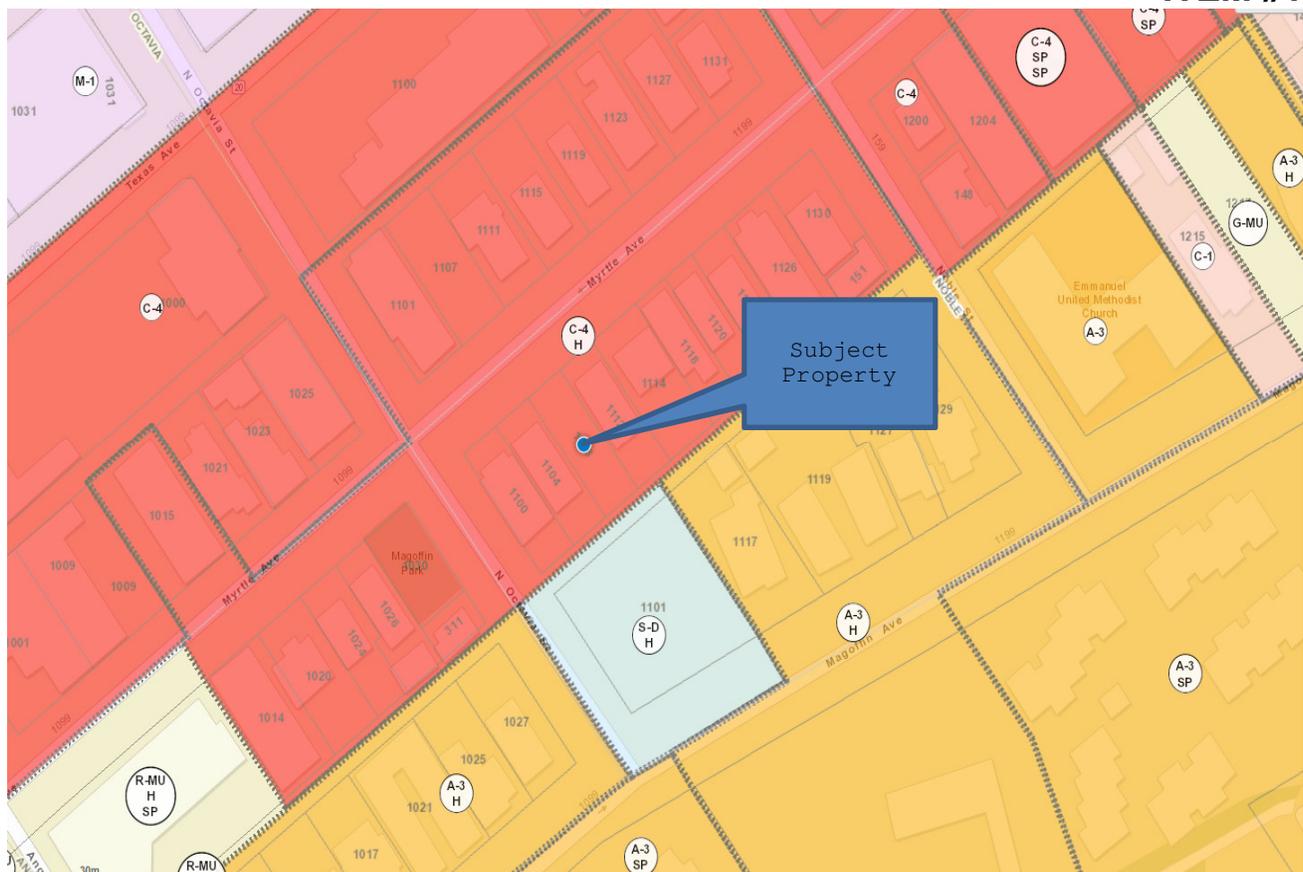




PHAP15-00045

Date: July 11, 2016
Application Type: Certificate of Appropriateness
Property Owner: Bemity Global LLC
Representative: Jesus Jaime
Legal Description: Being 16 Franklin Heights 4 & W. 1/2 of 5, City of El Paso, El Paso County, Texas
Historic District: Magoffin
Location: 1108 Myrtle Avenue
Representative District: #8
Existing Zoning: C-4/H (Commercial/Historic)
Year Built: N/A
Historic Status: N/A
Request: Consideration of changes to a Certificate of Appropriateness for the construction of a new multi-family residential building
Application Filed: 6/27/2016
45 Day Expiration: 8/11/2016

