PHAP16-00002

Date:	January 25, 2016
Application Type:	Certificate of Appropriateness
Property Owner:	Bassett Partners EP LLC
Representative:	Geoffrey Wright
Legal Description:	Being 11 Mills SWC of blk., City of El Paso, El Paso County, Texas
Historic District:	Downtown
Location:	301-303 Texas Avenue
Representative District:	#8
Existing Zoning:	C-5/H (Commercial/Historic)
Year Built:	1929
Historic Status:	Landmark
Request:	Certificate of Appropriateness for the Rehabilitation of subject property to include new storefronts, signage, lighting, canopies, and awnings; masonry, metal and window repair; the installation of a pool; the construction of new doorways; the installation of a fence; and alteration of designated interior lobby
Application Filed:	1/11/2016
45 Day Expiration:	2/25/2016

ITEM #2

GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for the Rehabilitation of subject property to include new storefronts, signage, lighting, canopies, and awnings; masonry, metal and window repair; the installation of a pool; the construction of new doorways; the installation of a fence; and alteration of designated interior lobby

STAFF RECOMMENDATION:

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

The Downtown Historic District Design Guidelines recommend the following:

- Windows beyond repair should be replaced to maintain the appearance of the original windows.
- Replacement windows should match the same size of the original.
- Generally, window glass should be clear.
- If windows must be blocked due to interior functional needs, the glass window should still be maintained. Blocking should occur behind the window and the blocking material should be painted grey or black.
- Historically, awnings were covered with canvas. Canvas and other synthetics (woven acrylics) should be used on awnings. Shiny fabrics, however, may distract from a building's appearance and should therefore be avoided.
- Materials should be compatible with the structure and other elements particular to the historic district.
- Awnings and canopies should be placed at the top of openings, but they should not cover important architectural details/elements.
- Awnings and canopies should be of an appropriate size and scale in relation to the building's façade.
- Fixtures should not extend across the facades of several buildings. Instead, fixtures should fit within vertical elements such as columns.
- Awnings should not cover more than one-third of the window opening. Un-proportioned awnings may appear awkward.
- Original metal material should be maintained where possible. If metal must be replaced, new metal should match the design, shape and color (if possible) of the original.
- Mechanical, electrical and telephone equipment, as well as other obtrusive elements (such as meters) should be screened from view, or moved to the rear of the building.
- Preserve original materials or details and the shape of original openings (otherwise the proportions of the façade will be lost). Replace missing original elements such as transom windows.
- Storefronts should be fabricated from wood, but metal storefronts will be acceptable provided that the design complements the architectural style of the façade and the surrounding area and entry doors complement the structure's architectural style.
- Solid or residential-type doors with small areas of glass should be avoided.
- The original size, division and shape of display windows should be retained. Glass should be transparent for pedestrian viewing.
- The wainscot or panel beneath the display window should be constructed of wood or brick. Plastic and metal sidings are not historic and should be avoided.
- Transom windows should be preserved and/or restored where possible. Transom

windows may still be found underneath dropped ceilings and exterior coverups.

- Signs should not hide or cover any significant detailing and/or architectural detailing and/or architectural features of the building.
- Signs shall not exceed thirty square feet in all commercial and manufacturing districts, and should not exceed six feet in height.
- Signs constructed for landmark buildings or sites must be made of materials attributed to the era in which the buildings or site was constructed.
- Plastics are not permitted.
- For multi-tenant buildings, one sign is allowed for each storefront tenant.
- Neon is permissible if implemented appropriately.
- Flashing, black light, intermittent or moving light or lights are prohibited.
- Colors should complement the building and/or the surrounding area.
- Designs should be innovative and compatible with the building and/or the surrounding area.
- Lettering should not exceed 40% of the total area.
- A minimum border of three feet is required between the sign and the sides and the top of the building wall.
- Signs may be placed on bland wall surfaces only.
- Projecting signs are prohibited at the intersection of building corners, with the exception if they are at right angles to a building front.
- Masonry should be cleaned with low pressure water combined with detergents, and scrubbed with natural bristle brushes.
- On-premise signage should not cover windows, doors, or air vents.
- On-premise signs should be located in close proximity to the activity it is identifying. In most cases, the best location is usually above, on, and/or near the front door.
- Double-faced projecting wall signs must have a minimum nine foot clearance between the bottom of the sign and the ground level.
- Neon is permissible if implemented appropriately.
- Generally, fencing should be of brick and/or wrought iron.
- Generally, lighting provides safety and visibility. It also provides safe movement of vehicular and pedestrian traffic; provides security and aids in crime prevention; can accentuate important features, qualities, and landmarks; and allows day or night usage of buildings.
- The way in which materials and finishes are combined determines much of a structure's architectural character. It is important to preserve and complement the character of historic structures through proper design and maintenance.
- If masonry must be replaced, match old material with new material as closely as possible
- Retain original color and texture of masonry when possible.

