PHAP12-00018

Date:	August 20, 2012
Application Type:	Certificate of Appropriateness
Property Owner:	NVB Electric
Representative:	NVB Electric
Legal Description:	Lots 19 and 20, Block 15, Franklin Heights Addition, City of El Paso, El Paso County, Texas
Historic District:	Magoffin
Location:	1107 Myrtle Avenue
Representative District:	#8
Existing Zoning:	C-4/H (Commercial/Historic)
Year Built:	N/A
Historic Status:	N/A
Request:	Certificate of appropriateness for the construction of a new two story apartment/office building.
Application Filed:	7/09/2012
45 Day Expiration:	8/23/2012

ITEM #1

GENERAL INFORMATION:

The applicant seeks approval for:

The construction of a two story apartment/office building.

STAFF RECOMMENDATION:

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

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

- Any new construction must be compatible in size, texture, color, design, proportion and detail to adjacent buildings and streetscapes.
- New structures should respect the integrity of existing buildings.
- Setbacks, proportion, rhythm, and building elements should all be addressed.
- Maintain the predominant existing building line.
- All new construction should preserve and enhance the streetscape.
- Exterior stairs to upper floors should be relocated to the side and/or rear of a structure.

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

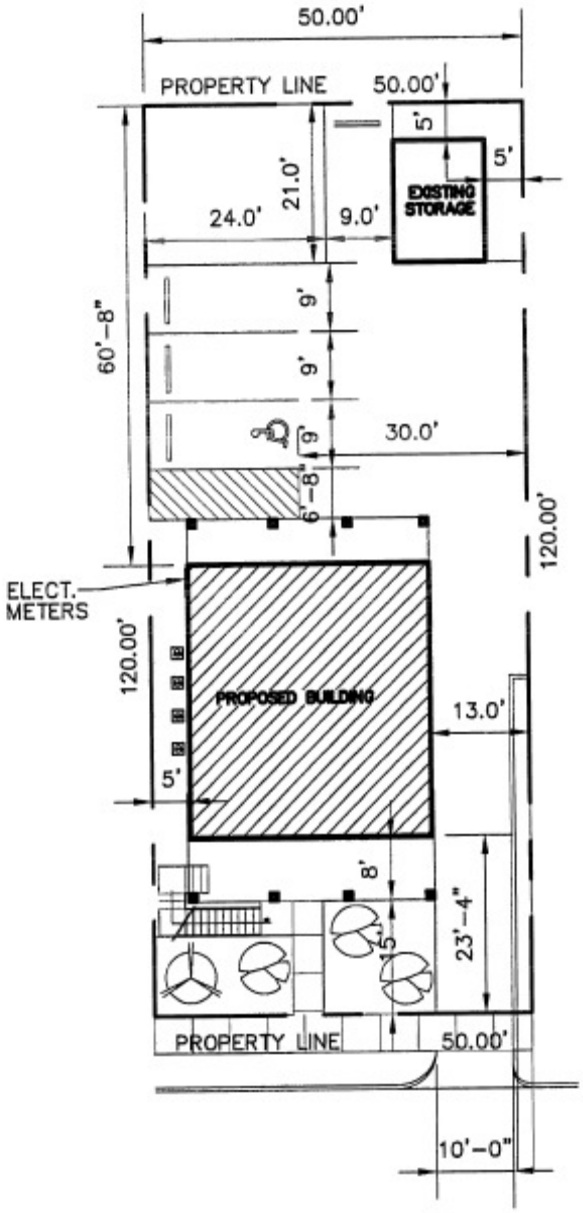
- New construction will not destroy historic materials, features, and spatial relationships that characterize the property.

The modifications are that the stucco bands be removed from around the side and rear windows and that the stairs be relocated to the rear facade.

AERIAL MAP

PHAP12-00018
Subject Property
1107 Myrtle Avenue
TEXAS
MYRTLE
OCTAVIA
NOBLE
MAGOFFIN
BROWN
SAINT VRAIN
ANGE
PEKS
60
120
240
360
480
Feet

