



## PHAP12-00021

**Date:** July 23, 2012  
**Application Type:** Certificate of Appropriateness  
**Property Owner:** Mills Acquisition Company  
**Representative:** Mills Acquisition Company  
**Legal Description:** Southeast part of Block 17 (87.50 Feet on North 150.00 Feet on East - 94.81 Feet on South - 186.51 ON West) , Block 17, Mills Addition, City of El Paso, El Paso County, Texas

**Historic District:** Downtown  
**Location:** 303 N. Oregon  
**Representative District:** #8  
**Existing Zoning:** C-5/H (Central Business District/Historic)  
**Year Built:** 1911  
**Historic Status:** Landmark  
**Request:** Certificate of appropriateness for the installation of exterior doors at the east lobby entry.

**Application Filed:** 7/09/2012  
**45 Day Expiration:** 8/23/2012

## ITEM #5



**GENERAL INFORMATION:**

The applicant seeks approval for:

The installation of exterior doors at the east lobby entry.

**STAFF RECOMMENDATION:**

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

*The Downtown Historic District Design Guidelines* recommend the following:

- Storefronts should be fabricated of wood, but metal storefronts will be acceptable provided that the design complements the architectural style of the façade and the surrounding area.
- Entry doors complement the structure's architectural style.
- Glass should be transparent for pedestrian viewing.

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

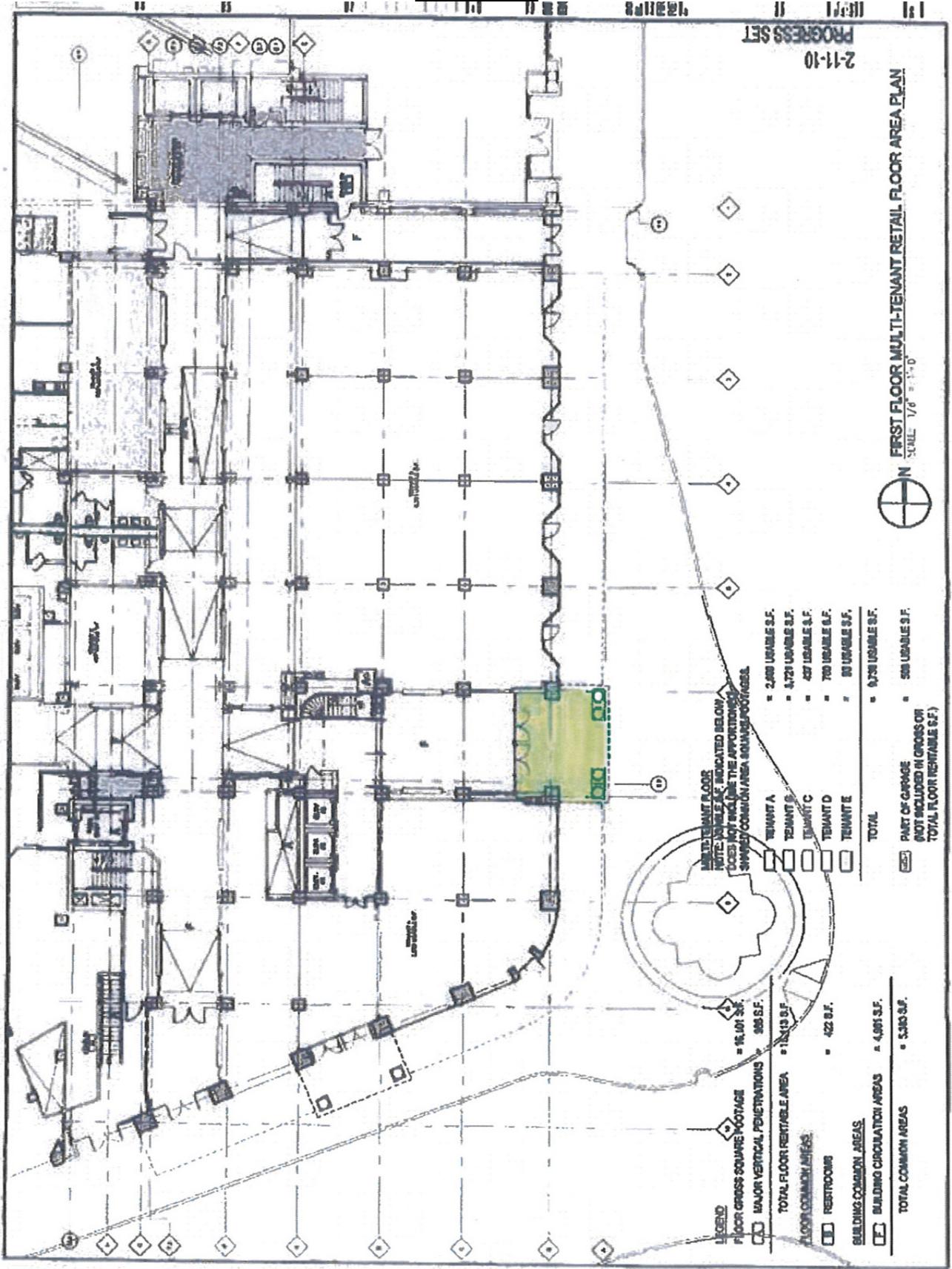
- New construction will not destroy historic materials, features, and spatial relationships that characterize the property.
- Creating an atrium or a light well to provide natural light when required for the new use in a manner that assures the preservation of the structural system as well as character defining interior spaces, features, and finishes

