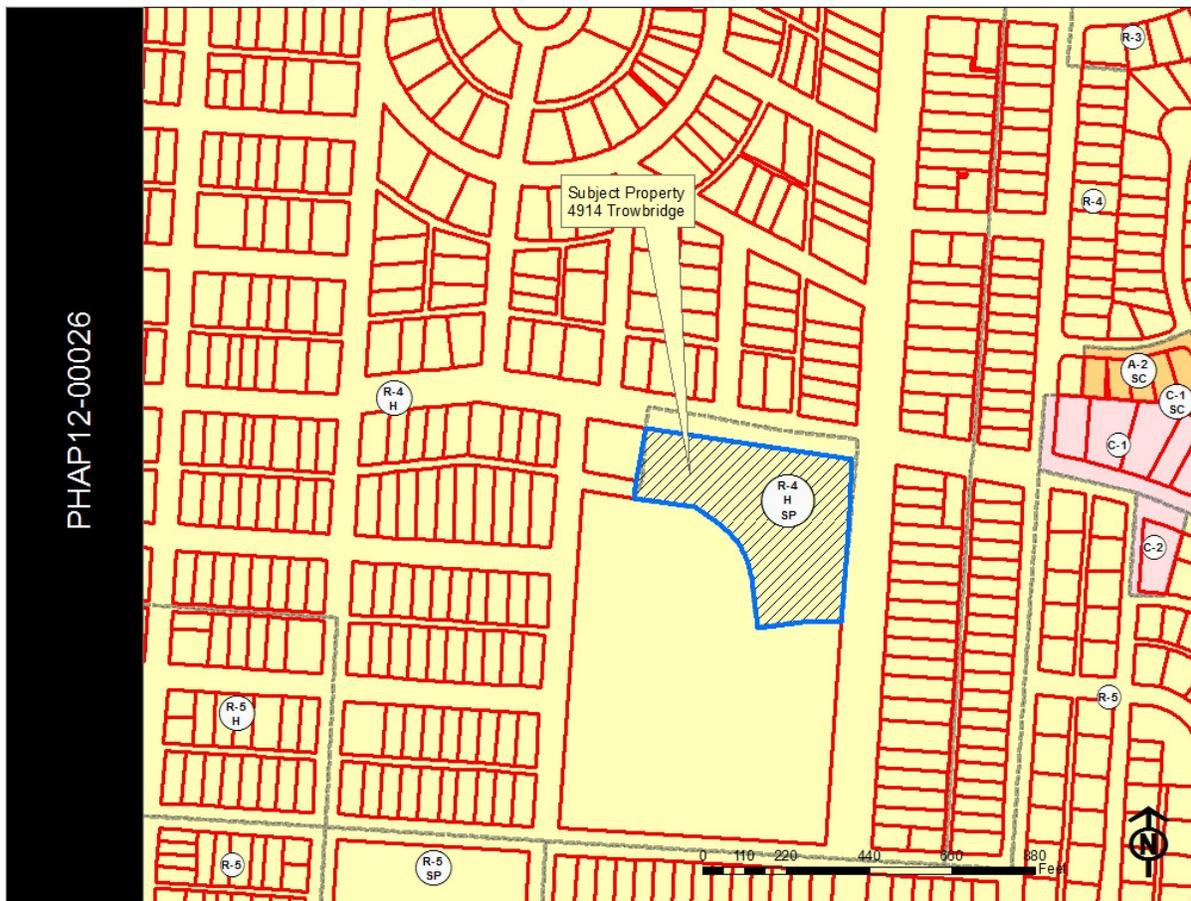




PHAP12-00026

Date: August 20, 2012
Application Type: Certificate of Appropriateness
Property Owner: Loretto Literary & Benevolent Association
Representative: Eugenio Mesta – ACM Designs
Legal Description: Lot 1, Block 1, Nazareth Hall Addition, City of El Paso, El Paso County, Texas
Historic District: Austin Terrace
Location: 4914 Trowbridge
Representative District: #2
Existing Zoning: R-4/H/sp (Residential/Historic/special permit)
Year Built: 2002
Historic Status: Non-Contributing
Request: Certificate of appropriateness for exterior facade improvements to include installation of new windows and storefronts.
Application Filed: 7/23/2012
45 Day Expiration: 9/06/2012

ITEM #5



GENERAL INFORMATION:

The applicant seeks approval for:

Exterior facade improvements to include installation of new windows and storefronts

