



## PHAP11-00024

**Date:** July 25, 2011  
**Application Type:** Certificate of Appropriateness  
**Property Owner:** River Oaks Properties Ltd.  
**Representative:** Richard Williams  
**Legal Description:** Being 90 Feet on Mesa Street x 131 Feet on Texas Street save and except 5 Feet by 36 Feet in the Northwest corner, Block 5, Mills Addition, City of El Paso, El Paso County, Texas.  
**Historic District:** Downtown  
**Location:** 201 N. Mesa St.  
**Representative District:** #8  
**Existing Zoning:** C-5/H (Commercial/Historic)  
**Year Built:** c. 1915  
**Historic Status:** Contributing  
**Request:** The rehabilitation of a two story masonry commercial structure with second story infill and signage.  
**Application Filed:** 7/11/2011  
**45 Day Expiration:** 8/25/2011

### ITEM #3



**GENERAL INFORMATION:**

The applicant seeks approval for:

The rehabilitation of a two story masonry commercial structure with second story infill and signage.

**STAFF RECOMMENDATION:**

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

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

- Additions should complement the original structure but not attempt to duplicate or copy it.
- The older structure should be identifiable from the new addition.
- New infill construction should maintain and reinforce the existing pattern.
- New construction must be compatible in size, texture, color, design, proportion, and detail with buildings in the district.

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

- New work, exterior alterations, or related new construction will not destroy historic materials, features and spatial relationships that characterize the property.
- Retain original material, architectural features, and hardware whenever possible.

Section 20.18.480(E) states:

E. For performing arts centers and related buildings located in the C-5/H district (Central Business District/Historic):

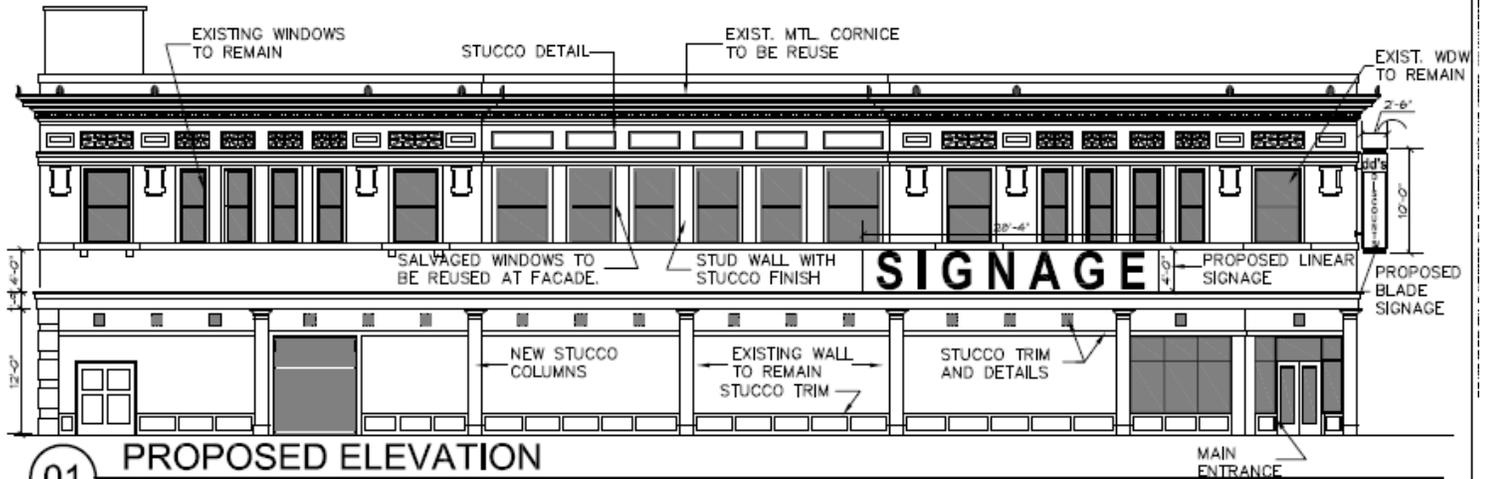
The historic landmark commission shall have the authority to issue a certificate of appropriateness for signage, including, but not limited to, marquees, wall signs, and poster boxes exceeding thirty square feet and made of materials that complement the style of the structure and attributed to the era in which the building was constructed based on the historic character and architectural significance of the building.

