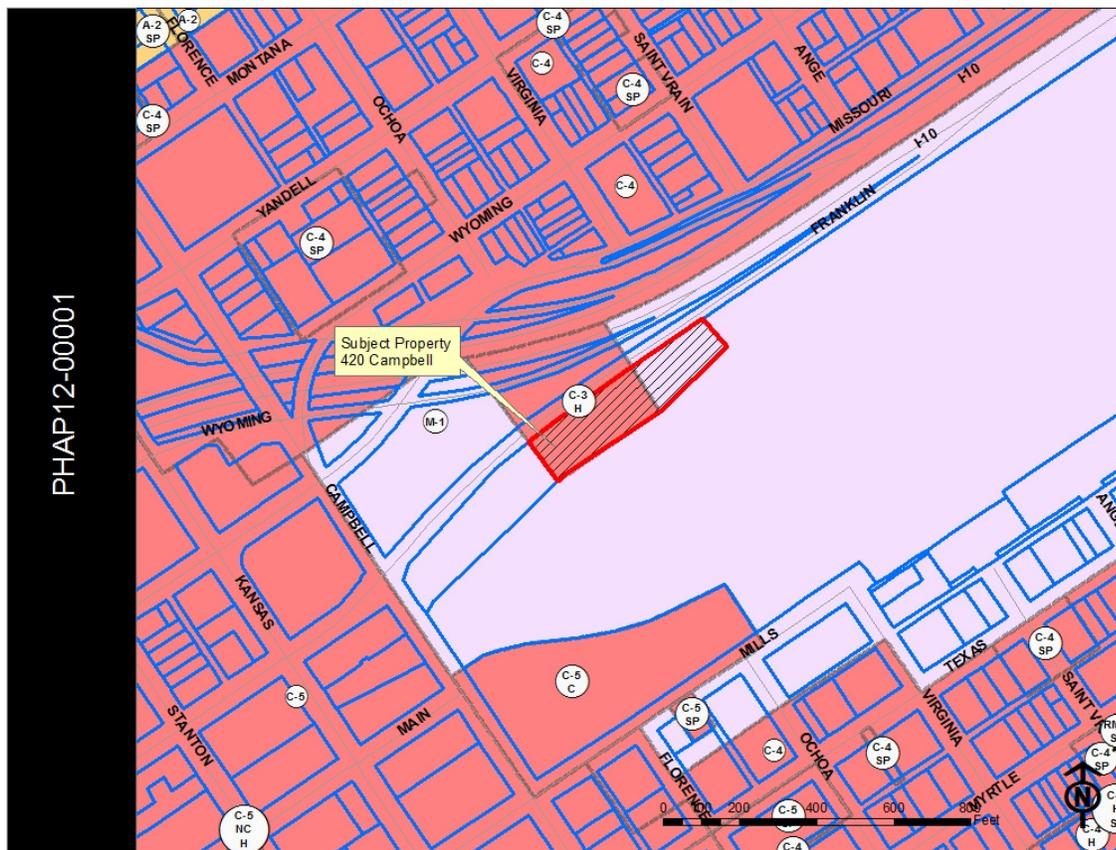




PHAP12-00001

Date: January 23, 2012
Application Type: Certificate of Appropriateness
Property Owner: 420 Campbell LLC
Representative: Raul Rodriguez
Legal Description: Block 233, Campbell Addition, Sly pt of Blk 233 & 234 & 235 & vacated alleys btw & pt of vacated streets adj to blks, City of El Paso, El Paso County, Texas.
Historic District: Independent
Location: 420 N. Campbell Street
Representative District: #8
Existing Zoning: C-3/H (Commercial/Historic)
Year Built: 1900
Historic Status: Landmark
Request: Certificate of appropriateness for the expansion of a concrete slab to accommodate the construction of a new seating area, a pergola, and a one story addition housing bathrooms.
Application Filed: 1/11/2012
45 Day Expiration: 2/25/2012

ITEM #1



GENERAL INFORMATION:

The applicant seeks approval for:

The expansion of a concrete slab to accommodate the construction of a new seating area, a pergola, and a one story addition housing bathrooms.

STAFF RECOMMENDATION:

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

The Magoffin Historic District Design Guidelines recommend the following:

- 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 the original structure, but not necessarily attempt to duplicate or copy it.