ITEM #1



GENERAL INFORMATION:

The applicant seeks approval for:

Consideration of changes to a Certificate of Appropriateness for the construction of a new multi-family residential building

STAFF RECOMMENDATION:

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

The Magoffin Historic District Design Guidelines recommend the following:

- *New construction should respect the integrity of existing buildings. Existing historic structures and streetscapes need be taken into consideration before designing new infill construction. Setbacks, proportion, rhythm, and building elements should all be addressed.*

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.*

SITE PLAN

CODE SURVEY

ZONING: C-1 HISTORICAL
 BUILDING CLASSIFICATION: GROUP R "R-2" APARTMENTS
 CONSTRUCTION TYPE: V-B, THREE STORY, SPRINKLED

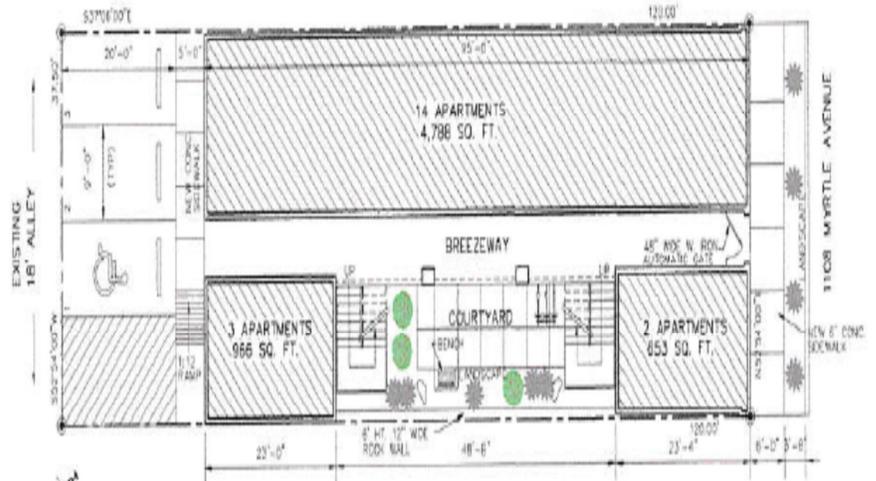
3 FLOORS TOTAL 19 APARTMENTS
 = 6,407 SQ. FT. TOTAL

PARKING

PARKING PROVIDED = 3
 H/C PROVIDED = 1
 TOTAL PARKING PROVIDED = 3 SPACES
 BKE RACK = 3 SPACES

LANDSCAPE

PROVIDED LANDSCAPING 306 SQ. FT.