**AERIAL MAP**

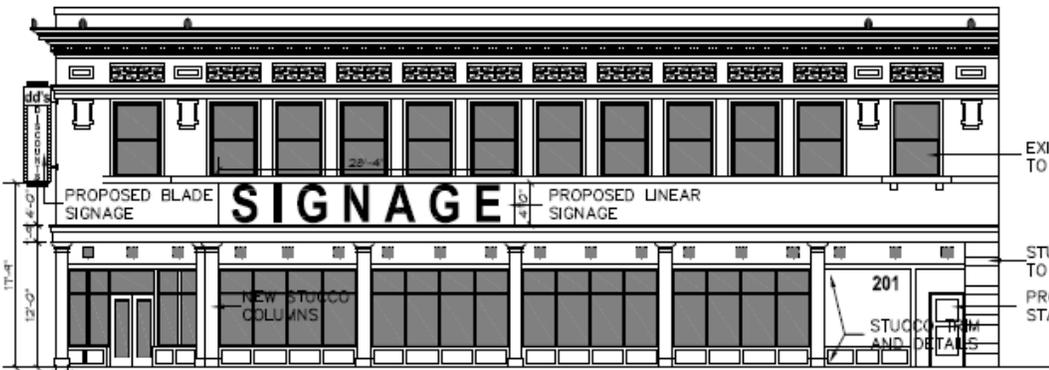
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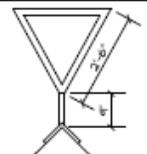
# PROPOSED ELEVATIONS



**01** PROPOSED ELEVATION  
SCALE: 1" = 10' - 0"



**02** PROPOSED ELEVATION  
SCALE: 1" = 10' - 0"

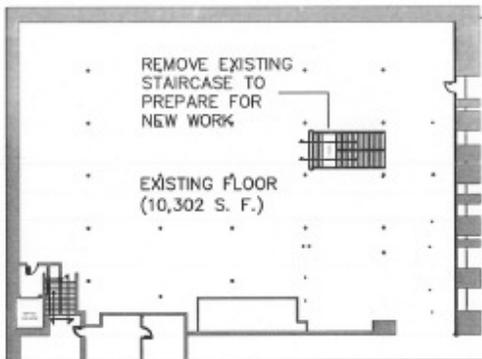


**03** PLAN SIGN  
SCALE: 3/8" = 1' - 0"

SIGN DESCRIPTION	
MESA ST. FACADE:	3,134 SQ. FT.
PROPOSED SIGN:	113 SQ. FT.
(28'-4" x 4'-6")	
PERCENTAGE:	3.60%
TEXAS ST. FACADE:	4,362 SQ. FT.
PROPOSED SIGN:	113 SQ. FT.
(28'-4" x 4'-6")	
PERCENTAGE:	2.59%
3 SIDED BLADE SIGN	25 SQ. FT.

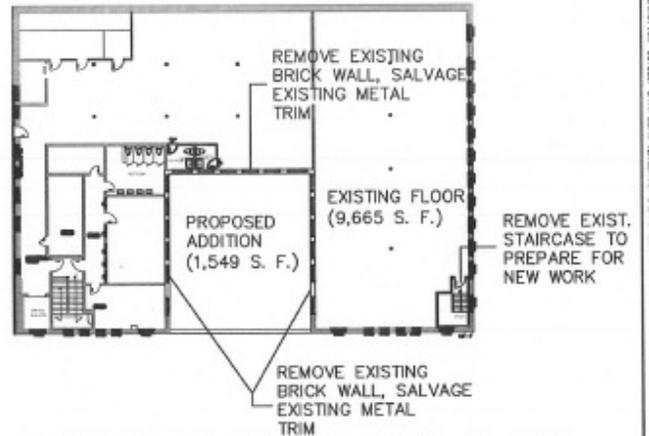
LEGAL DESCRIPTION	
5 MILLS 90 FT. ON MESA x 131 FT.	
ON TEXAS EXC 5 x 36 FT. NWC	

