

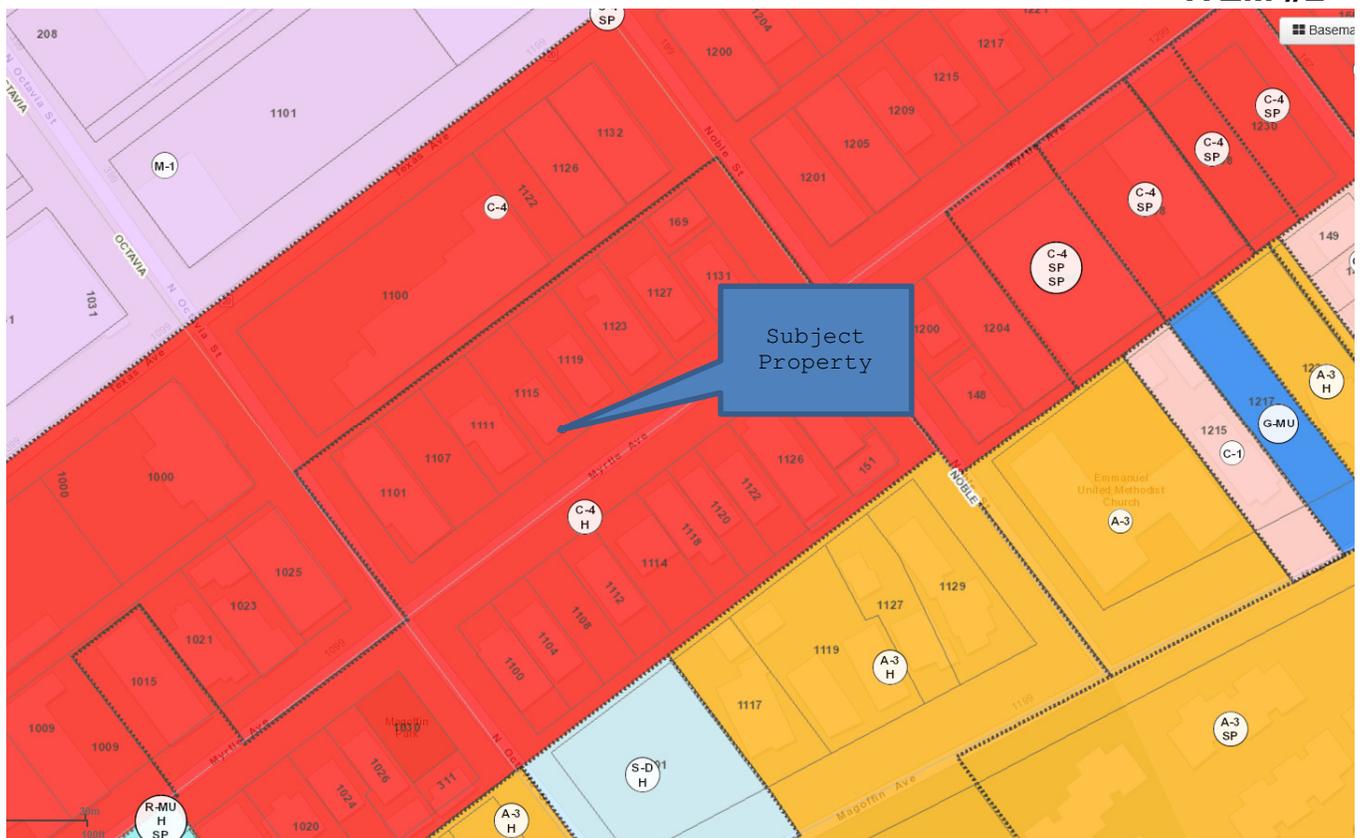


PHAP16-00010

Date: June 6, 2016
Application Type: Certificate of Appropriateness
Property Owner: Westmount Assets
Representative: Keyvan Parsa
Legal Description: 15 Franklin Heights 23 and 24, City of El Paso, El Paso County, Texas
Historic District: Magoffin
Location: 1115 Myrtle Avenue
Representative District: #8
Existing Zoning: C-4/H (Commercial/Historic)
Year Built: 1926
Historic Status: Contributing
Request: Certificate of Appropriateness for the demolition of a rear yard addition, construction of new a rear yard addition, a rear yard parking lot, and the installation of new vinyl windows

