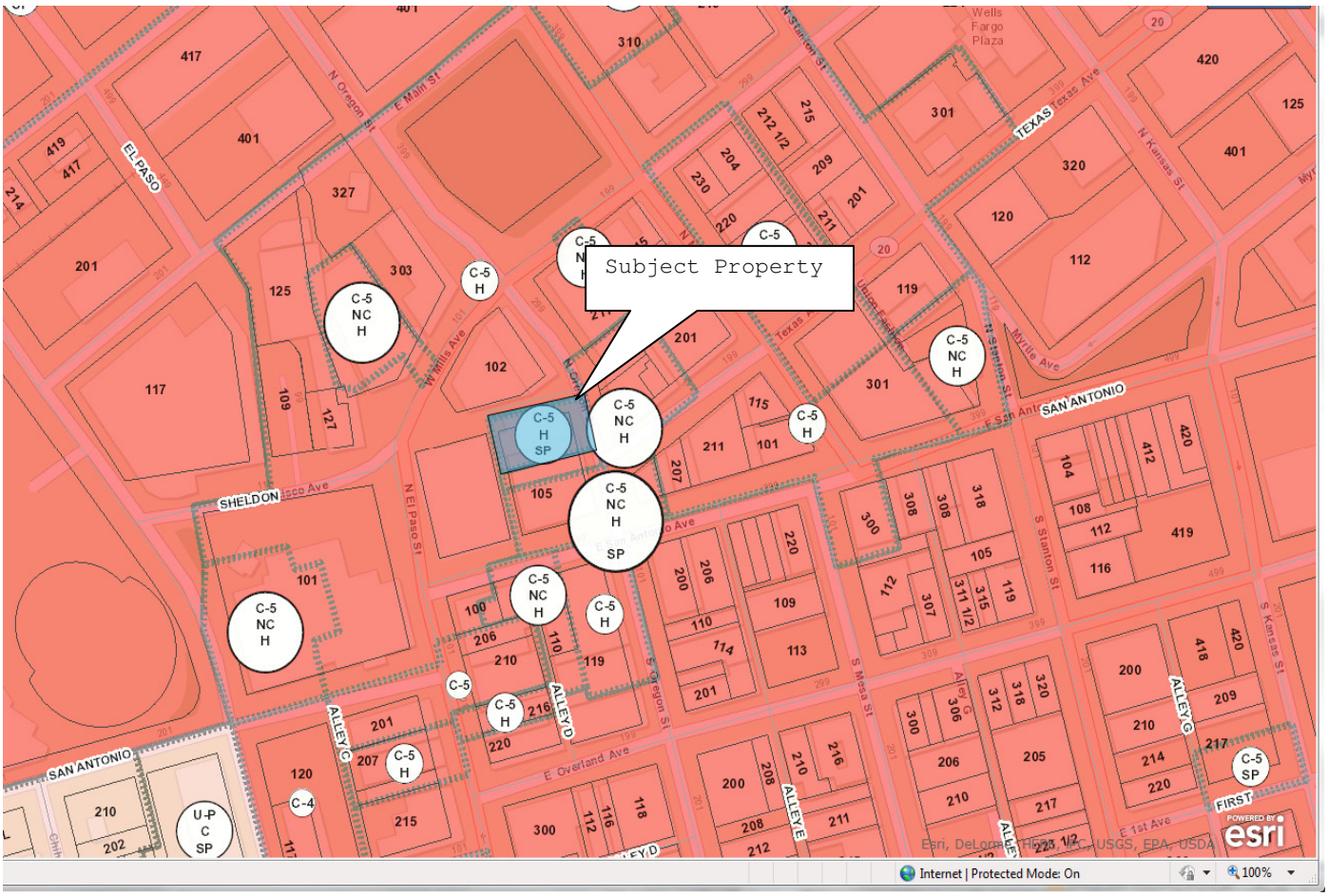
PHAP14-00007

Date:	April 21, 2014
Application Type:	Certificate of Appropriateness
Property Owner:	The Broker Co.
Representative:	MariCarmen Ramos
Legal Description:	Being Lot 6 Mills 54 Ft On Oregon X 120 Ft On Sheldon NEC, City of El Paso, El Paso County, Texas.
Historic District:	Downtown
Location:	109 N. Oregon Street
Representative District:	#8
Existing Zoning:	C-5/H (Commercial/Historic)
Year Built:	1920
Historic Status:	Landmark
Request:	Certificate of appropriateness for the installation of a canopy at the restaurant entrance façade after-the-fact.
Application Filed:	4/7/2014
45 Day Expiration:	5/15/2014

ITEM #1



GENERAL INFORMATION:
The applicant seeks approval for:

Certificate of appropriateness for the installation of a canopy at the restaurant entrance façade after-the-fact.

