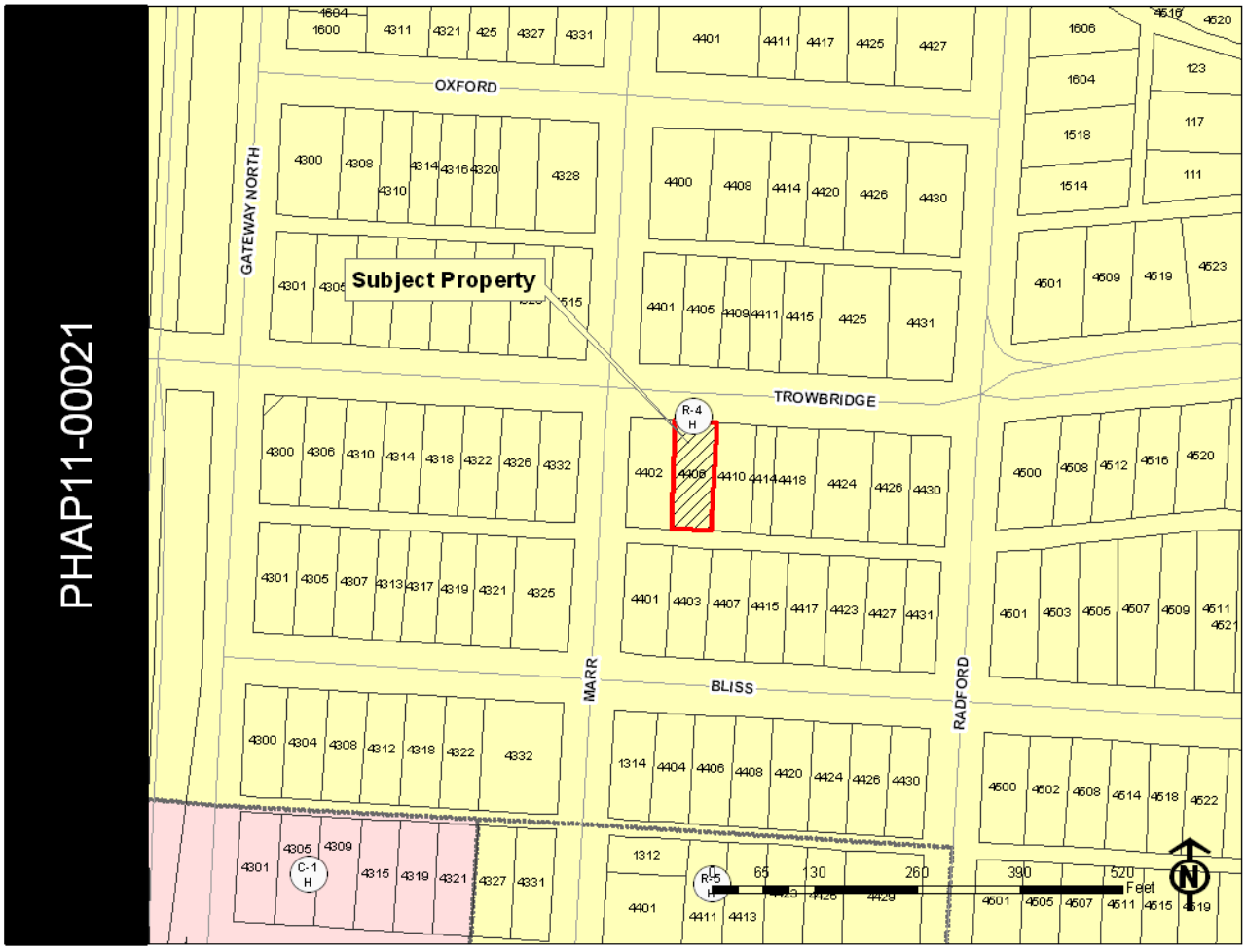
PHAP11-00021

Date:	***July 25 2011***
Application Type:	Certificate of Appropriateness
Property Owner:	Herlinda Montano
Representative:	Herlinda Montano
Legal Description:	Being 91 Government Hill 29 & 30 (7000 Sq Ft), City of El Paso, El Paso County, Texas
Historic District:	Austin Terrace
Location:	4406 Trowbridge
Representative District:	#2
Existing Zoning:	R-4/H
Year Built:	1918
Historic Status:	Contributing
Request:	Legalization of a circular driveway in the front yard.
Application Filed:	6/15/2011
45 Day Expiration:	7/30/2011

ITEM #1



GENERAL INFORMATION:
The applicant seeks approval for:

The legalization of a circular driveway in the front yard.