SITE PLAN

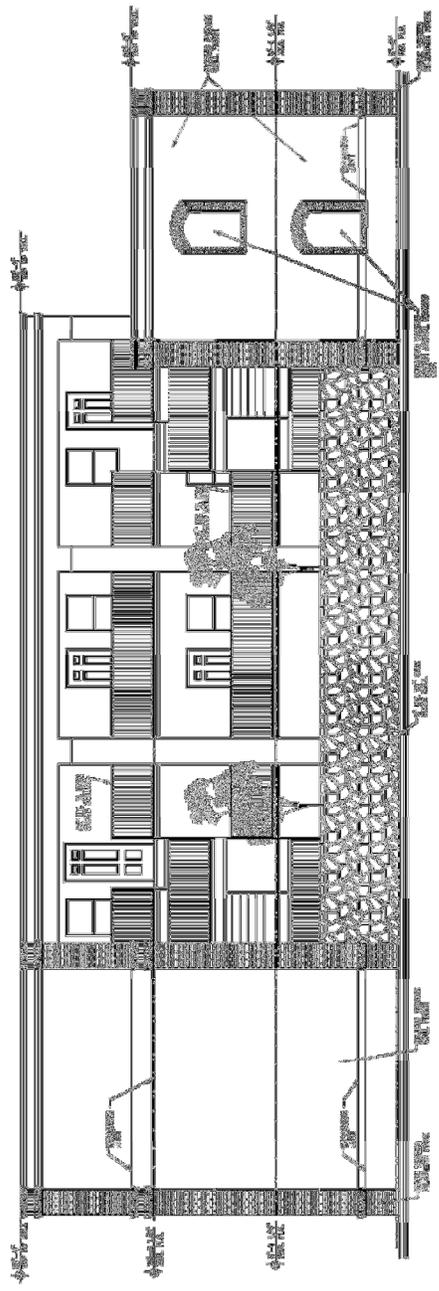
LEGAL DESCRIPTION

1108 MYRTLE AVENUE
 LOTS 4 AND WEST HALF OF LOT 5, BLOCK 16,
 FRANKLIN HEIGHTS ADDITION,
 CITY OF EL PASO, EL PASO COUNTY, TEXAS.

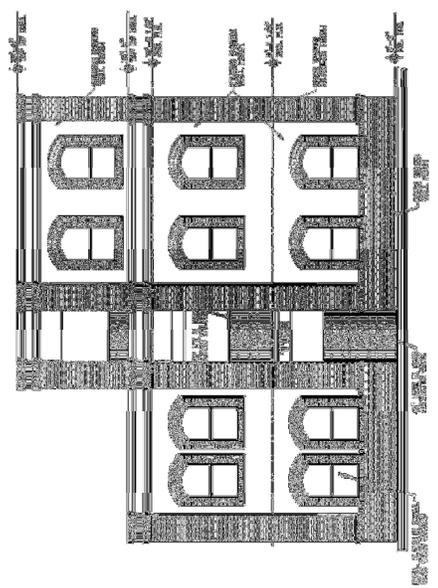
Scale: 1" = 10'0"

APPROVED ELEVATIONS

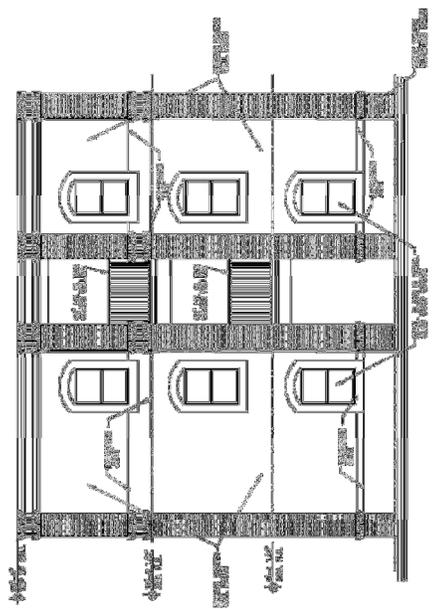
<p>PROJECT</p>	<p>STUDIO APARTMENTS COMPLEX 1108 MYRTLE AVENUE EL PASO, TEXAS</p>	<p>JLJ DESIGNS 1111 GARDNER STREET SUITE 140 EL PASO, TEXAS 79925 TEL: (915) 837-4366</p>	<p>DATE: 11/11/11</p>
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EAST ELEVATION (LEFT SIDE)

