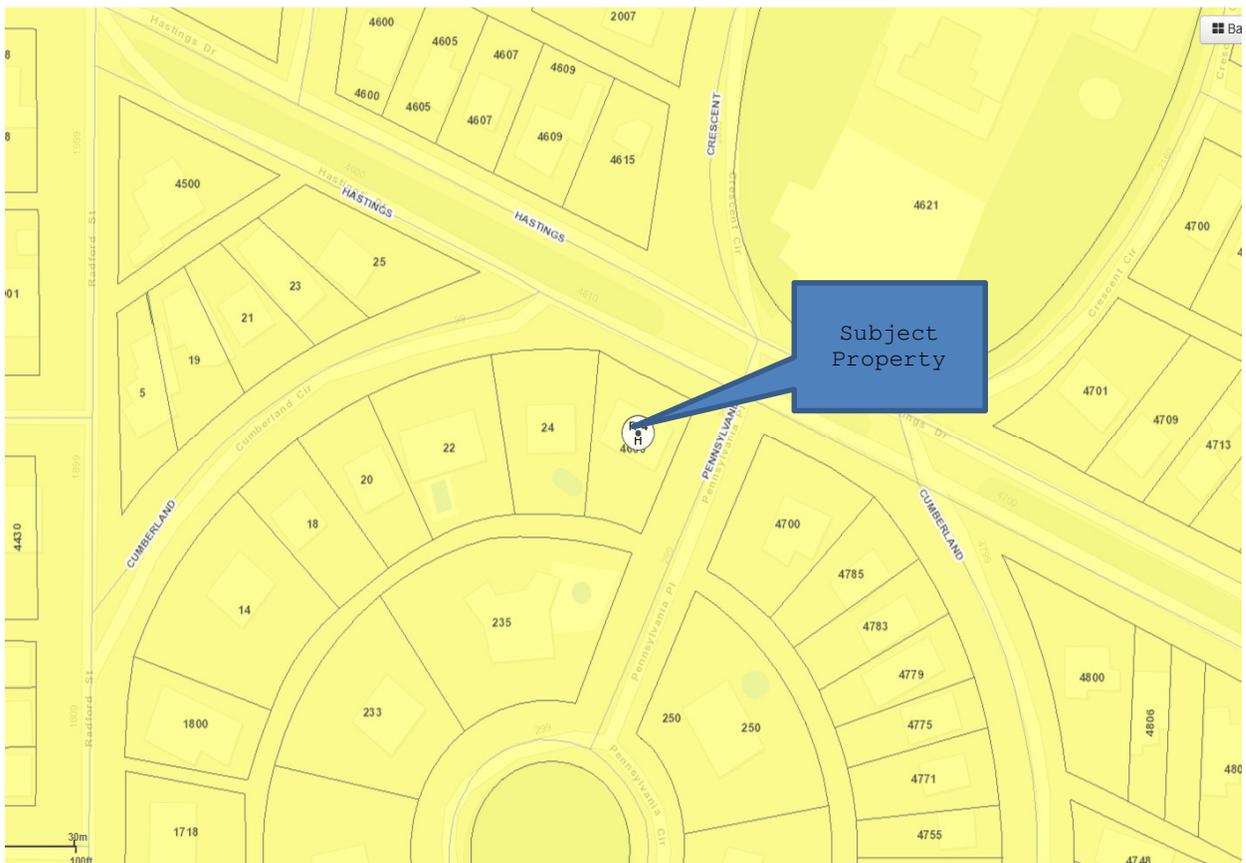




PHAP16-00018

Date: July 25, 2016
Application Type: Certificate of Appropriateness
Property Owner: Carolyn Deming
Representative: Carolyn Deming
Legal Description: 100 Government Hill 1 & 2, City of El Paso, El Paso County, Texas
Historic District: Austin Terrace
Location: 4600 Hastings Drive
Representative District: #2
Existing Zoning: R-4/H (Residential/Historic)
Year Built: 1918
Historic Status: Contributing
Request: Certificate of Appropriateness for the installation of metal gates at the side property line
Application Filed: 7/11/2016
45 Day Expiration: 8/25/2016