## PROPOSED DEMOLITION PLAN

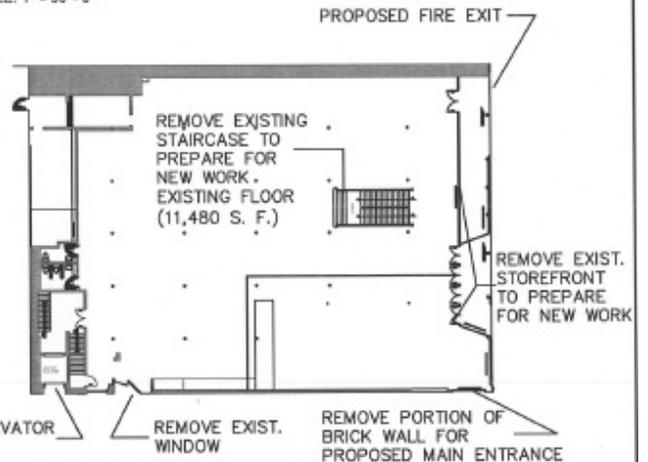


**03** DEMOLITION BASEMENT PLAN  
SCALE: 1" = 30' - 0"

LEGAL DESCRIPTION	
5 MILLS 90 FT. ON MESA BY 131 FT. ON TEXAS EXC. 5 X 36 FT. NWC	
BUILDING DESCRIPTION	
BASEMENT:	10,302 S.F.
1ST. FLOOR:	11,341 S.F.
2ND FLOOR:	9,665 S.F.
ADDITION:	1,549 S.F.
LANDSCAPE REQUIREMENTS	
NO LANDSCAPE REQUIRED	
SETBACKS	
ZERO SETBACK LOTS	

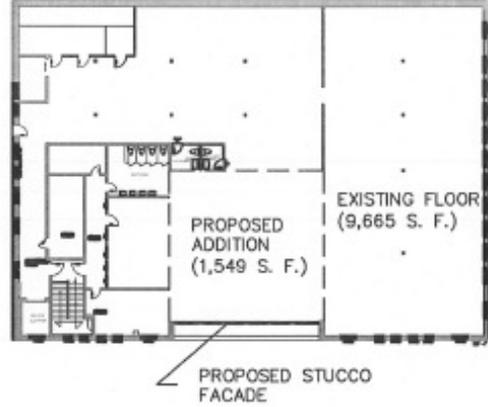
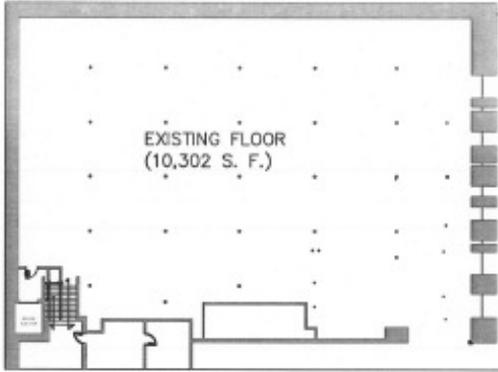


**01** DEMOLITION 2ND. FLOOR PLAN  
SCALE: 1" = 30' - 0"



**02** DEMOLITION 1ST. FLOOR PLAN  
SCALE: 1" = 30' - 0"

# PROPOSED FLOOR PLAN



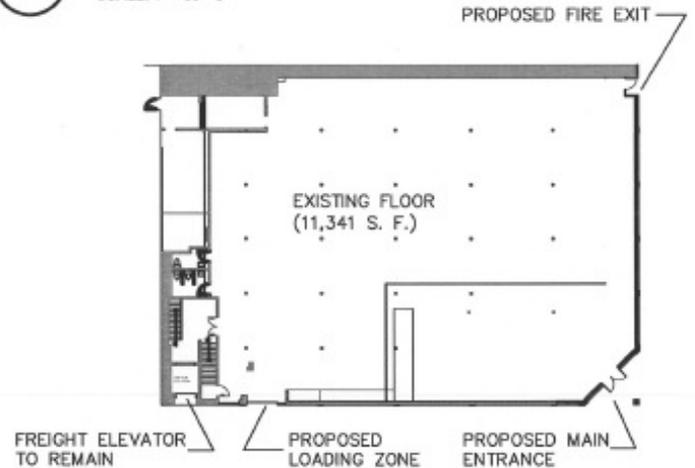
## 03 PROPOSED BASEMENT. PLAN

SCALE: 1" = 30' - 0"

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## 01 PROPOSED 2ND. FLOOR PLAN

SCALE: 1" = 30' - 0"



## 02 PROPOSED 1ST. FLOOR PLAN

SCALE: 1" = 30' - 0"

**EXISTING CONDITION**



**PROPOSED RENDERING**



BUCKLER BUILDING

WRIGHT & DALBIN  
ARCHITECTS, P.C.

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06-09-2011