



PHAP12-00025

Date: August 20, 2012
Application Type: Certificate of Appropriateness
Property Owner: Gilbert & Lizebet Robles
Representative: Gilbert & Lizebet Robles
Legal Description: Lots 23 & 24, Block 100, Government Hills Addition, City of El Paso, El Paso County, Texas
Historic District: Austin Terrace
Location: 4515 Cumberland
Representative District: #2
Existing Zoning: R-4/H (Residential/Historic)
Year Built: 1921
Historic Status: Contributing
Request: Certificate of appropriateness for the construction of a rear patio, relocation of entry stairway, installation of stamped concrete at front and side yards, and improvements to parkway.
Application Filed: 7/23/2012
45 Day Expiration: 9/06/2012

ITEM #4



GENERAL INFORMATION:

The applicant seeks approval for:

The construction of a rear patio, relocation of entry stairway, installation of stamped concrete at front and side yards, and improvements to parkway.

STAFF RECOMMENDATION:

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

The Magoffin Historic District Design Guidelines recommend the following:

- When repair or replacement of a driveway is required, the existing driveway should be replaced in kind.
- Paved areas for driveways should be kept to a minimum.
- Acceptable driveway materials are concrete.
- When new landscaping is planned, it should be designed to complement the structure and the streetscape.
- New additions should be planned so that they are constructed to the rear of the property or on a non-character defining elevation.
- Additions should complement a structure but not necessarily attempt to duplicate or copy it.

The Administrative Review Design Guidelines recommend the following:

- Driveways and walks may be added as part of a landscaping plan.
- Colors should be those of natural materials.
- 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.
- Parkways may be covered with gravel, tile, brick pavers or stamped or imprinted concrete, as well as plant material.

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

- New construction will not destroy historic materials, features, and spatial relationships that characterize the property.

The modifications being requested are that the driveway and walkway be tinted a matching color that is of a natural material and compatible with the building and that they not be coated with a high gloss.

AERIAL MAP

PHAP12-00025



SITE PLAN

Carport excluded from this review as per applicant request.