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.
- If a storefront feature or an entire storefront is missing, replace it with a new feature or storefront based on accurate documentation. If accurate documentation is not available, then utilize a new design compatible with the building in scale, size, material, and color.
- It is appropriate to remove objects and later renovations to reveal original storefront openings obscured by the changes.
- For commercial and institutional buildings, design building signs to be integral to the overall building facade. It is not appropriate to cover a large portion of a facade

or any significant architectural features with signage.
- Mount signs in appropriate locations on facades so that no architectural details or features are obscured, altered, or damaged. On masonry buildings, holes for fasteners should be placed in the mortar joints, not the masonry unit.
- Installation of architecturally appropriate lighting that doesn't alter, damage, destroy, or obscure original or significant architectural fabric.

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

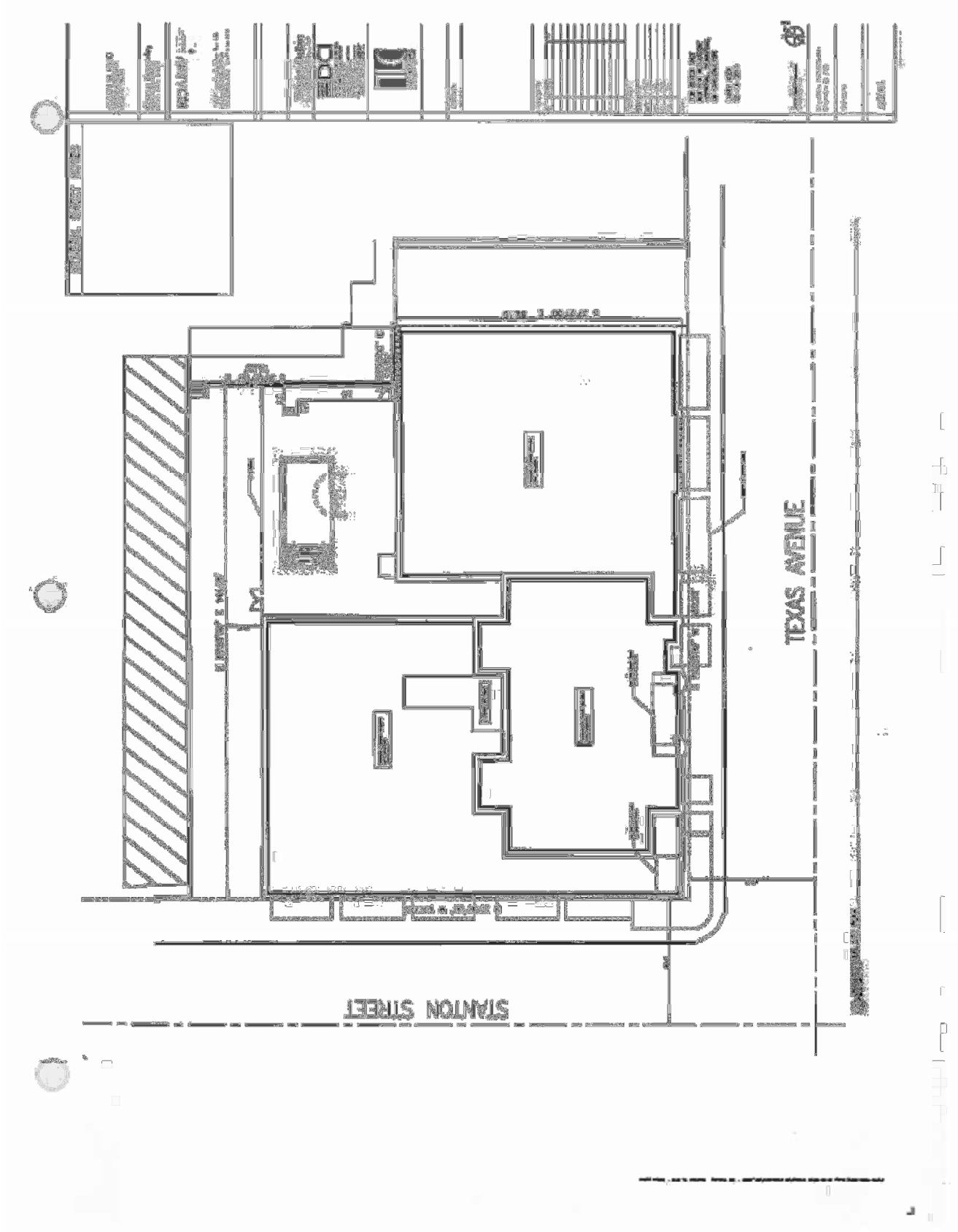
- A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- Deteriorated historic features will be repaired rather than replaced. Where 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 will be substantiated by documentary and physical evidence.