Application Filed: 5/24/2016
45 Day Expiration: 7/8/2016

ITEM #2



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for the demolition of a rear yard addition, construction of new a rear yard addition, a rear yard parking lot, and the installation of new vinyl windows

STAFF RECOMMENDATION:

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

The Magoffin Historic District Design Guidelines recommend the following:

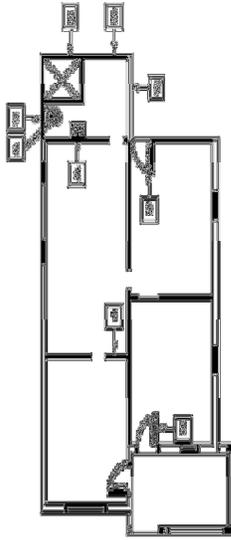
- New additions should be planned so that they are constructed to the rear of the property or on a non-character defining elevation.
- Any new additions should be designed and constructed so that the character-defining features of buildings are not radically changed, obscured, damaged, or destroyed in the process of rehabilitation.
- Do not add on top of an original historic structure. Rather, add to a more recent addition, or start a new one-to-two story addition on the side or rear of the building.
- It is not appropriate to introduce an addition if it requires the removal of character-defining building features such as patios, mature vegetation or a detached structure.
- Additions should complement the original structure, but not necessarily attempt to duplicate or copy it. The older structure should be identifiable from the new addition.
- If windows are damaged beyond repair, replacement windows should match the type, style, material and finish of the original.
- In Magoffin, however, window treatment ranges from the basic to the ornate. Frames, lintels, and sills were constructed of stone, brick or wood. The finish must be in character with the overall appearance of the structure and adequately complement its style.
- New construction of structures should be flush with the existing building line and parking spaces should be located to the rear of the building.

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.

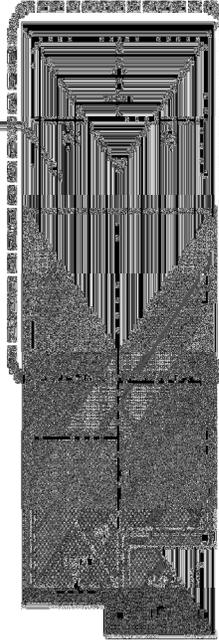
The modifications are that the roof of the addition be changed to a flat roof and that the front window be changed to a double window with a one-over-one configuration.

ROOF AND FLOOR PLAN

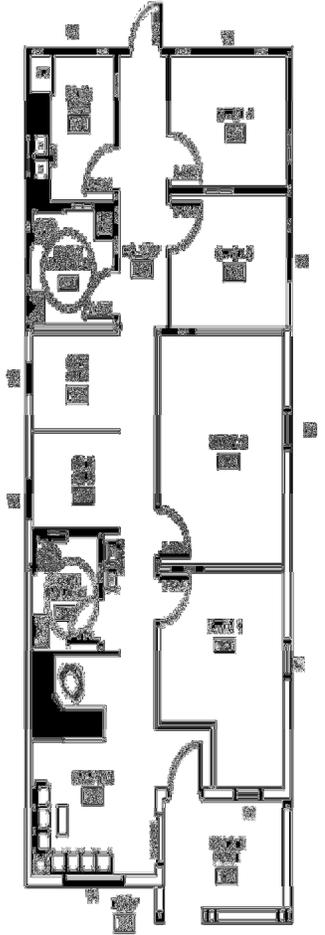


EXISTING FLOOR PLAN
Scale: 1/4" = 1'-0"

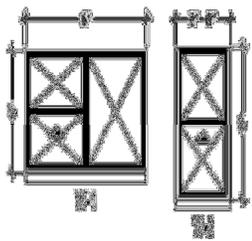
- ROOF ITEM REVISIONS**
1. EXISTING ROOF STRUCTURE TO REMAIN
 2. NEW ROOF STRUCTURE TO BE ADDED
 3. NEW ROOF STRUCTURE TO BE ADDED
 4. NEW ROOF STRUCTURE TO BE ADDED
 5. NEW ROOF STRUCTURE TO BE ADDED



PROPOSED ROOF PLAN
Scale: 1/4" = 1'-0"



PROPOSED FLOOR PLAN
Scale: 1/4" = 1'-0"



WINDOW TYPE