SITE PLAN



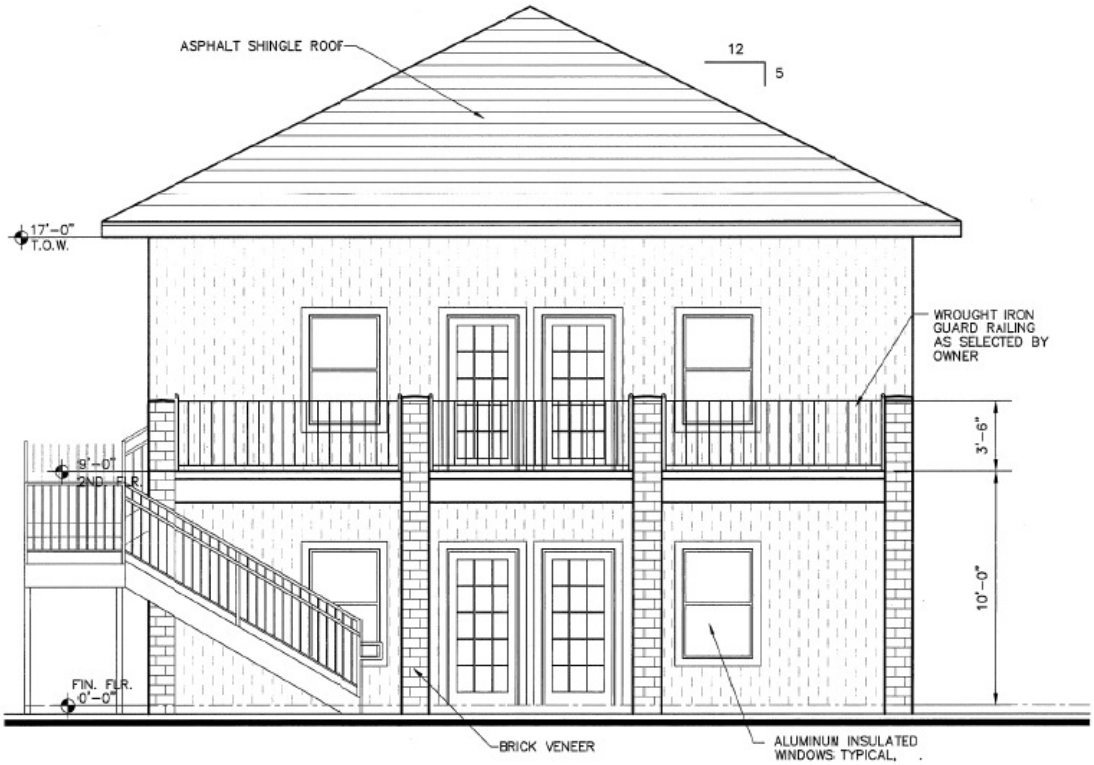
SITE PLAN

Scale: 1' = 20.0"

LEGAL DESCRIPTION

LOT 19/20 BLOCK 15 FRANKLIN HEIGHT ADDITION
CITY OF EL PASO , EL PASO COUNTY , TEXAS.