The modifications are that the original Trost designed storefront be reconstructed on the corner; that the EIFS proposed in the roof detail be replaced with a more compatible and vapor permeable material; that the applicant return to the HLC with details of the proposed signage including dimensions, materials, lighting, elevations, and sections; that the applicant return to the HLC with details regarding the fence including materials, height, elevations, and sections; and that the applicant return to the HLC with details of the lighting including materials, sections, and details.

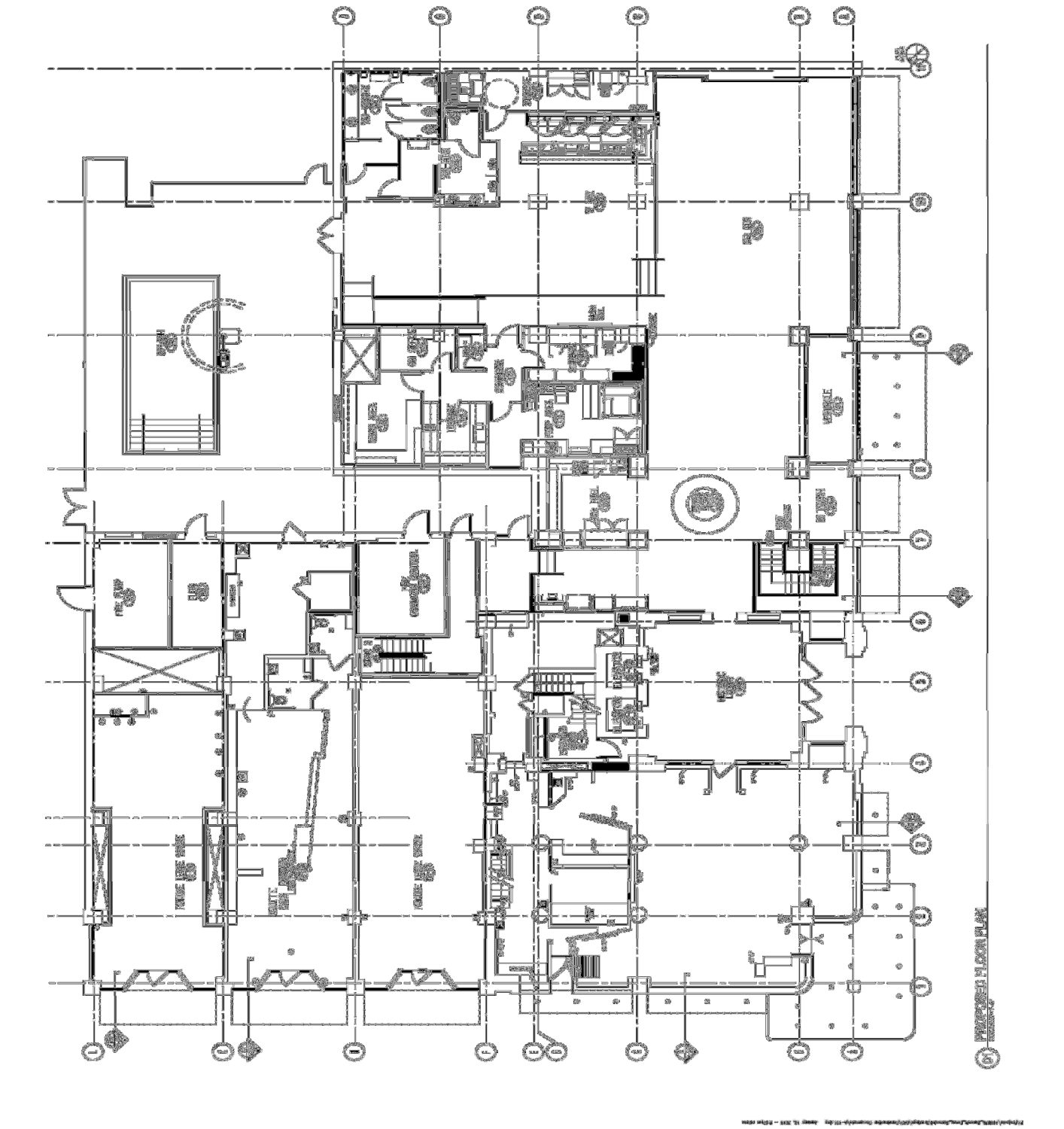