**AERIAL MAP**

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# SITE PLAN



2-11-10  
PROGRESS SET

FIRST FLOOR MULTI-TENANT RETAIL FLOOR AREA PLAN  
SCALE: 1/8" = 1'-0"



**MULTI-TENANT FLOOR**  
NOTE: USABLE S.F. INDICATED BELOW  
DOES NOT INCLUDE THE APPROPRIATE  
SHARED COMMON AREA SQUARE FOOTAGE.

TENANT A	= 2,088 USABLE S.F.
TENANT B	= 4,725 USABLE S.F.
TENANT C	= 427 USABLE S.F.
TENANT D	= 780 USABLE S.F.
TENANT E	= 80 USABLE S.F.
<b>TOTAL</b>	<b>= 8,700 USABLE S.F.</b>

<b>PART OF GARAGE (NOT INCLUDED IN GROSS OR TOTAL FLOOR RENTABLE S.F.)</b>	<b>= 588 USABLE S.F.</b>
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**LEGEND**

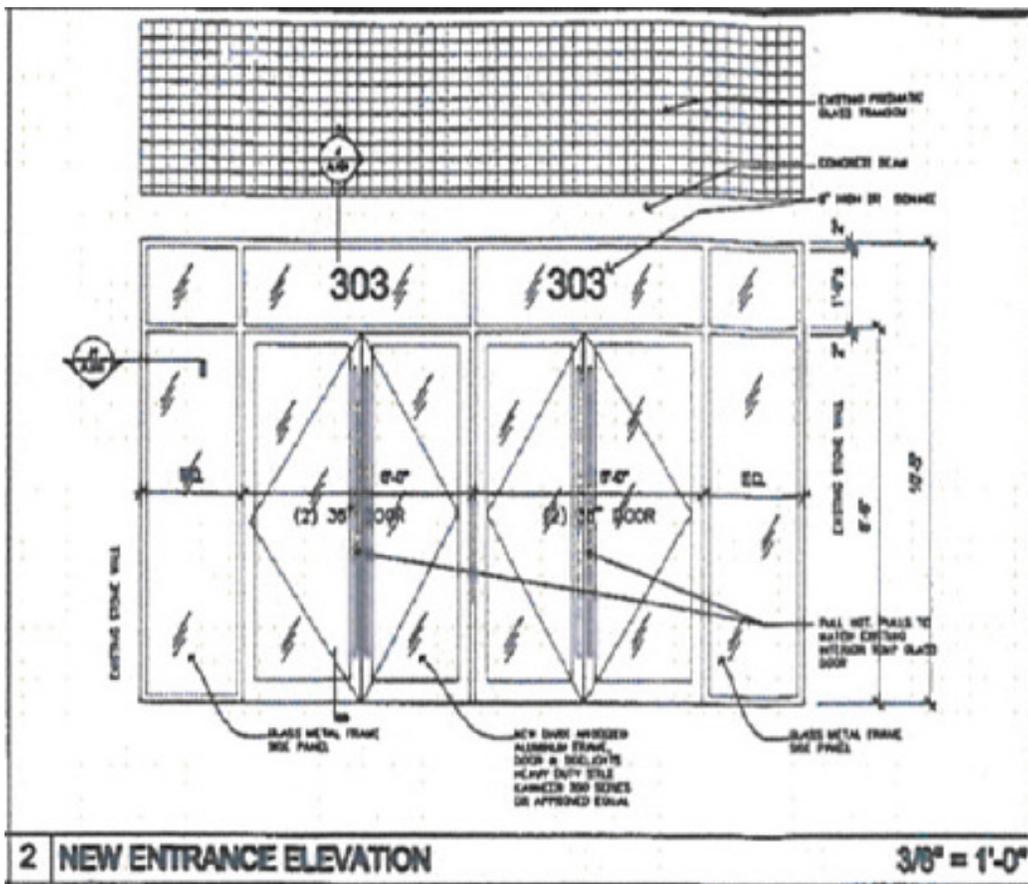
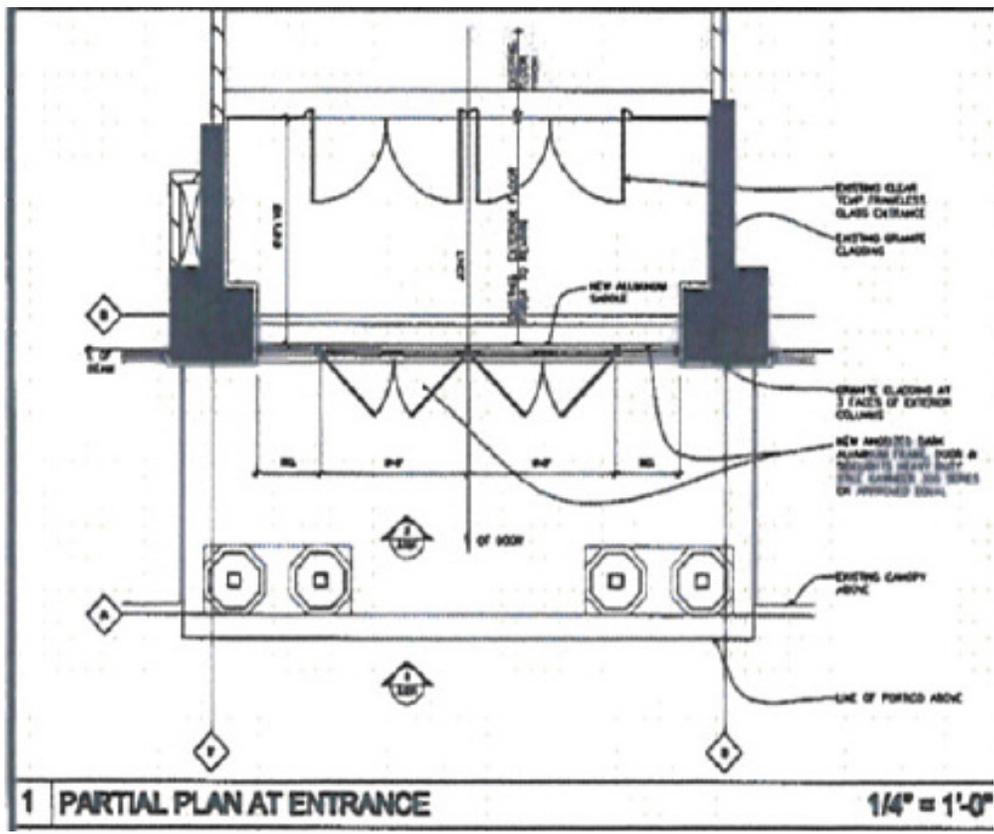
	FLOOR GROSS SQUARE FOOTAGE	= 16,107 S.F.
	MAJOR VERTICAL PENETRATIONS	= 388 S.F.
<b>TOTAL FLOOR RENTABLE AREA</b>	<b>= 15,719 S.F.</b>	

**FLOOR COMMON AREAS**

	RESTROOM	= 422 S.F.
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**BUILDING COMMON AREAS**

	BUILDING CIRCULATION AREAS	= 4,081 S.F.
	TOTAL COMMON AREAS	= 5,503 S.F.







8 EXISTING MILLS AVENUE ENTRANCE

N.T.S.