STAFF RECOMMENDATION:

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

The Downtown Historic District Design Guidelines recommend the following*:*

- 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.

- Awning should not cover more than one-third of the window opening. Un-proportioned awnings may appear awkward.

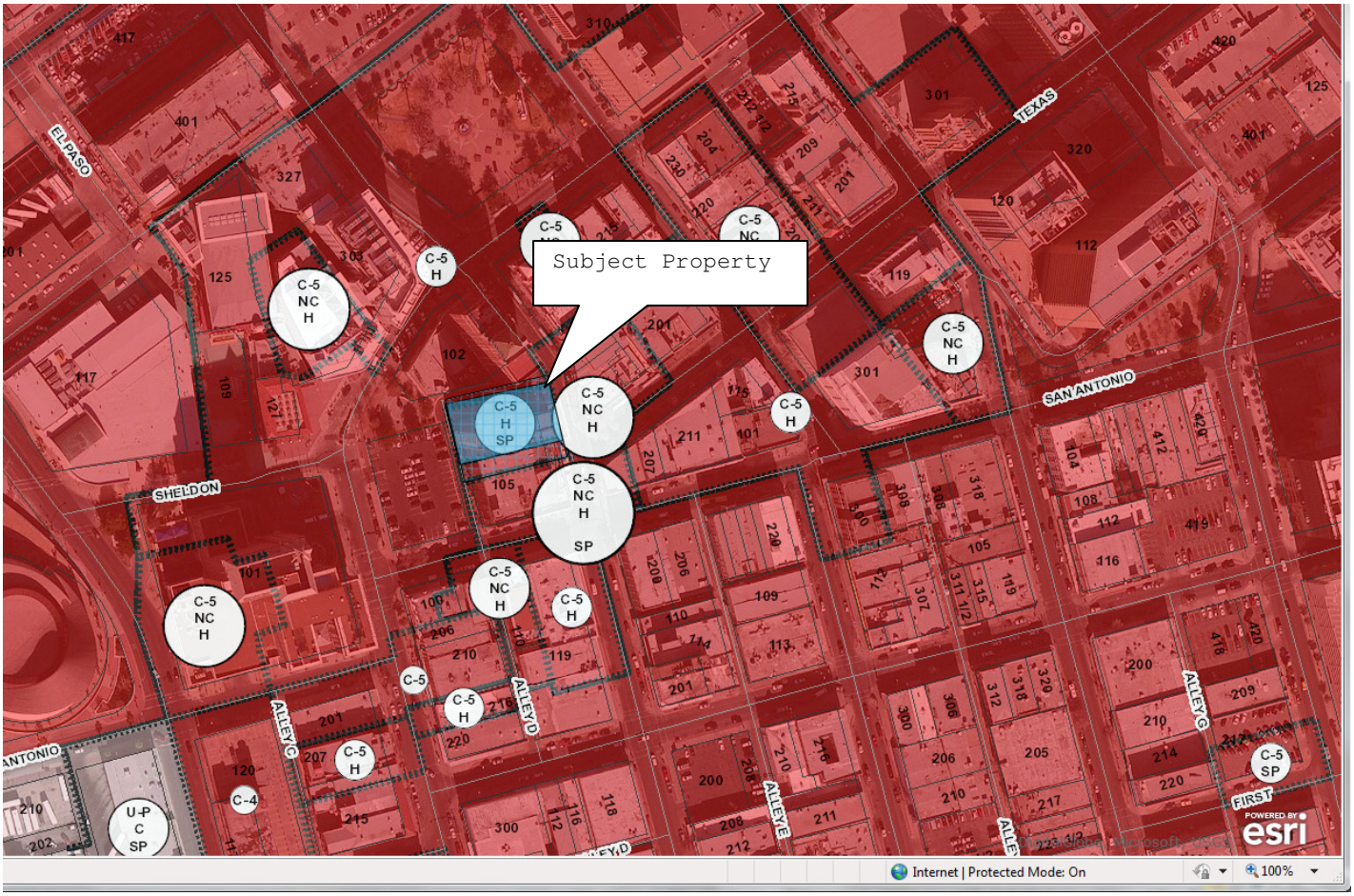
- Fixtures should always fit within their openings. Attempting to fit a square awning into a round opening (and vice-versa) should be avoided. Generally, the shape of an awning should respect the shape of the window.