AERIAL MAP

Subject Property
C-5 SP
C-5 NC H
C-5 H
C-5 H SP
C-5 NC H SP
C-4
C-4 SP
SAN ANTONIO
TEXAS
OVERLAND
CAMPBELL

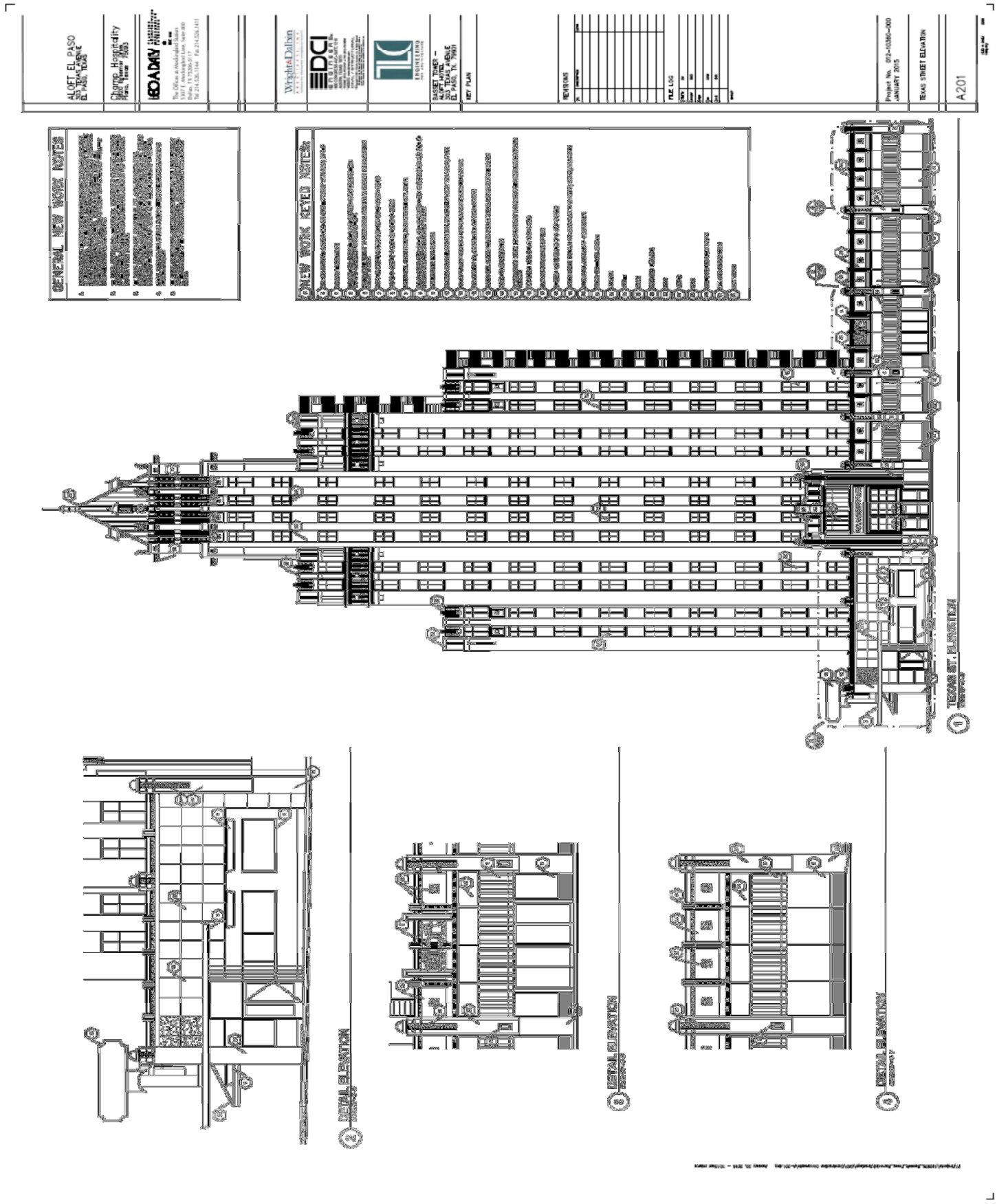
SITE PLAN



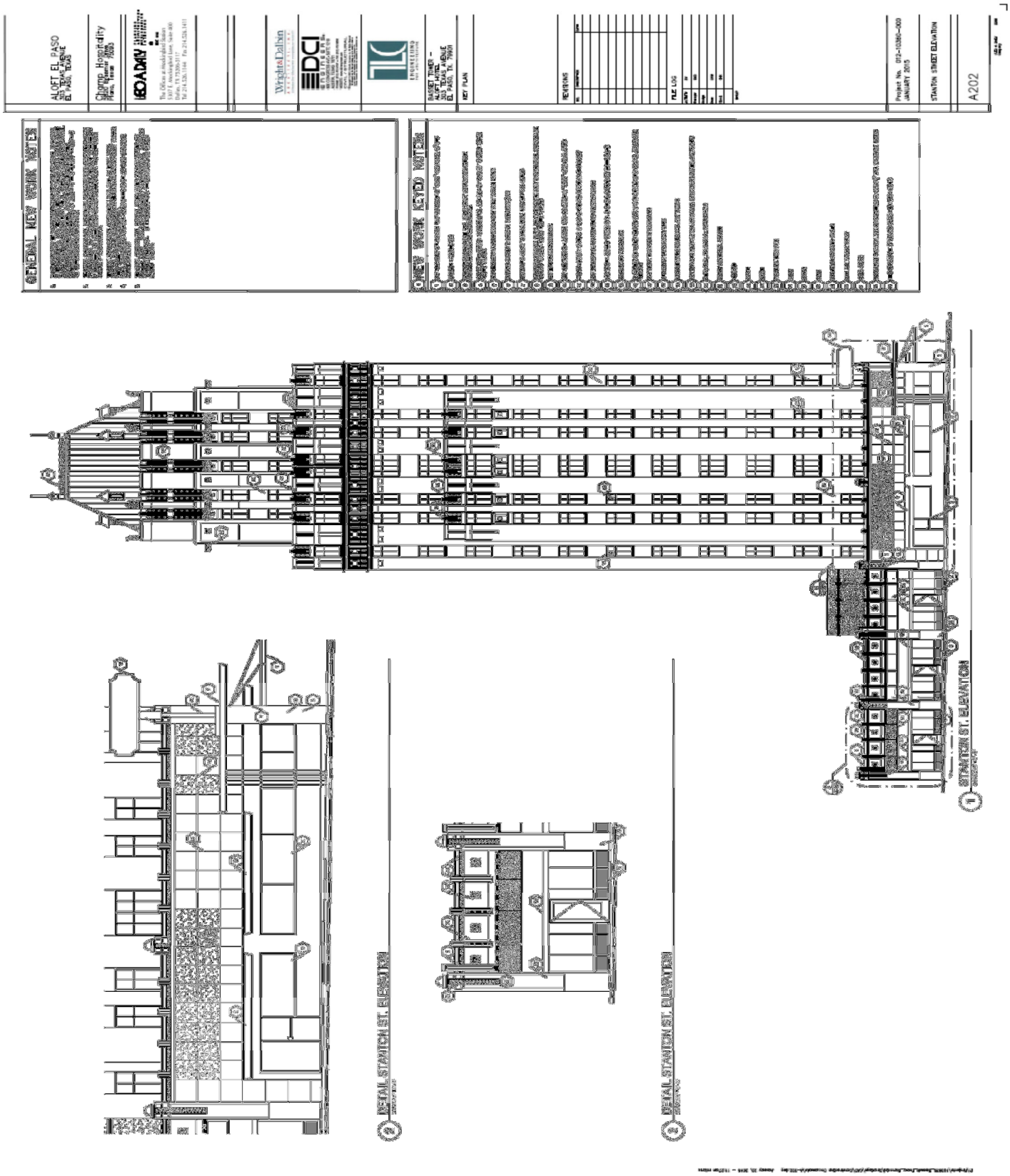