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

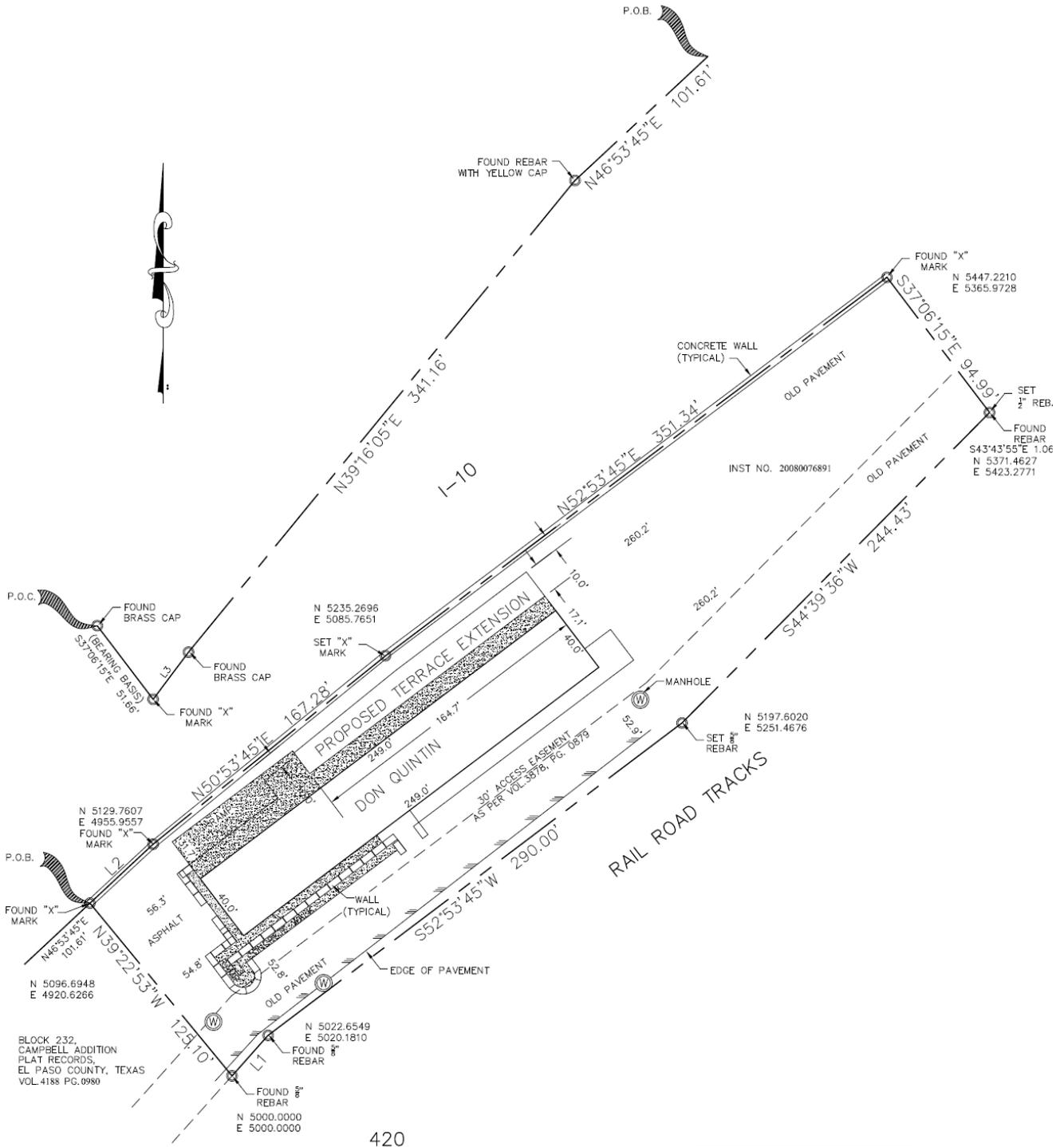
- New additions will not destroy historic materials, features, and spatial relationships that characterize the property.
- The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, proportion, and massing to protect the integrity of the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

AERIAL MAP

PHAP12-00001



SITE PLAN



P.O.C. (CREATING BASIS)
S37°06'15"E 51.66'

N 5129.7607
E 4955.9557
FOUND "X" MARK

N 5096.6948
E 4920.6266

BLOCK 232,
CAMPBELL ADDITION
PLAT RECORDS,
EL PASO COUNTY, TEXAS
VOL. 4188 PG. 0980

N 5022.6549
E 5020.1810
FOUND REBAR

FOUND REBAR
N 5000.0000
E 5000.0000

N 5235.2696
E 5085.7651

SET "X" MARK

FOUND REBAR WITH YELLOW CAP

P.O.B.