PROPOSED ELEVATIONS



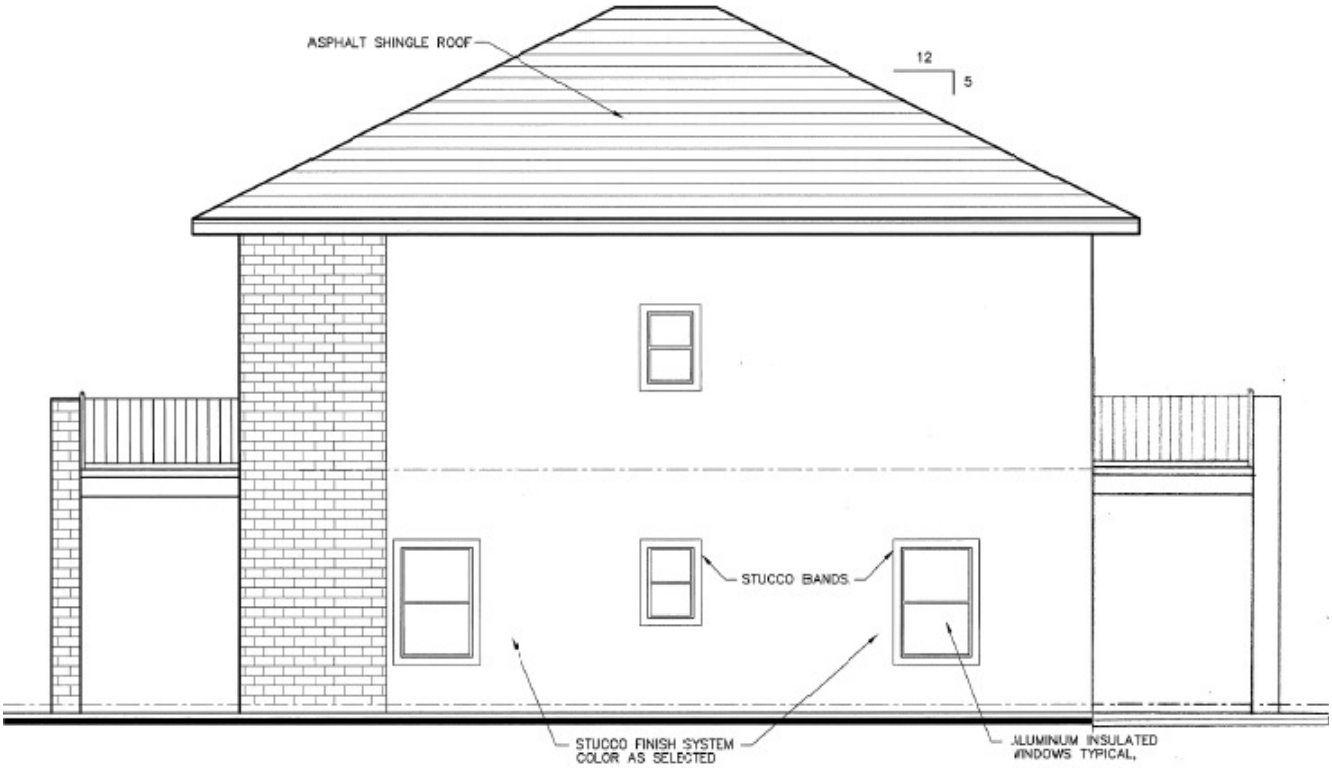
FRONT ELEVATION

SCALE: 1/4" = 1' - 0"

REAR ELEVATION

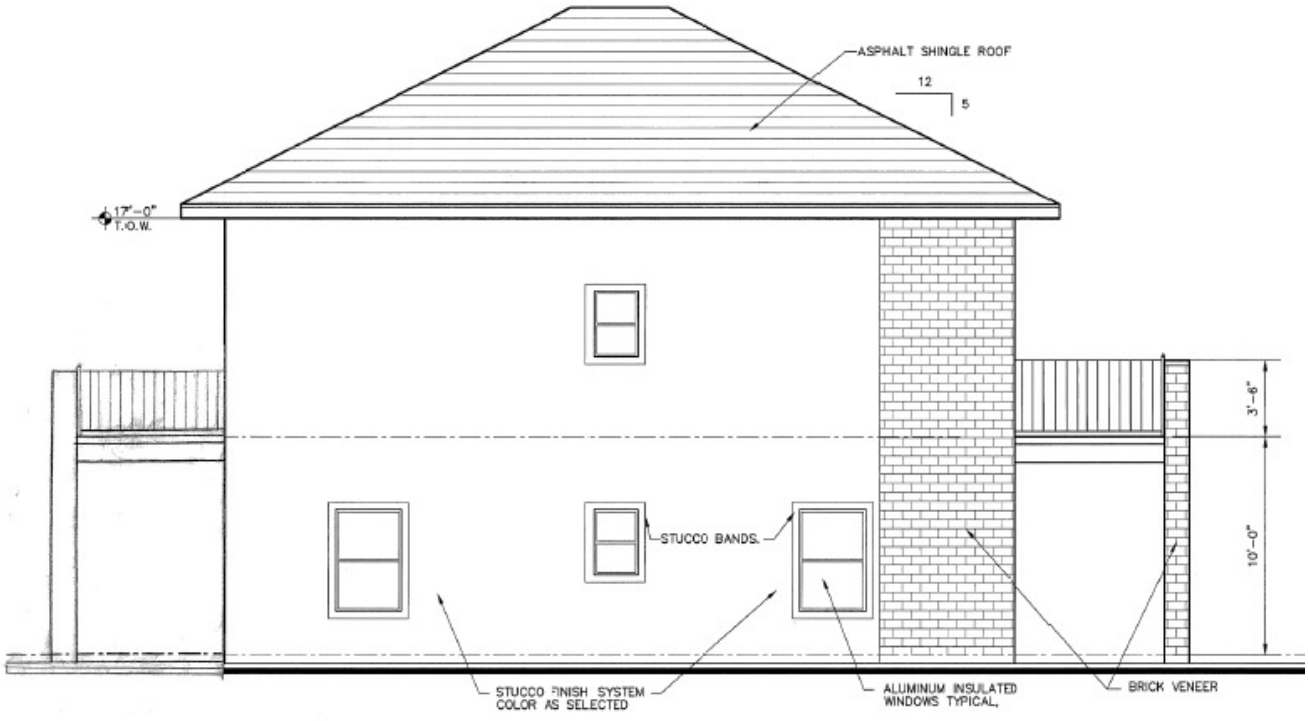
SCALE: 1/4" = 1' - 0"