STAFF RECOMMENDATION:

The Historic Preservation Office recommends APPROVAL of the proposed scope of work, with modifications, based on the following recommendations:

The Administrative Design Guidelines recommend the following*:*

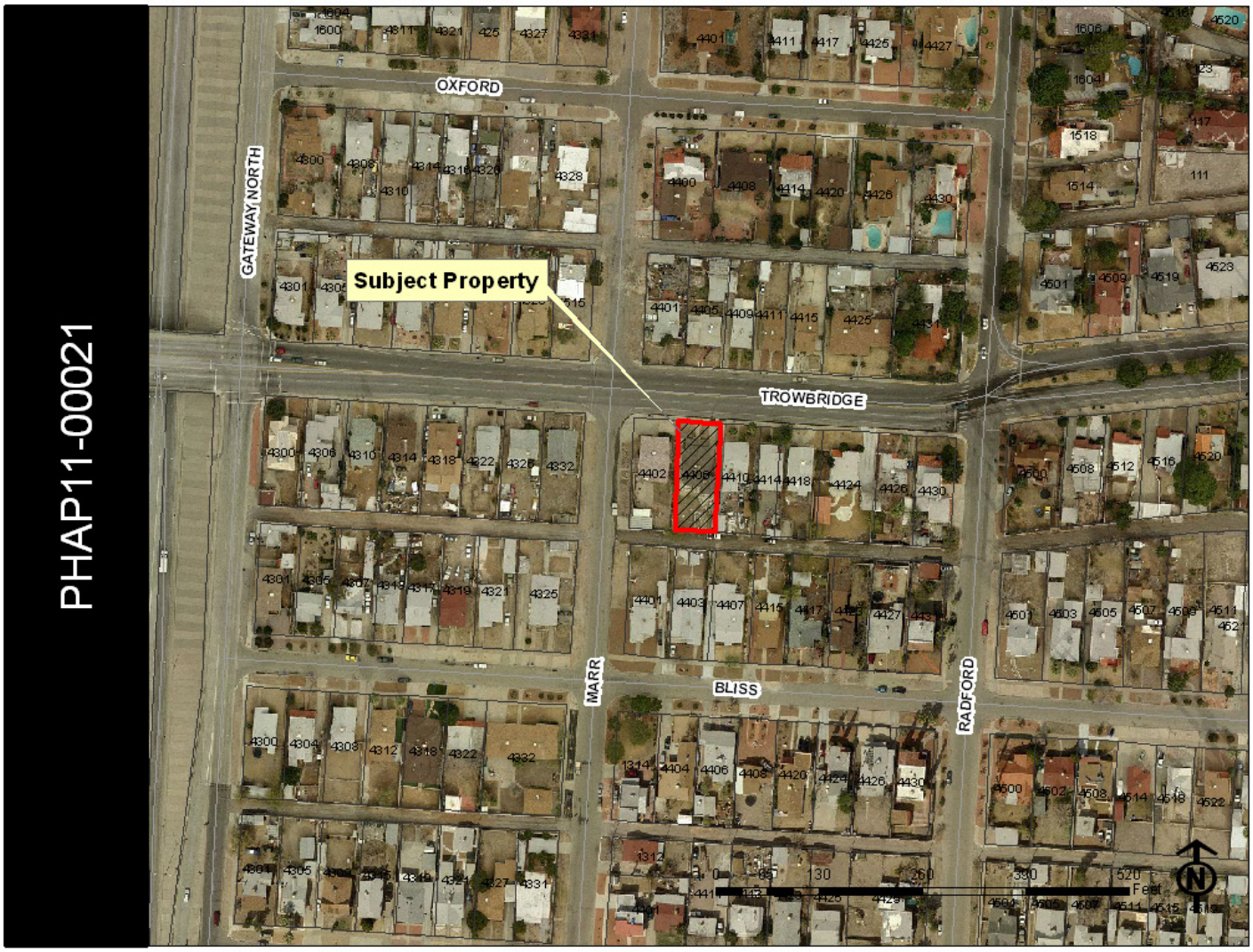
- Driveways and walks may be widened or added as part of a landscaping plan.
- A circular driveway may be appropriate for a large lot or one several feet above the street level.
- Grass and sod may be removed from front yards, side yards on a corner and parkways provided that no more than 50% of the area is covered with gravel or other masonry.

