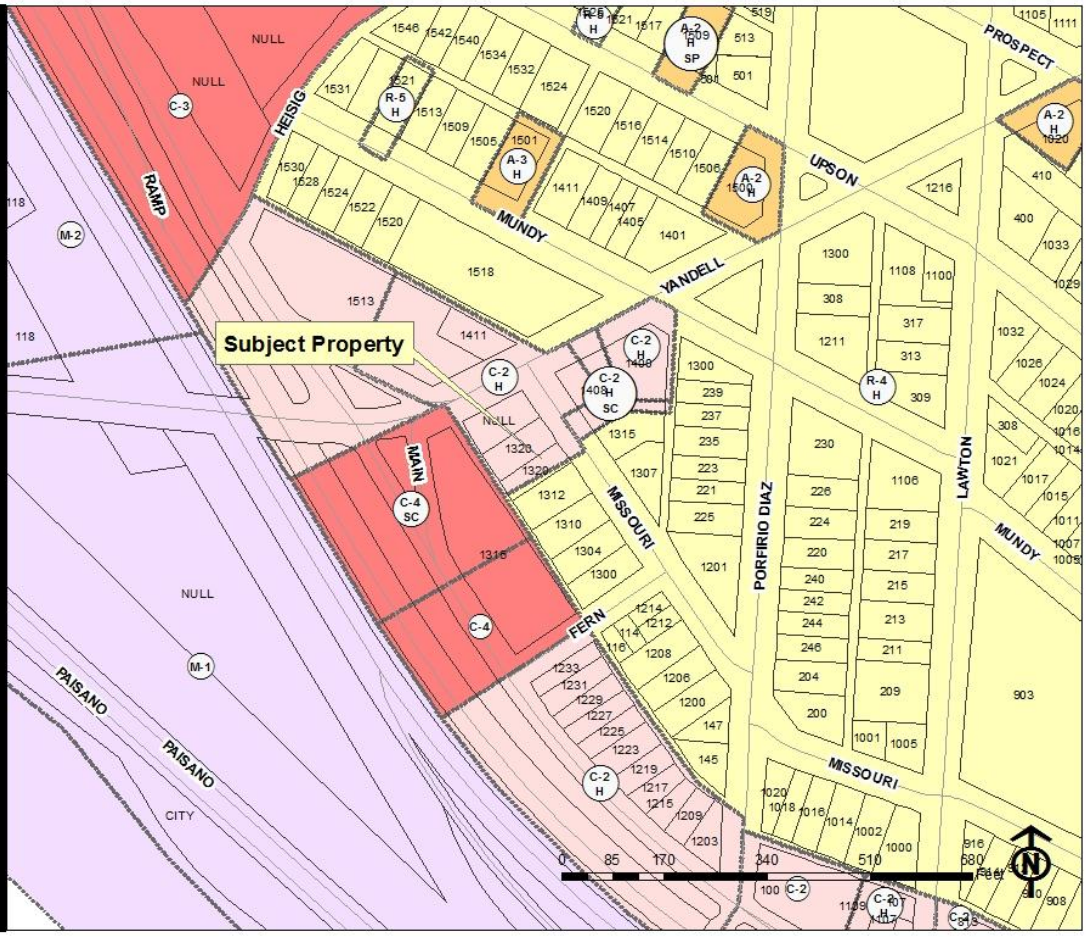
PHAP12-00012

Date:	June 11, 2012
Application Type:	Certificate of Appropriateness
Property Owner:	Maria L. Yee and Robert Concha
Representative:	Jesus Diaz
Legal Description:	Lots 9 and 10, Block 11, Mundy Heights Addition, City of El Paso, El Paso County, Texas
Historic District:	Sunset Heights
Location:	1316 Missouri
Representative District:	#8
Existing Zoning:	C-2/H (Commercial/Historic)
Year Built:	N/A
Historic Status:	N/A
Request:	Certificate of appropriateness for the construction of a two story duplex.
Application Filed:	5/22/2012
45 Day Expiration:	7/6/2012

ITEM #2

PHAP12-00012



GENERAL INFORMATION:

The applicant seeks approval for:

The construction of a two story duplex.

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*:*

- Any new construction must be compatible in size, texture, color, design, proportion and detail to adjacent buildings and streetscapes.
- New structures should respect the integrity of existing buildings.
- Setbacks, proportion, rhythm, and building elements should all be addressed.
- Maintain the predominant existing building line.
- All new construction should preserve and enhance the streetscape.