EXISTING GARAGE

PROPOSED CAR PORT

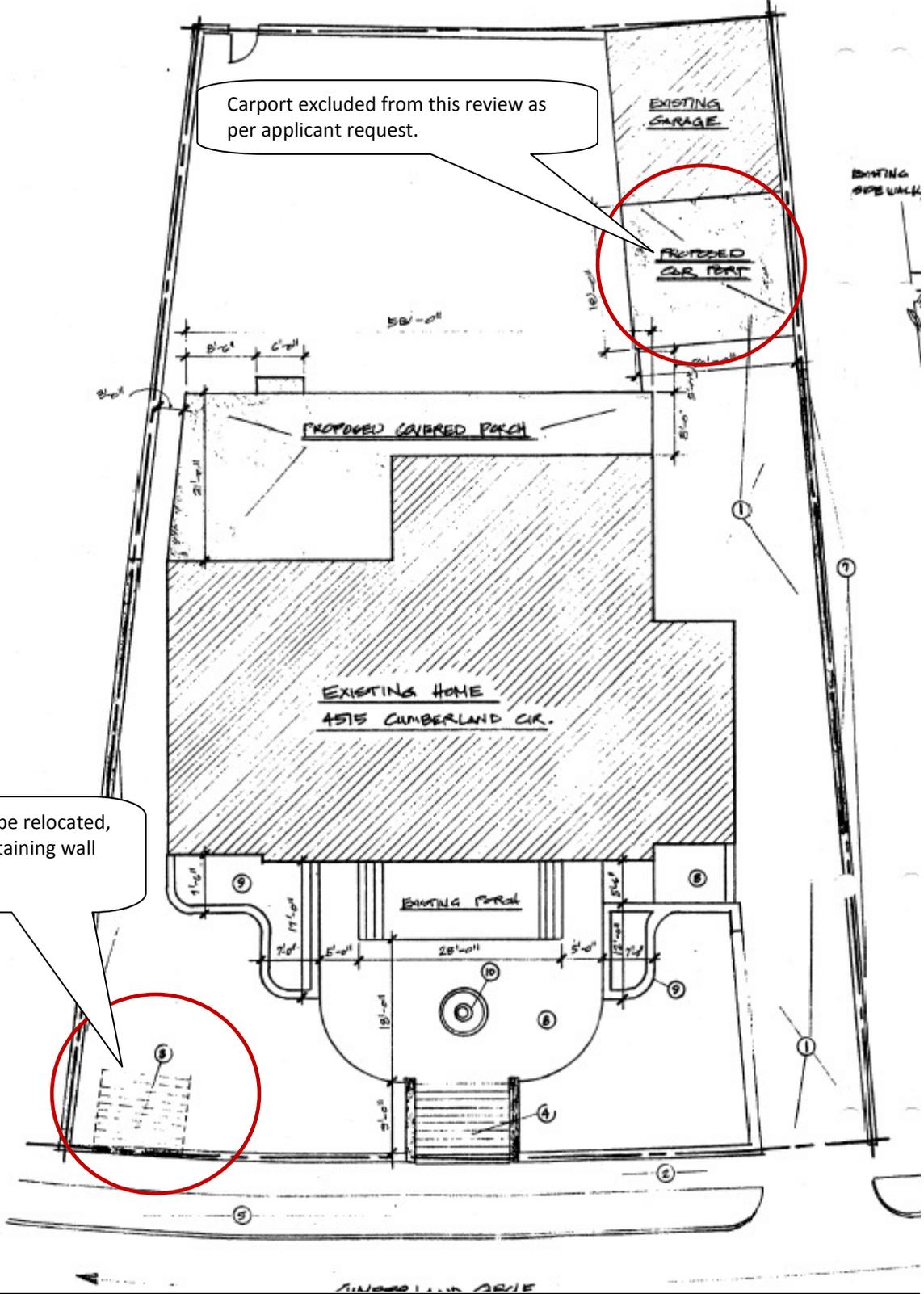
EXISTING DRIVE WALK

PROPOSED COVERED PORCH

EXISTING HOME
4515 CUMBERLAND CIR.

Existing stairs to be relocated, infill void with retaining wall to match existing