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

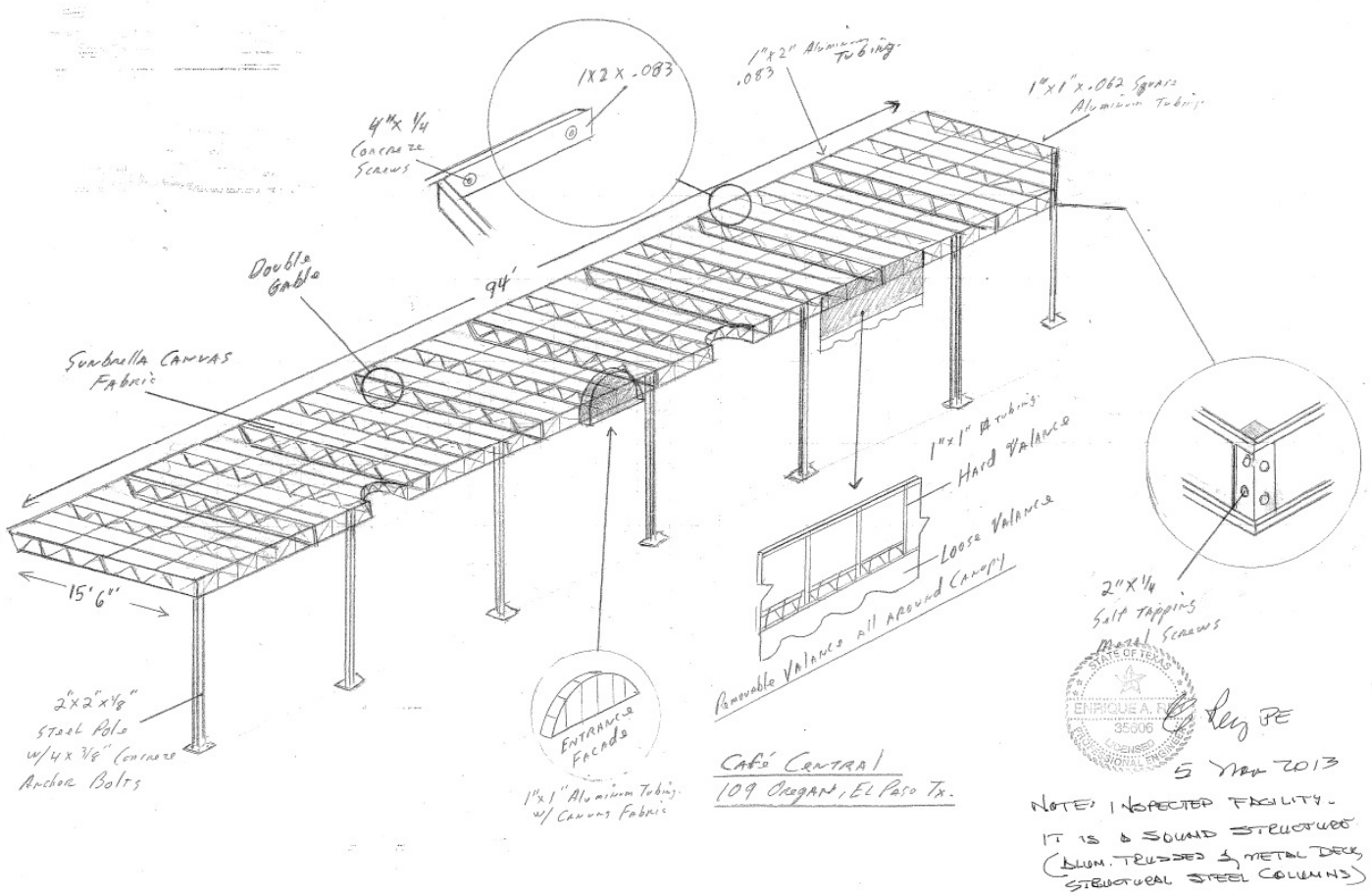
- The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features that characterize a property will be avoided.

- 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 compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

AERIAL MAP


Subject Property
EL PASO
TEXAS
SAN ANTONIO
SHELDON
ALLEY G
ALLEY D
ALLEY E
FIRST
C-5 NC H
C-5 H SP
C-5 H
C-5
C-4
U-P C SP
C-5 SP
Internet | Protected Mode: On
100%
esri

AWNING


1"x2" Aluminum Tubing .083
1"x1"x.062 Square Aluminum Tubing
1X2 X .083
4"x 1/4 Concrete Screws
Double Gable
94'
Sunbrella Canvas Fabric
15'6"
2"x2"x1/8" Steel Pole w/4 x 1/2" Concrete Anchor Bolts
1"x1" Aluminum Tubing
Hard Valance
Loose Valance
Removable Valance all Around Canopy
2"x1/4 Self Tapping Metal Screws
Entrance Facade
1"x1" Aluminum Tubing w/ Canvas Fabric
Café Central
109 Oregan, El Paso Tx.
STATE OF TEXAS
ENRIQUE A. REY
35506
LICENSED PROFESSIONAL ENGINEER
Rey PE
5 May 2013
NOTE: INSPECTED FACILITY. IT IS A SOUND STRUCTURE (ALUM. TRUSSES & METAL DECK STRUCTURAL STEEL COLUMNS)