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

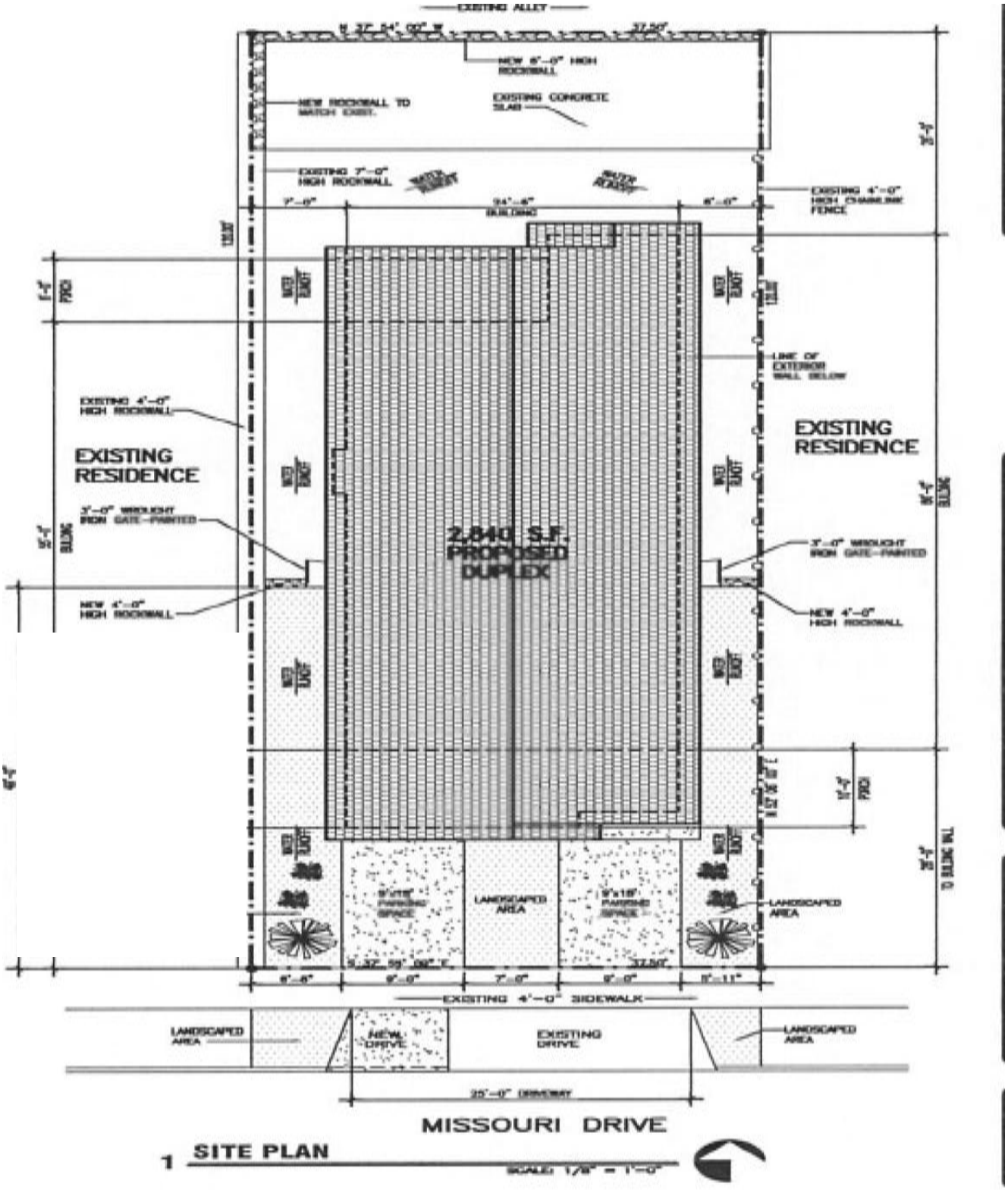
- New construction will not destroy historic materials, features, and spatial relationships that characterize the property.

The modifications are that the parking spaces at the front of the main facade be eliminated and that the new building be constructed in line with the adjacent buildings, the eaves be extended outward up to two feet, and the window surrounds on the main façade will be replaced with sills.

