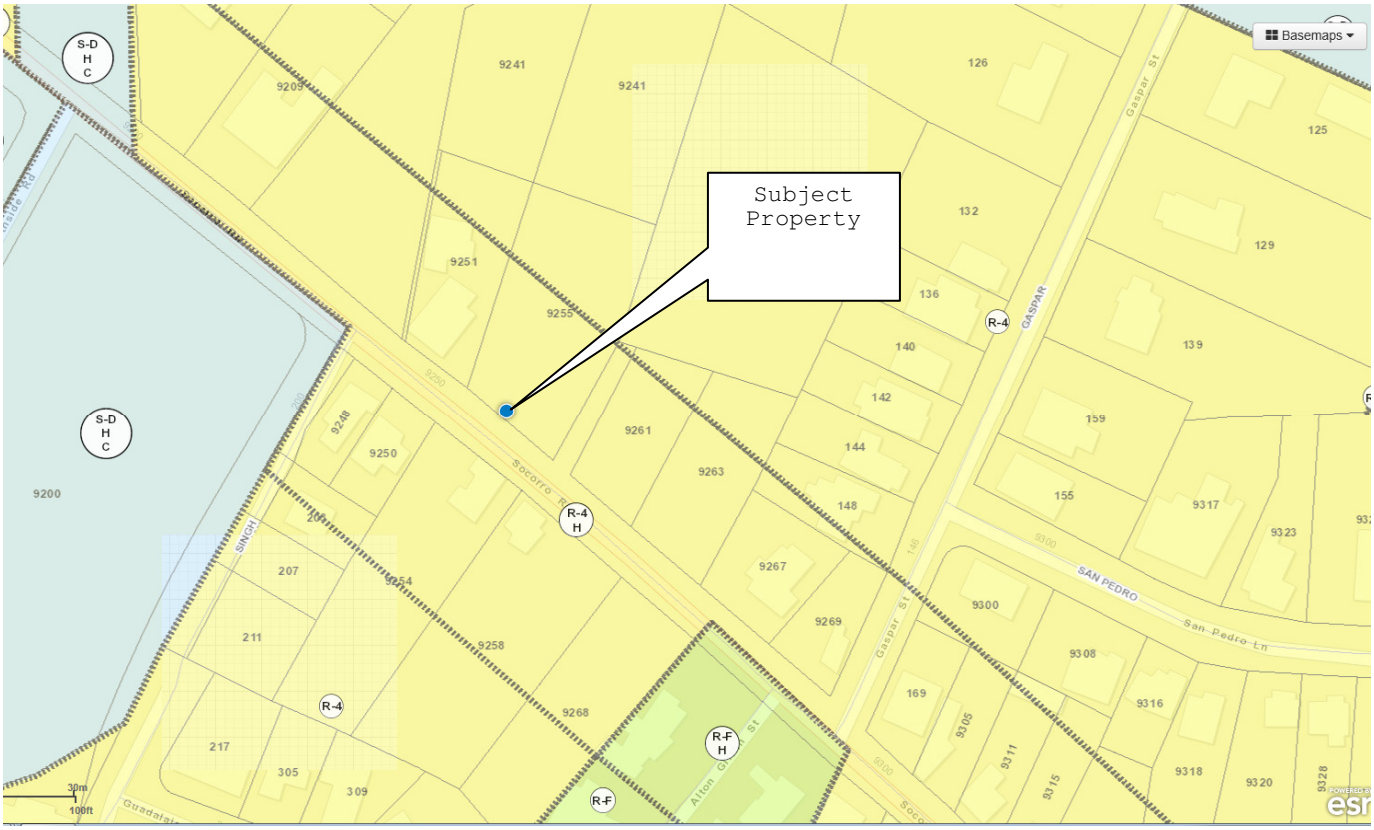
PHAP15-00001

Date:	February 9, 2015
Application Type:	Certificate of Appropriateness
Property Owner:	Jose Luis Anguiano
Representative:	Eric Perea
Legal Description:	Being 48 Ysleta Tr. 19-B, City of El Paso, El Paso County, Texas
Historic District:	Mission Trail
Location:	9255 Socorro Road
Representative District:	#6
Existing Zoning:	R-4/H (Residential/Historic)
Year Built:	N/A
Historic Status:	N/A
Request:	Certificate of Appropriateness for the construction of a two story, three building apartment complex
Application Filed:	1/5/2015
45 Day Expiration:	2/19/2015

ITEM #1



GENERAL INFORMATION:
The applicant seeks approval for:

Certificate of Appropriateness for the construction of a two story, three building apartment complex.