PROPOSED ELEVATIONS



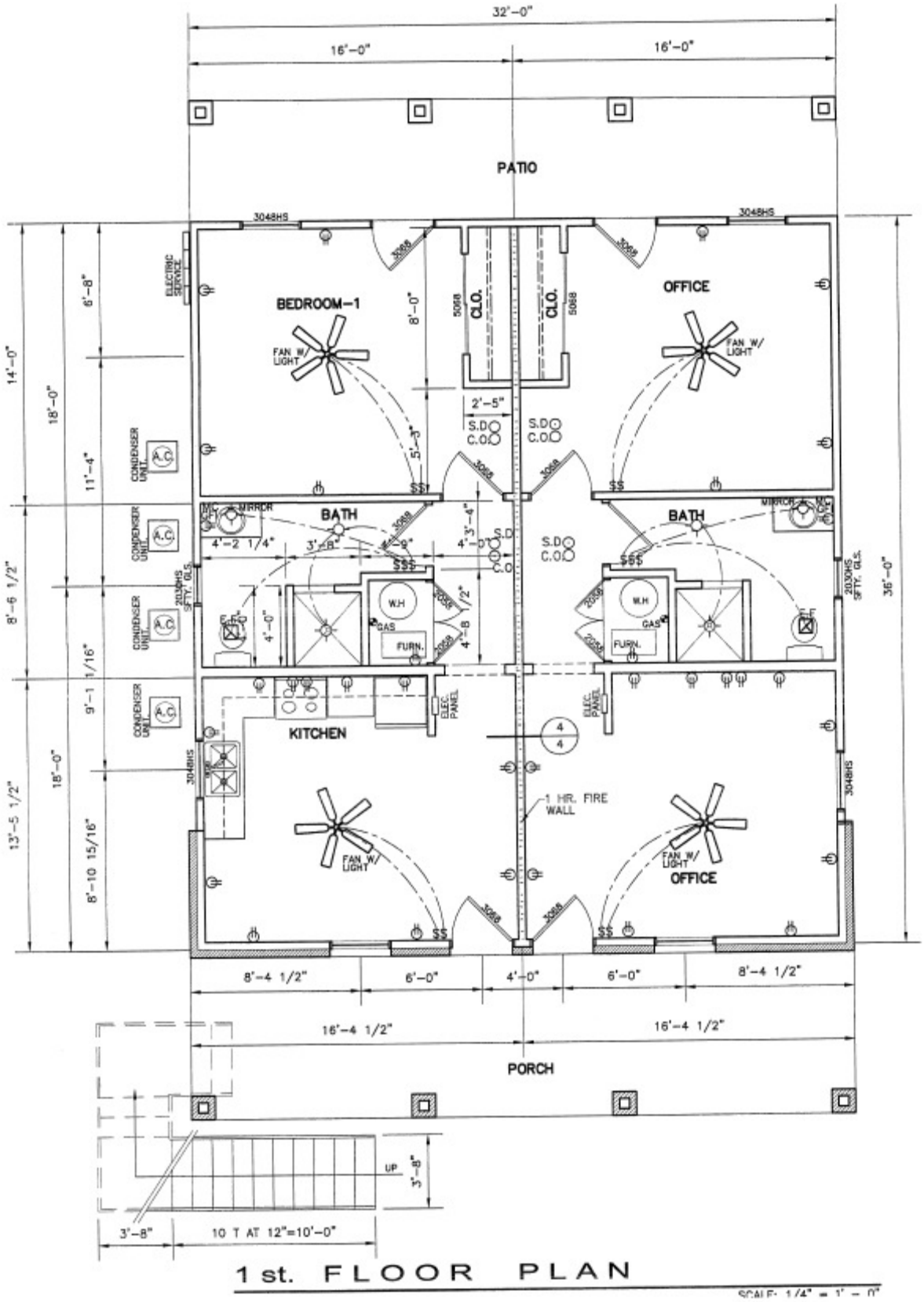
RIGHT ELEVATION

SCALE: 1/4" = 1' - 0"



