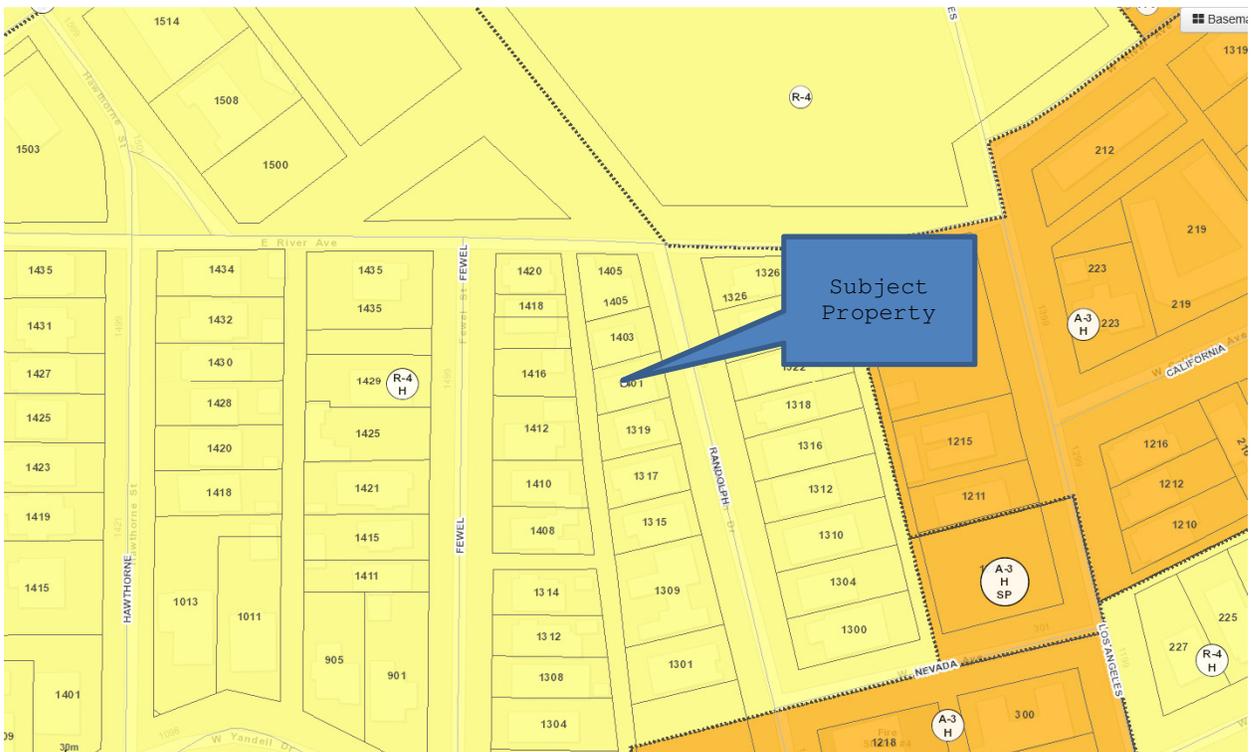




PHAP16-00019

Date: July 25, 2016
Application Type: Certificate of Appropriateness
Property Owner: Kahlo 1 LLC
Representative: Raymundo Ramos
Legal Description: 17 Sunset Heights 20 & N 15 Ft Of 19 & S 5 Ft Of 21, City of El Paso, El Paso County, Texas
Historic District: Sunset Heights
Location: 1401 Randolph Drive
Representative District: #8
Existing Zoning: R-4/H (Residential/Historic)
Year Built: 1906
Historic Status: Contributing
Request: Certificate of Appropriateness for the alteration of the rock wall at the rear property line after-the-fact
Application Filed: 7/11/2016
45 Day Expiration: 8/25/2016

ITEM #5



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for the alteration of the rock wall at the rear property line 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:

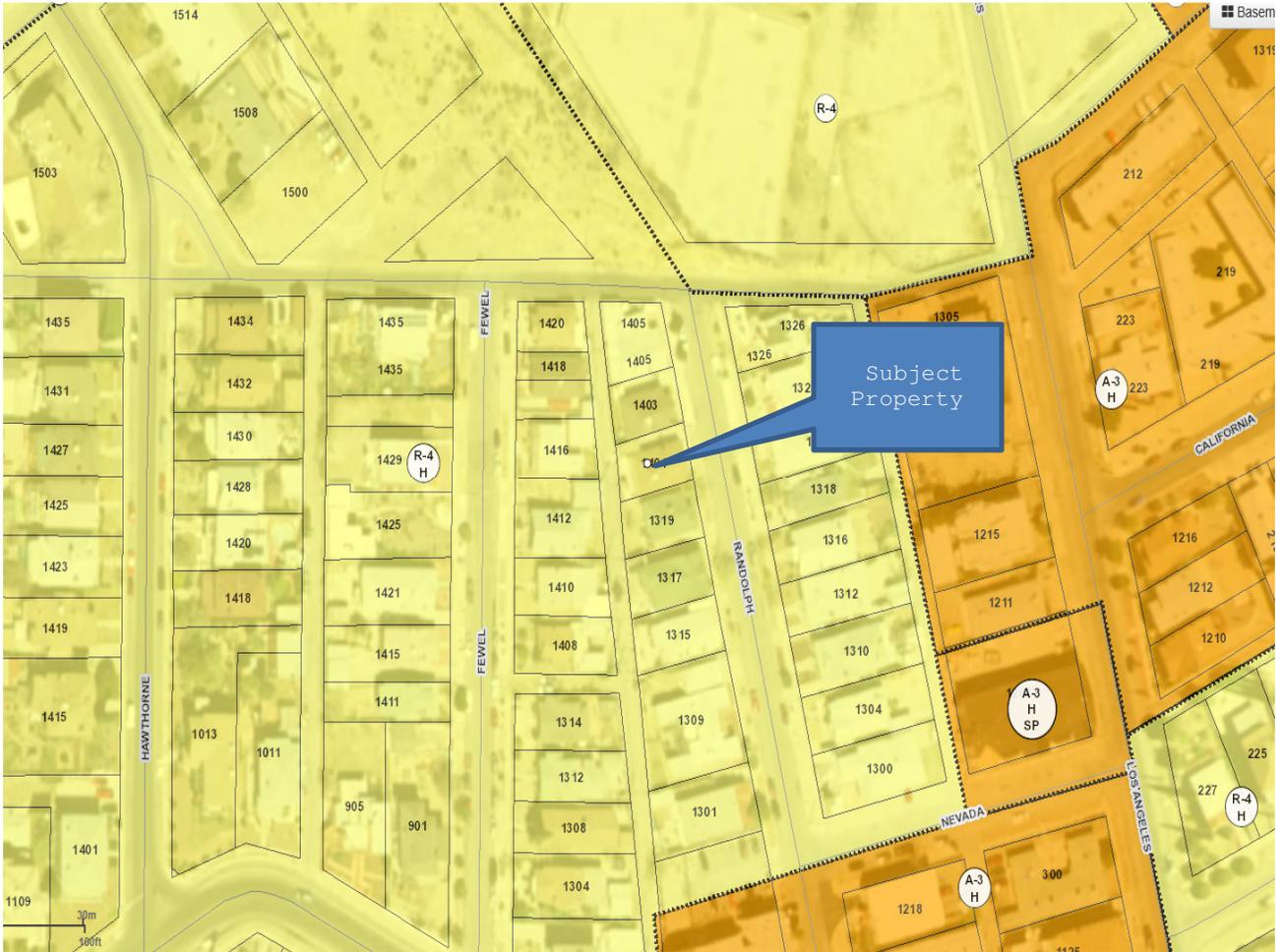
- Retain fences and walls that contribute to the historic character of the property and the district where possible. If replacement is necessary, replace only the deteriorated element to match the original in dimension, proportion, material, texture, and detail.
- The height of the proposed fence should complement the structure and should not obstruct the public's view of the building. Any proposed fence higher than 32" solid or 48" open, measured from ground level, at front property line or a side yard property line on a corner lot, shall be reviewed by the HLC. 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.

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

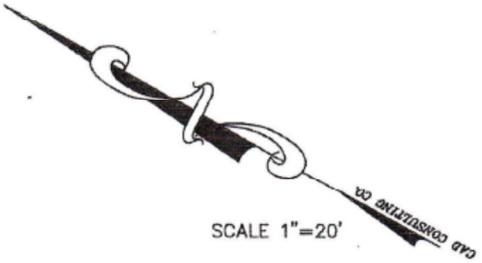
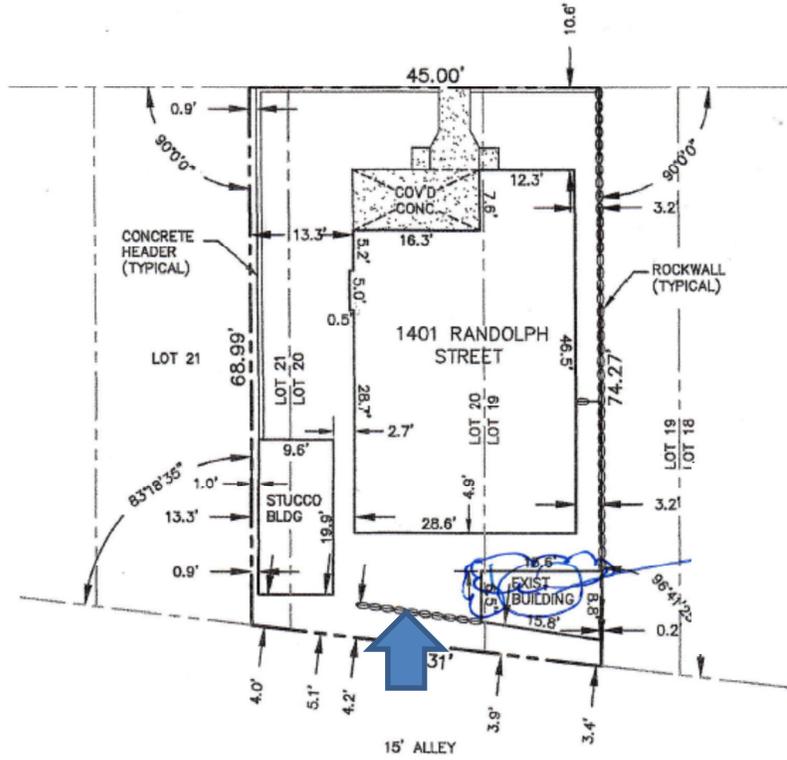
- When the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible materials.

The modification is that the height of the wall be reduced to six feet.

AERIAL MAP



SITE PLAN



PHOTOGRAPHS

