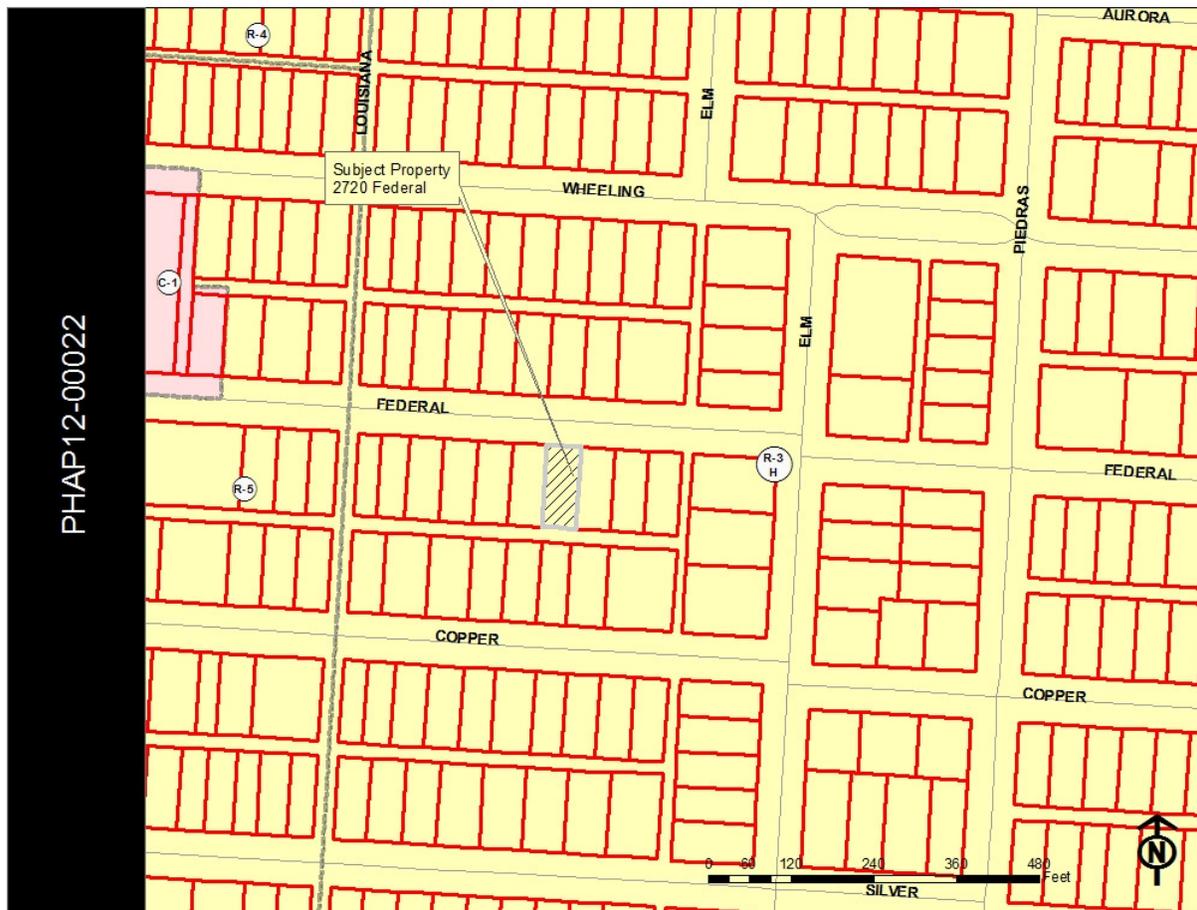




PHAP12-00022

Date: July 23, 2012
Application Type: Certificate of Appropriateness
Property Owner: Celia A. Muniz
Representative: Celia A. Muniz
Legal Description: Lots 12 and 13, Block 20, Manhattan Heights Addition, City of El Paso, El Paso County, Texas
Historic District: Manhattan Heights
Location: 2720 Federal
Representative District: #2
Existing Zoning: R-3/H (Residential/Historic)
Year Built: 1922
Historic Status: Contributing
Request: Certificate of appropriateness for hard-scape exceeding 50% at front yard.
Application Filed: 7/16/2012
45 Day Expiration: 8/30/2012

ITEM #6



GENERAL INFORMATION:

The applicant seeks approval for:

Hard-scape exceeding 50% at front yard.

STAFF RECOMMENDATION:

The Historic Preservation Office recommends DENIAL of the proposed scope of work based on the following recommendations:

The Magoffin Historic District Design Guidelines recommend the following:

- Landscaping is an inherent part of a building's siting and design.
- Good landscaping reinforces and highlights architectural qualities of a structure.
- Original vegetation should be maintained in good condition.
- All new construction should preserve and enhance the streetscape.