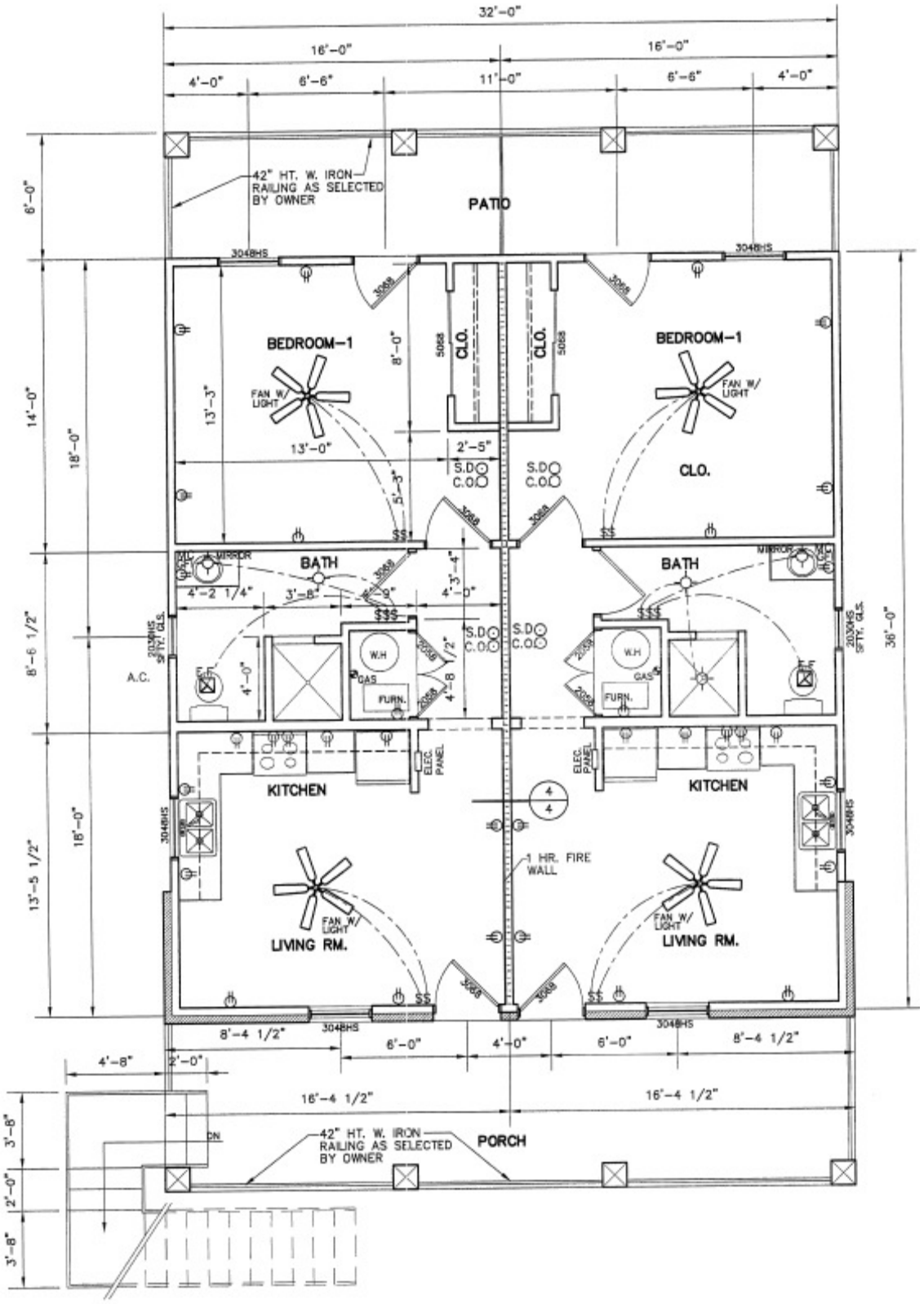
LEFT ELEVATION

FLOOR PLAN



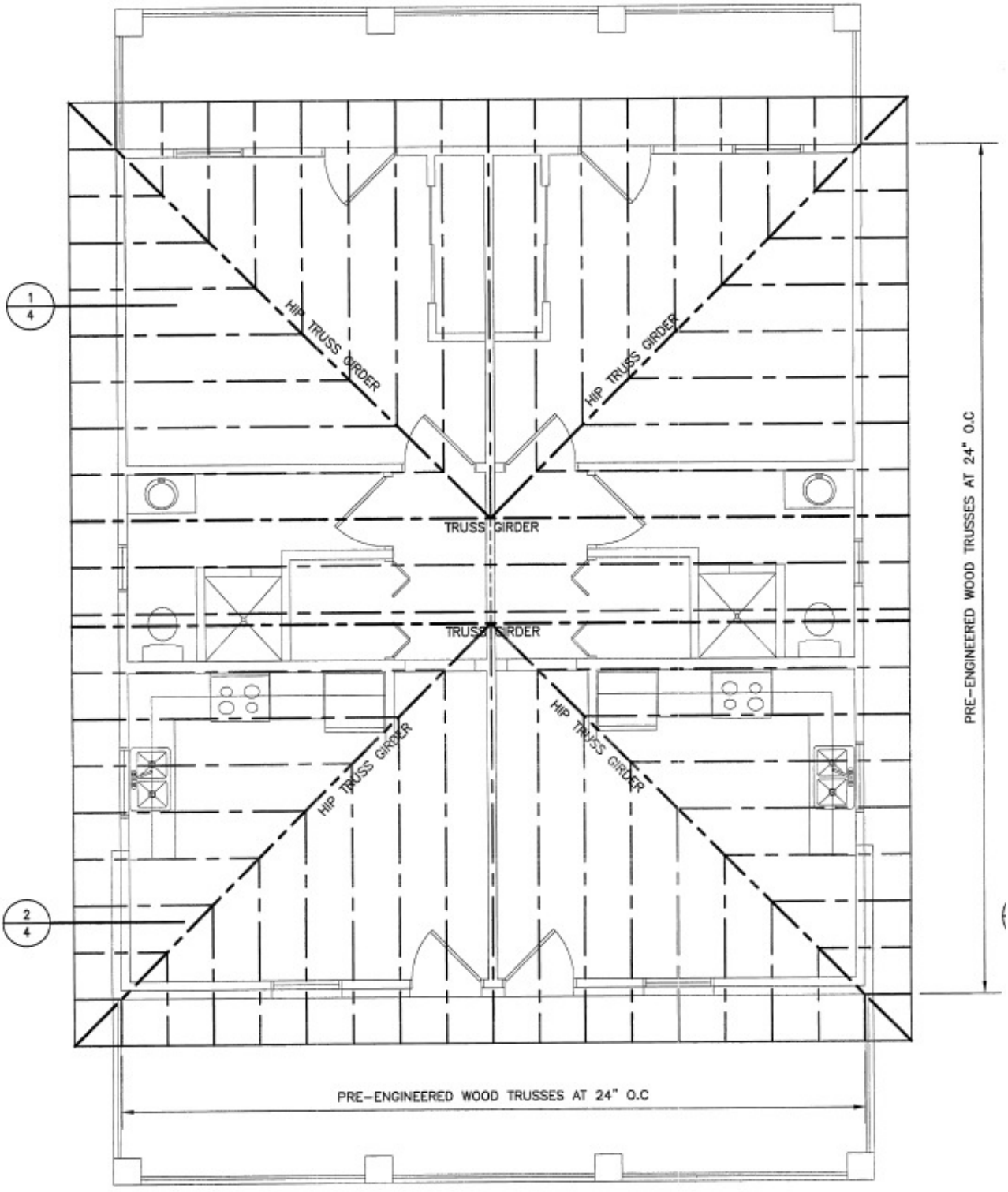