CONCRETE WALL (TYPICAL)

INST NO. 20080076891

MANHOLE

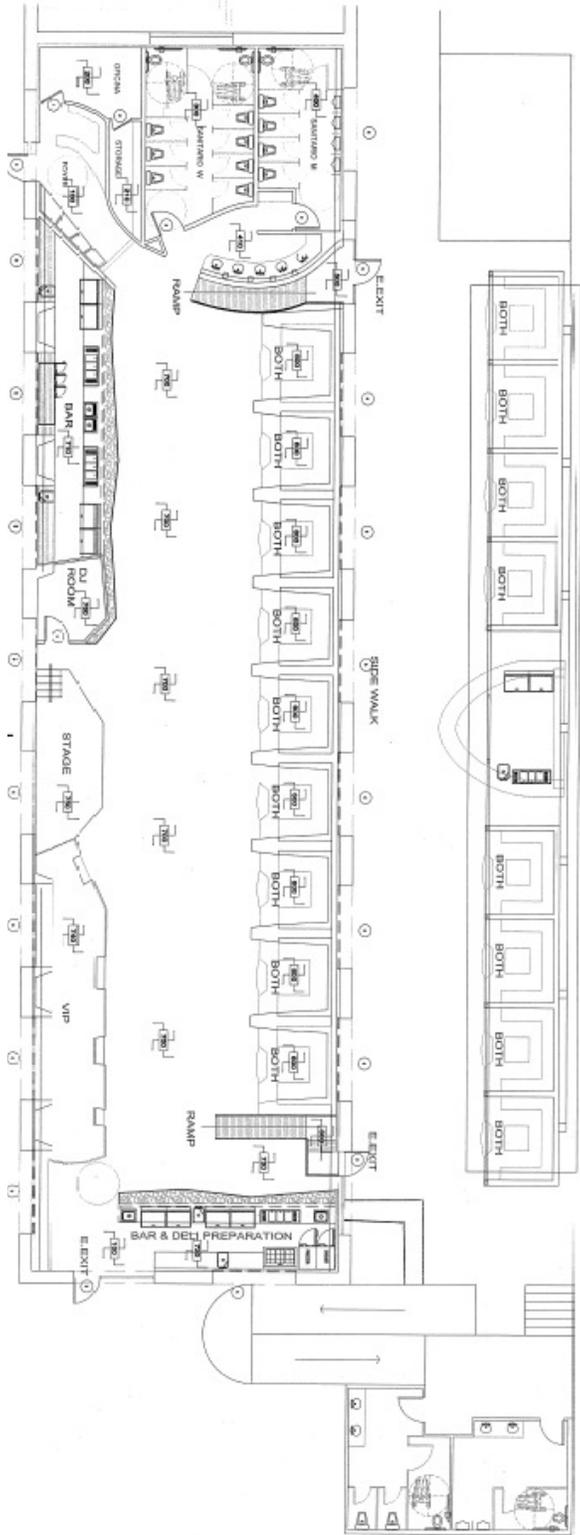
N 5197.6020
E 5251.4676

FOUND "X" MARK
N 5447.2210
E 5365.9728

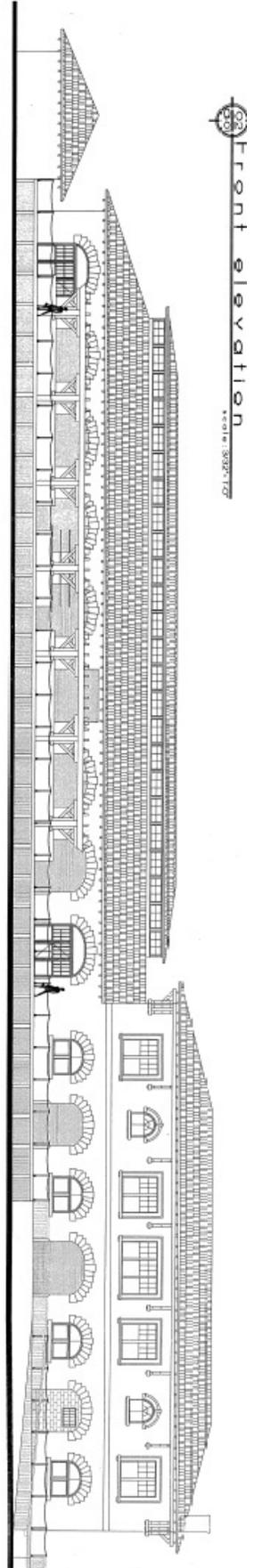
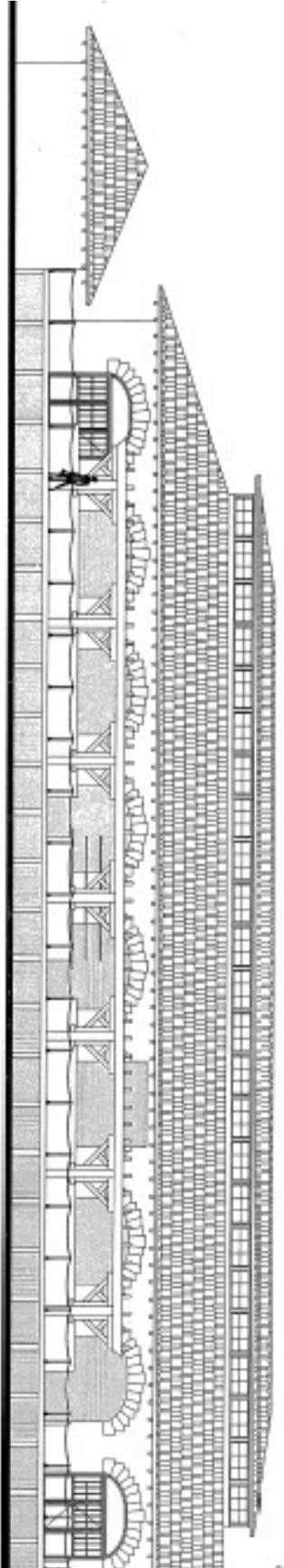
SET 1/2" REB.
FOUND REBAR
S43°43'55"E 11.06'
N 5371.4627
E 5423.2771

