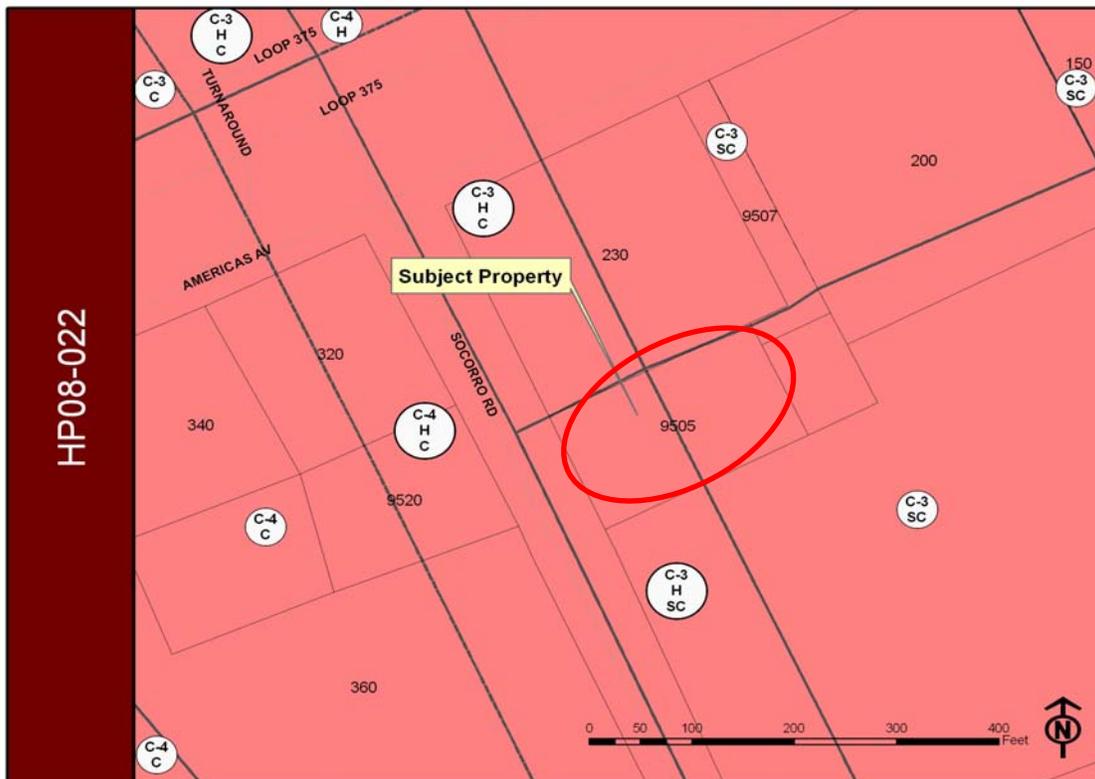




HP08022

Application Type: Certificate of Appropriateness
Property Owner(s): Zia Investments, LTD
Representative(s): Miba Enterprises, Inc
Legal Description: Stevens 1 Part of 8 beginning 240.11 ft S of SWC
Historic District: Mission Trail
Location: 9505 Socorro Road
Representative District: #6
Present Zoning: C-3/H (Commercial/Historic)
Present Use: Commercial
Year Built: 1991
Contributing Status: Non-Contributing
Request: Replace 26 existing menu housings and replace 6 wall boards by drive through lanes.
Planning Area: Central
Application Filed: 6/03/08
45-Day Expiration: 7/18/08

ITEM #5



HLC Case: HP08022

9505 Socorro Road

GENERAL INFORMATION:

The applicant seeks approval to:

Replace 26 existing menu housings and replace 6 wall boards by drive through lanes.

STAFF RECOMMENDATION:

- The Historic Preservation Officer recommends APPROVAL of the proposed new construction based on the following recommendations:

The Design Criteria for the Ysleta Historic District recommends the following:

- Signs constructed for landmark buildings or sites must be made of materials attributed to the era in which the building or site was constructed.
- Signs should not hide or cover any significant detailing and/or architectural features of the building. On-premise signage should not cover windows, doors, or air vents. On-premise signs should be located in close proximity to the activity it is identifying. In most cases, the best location is usually above, on, and/or near the front door.
- Designs should be artistic, innovative, yet compatible with the building and/or the surrounding area.

The Design Criteria for the Ysleta Historic District does not recommend the following:

- Signs shall not exceed thirty square feet in all commercial and manufacturing districts, and should not exceed six feet in height.
- Flashing, backlit, intermittent or moving light or lights, twirling, and revolving signs are prohibited.

