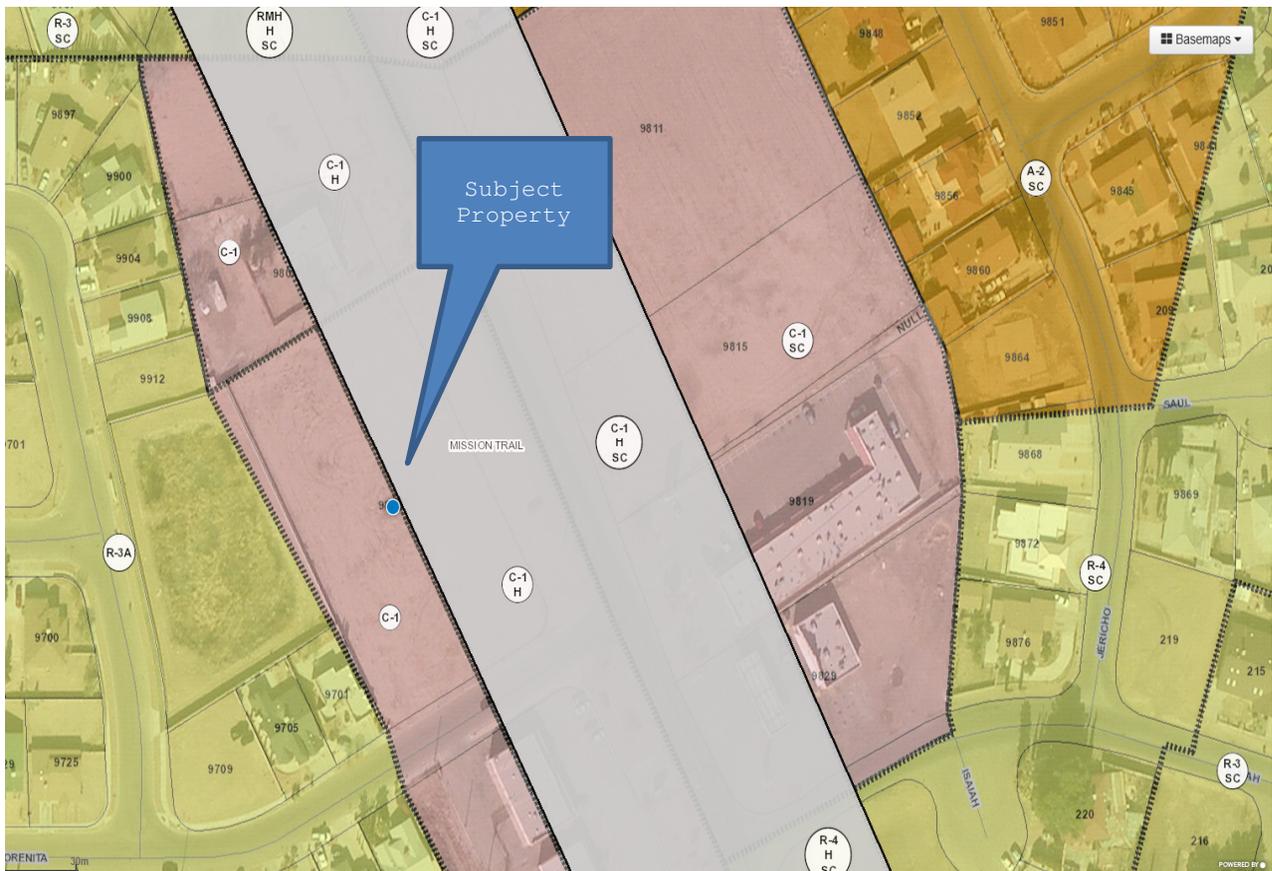




PHAP15-00011

Date: April 20, 2015
Application Type: Certificate of Appropriateness
Property Owner: Maria Concepcion Gonzalez
Representative: Jaime Sandate
Legal Description: Being 2 Mission Pass Lot 14, City of El Paso, El Paso County, Texas
Historic District: Mission Trail
Location: 9816 Socorro Road
Representative District: #6
Existing Zoning: C-1/H (Commercial/Historic)
Year Built: N/A
Historic Status: N/A
Request: Certificate of Appropriateness for the construction of two one-story commercial buildings on an empty lot
Application Filed: 4/8/2015
45 Day Expiration: 5/23/2015

ITEM #2



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for the construction of two one-story commercial buildings on an empty lot

STAFF RECOMMENDATION:

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

The Mission Trail Design Guidelines recommend the following:

- *The character of the Mission Trail Historic District should be preserved through proper design and construction practices.*
- *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.*
- *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.*
- *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.*
- *Storefront finish should be fabricated from adobe, masonry, or frame covered with stucco. Doors and windows should be of wood or metal sheathed wood sash. Supporting structure may be of any material allowed by the City Building Code.*
- *For multi-tenant buildings, one sign is allowed for each storefront tenant.*
- *A minimum border of three feet is required between the sign and the sides and the top of the building wall. There must be a minimum clearance of eight feet, between*

the bottom of the sign and the ground level of the building wall. Signs may be placed on blank wall surfaces only.

- *When designing parking for commercial properties, the following guidelines should prevail:*
 - *Place the parking area where it will have minimal visual impact on the area.*
 - *Commercial parking should generally be located to the rear of the property.*
 - *Parking areas should not be placed in front or side yards.*
 - *Parking presently located in front of a structure should be screened with compatible fencing materials or landscaping*
 - *The combining of vegetation with fencing materials will enhance the quality of the site.*

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.*

AERIAL MAP