1 st. FLOOR PLAN

SCALE: 1/4" = 1' - 0"



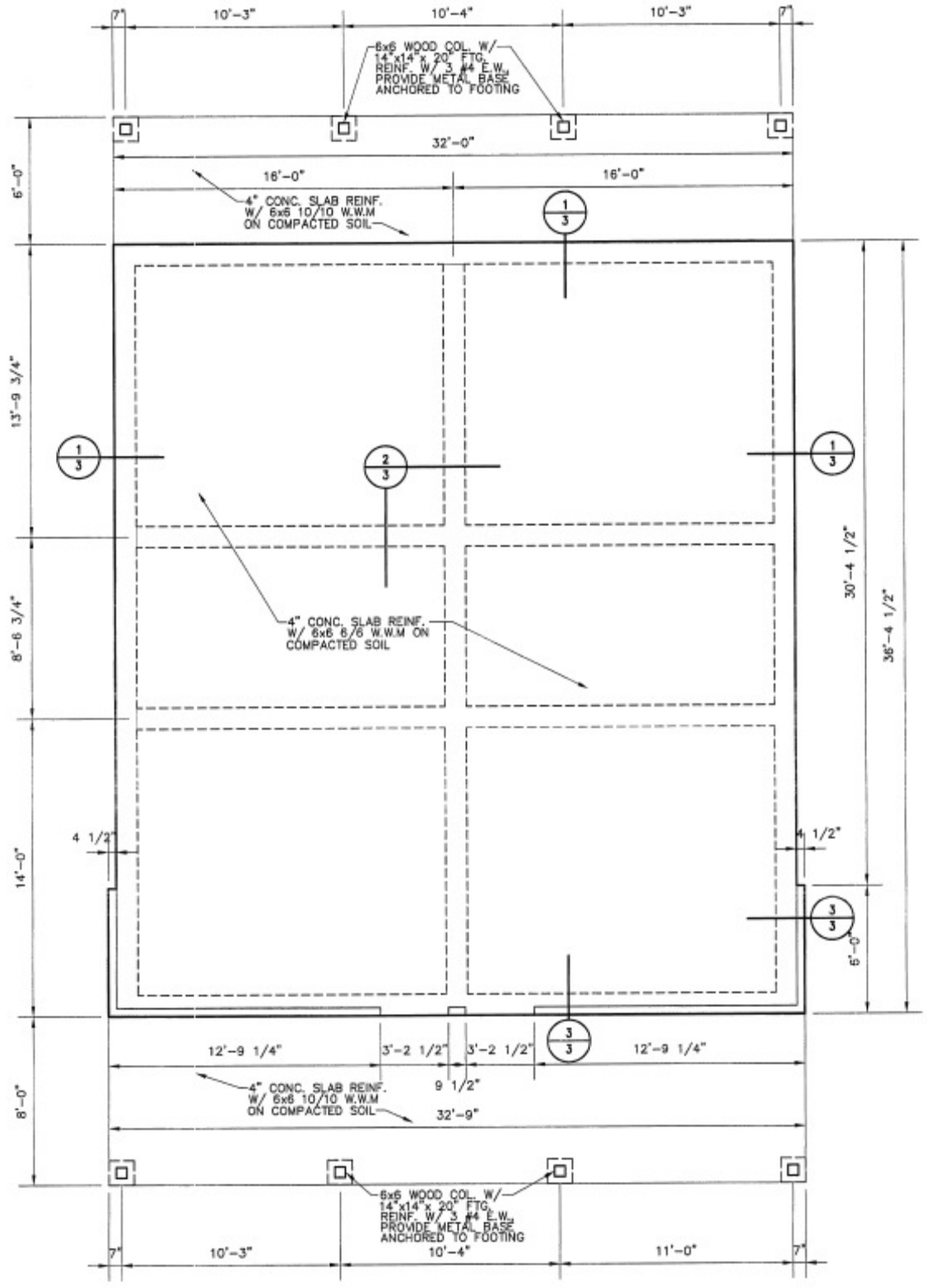
2nd FLOOR PLAN

SCALE: 1/4" = 1' - 0"



