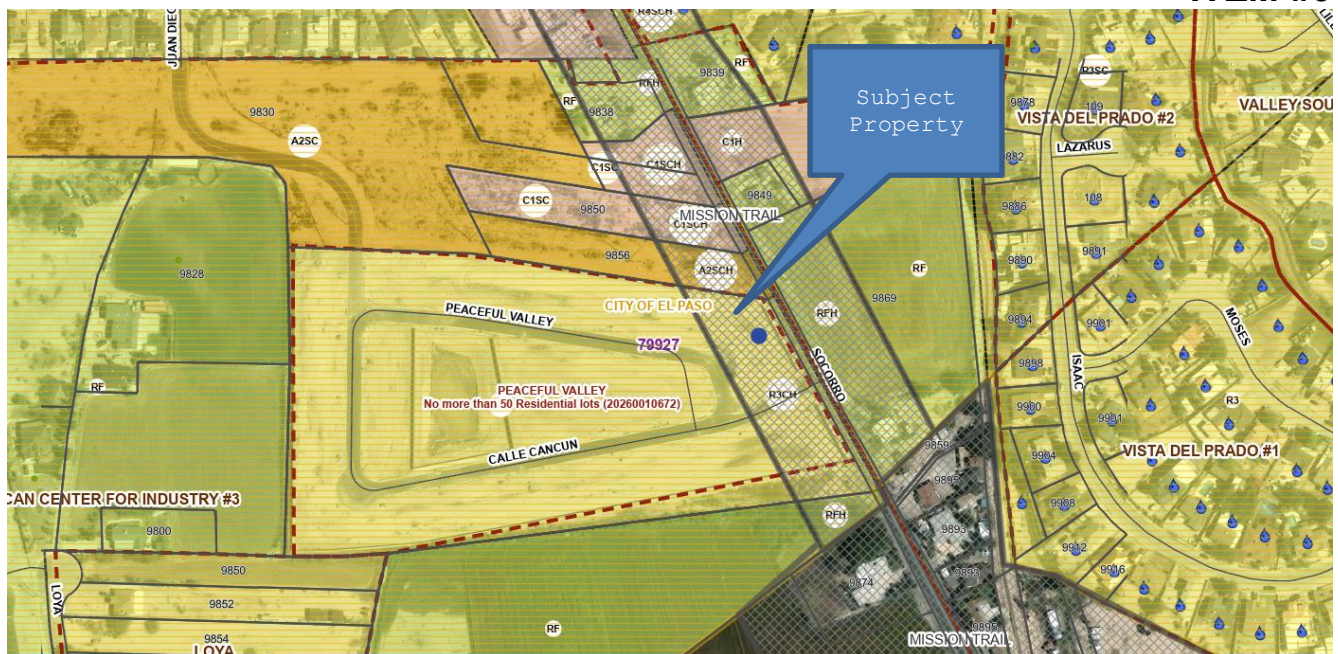




## **PHAP26-00028**

**Date:** June 11, 2026  
**Application Type:** Certificate of Appropriateness  
**Property Owner:** Warnick Homes, Inc.  
**Representative:** Rocio Meshirer  
**Legal Description:** Lot 3, Blk 1: 1 Peaceful Valley Subdivision, City of El Paso, El Paso County, Texas  
**Historic District:** Mission Trail  
**Location:** 9709 Peaceful Valley Drive  
**Representative District:** #7  
**Existing Zoning:** RFH (Ranch Farm/Historic)  
**Year Built:** NA  
**Historic Status:** Non-Contributing  
**Request:** Certificate of Appropriateness for construction of a one-story family house  
**Orig. Application Filed:** 5/28/2026  
**Orig. 45 Day Expiration:** 7/12/2026

### **ITEM #5**



### **GENERAL INFORMATION:**

The applicant seeks approval for:

Certificate of Appropriateness for construction of a one-story family house

### **STAFF RECOMMENDATION:**

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

*The Mission Trail Historic District Design Guidelines recommend the following:*

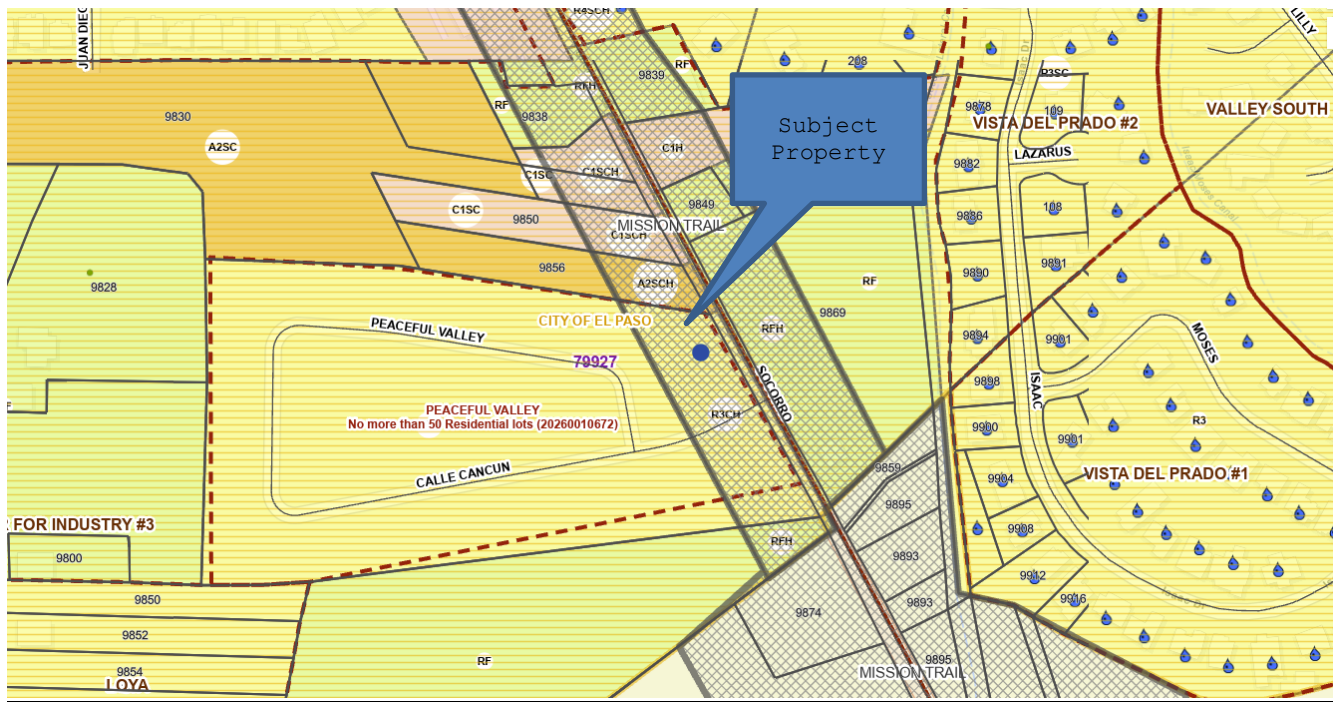
- *Any new construction must be compatible in size, texture, color, design, proportion, and detail to adjacent buildings and streetscapes.*
- *New structures should respect the integrity of existing buildings. Existing historic structures and the streetscape should be taken into consideration before designing new infill construction. Setbacks, proportion, rhythm, and building elements should all be addressed.*
- *If fencing is desired, it should be incorporated into the overall design. Construction of new fences and replacement of older existing fences should be of compatible materials, in order to complement the building. Rock, brick, wood, and wrought iron are generally acceptable materials but each case should be decided individually. Examples: rock with stucco, adobe with stucco, or cement with stucco, are appropriate fencing materials for a Pueblo Style structure.*
- *Cinder block with stucco can also be used for fencing but plastics should be avoided. Metal or wrought iron may be used with brick buildings and some adobe structures.*
- *Landscaping is an inherent part of the siting and design of a building. Good landscaping reinforces and highlights the architectural qualities of a structure. Original vegetation should be maintained in good condition as it takes years for trees, shrubs, and lawns to properly mature and become established. When new landscaping is planned, it should be designed to complement the structure and the streetscape. Socorro Road is a farm road in need of landscaping. Planting trees with a combination of shrubs and/or ground coverings can greatly enhance this road. Properly designed landscaping can set the tone for immediate and surrounding areas. Along predominantly residential areas, property owners should be encouraged to plant trees with shrubs and/or ground coverings. Cooperation of the residents is essential as part of neighborhood self-improvement program.*
- *Mechanical, electrical and telephone equipment, as well as other obtrusive elements or structures, should be screened from view. Obtrusive structures include satellite dishes, air conditioning units, and radio and television antennae.*

*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 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 an elevation for the garden wall be submitted prior to getting permits; that an accurate landscaping plan showing 50% living plant cover be submitted prior to getting permits; that the HVAC equipment be placed either in the rear yard or on the back of the roof; and that the garage be relocated so it is behind the main façade.*

#### **AERIAL MAP**



[illegible]