STAFF RECOMMENDATION:

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

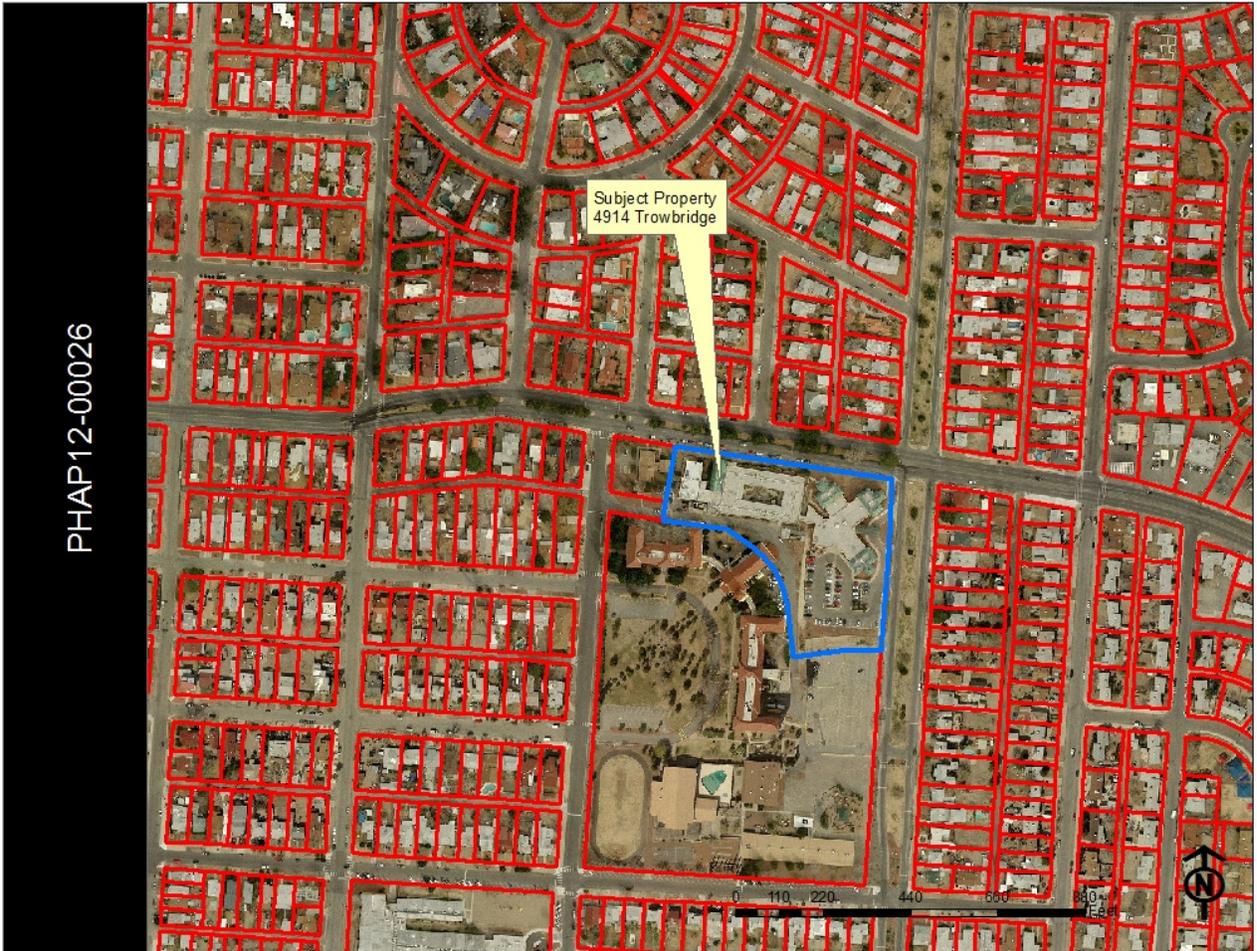
The Administrative Review Design Guidelines recommend the following:

- The repetition of windows in the façade of a building establishes a pattern which is sensed by a person observing a building.
- Architectural elements such as windows contribute to the pattern and rhythm of historic districts. New construction and additions should maintain and reinforce the existing pattern.

