



PHAP15-00046

Date: December 7, 2015
Application Type: Certificate of Appropriateness
Property Owner: El Paso Independent School District
Representative: Adrian Stresow
Legal Description: Being 12 Manhattan Heights All of Block (7500 Sq. Ft.), City of El Paso, El Paso County, Texas
Historic District: Manhattan Heights
Location: 3200 Wheeling Avenue
Representative District: #2
Existing Zoning: R-3/H (Residential/Historic)
Year Built: 1920
Historic Status: Landmark
Request: Certificate of Appropriateness for the installation of playground equipment and landscaping
Application Filed: 11/29/2015
45 Day Expiration: 1/13/2016

ITEM #5



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for the installation of playground equipment and landscaping

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:

- *Place non-traditional site features such as swimming pools, playground equipment, concrete pads and basketball goals, tree houses, dumpsters, and trash receptacles only in areas such as rear yards, where they are not visible from the street.*
- *Construction of new fences, stairs, or sidewalk rails and replacement of older existing fences is allowed on historic properties provided that the proposed site feature is of a compatible material and scale. Rock, brick, wood and wrought iron are acceptable materials but each case is decided individually. Cinder block and chain link fencing are relatively recent developments and are therefore not appropriate fencing materials.*
- *The height of the proposed fence should complement the structure (primarily as viewed from the street) and should not obstruct the public's view of the building.*
- *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.*
- *Landscaping is an inherent part of a building's siting and design. Good landscaping reinforces the architectural qualities of a structure and its context. When new landscaping is planned, it should be designed to complement the structure and the streetscape. Materials which can be documented as being historic to the area should be given first priority.*
- *Retain mature trees that contribute to the character of the historic district.*
- *Maintain the property's natural topography, and avoid grading that adversely affects drainage and soil stability or could negatively impact existing trees.*
- *Replace mature trees with similar canopy and in the same location when they are damaged or diseased. When the same site location is not practical, select a location for replacement trees that will enhance the appearance and character of the historic streetscape or provide shade.*

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

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

The modifications are that a landscape plan, a plan and section for the rockwall, and a schedule for the three phases of landscaping be submitted prior to getting permits.

AERIAL MAP