PROPOSED FIRST FLOOR PLAN



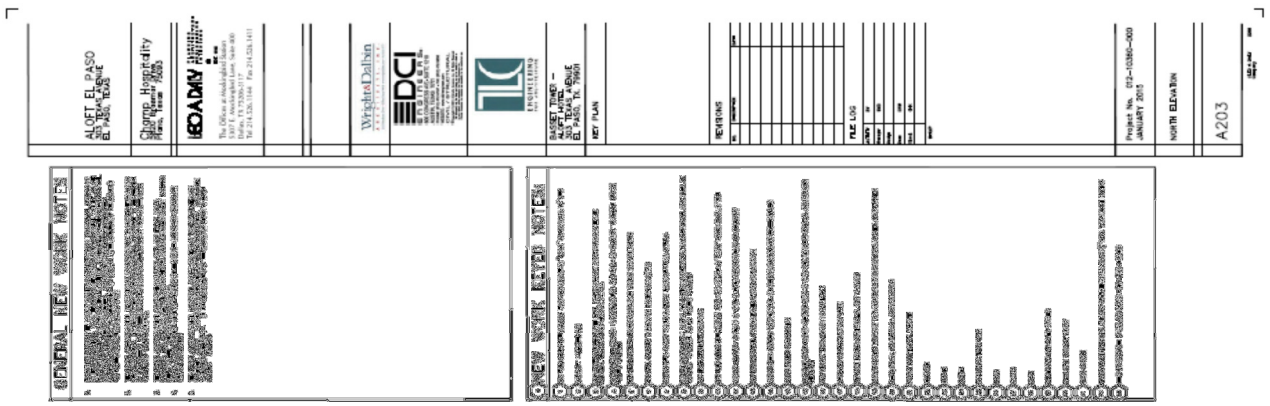
ELEVATIONS

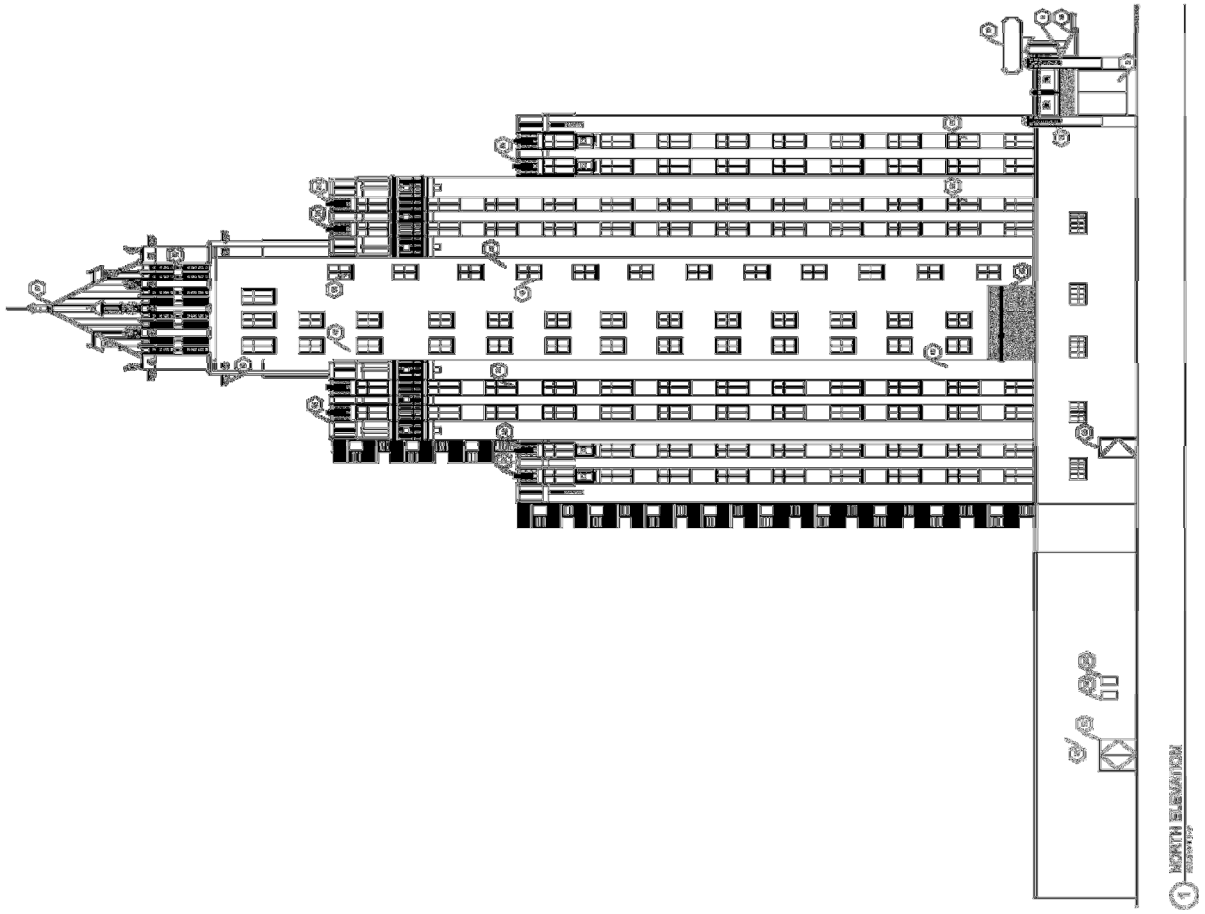
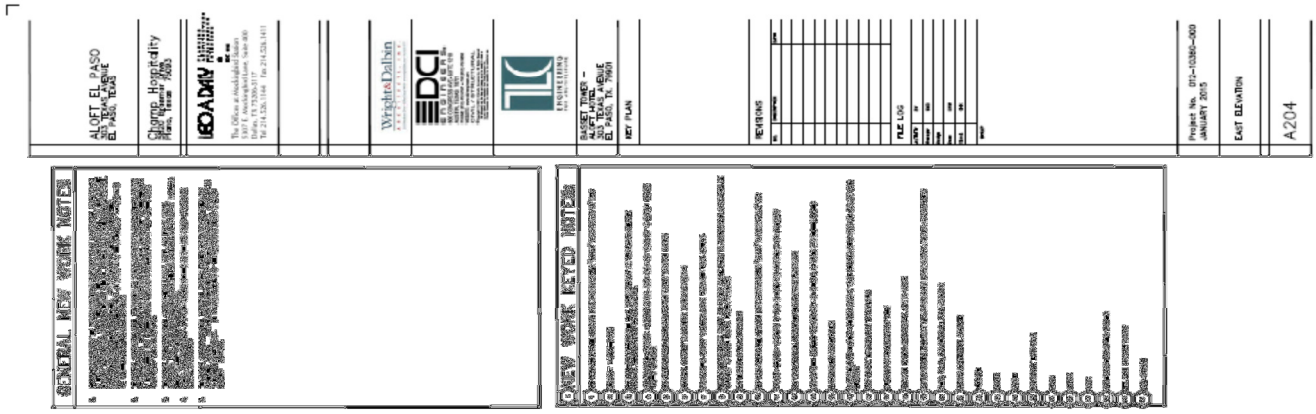
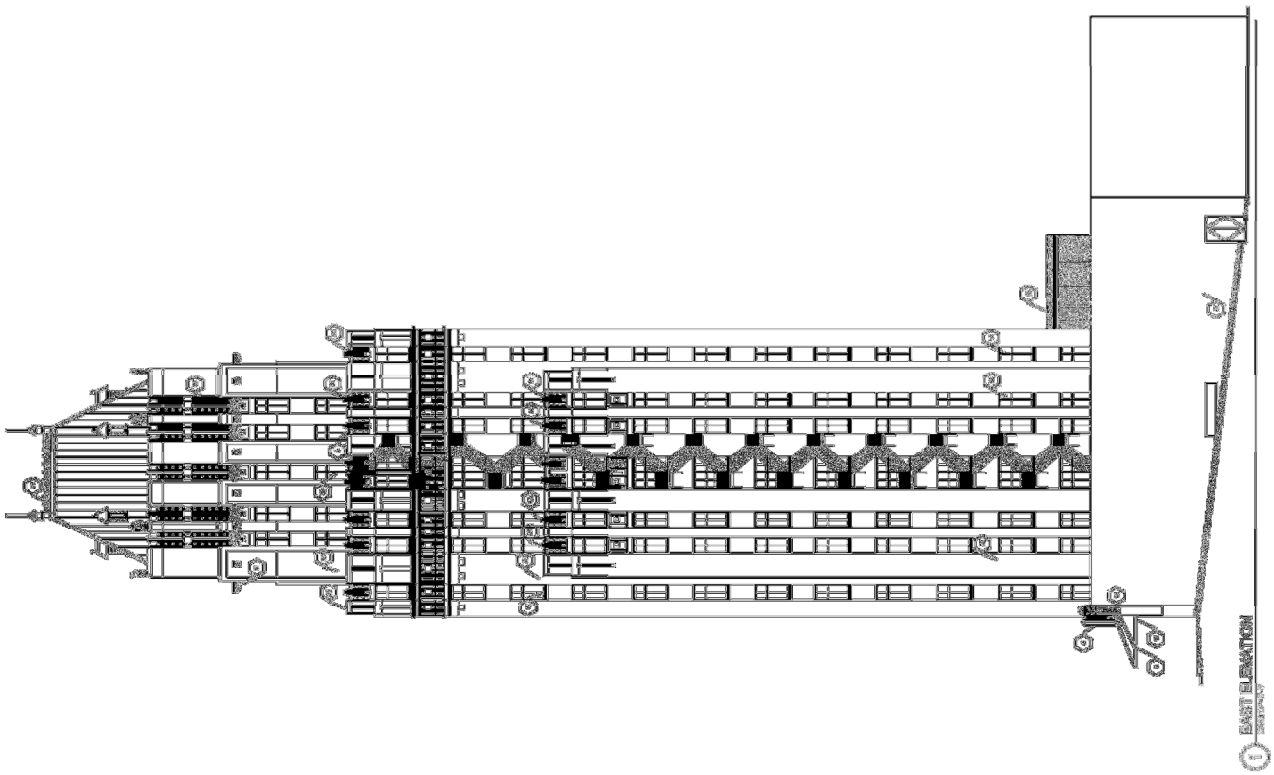

