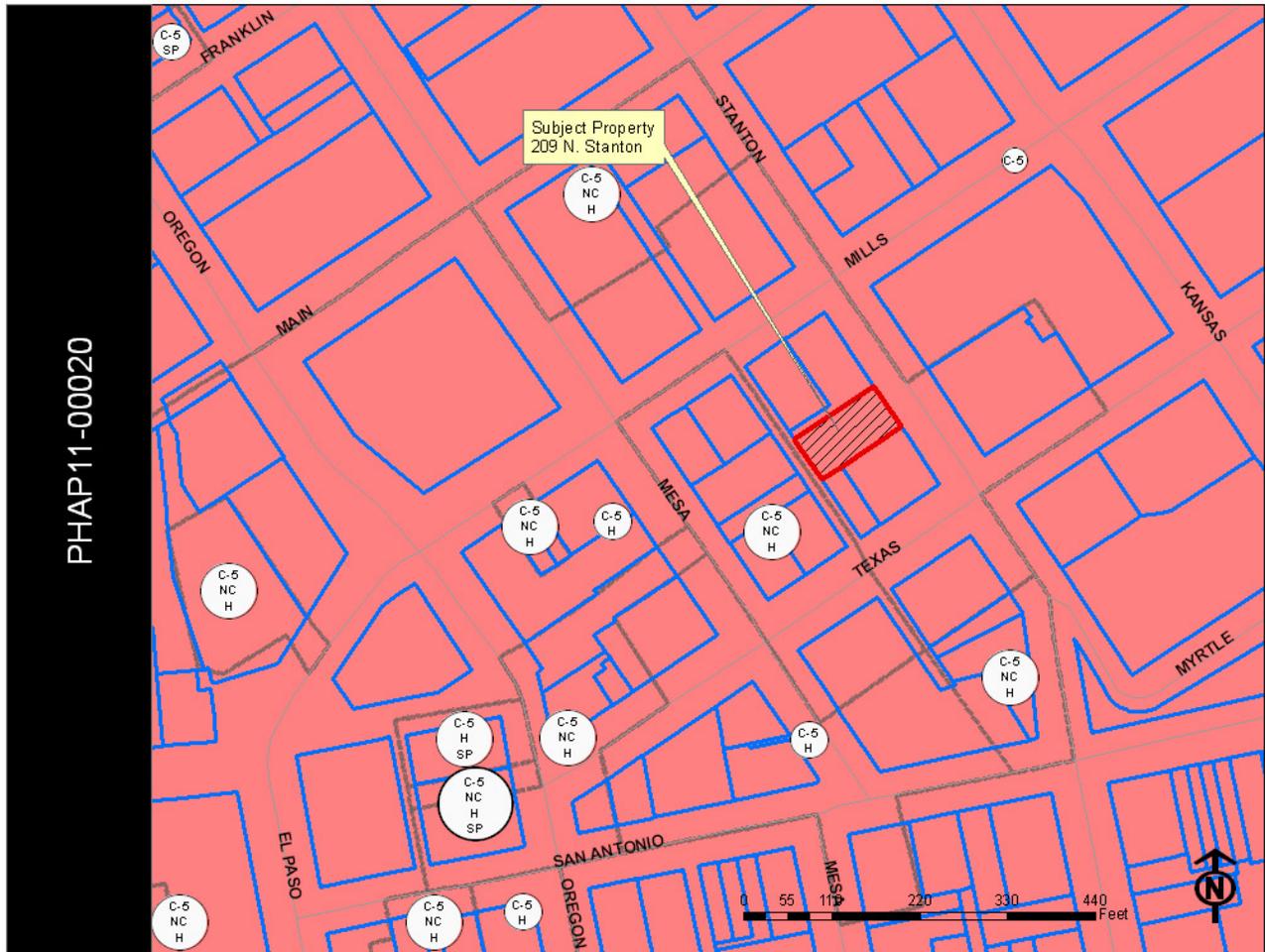




PHAP11-00020

Date: June 13, 2011
Application Type: Certificate of Appropriateness
Property Owner: River Oaks Properties
Representative: Miguel Fernandez
Legal Description: Being 4 Mills 61.333 Ft On N S, City of El Paso, El Paso County, Texas.
Historic District: Downtown
Location: 209 N. Stanton
Representative District: #8
Existing Zoning: C-5/H
Year Built: c. 1915
Historic Status: Landmark
Request: The demolition of the main façade, construction of a new façade and the construction of a rooftop addition.
Application Filed: 6/08/2011
45 Day Expiration: 7/23/2011

ITEM #4



GENERAL INFORMATION:

The applicant seeks approval for:

The demolition of the main façade, construction of a new façade and the construction of a rooftop addition.

STAFF RECOMMENDATION:

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

The Downtown Historic District Guidelines recommend the following:

- Windows beyond repair should be replaced to maintain the appearance of the original windows.
- Replacement windows should match the same size of the original.
- Generally, window glass should be clear. Mirrored and reflective glass are not historic and should be avoided. The same is true for any reflective-type window screening.
- Original window sills and lintels are important window elements. Each should be maintained and care should be taken to clean and preserve them.
- The way in which materials and finishes are combined determines much of a structure's architectural character. It is important to preserve and complement the character of historic structures through proper design and maintenance.
- Retain original color and texture of masonry when possible.
- New construction should duplicate some of the masonry detailing found on historic landmarks.
- Determine if the existing storefront is the original or a later alteration. Preserve original materials or details and the shape of original openings (otherwise the proportions of the façade will be lost). Replace missing original elements such as transom windows.
- 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.