STAFF RECOMMENDATION:

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

The Mission Trail Historic District Design Guidelines recommend the following:

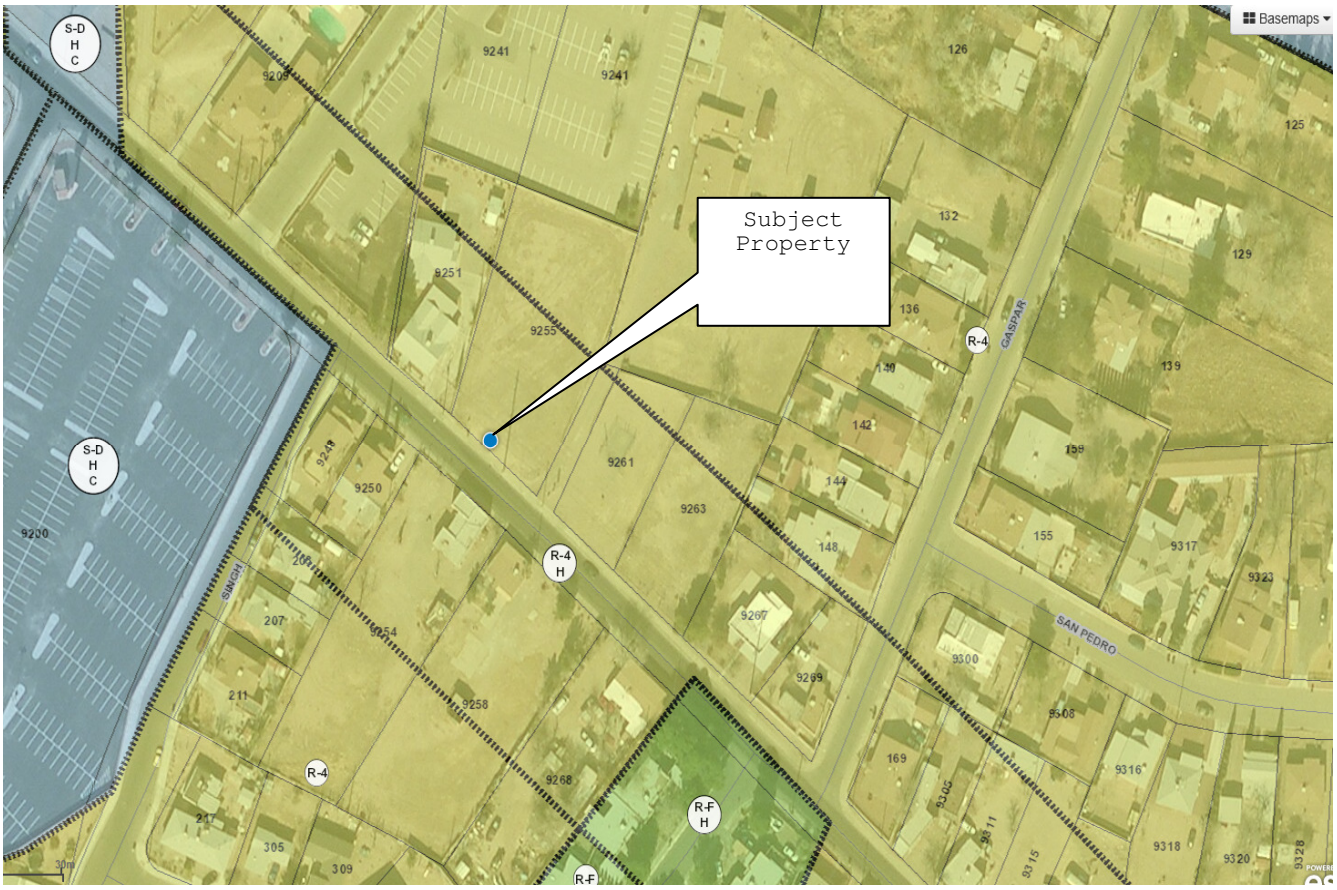
- *New structures should respect the integrity of existing buildings. Existing historic structures and streetscapes need be taken into consideration before designing new infill construction. Setbacks, proportion, rhythm, and building elements should all be addressed.*
- *Setbacks help to create a unified rhythm along a street. Maintain the predominant existing building line.*
- *The proportions of new buildings should be consistent with the dominant proportions of existing buildings. Proportions of a group of structures define a pattern which is called a streetscape. Streetscapes help to establish the architectural character of a neighborhood. All new construction and additions to existing structures should preserve and enhance the streetscape.*
- *The height of new buildings should conform to the height of existing surrounding buildings.*
- *New construction of structures should be flush with the existing building line, and parking space should be located to the rear of the building.*
- *Sidewalks within the Mission Trail Historic District are limited. This is due, in part, to the fact that the area is primarily rural. Almost all of the sidewalks are made of concrete; however, other alternatives exist. Brick and stone pavers are available in a wide assortment of colors and patterns and can contribute to the overall enhancement of an area. Exposed stones and pebbles set in concrete are other possibilities to consider as well.*
- *Paved areas for driveways should be kept to a minimum. Acceptable driveway materials are concrete, asphalt or masonry.*
- *Landscaping is an inherent part of a building's siting and design. Good landscaping reinforces and highlights the architectural qualities of a structure. 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.*
- *Flat roofs are characteristic of Pueblo architecture. Flat roofs are also found in this district. Parapets and flat wood eaves are distinctive features of the Territorial and Victorian Townhouse styles.*
- *Appropriate masonry for the Mission Trail Historic District includes terra cotta, stucco finishes, and adobe.*