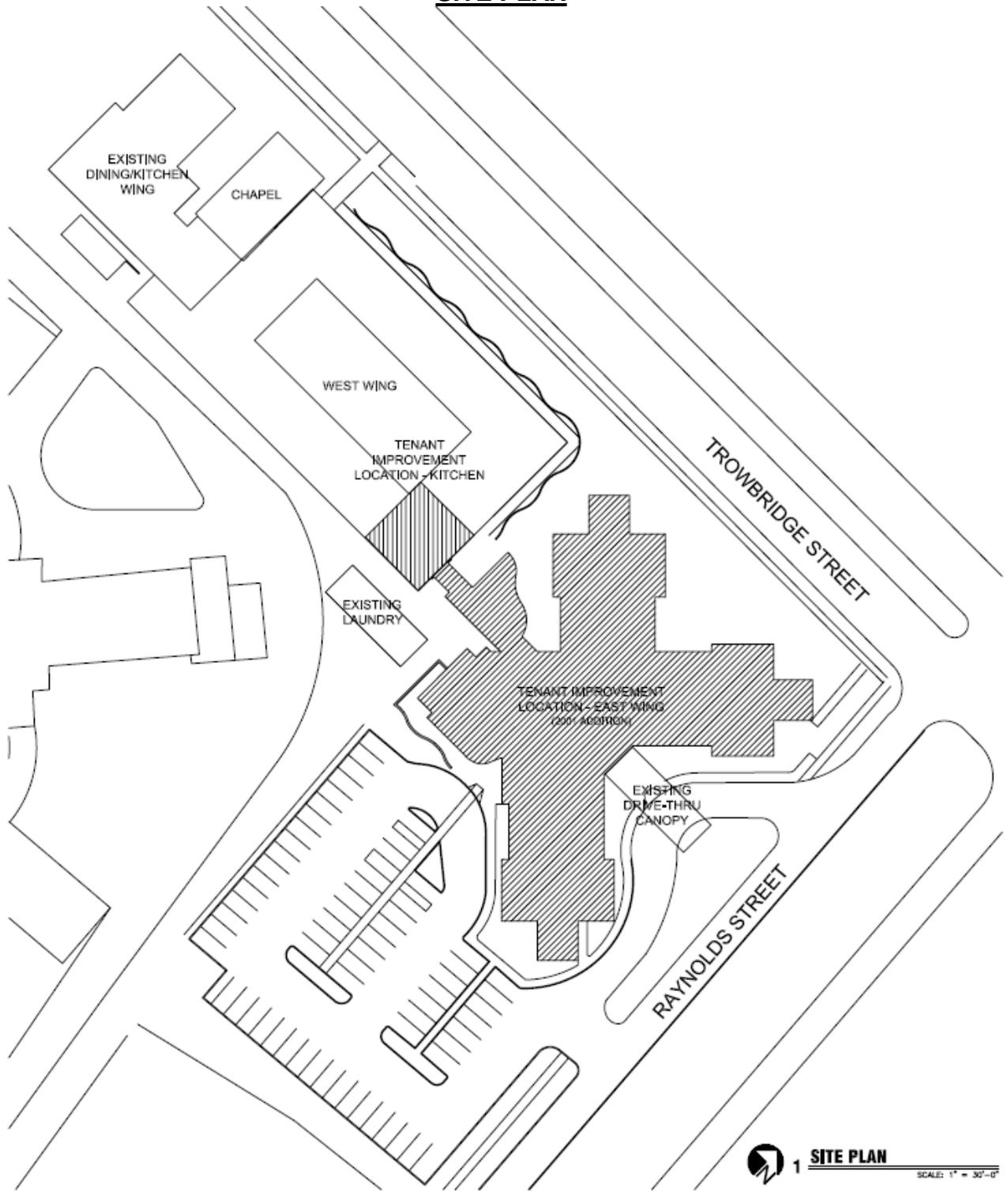
The Secretary of the Interior's Standards for Rehabilitation recommend the following:

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

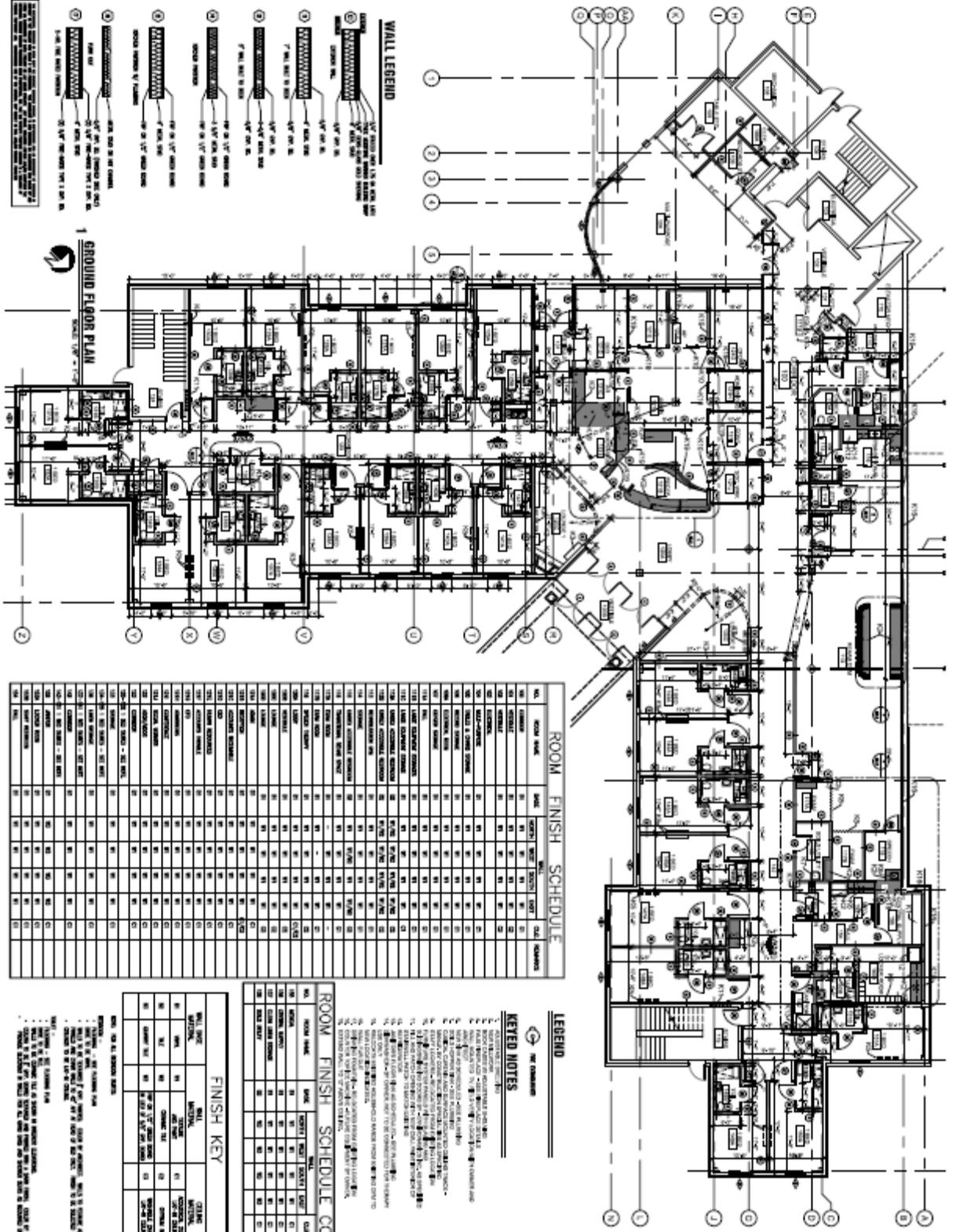
AERIAL MAP



SITE PLAN



FLOOR PLAN



WALL LEGEND

- 1. 1/2" GYPSUM BOARD ON 2" X 4" STUDS
- 2. 5/8" GYPSUM BOARD ON 2" X 4" STUDS
- 3. 1" GYPSUM BOARD ON 2" X 4" STUDS
- 4. 1 1/2" GYPSUM BOARD ON 2" X 4" STUDS
- 5. 2" GYPSUM BOARD ON 2" X 4" STUDS
- 6. 1/2" GYPSUM BOARD ON 2" X 4" STUDS
- 7. 5/8" GYPSUM BOARD ON 2" X 4" STUDS
- 8. 1" GYPSUM BOARD ON 2" X 4" STUDS
- 9. 1 1/2" GYPSUM BOARD ON 2" X 4" STUDS
- 10. 2" GYPSUM BOARD ON 2" X 4" STUDS
- 11. 1/2" GYPSUM BOARD ON 2" X 4" STUDS
- 12. 5/8" GYPSUM BOARD ON 2" X 4" STUDS
- 13. 1" GYPSUM BOARD ON 2" X 4" STUDS
- 14. 1 1/2" GYPSUM BOARD ON 2" X 4" STUDS
- 15. 2" GYPSUM BOARD ON 2" X 4" STUDS
- 16. 1/2" GYPSUM BOARD ON 2" X 4" STUDS
- 17. 5/8" GYPSUM BOARD ON 2" X 4" STUDS
- 18. 1" GYPSUM BOARD ON 2" X 4" STUDS
- 19. 1 1/2" GYPSUM BOARD ON 2" X 4" STUDS
- 20. 2" GYPSUM BOARD ON 2" X 4" STUDS