AERIAL MAP

PHAP12-00012
Subject Property
PAISANO
PAISANO
RAMP
NULL
NULL
NULL
HEISIG
MAIN
MUNDY
YANDELL
FERN
MISSOURI
PORFIRIO DIAZ
UPSON
PROSPECT
LAWTON
MUNDY
MISSOURI
0
85
170
340
N

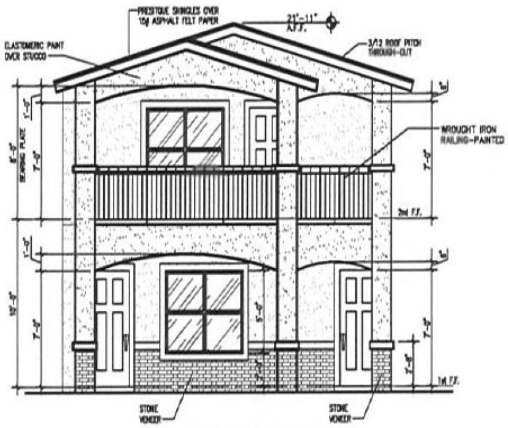
SITE PLAN



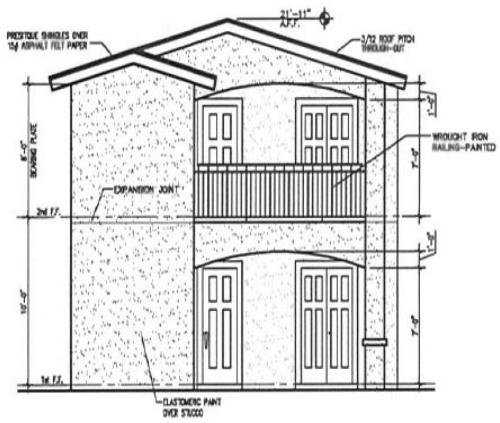
1 SITE PLAN

SCALE: 1/8" = 1'-0"

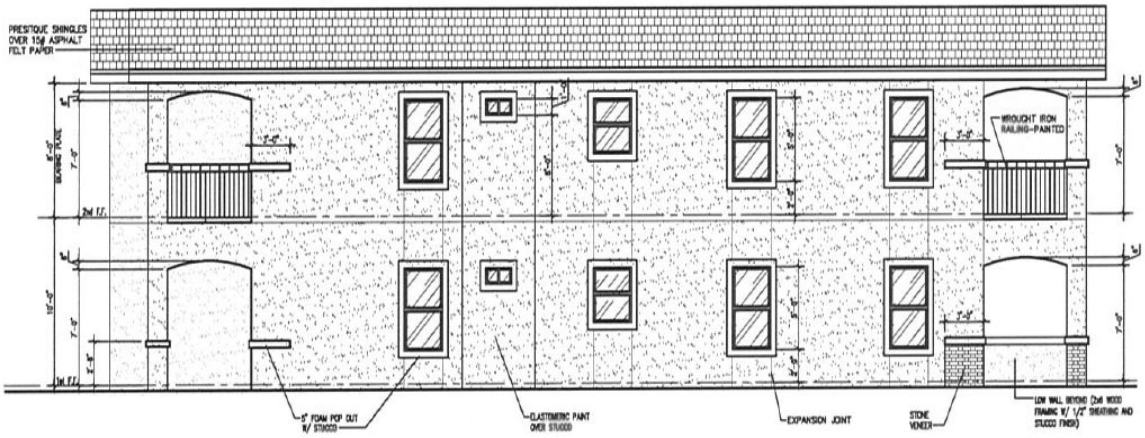
PROPOSED ELEVATIONS



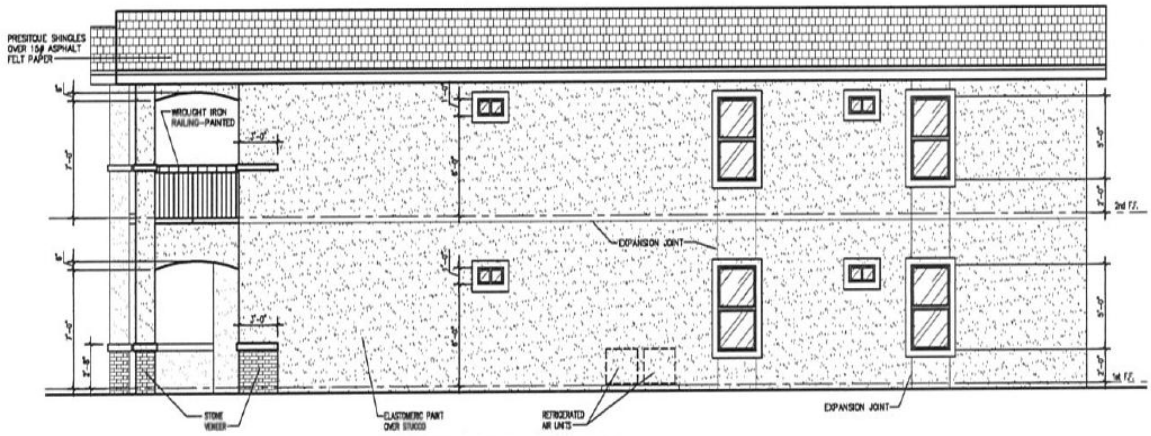
4 FRONT EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