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

- When an entire interior or exterior feature is missing (for example, an entrance, or cast iron facade; or a principal staircase), it no longer plays a role in physically defining the historic character of the building unless it can be accurately recovered in form and detailing through the process of carefully documenting the historical appearance.
- Identify, retain, and preserve masonry features that are important in defining the overall historic character of the building such as walls, brackets, railings, cornices, window architraves, door pediments, steps, and columns; and details such as tooling and bonding patterns, coatings, and color.
- Identify, retain, and preserve windows—and their functional and decorative features—that are important in defining the overall historic character of the building. Such features can include frames, sash, muntins, glazing, sills, heads, hoodmolds, panelled or decorated jambs and moldings, and interior and exterior shutters and blinds.

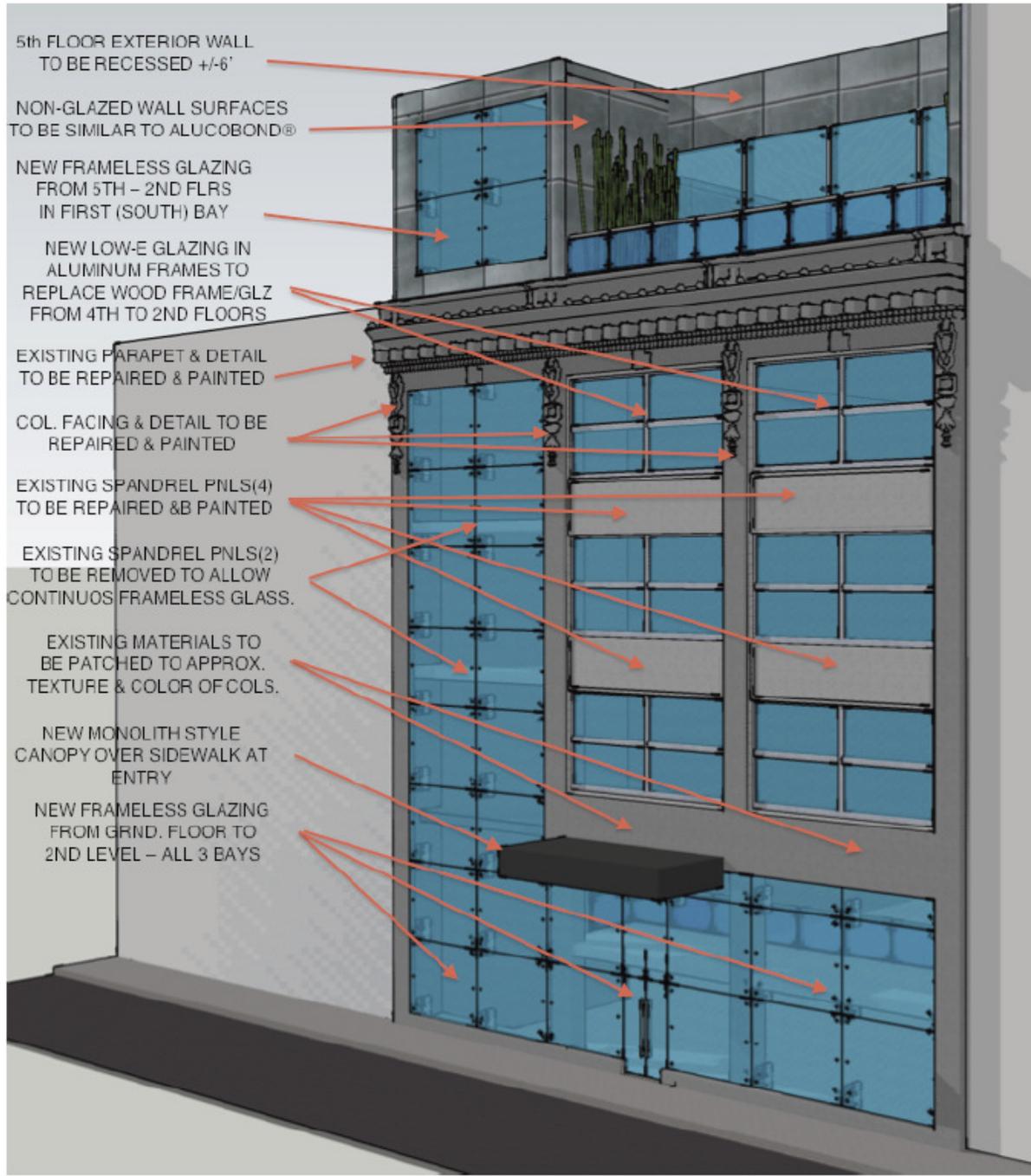
Staff recommends that the proposal be modified to include the retention of all terra cotta spandrels and details on the façade; that the windows on the southern-most bay be removed and that glass sheets measuring the height of the floors be anchored on the terra cotta façade.

AERIAL MAP

PHAP11-00020



PROPOSED RENDERING



PROPOSED ELEVATION