EXISTING PORCH



AS SHOWN IN PLAN

LANDSCAPE PLAN

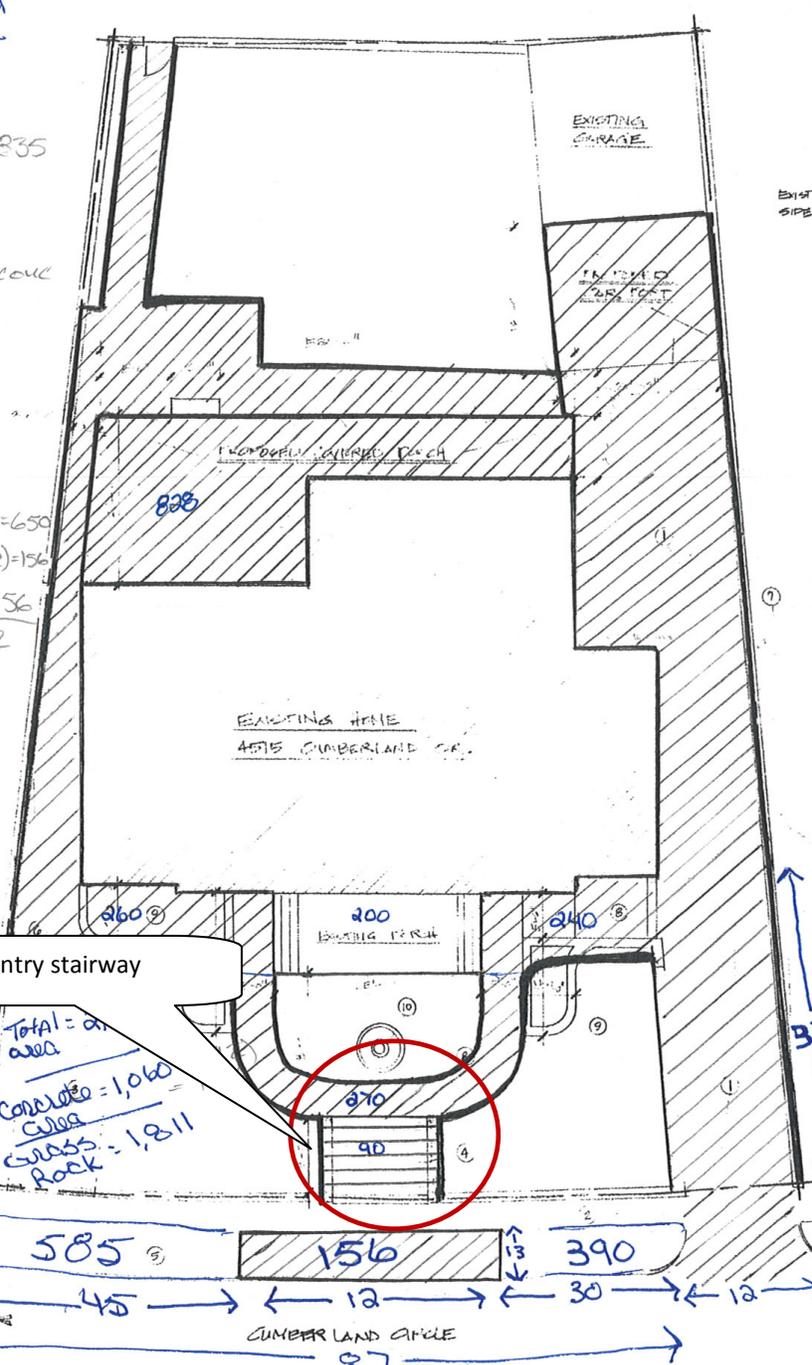
 Stamped concrete

$$\begin{array}{r} 3670 \div 2 = 1835 \\ 1948 \\ - 312 \\ \hline 1636 \text{ total area} \end{array}$$

PARKWAY

$$\begin{array}{r} 100 \times 13 = 1300 \div 2 = 650 \\ \text{Existing Driveway} = 13(12) = 156 \\ \text{Proposed Strip concrete} = 156 \\ \hline \text{Total } 312 \end{array}$$

MATCH EXISTING TOP OF WALL HERE.



Driveway 396

Relocated entry stairway

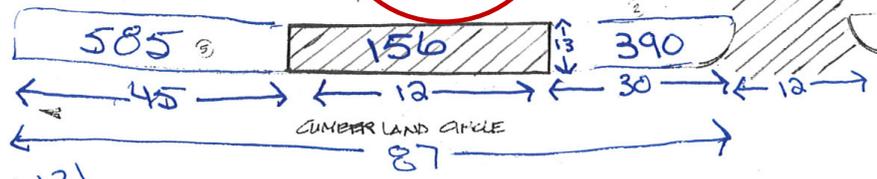
33

$$\begin{array}{r} \text{Total area} \\ \text{Concrete} = 1,060 \\ \text{Grass} = 1,811 \\ \text{Rock} = 156 \end{array}$$

