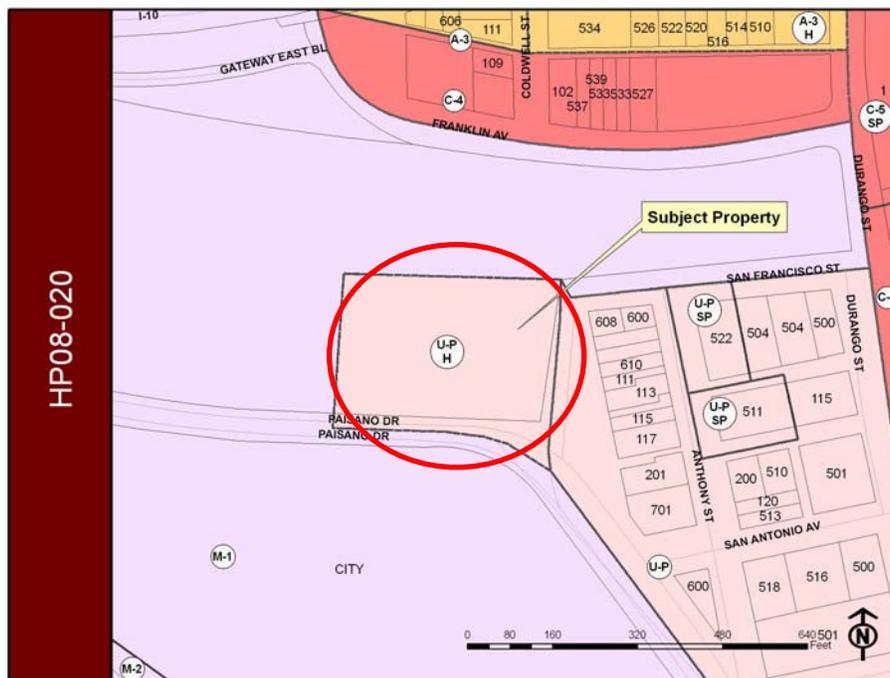




HP08020

Application Type:	Certificate of Appropriateness
Property Owner(s):	City of El Paso
Representative(s):	Jerry Davis
Legal Description:	Union Depot - Sun Metro (172 Campbell)
Historic District:	Independent
Location:	700A San Francisco
Representative District:	#8
Present Zoning:	UP/H (Union Plaza/Historic)
Present Use:	Commercial
Year Built:	1906
Contributing Status:	Landmark
Request:	To remove all old Terrazo floor on the east portico. Clean and etch existing sub-base. Install brass strip on 2x2 grid. Mix stone with cement sand base material according to color scheme. Float material to top of brass strips. Polish floor to a glossy finish. Strip paint from stairs and re-finish with Mapei Redo.
Planning Area:	Central
Application Filed:	5/17/07
45-Day Expiration:	7/1/07

ITEM #3



HLC Case: HP08020

700A San Francisco

GENERAL INFORMATION:

The applicant seeks approval to:

To remove all old Terrazo floor on the east portico. Clean and etch existing sub-base. Install brass strip on 2x2 grid. Mix stone with cement sand base material according to color scheme. Float material to top of brass strips. Polish floor to a glossy finish. Strip paint from stairs and re-finish with Mapei Redo.

STAFF RECOMMENDATION:

- The Historic Preservation Officer recommends POSTPONEMENT of the proposed scope of work based on the following recommendations:

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

- Identifying, retaining, and preserving a floor plan or interior spaces that are important in defining the overall historic character of the building. This includes the size, configuration, proportion, and relationship of rooms and corridors; the relationship of features to spaces; and the spaces themselves such as lobbies, reception halls, entrance halls, double parlors, theaters, auditoriums, and important industrial or commercial spaces.
- Protecting and maintaining masonry, wood, and architectural metals which comprise interior features through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coatings systems.
- Evaluating the overall condition of materials to determine whether more than protection and maintenance are required, that is, if repairs to interior features and finishes will be necessary.

The Secretary of the Interior's Standards for Rehabilitation does not recommend the following:

- Removing or radically changing features and finishes which are important in defining the overall historic character of the building so that, as a result, the character is diminished.
- Failing to provide adequate protection to materials on a cyclical basis so that deterioration of interior features results.
- Removing a character-defining feature or finish that is unrepairable and not replacing it; or replacing it with a new feature or finish that does not convey the same visual appearance.

The Staff Recommendation is to postpone the proposed scope of work on the east portico entrance of the Union Depot until a comprehensive building assessment of this landmark structure is undertaken and completed. A licensed professional with experience in historic preservation methods should be retained for the assessment. Upon completion of the assessment, a long-term preservation plan for Union Depot should be prepared to ensure to continued maintenance and preservation of this El Paso landmark.

AERIAL MAP