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.*
- *Each property will be recognized as a physical record of its time, place, and use*.

The modification is that the first building facing Socorro Road be redesigned as a one story building so that it is more in keeping with character of the street.

AERIAL MAP


Basemaps
Subject Property
S-D H C
S-D H C
R-4 H
R-4
R-4
R-F H
R-F
SINGH
GASPAR
SAN PEDRO
9241
9241
9209
9251
9255
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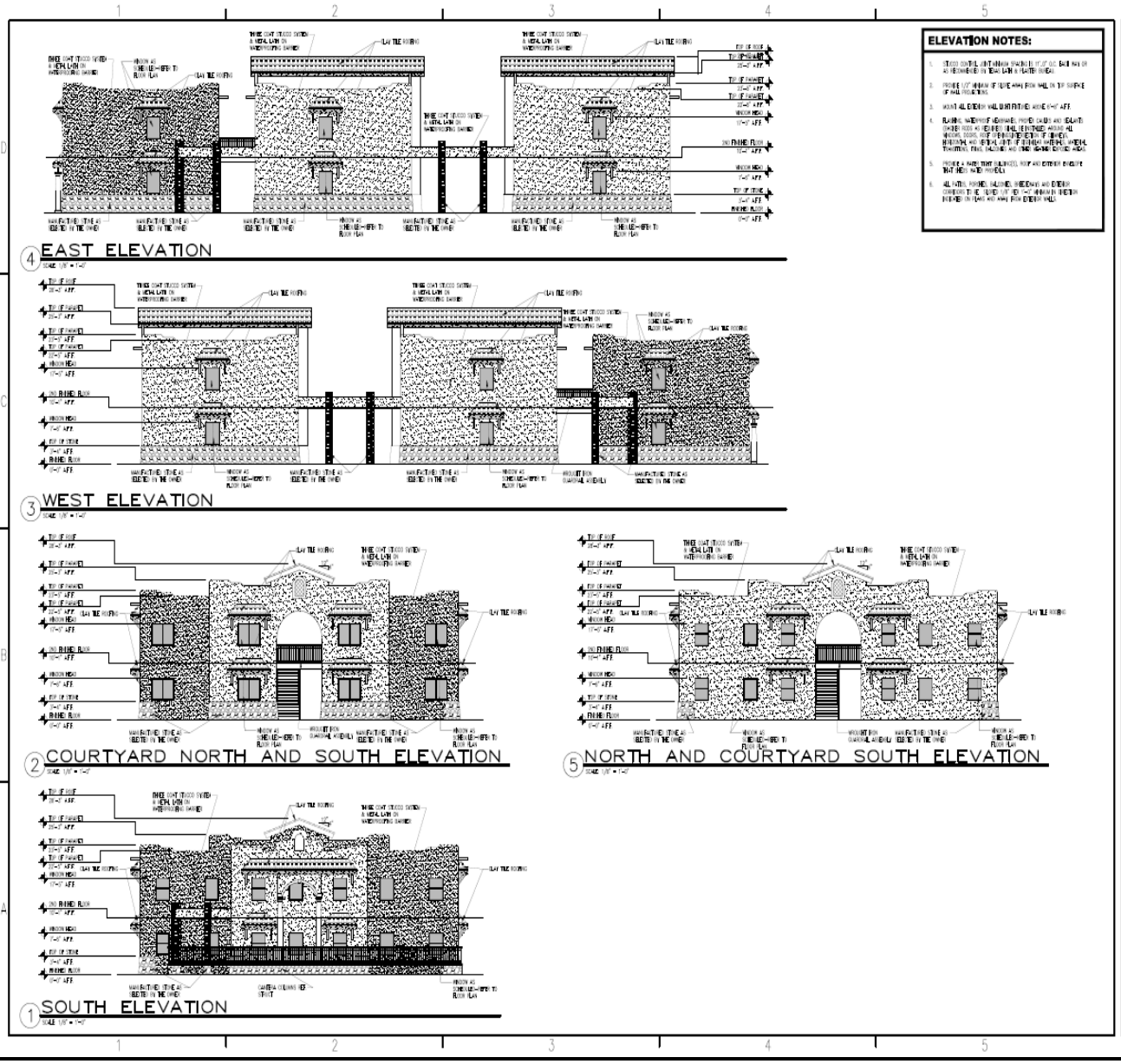
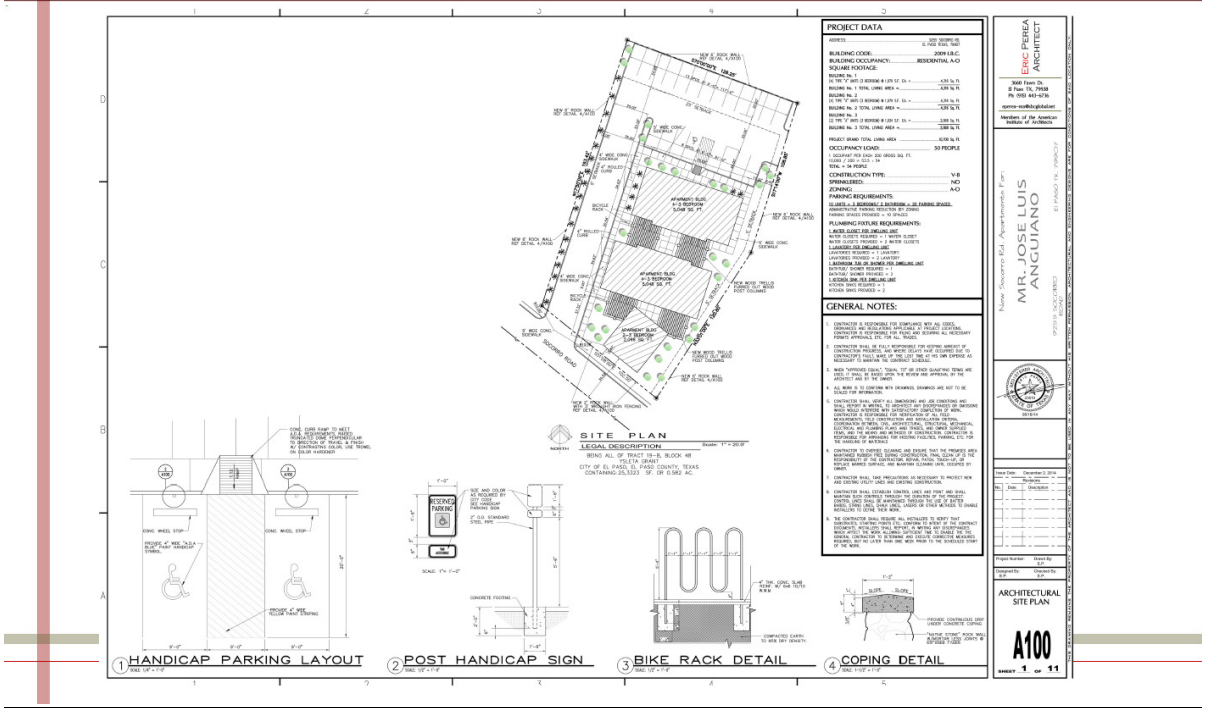
169
30m