100 x 13 = 1300 / 2 = 650

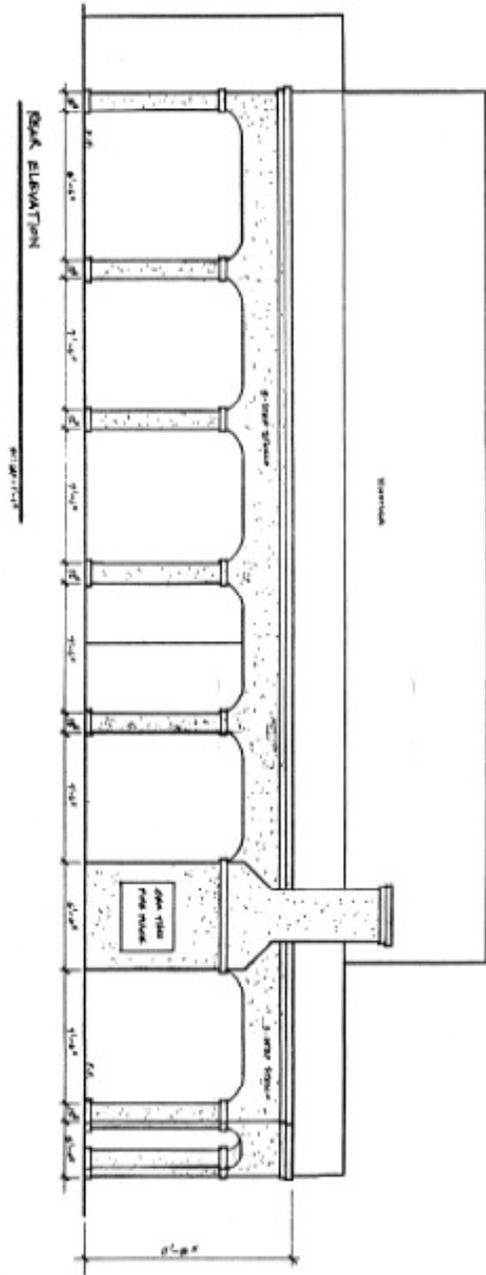
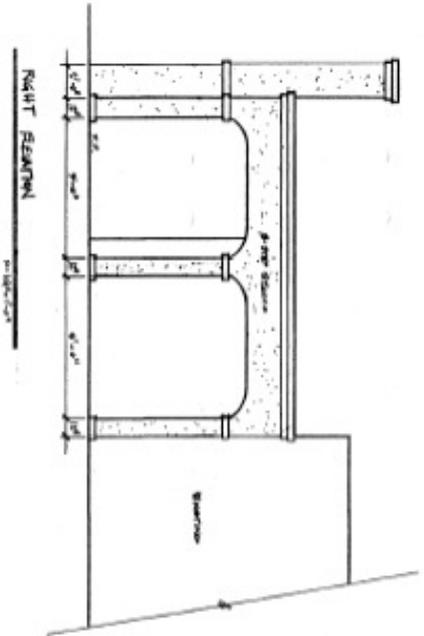
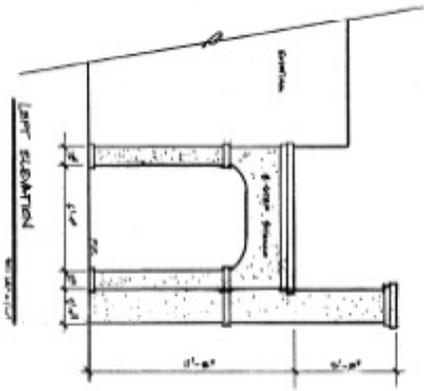
SITE PLAN

Lot 23 & 24
100 GOVERNMENT
EL PASO, TEXAS



$$\begin{array}{r} \text{Total area} = 1,131 \\ \text{Concrete area} = 156 \\ \hline \text{Grass} = 975 \end{array}$$

PROPOSED PATIO ELEVATIONS



SAMPLE CONCRETE MATERIALS

AT FRONT YARD



AT DRIVEWAY



PROPOSED CONCRETE COLORS



Increte® Systems Colors

Standard Colors for the Concrete Industry



KOOL WHITE



ADOBE BUFF



HARVEST SAND



PEACH



SAFETY YELLOW



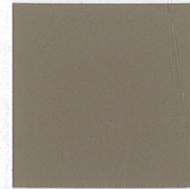
MISTY MAUVE



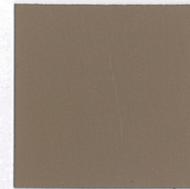
CORAL



SUN BUFF



AUTUMN BUFF



RUST BROWN



WHITE



ANTIQUE WHITE



MAPLEWOOD



AUTUMN BROWN



RUST BROWN



PLUM



BRICK RED



TERRA COTTA



TILE RED



REDWOOD



SABAL



PEWTER



SLATE GRAY



CHARCOAL



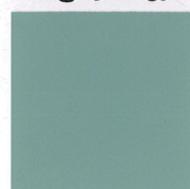
CHARCOAL



SKY BLUE



TEAL



SEAFOAM GREEN



SLATE



PHILLY BLUE

Handwritten notes:
PEACH
Autumn Buff
Front corner

Handwritten notes:
Slate Gray
Charcoal

NOTE: Colors shown are represented as close as possible. Upon installation, variations can be expected due to differences in cement, aggregates and method of application.