ROOF FRAMING PLAN

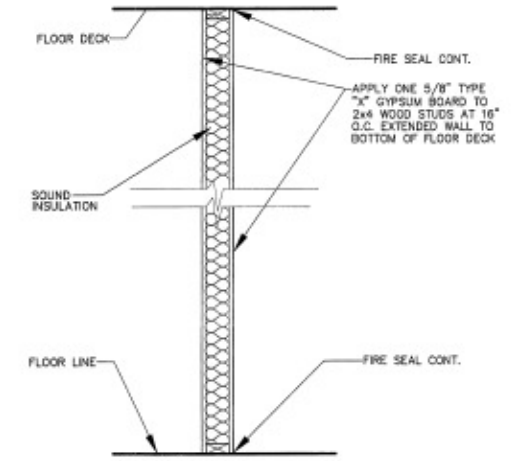
SCALE: 1/4" = 1' - 0"



FOUNDATION PLAN

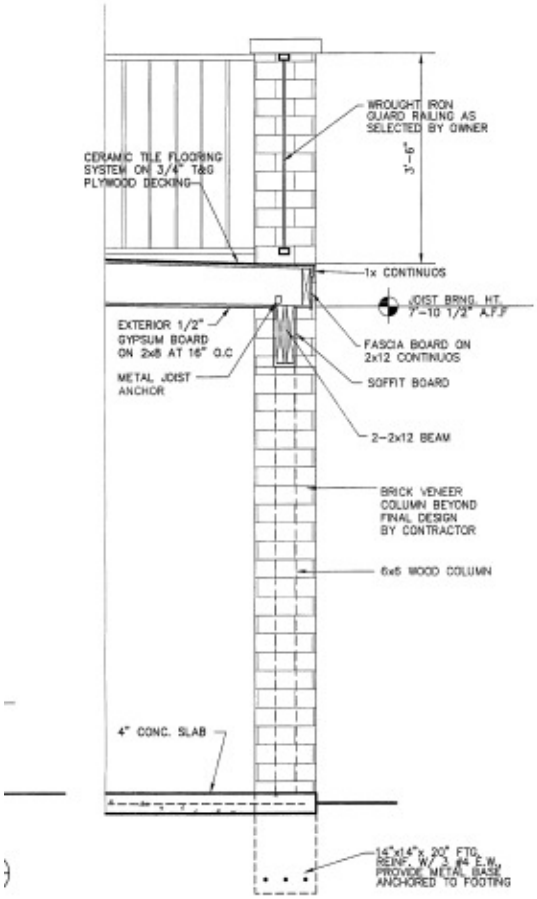
SCALE: 1/4" = 1' - 0"