LINE TABLE		
LINE	LENGTH	BEARING
L1	30.34'	S41°41'41"W
L2	48.39'	N46°53'45"E
L3	33.00'	N36°53'45"E

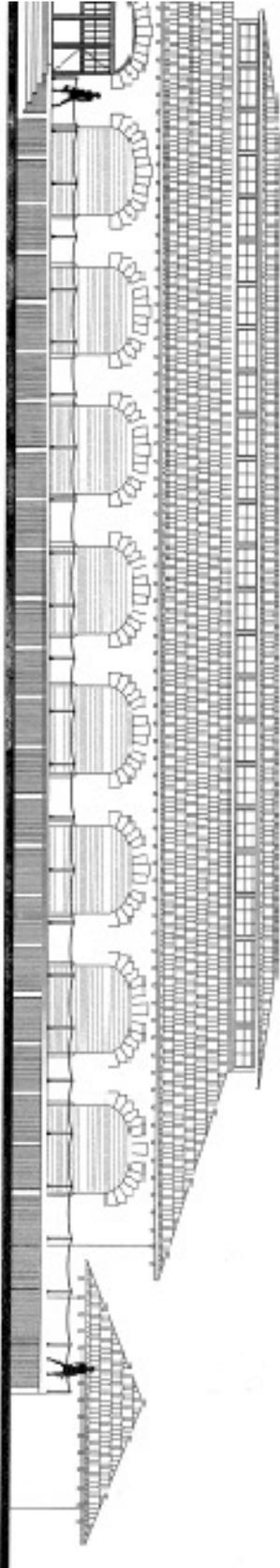
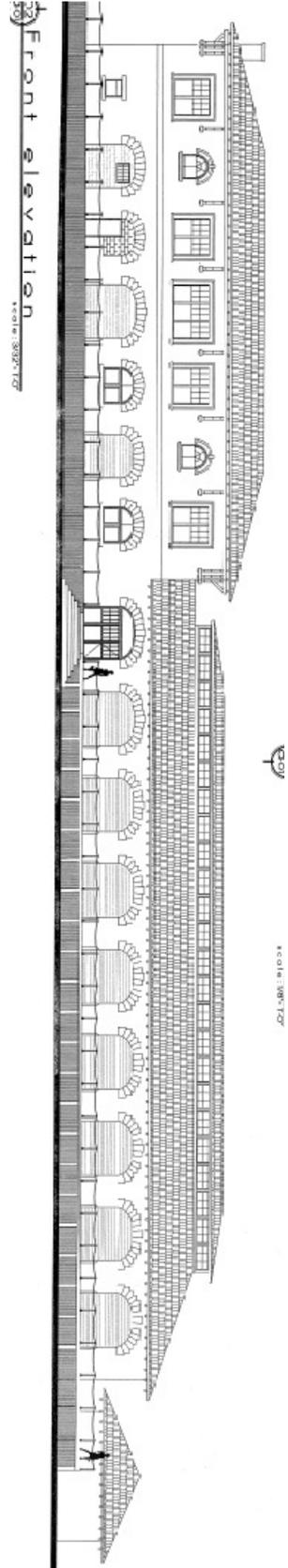
PROPOSED FLOOR PLAN



PROPOSED REAR ELEVATIONS



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION

scale: 3/32" = 1'-0"

