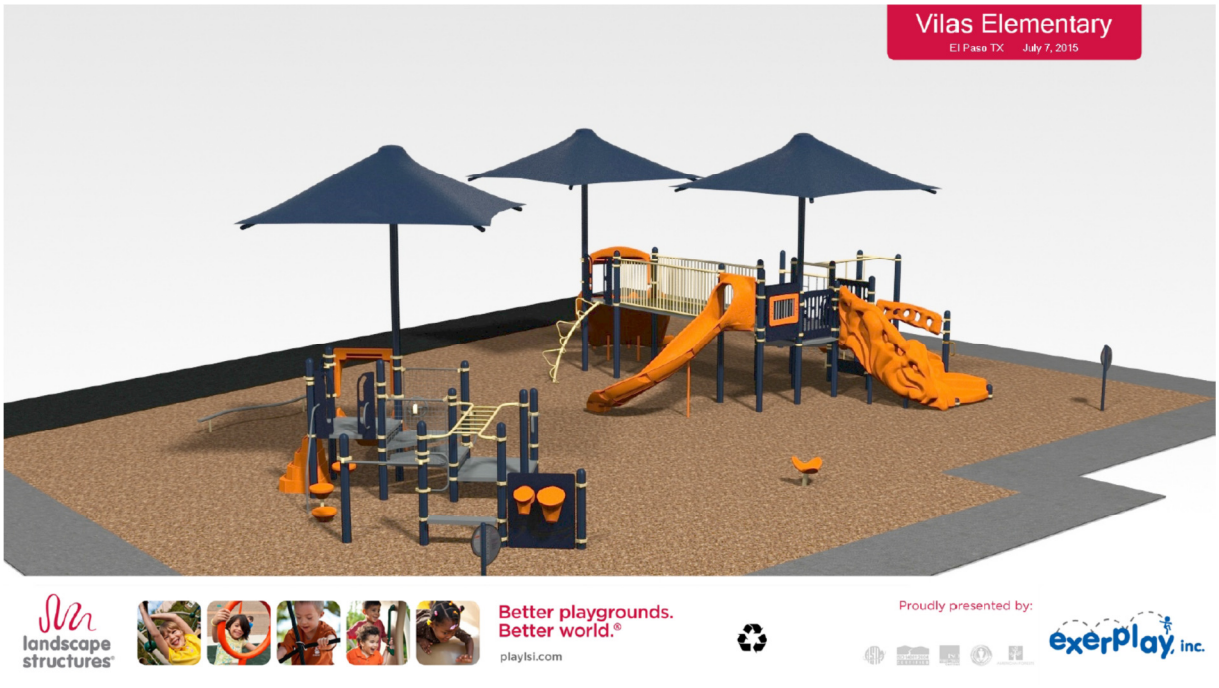
- *New construction on a lot must be compatible in scale, setbacks, size, massing, and materials to the adjacent properties.*

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

- *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

- *New additions and adjacent or related new construction shall 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.*

AERIAL MAP


Subject Property
Basemaps
Mundy Dr
Lawton Dr
Fewel St
Upson Dr
Bramble Dr
W Missouri Ave
Missouri Ave
Villas Elementary School
R-4 H
R-5 H
C-2
A-3 H

SITE PLAN AND RENDERING