TYPICAL WALL SECTIONS



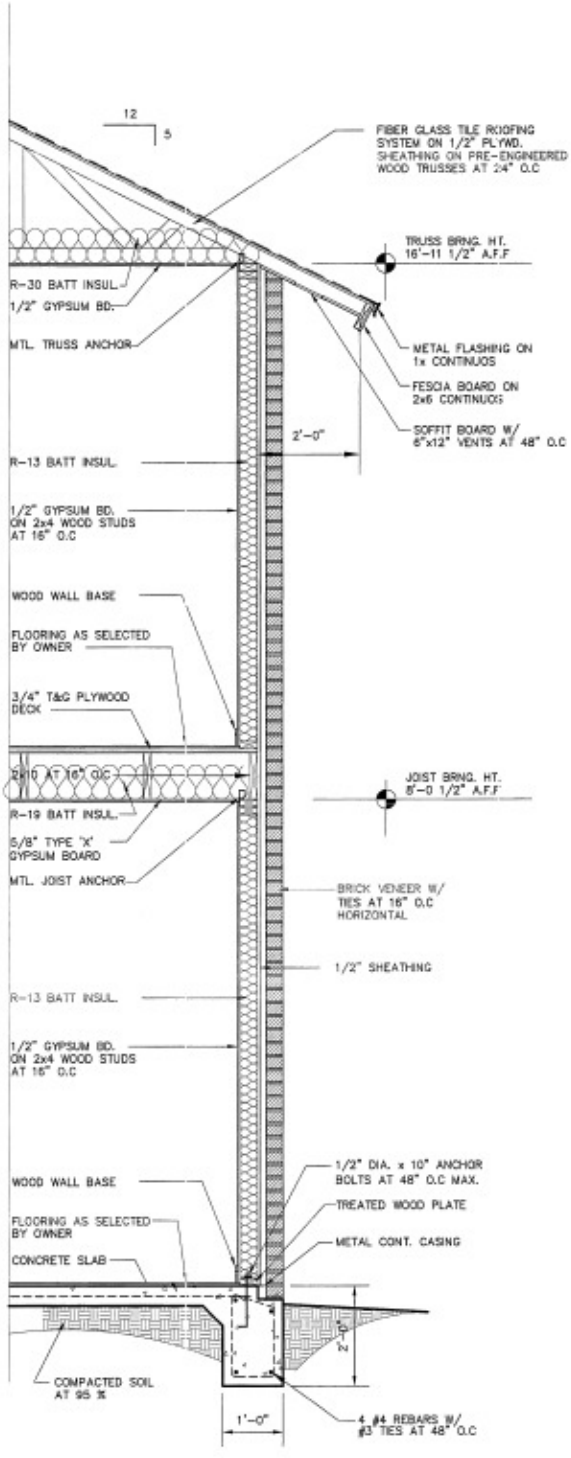
4/4 1 HR. FIRE WALL

SCALE: 3/4" = 1' - 0"



3/4 WALL SECTION

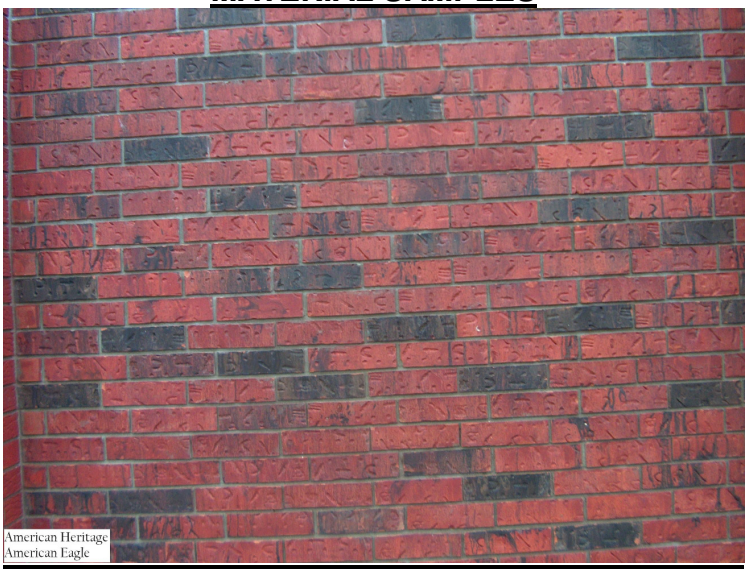
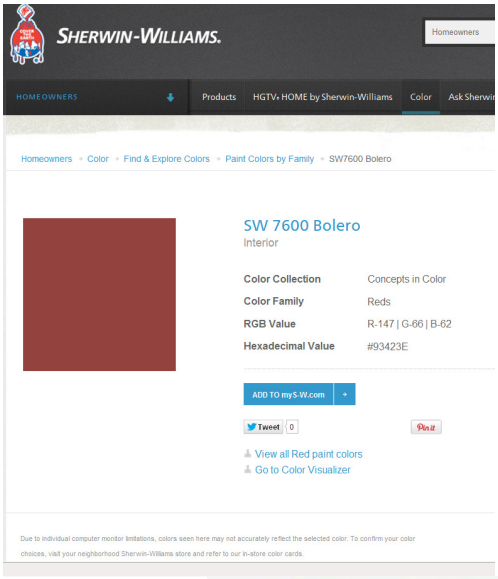
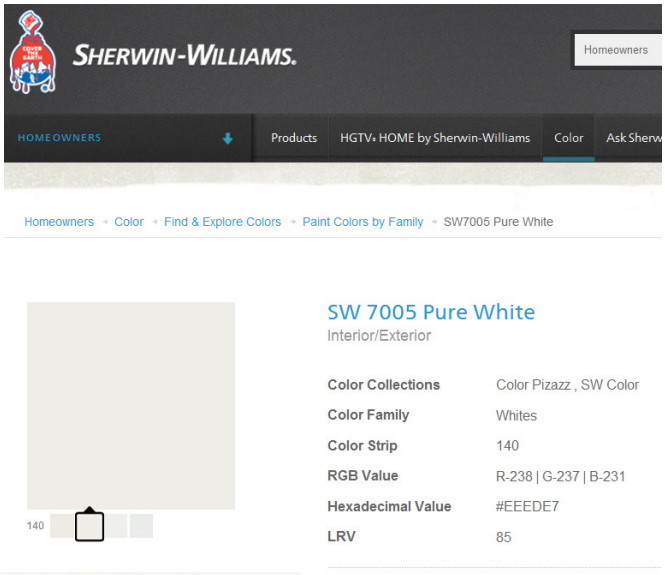
SCALE: 3/4" = 1' - 0"



2/4 WALL SECTION

SCALE: 3/4" = 1' - 0"

MATERIAL SAMPLES



American Heritage
American Eagle