ITEM #3



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for the installation of metal gates at the side property line

STAFF RECOMMENDATION:

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

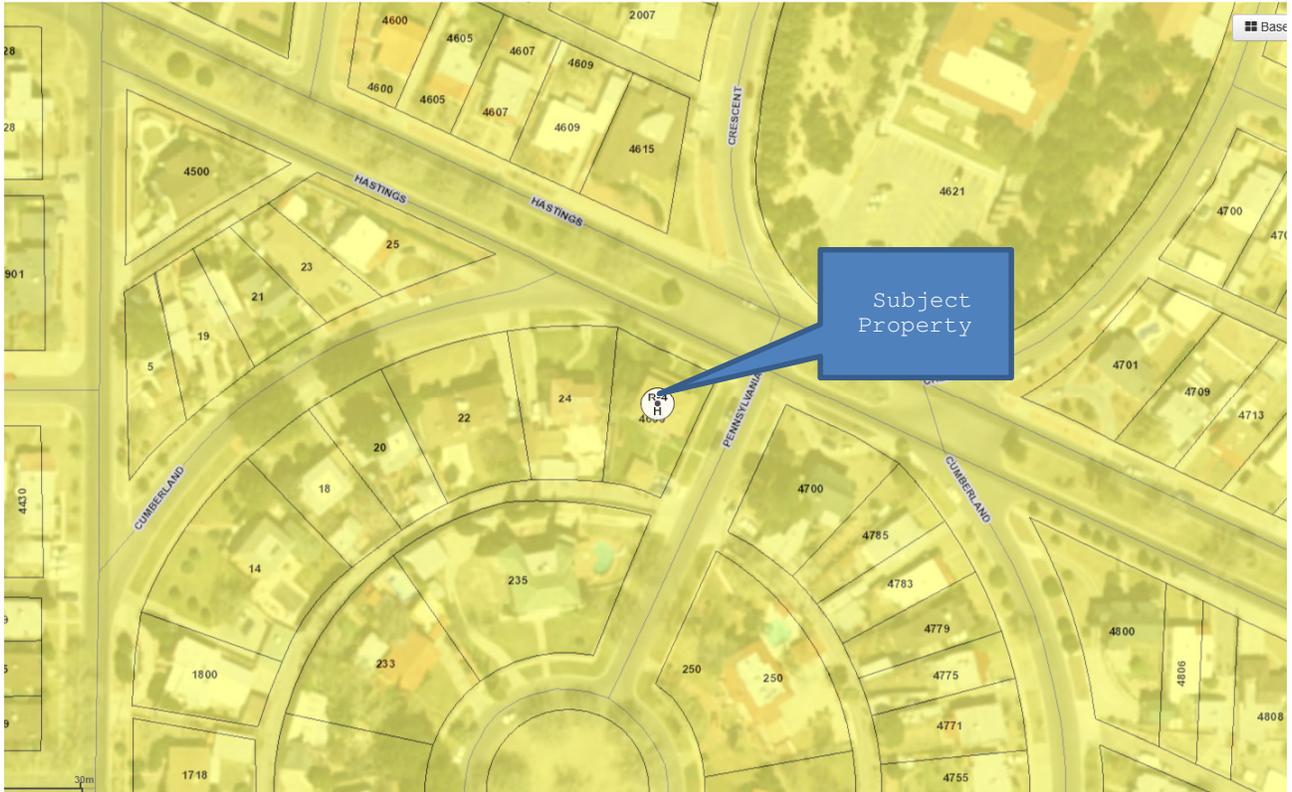
The Design Guidelines for El Paso's Historic Districts, Sites, and Properties recommend the following:

- 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 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:

- New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 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



