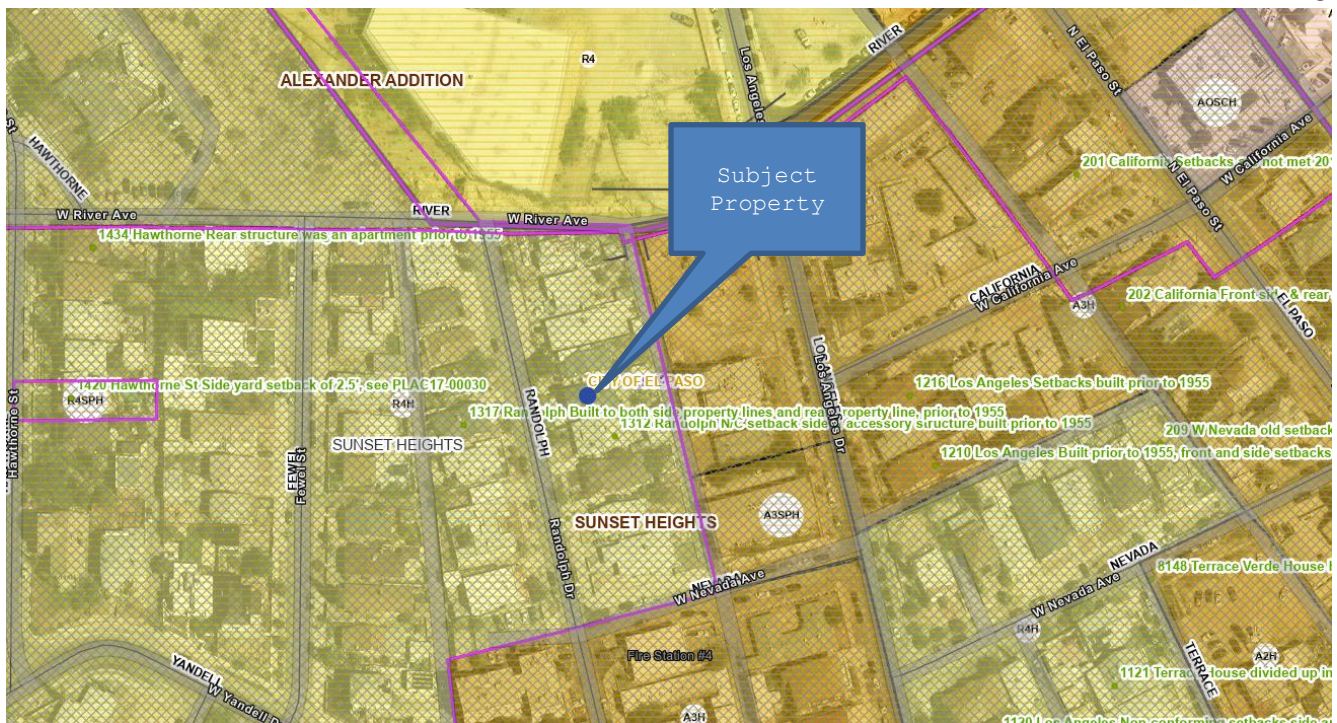




PHAP26-00026

Date: June 11, 2026
Application Type: Certificate of Appropriateness
Property Owner: Hermelinda Mota
Representative: Hermelinda Mota
Legal Description: 15 Sunset Heights 22 & N 15 Ft Of 23 (4800 Sq Ft), City of El Paso, El Paso County, Texas
Historic District: Sunset Heights
Location: 1316 Randolph Drive
Representative District: #8
Existing Zoning: R-4/H (Residential/Historic)
Year Built: 1919
Historic Status: Contributing
Request: Certificate of Appropriateness for construction of a ramp and infilling the front yard with concrete after-the-fact
Orig. Application Filed: 5/28/2026
Orig. 45 Day Expiration: 7/12/2026

ITEM #3



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for construction of a ramp and infilling the front yard with concrete 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:

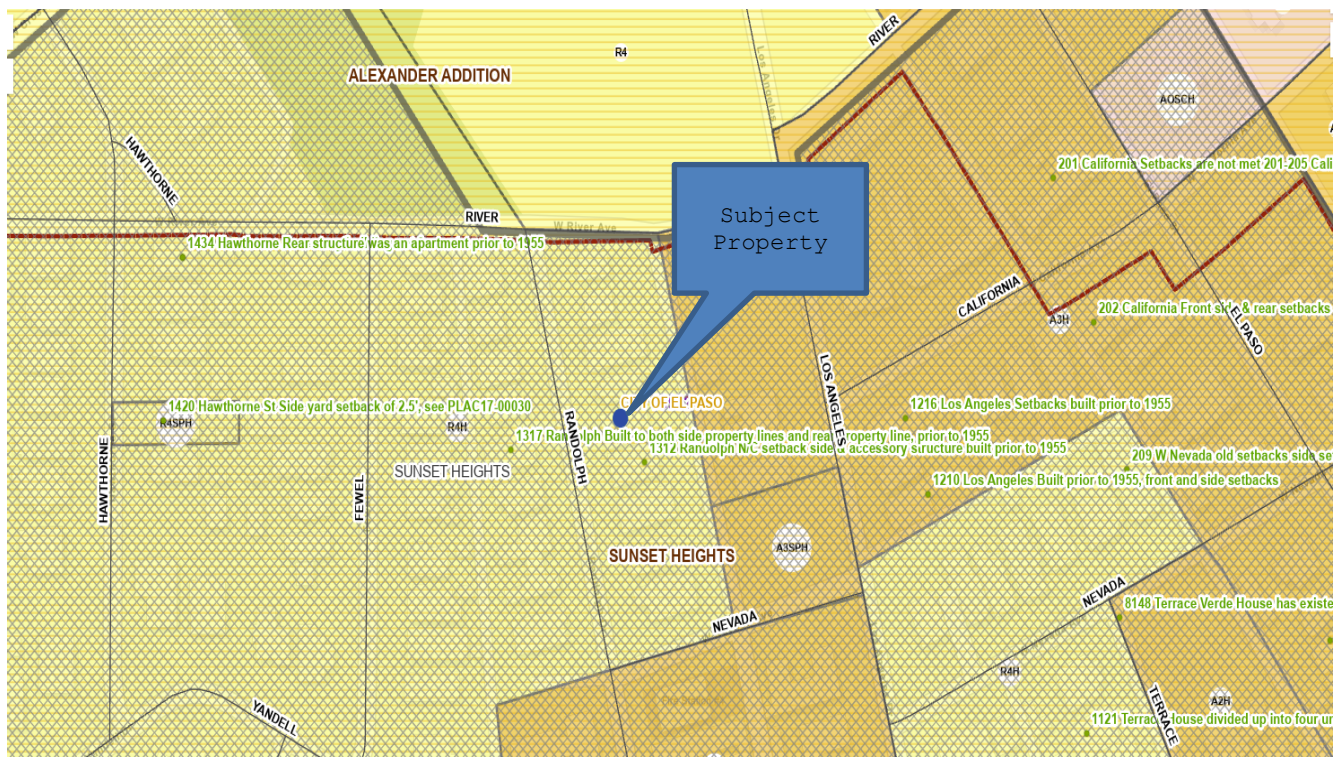
- *Introduce fire exits, stairs, landings, and ramps on rear or inconspicuous side locations.*
- *Construct fire exits, stairs, landings and ramps in such a manner that they do not damage historic materials and features. Construct them so that they can be removed in the future with minimal damage to the historic structure.*
- *Design and construct new fire exits, stairs, and landings to be compatible with the scale, materials, details, and finish of the historic structure.*
- *Features added to assist persons with disabilities should be designed and constructed so that the original design of the entrance or porch is not diminished, and historic materials or features are not damaged.*
- *Grass and sod may be removed from front yards, side yards on a corner provided not more than 50% of the area is covered with gravel or other masonry. 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 living plants that provide ground cover.*
- *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 will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.*
- *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will 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 the parkway and the front yard be brought into compliance with the guidelines including the removal of 50% of the paving and the installation of living ground cover; that the work be completed in sixty (60) days; and that no new permits or approvals be approved until the property is in compliance.

AERIAL MAP



PREVIOUS CONDITION