ALOFT EL PASO
303 TEXAS AVENUE
EL PASO, TEXAS
Champ Hospitality
Plano, Texas 75093
BASSET TOWER –
ALOFT HOTEL
303 TEXAS AVENUE
EL PASO, TX. 79901
KEY PLAN
REVISIONS
FILE LOG
Project No. 012-10380-000
JANUARY 2015
TEXAS STREET ELEVATION
A201
GENERAL NEW WORK NOTES
NEW WORK KEYED NOTES
TEXAS ST. ELEVATION
DETAIL ELEVATION
DETAIL ELEVATION
DETAIL ELEVATION

ELEVATIONS


ALOFT EL PASO
Champ Hospitality
Wright&Dalbin
DCI
BASSET TOWER - ALOFT HOTEL
KEY PLAN
REVISIONS
FILE LOG
Project No. 012-10380-000
JANUARY 2015
STANTON STREET ELEVATION
A202
GENERAL NEW WORK NOTES
NEW WORK KEYED NOTES
STANTON ST. ELEVATION
DETAIL STANTON ST. ELEVATION
DETAIL STANTON ST. ELEVATION

ELEVATIONS


ALOFT EL PASO
EL PASO, TEXAS
Project No. 013-10385-000
JANUARY 2013
NORTH ELEVATION
A203


NORTH ELEVATION

ELEVATIONS