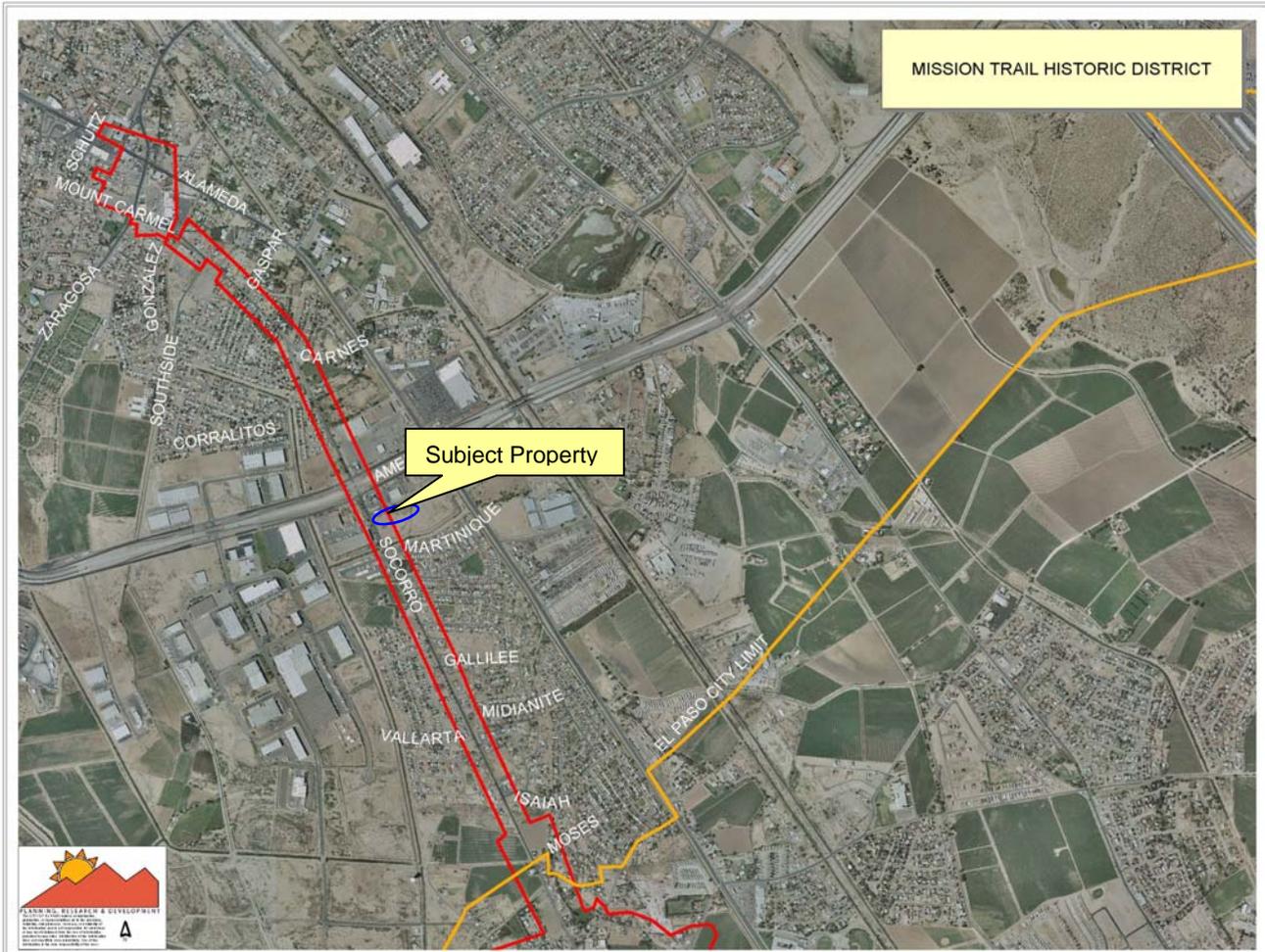
The Guide to the Identification and Preservation of El Paso's Cultural, Historic, and Architectural Resources recommends the following:

- When signs are added to a building, they should be a part of the overall architectural composition of the building. Signs should respect the scale of the building elements and complement rather than overwhelm the façade. The basic building block of the structure with its corners should be maintained.
- A sign should be artistic, interesting, sometimes amusing, and compatible with the architectural character of the building to which it is attached. It must be simple and easy to read. The sign should be located in close proximity to the activity it is identifying, usually the front door.

AERIAL MAP



HISTORIC DISTRICT MAP



SITE PLAN