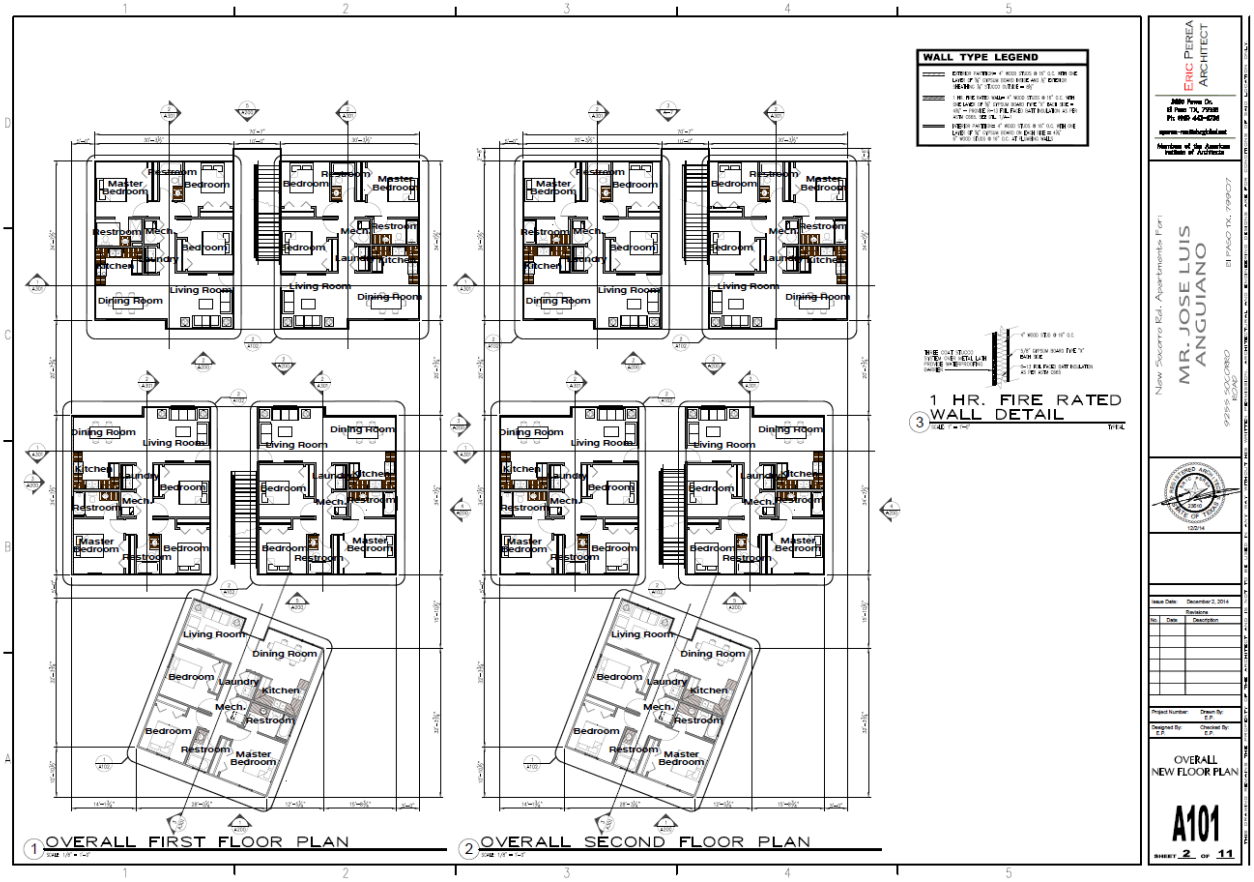
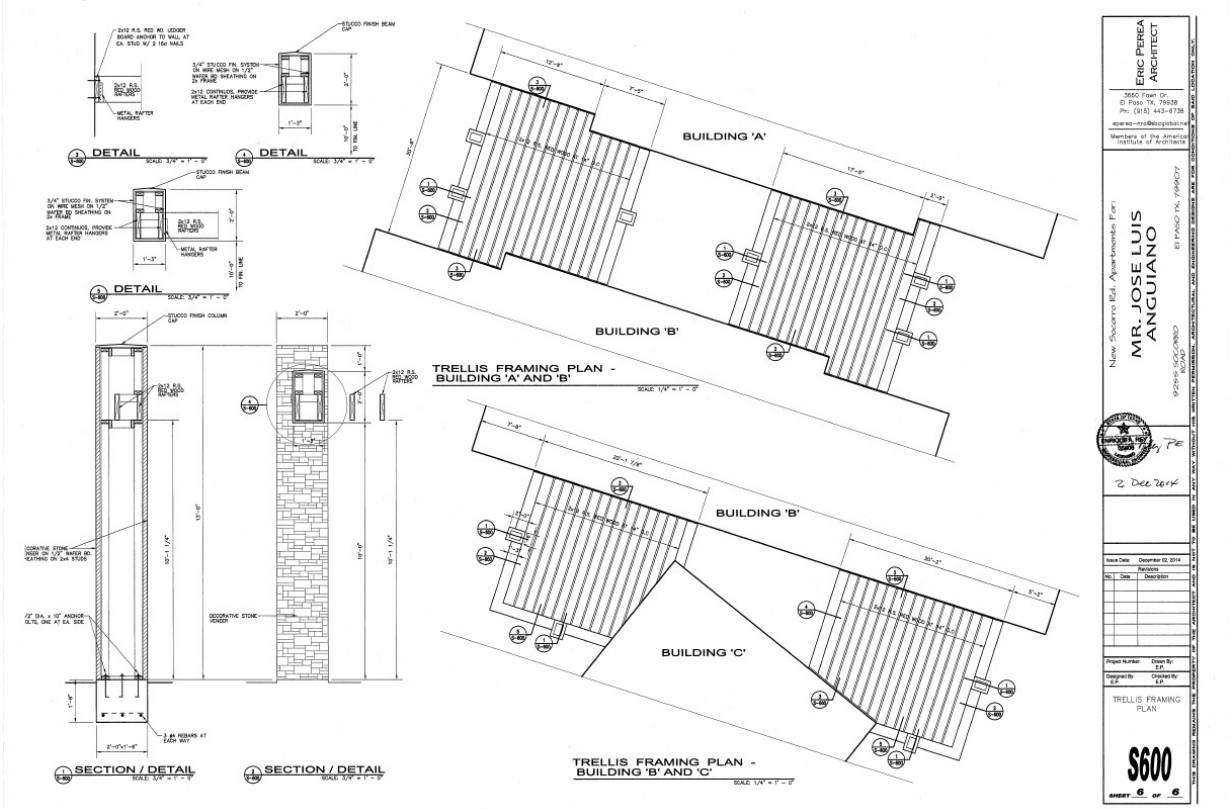