The Administrative Review Design Guidelines recommend the following:

- That grass and sod may be removed from front yards, side yards on a corner and parkways provided that not more than 50% of the area is covered with gravel or other masonry.

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

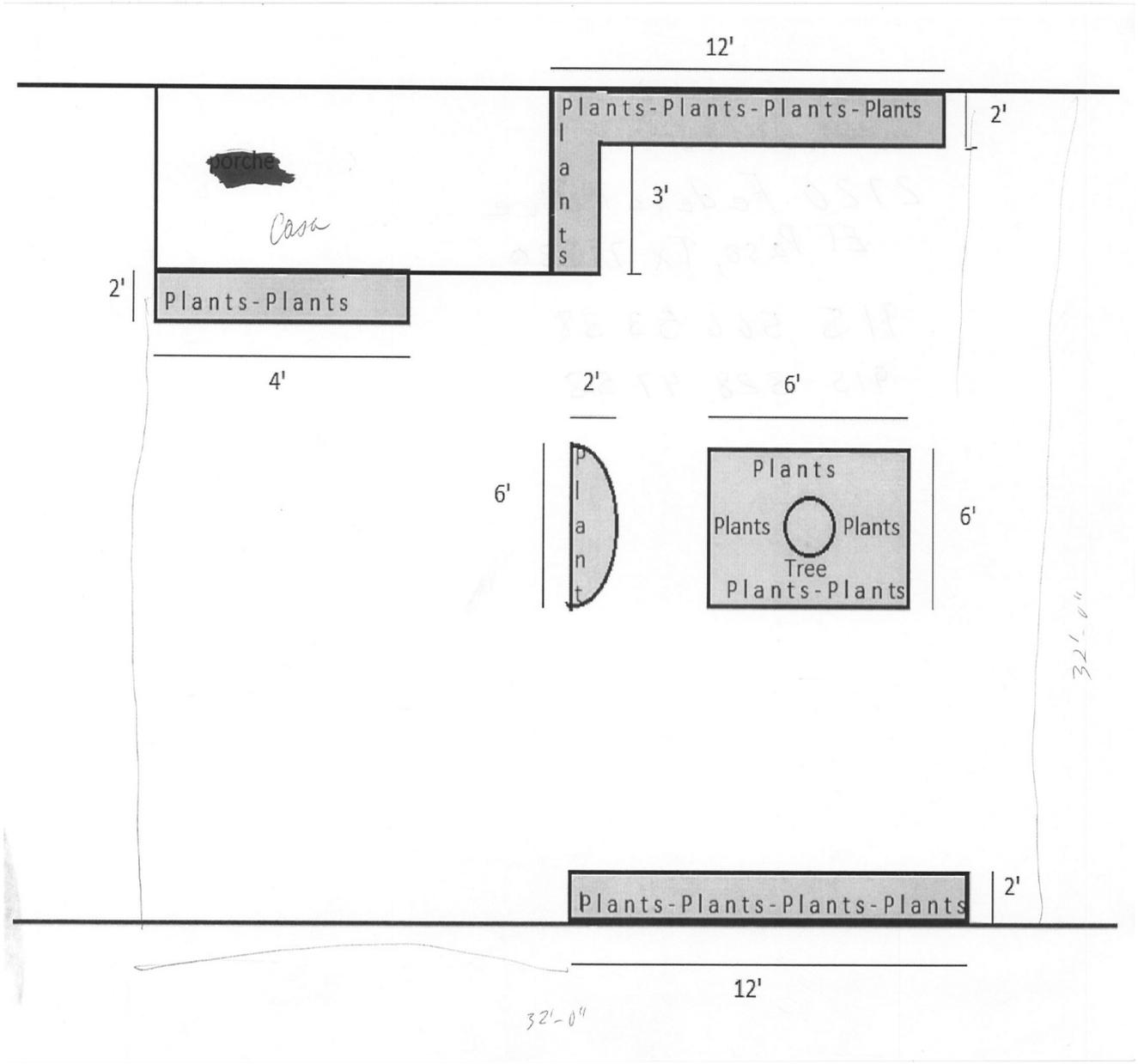
- Retaining the historic relationship between buildings and the landscape.
- Preserving important landscape features, including ongoing maintenance of historic plant material.

AERIAL MAP

PHAP12-00022



SITE PLAN



PROPOSED HARD SCAPE MATERIAL



Area Calculations

- Front yard area: 1250 square feet
- 50% of area = 625 sq. ft.
- Existing paved area=450 sq. ft.
 - Proposed hardscape vs. landscape:
- Landscape area: 110 square feet
- Percent of hardscape: 91.2%
- Percent of landscape: 8.8%