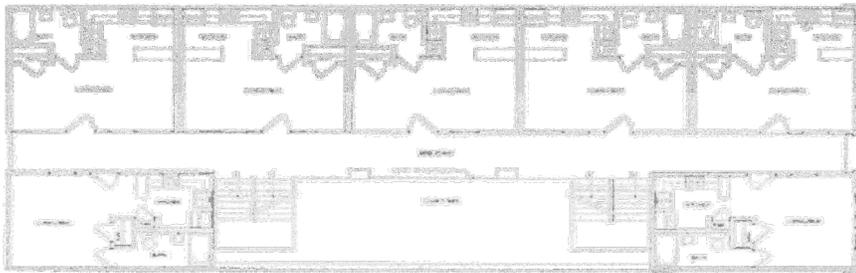
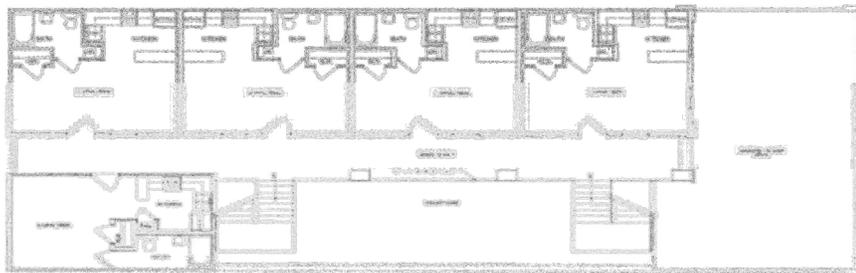
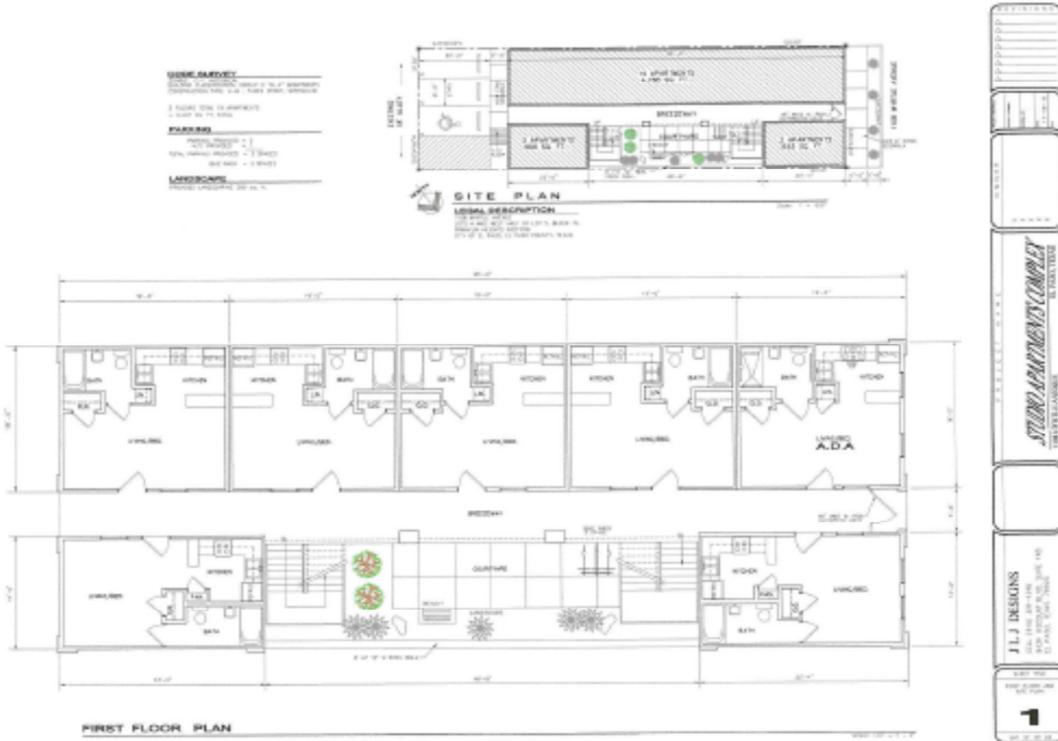


NORTH ELEVATION (FRONT)



SOUTH ELEVATION (REAR)

APPROVED FLOOR PLANS



APPROVED

STATION APARTMENTS COMPLEX

2

REVISED ELEVATIONS

PROJECT ARCHITECT GRES GUNNENSEN 10000 BROADWAY, SUITE 100 DENVER, COLORADO 80231 PHONE: (303) 733-5000	STUDIO APARTMENTS COMPLEX 21 PARK TOWER	SHEET TITLE SHEET NO. DATE DRAWN BY CHECKED BY APPROVED BY SCALE PROJECT NO.
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EAST ELEVATION (LEFT SIDE)

NORTH ELEVATION (FRONT)