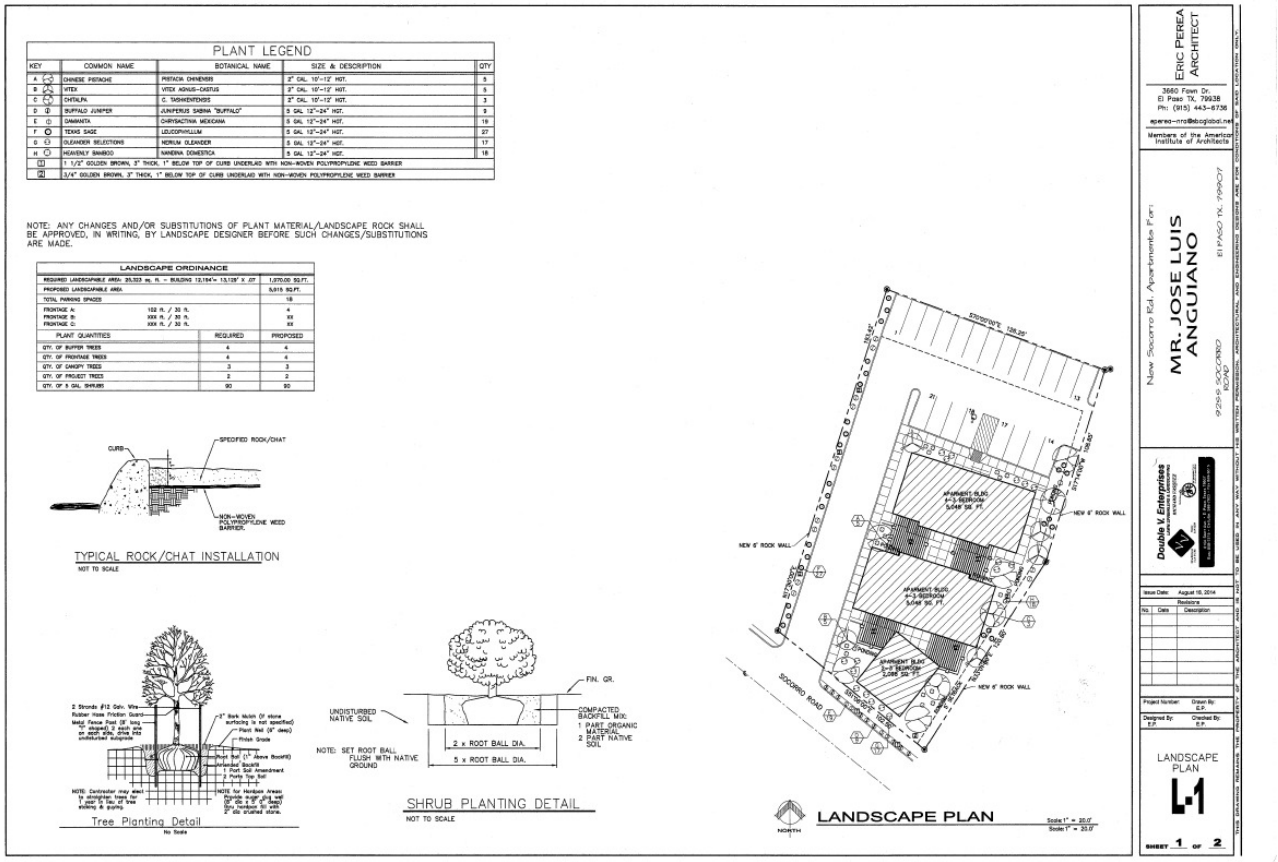
PROPOSED ELEVATIONS



PROPOSED PLANS

Site Plan





PROPOSED PLANS