The Magoffin Historic District Design Guidelines recommend the following*:*

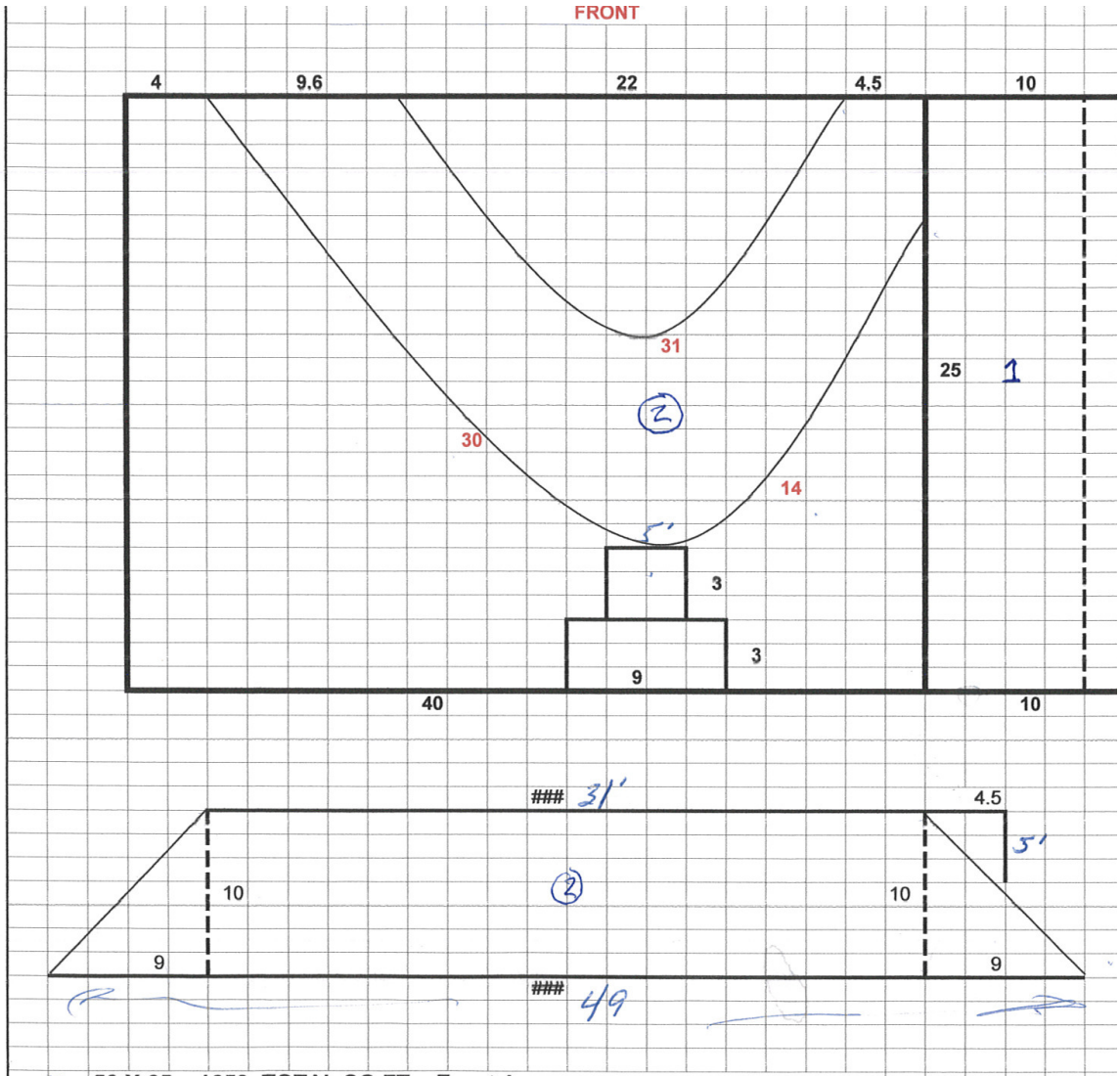
- Effort should be taken to maintain the use of the original parking area.
- When repair or replacement is required, the existing garage or driveway should be replaced in kind.
- Paved areas for driveways should be kept to a minimum.

Staff recommends that the proposal be modified to remove the circular driveway, construct a new driveway on the west side of the property leading up to the existing ramp, and that at least 50% of the front yard be covered with landscaping as per the guidelines.

AERIAL MAP


PHAP11-00021
Subject Property
OXFORD
GATEWAY NORTH
TROWBRIDGE
MARR
BLISS
RADFORD
0 65 130 260 390 520 Feet
N

PLAN AND DETAILS OF CIRCULAR DRIVEWAY



50 X 25 = 1250 TOTAL SQ FT = Front Area

Driveway = 10 x 25 = 250 sq ft

Steps = 9 x 3 = 27 sq ft Walk - 5 x 3 = 15 Sq Ft

31 x 10 = 310 sq ft	310
Corners 45 sq ft x 2	90
Little Corner 4.5 x 5 / 2 =	10
Driveway 10 x 25 =	250
Total	660
660 / 1250 = 52.8%	56
minus easement 75 sq ft =	585
585 / 1175 = 49.8%	53

PHOTOGRAPH OF MAIN FAÇADE AND DRIVEWAY