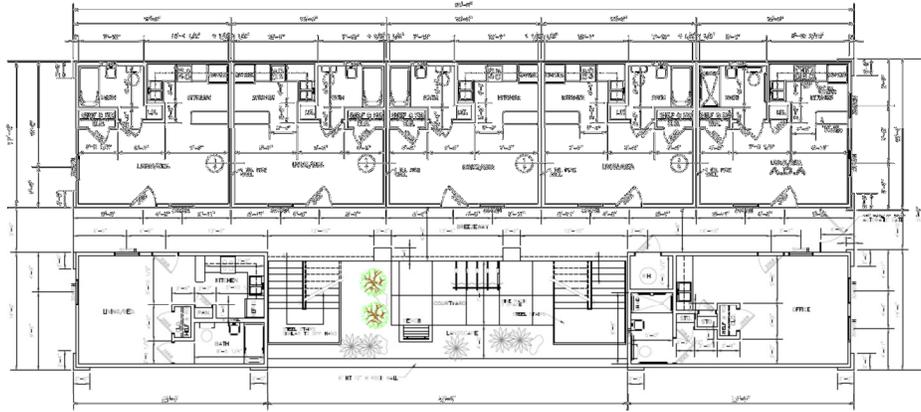
SECTION PLAN

SECTION PLAN

LEGEND

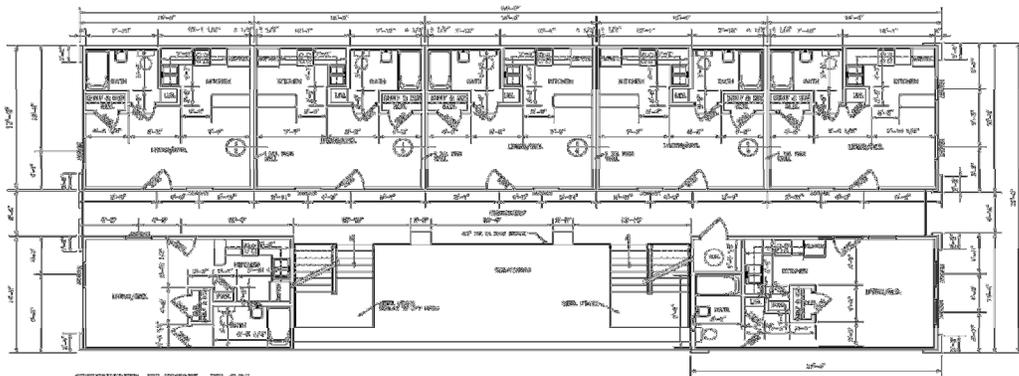
FINISHES WALLS - BRICK FLOORS - POLISHED CONCRETE CEILING - POP ROOF - BURR EXTERIOR - BRICK INTERIOR - BRICK GLASS - CLEAR METAL - GALVANNEAL STEEL WOOD - OAK	STRUCTURE CONCRETE STEEL BRICK GLASS METAL WOOD
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REVISED FLOOR PLANS



FIRST FLOOR PLAN

ARCHITECT WILSON ARCHITECT 1005 10th Avenue N.E. Atlanta, Georgia 30309 Phone: 404.525.1000	PROJECT STUDIO APARTMENTS COMPLEX 1108 WATTLE AVENUE ATLANTA, GEORGIA
REVISIONS 1 2 3	
SCALE DATE AS SHOWN 07-20-18	
DESIGN FOR COMMISSION NO.	
SHEET NO. 101 OF 101	
DATE 07-20-18	



SECOND FLOOR PLAN

PROJECT ARCHITECT WILSON ARCHITECT 1005 10th Avenue N.E. Atlanta, Georgia 30309 Phone: 404.525.1000	PROJECT STUDIO APARTMENTS COMPLEX 1108 WATTLE AVENUE ATLANTA, GEORGIA
REVISIONS 1 2 3	
SCALE DATE AS SHOWN 07-20-18	
DESIGN FOR COMMISSION NO. 2016-03	
SHEET NO. 102 OF 102	
DATE 07-20-18	