5 REAR EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

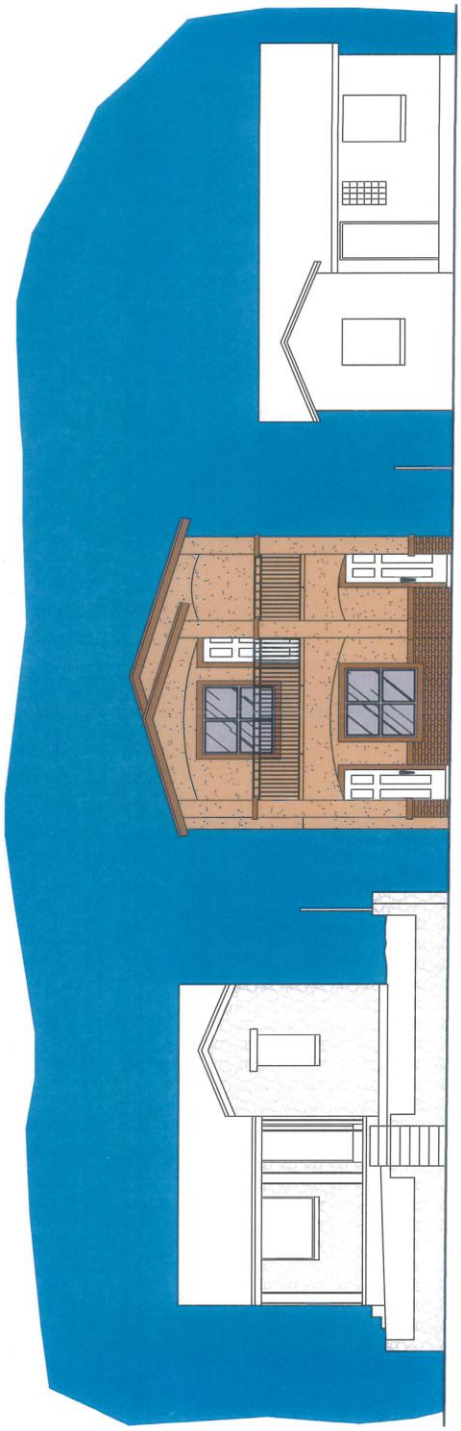


3 LEFT SIDE EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

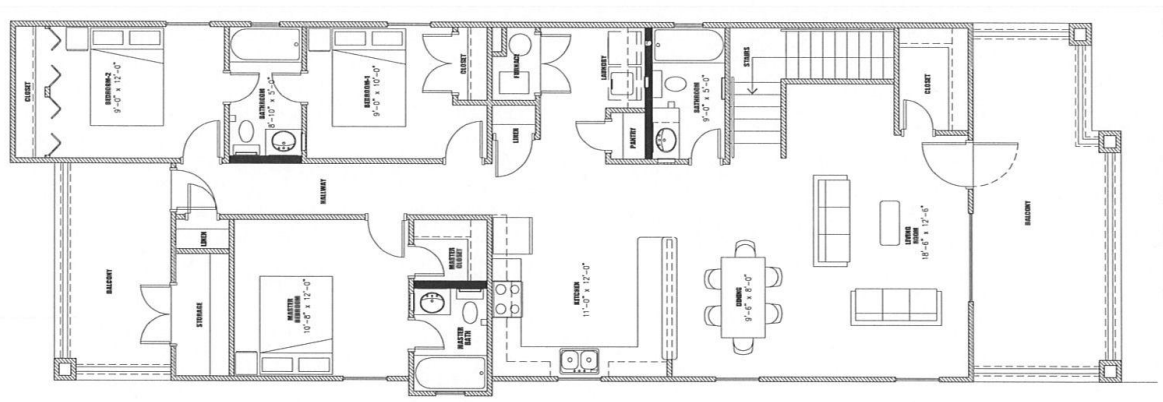


2 RIGHT SIDE EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

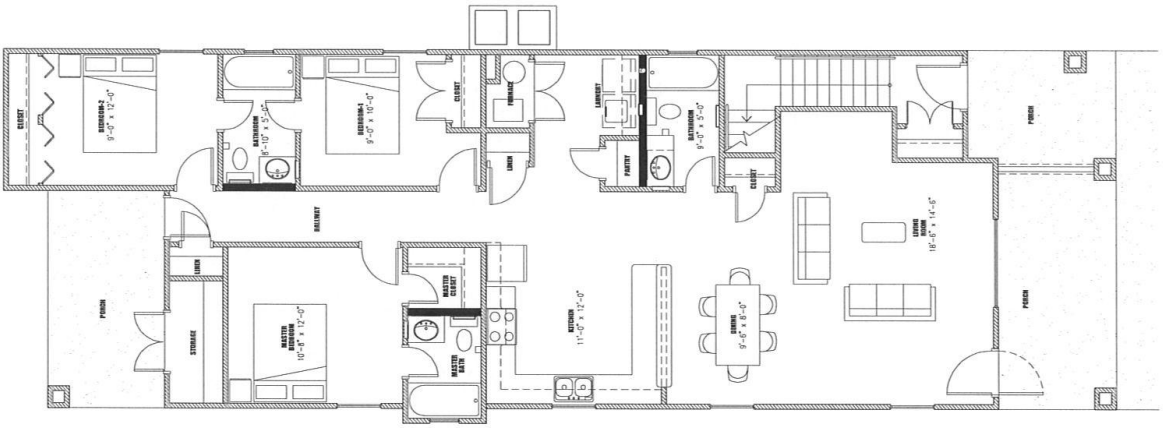
PROPOSED CONTEXT PLAN



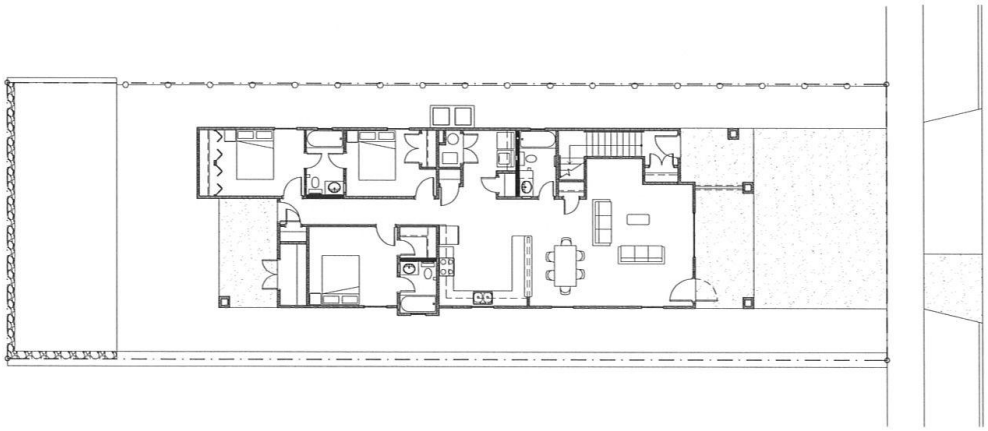
FLOOR PLANS



3 UPPER UNIT-B FLOOR PLAN
1,460 S.F.
SCALE: 1/4" = 1'-0"



2 LOWER UNIT-A FLOOR PLAN
1,380 S.F.
SCALE: 1/4" = 1'-0"



1 SITE PLAN
SCALE: 1/8" = 1'-0"

Sunset Heights Neighborhood
Improvement Association

To Whom It May Concern:
Please not that the information listed below is direct input from SHNIA members:

Regarding the plan for 1316 W. Missouri, we don't hate it but we don't love it. Stucco is now king in El Paso and this block of Missouri has a few other homes with plaster/stucco so it'd be hard to argue against it. And we guess the 2nd floor balcony with wrought iron gives it a little something (l*ittle* being the operative word there).

1. Roof pitch should be no less than 4/12 to match surrounding houses.
2. Arch radii on the porch opening tops should match those found on the property across the street.
3. First floor picture window should be completely above the stone veneer.
4. Need cut sheets for:
- Roof shingles color
-Exterior color pallet color
-Stone veneer
-Wrought iron pattern

We noticed the plans had an architect stamp and it made us think: If the architect could properly incorporate some longer strong roofline eaves (see photo) instead of the usual anemic East-side-of-EP eaves, it'd do wonders in conforming to the neighborhood.

On the positive side we are happy to see someone investing some capital in the vacant lot and we hope that, to protect their investment, the new owner/tenants will somehow add some positive pressure around the Circle K area.

We didn't see any dumpster on the site plan but with only 2 apt units, we imagine they can use trash cans instead of placing dumpsters in front of the house.

We feel strongly that this does not meet historic design and integrity for our neighborhood. However, if these issues are addressed, and upon further review of the new design, we might be in favor of the new construction and could offer a vote of support.

This design should not be approved until these design issues are addressed.

Respectfully,
Leah Osborne
President
SHNIA

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