SITE PLAN

DEVELOPMENT SERVICES DEPARTMENT

BUILDING PERMITS & INSPECTIONS

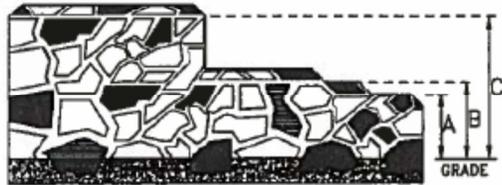
FIFTH FLOOR, CITY HALL
#2 CIVIC CENTER PLAZA
EL PASO, TEXAS 79901
WWW.ELPASOTEXAS.GOV
541-4788 541-4790



**FENCE
ROCK WALL
PERMIT**
MUN CODE - 20.16.030

PROPOSED WALL / FENCE WILL
BE ENTIRELY INSIDE PROPERTY

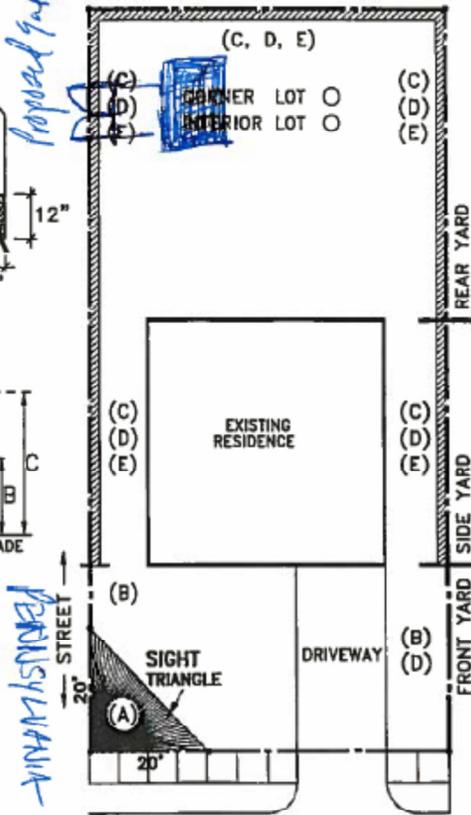
SIGNATURE



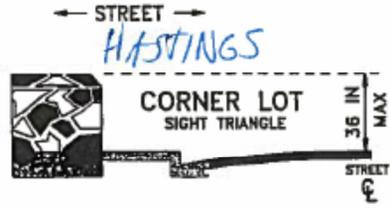
12" FOOTING (2 # 4 REBAR)

- A: 36 IN MAX (SIGHT TRIANGLE @ CORNER LOTS) 20 FT FROM PROPERTY CORNER AT STREET INTERSECTION
- B: 42 INCHES MAXIMUM AT FRONT YARD
- C: EIGHT FEET MAX AT SIDE & REAR YARD
- D: HEIGHT LIMITS ON B & C ABOVE MAY BE EXCEEDED UP TO 10 FT WHEN FENCE IS AT LEAST 75% OPEN AND DOES NOT IMPEDE CORNER VISION CLEARANCE
- E: ADJACENT OWNERS MAY AGREE TO BUILD A SCREEN WALL ON A COMMON PROPERTY LINE, MUST PROVIDE LETTER AS PROOF OF NEIGHBOR CONSENT TO WALL. IF THE CITY IS THE ADJOINING PROPERTY OWNER, WRITTEN APPROVAL FROM THE ZONING ADMINISTRATOR MUST BE OBTAINED & SUBMITTED WITH APPLICATION
- F: MASONRY WALLS MAY BE ROUNDED OFF UP TO 8 IN
- G: MASONRY WALLS OVER SIX FEET IN HEIGHT MUST BE DESIGNED BY A REGISTERED TEXAS ENGINEER

BLD _____



Handwritten blue note: PARKING AREA



ROCK WALLS IN FRONT OF FRONT FACE OF BUILDING ARE LIMITED TO 42 INCHES EXCEPT 36 INCHES IN SIGHT TRIANGLE ON CORNER LOTS

RENDERING AND PLAN

