



## PHDM16-00023

**Date:** August 22, 2016  
**Application Type:** Certificate of Appropriateness  
**Property Owner:** Patricia Elena Aranda  
**Representative:** Enrique Benitez  
**Legal Description:** 1 Radford Terrace Sly Pt Of 16, City of El Paso, El Paso County, Texas  
**Historic District:** Austin Terrace  
**Location:** 2139 King James Place  
**Representative District:** #2  
**Existing Zoning:** R-4/H (Residential/Historic)  
**Year Built:** 1994  
**Historic Status:** Non-Contributing  
**Request:** Certificate of Appropriateness for the complete paving of the parkways with brick after-the-fact  
**Application Filed:** 8/8/2016  
**45 Day Expiration:** 9/22/2016

### ITEM #3



## **GENERAL INFORMATION:**

The applicant seeks approval for:

Certificate of Appropriateness for the complete paving of the parkways with brick after-the-fact

## **STAFF RECOMMENDATION:**

The Historic Preservation Office recommends APPROVAL WITH MODIFICATIONS 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:

- Many of the parkways were landscaped originally and therefore landscaping is still recommended as the proper treatment for a parkway.
- However, in certain cases where issues such as water conservation and maintenance are applicable, some types of hard surface coverings for 100% coverage may be considered on an individual basis by the Historic Landmark Commission. These include materials such as Franklin Mountain stone, landscaping rock, brick and other pavers that might be appropriate to the area.
- A street with uniformity is historically appropriate and in keeping with the character defining features of the district.
- Grass and sod may be removed from parkways provided not more than 50% of the area is covered with gravel or other masonry that is made of impervious materials (brick pavers, gravel, and masonry pavers). The remaining 50% must be covered with trees and/or living plants that provide ground cover. Any hardscape must be pervious and laid directly on the soil or on pervious fabric to allow water penetration.

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

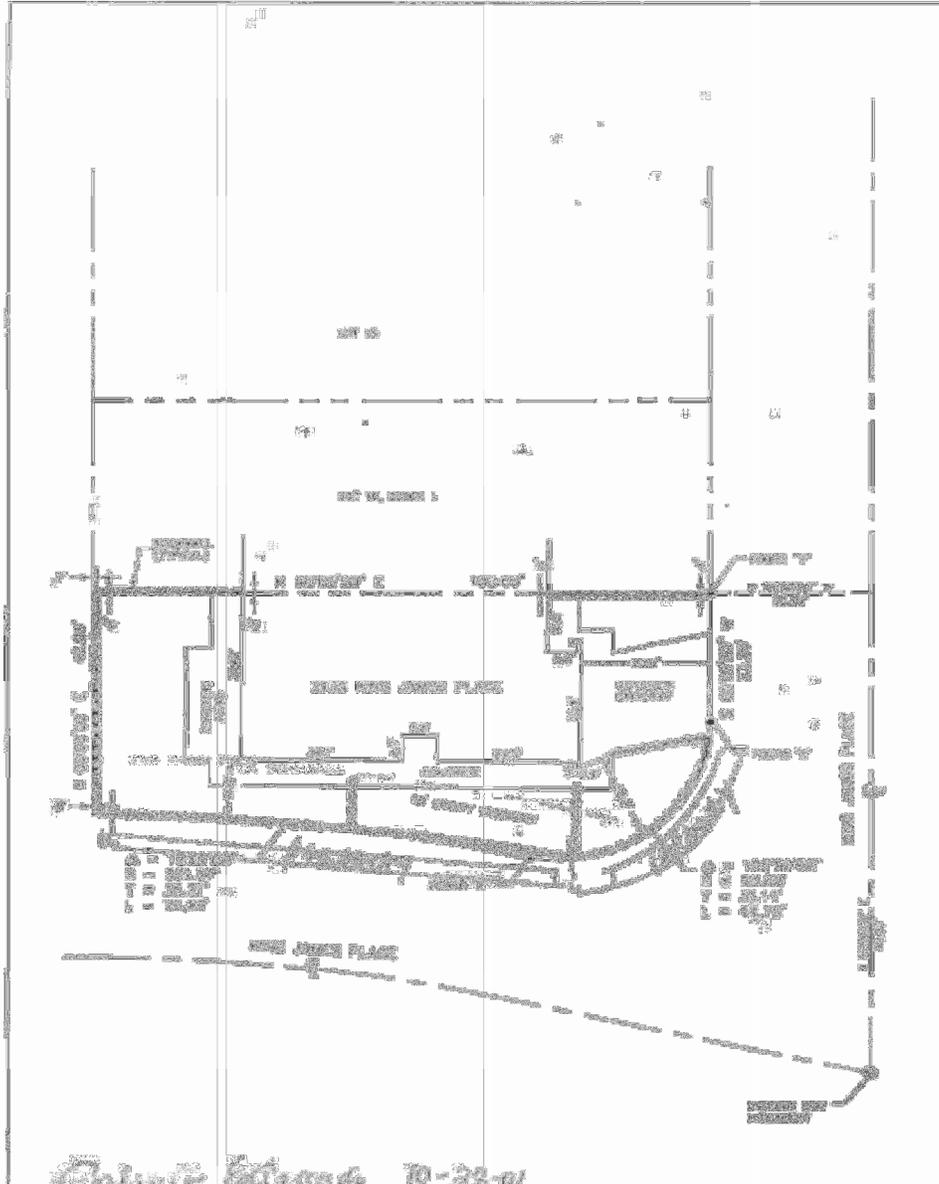
- The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- When the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The modifications are that the multi-colored brick be replaced with a monochromatic brick; that 50% of the brick be removed and replaced with grass or plants in order to meet the guidelines; and that the work be completed within thirty (30) days.

# AERIAL MAP



# SITE PLAN



*Calvin Johnson 10-22-01*

<p><b>CERTIFICATION</b></p> <p>I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.</p> <p><b>DATE:</b> 10-22-01</p> <p><b>BY:</b> Calvin Johnson</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">JOB # 010412</td> <td style="width: 50%;">DATE: 10-05-01</td> </tr> <tr> <td>LOCATED IN ZONE C</td> <td>PANEL # 000214-0004-B</td> </tr> <tr> <td>RECORDED IN VOLUME 43</td> <td>PAGE 25</td> </tr> <tr> <td colspan="2" style="text-align: center;">PLAT RECORDS, EL PASO COUNTY, TX</td> </tr> <tr> <td colspan="2"> <p><b>ZONE WITH JUNK PLACE</b>                  S. PORTER ST/LAS TER, CORNER 1 SIDE CORNER AT                  BROWN TRUCK                  CITY OF EL PASO, EL PASO COUNTY, TEXAS</p> </td> </tr> <tr> <td colspan="2" style="text-align: center;">  </td> </tr> </table>	JOB # 010412	DATE: 10-05-01	LOCATED IN ZONE C	PANEL # 000214-0004-B	RECORDED IN VOLUME 43	PAGE 25	PLAT RECORDS, EL PASO COUNTY, TX		<p><b>ZONE WITH JUNK PLACE</b>                  S. PORTER ST/LAS TER, CORNER 1 SIDE CORNER AT                  BROWN TRUCK                  CITY OF EL PASO, EL PASO COUNTY, TEXAS</p>			
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