ROOM FINISH SCHEDULE

NO.	ROOM NAME	WALL	CEILING	FLOOR	DOOR	GLASS	STAIRS
101	RECEPTION	1	1	1	1	1	1
102	OFFICE	1	1	1	1	1	1
103	CONFERENCE	1	1	1	1	1	1
104	MEETING	1	1	1	1	1	1
105	TRAINING	1	1	1	1	1	1
106	CLASSROOM	1	1	1	1	1	1
107	LECTURE	1	1	1	1	1	1
108	WORKSHOP	1	1	1	1	1	1
109	LABORATORY	1	1	1	1	1	1
110	STORAGE	1	1	1	1	1	1
111	RESTROOM	1	1	1	1	1	1
112	TOILET	1	1	1	1	1	1
113	SHOWERS	1	1	1	1	1	1
114	LOCKER	1	1	1	1	1	1
115	CHANGE ROOM	1	1	1	1	1	1
116	OFFICE	1	1	1	1	1	1
117	CONFERENCE	1	1	1	1	1	1
118	MEETING	1	1	1	1	1	1
119	TRAINING	1	1	1	1	1	1
120	CLASSROOM	1	1	1	1	1	1
121	LECTURE	1	1	1	1	1	1
122	WORKSHOP	1	1	1	1	1	1
123	LABORATORY	1	1	1	1	1	1
124	STORAGE	1	1	1	1	1	1
125	RESTROOM	1	1	1	1	1	1
126	TOILET	1	1	1	1	1	1
127	SHOWERS	1	1	1	1	1	1
128	LOCKER	1	1	1	1	1	1
129	CHANGE ROOM	1	1	1	1	1	1
130	OFFICE	1	1	1	1	1	1
131	CONFERENCE	1	1	1	1	1	1
132	MEETING	1	1	1	1	1	1
133	TRAINING	1	1	1	1	1	1
134	CLASSROOM	1	1	1	1	1	1
135	LECTURE	1	1	1	1	1	1
136	WORKSHOP	1	1	1	1	1	1
137	LABORATORY	1	1	1	1	1	1
138	STORAGE	1	1	1	1	1	1
139	RESTROOM	1	1	1	1	1	1
140	TOILET	1	1	1	1	1	1
141	SHOWERS	1	1	1	1	1	1
142	LOCKER	1	1	1	1	1	1
143	CHANGE ROOM	1	1	1	1	1	1
144	OFFICE	1	1	1	1	1	1
145	CONFERENCE	1	1	1	1	1	1
146	MEETING	1	1	1	1	1	1
147	TRAINING	1	1	1	1	1	1
148	CLASSROOM	1	1	1	1	1	1
149	LECTURE	1	1	1	1	1	1
150	WORKSHOP	1	1	1	1	1	1
151	LABORATORY	1	1	1	1	1	1
152	STORAGE	1	1	1	1	1	1
153	RESTROOM	1	1	1	1	1	1
154	TOILET	1	1	1	1	1	1
155	SHOWERS	1	1	1	1	1	1
156	LOCKER	1	1	1	1	1	1
157	CHANGE ROOM	1	1	1	1	1	1
158	OFFICE	1	1	1	1	1	1
159	CONFERENCE	1	1	1	1	1	1
160	MEETING	1	1	1	1	1	1
161	TRAINING	1	1	1	1	1	1
162	CLASSROOM	1	1	1	1	1	1
163	LECTURE	1	1	1	1	1	1
164	WORKSHOP	1	1	1	1	1	1
165	LABORATORY	1	1	1	1	1	1
166	STORAGE	1	1	1	1	1	1
167	RESTROOM	1	1	1	1	1	1
168	TOILET	1	1	1	1	1	1
169	SHOWERS	1	1	1	1	1	1
170	LOCKER	1	1	1	1	1	1
171	CHANGE ROOM	1	1	1	1	1	1
172	OFFICE	1	1	1	1	1	1
173	CONFERENCE	1	1	1	1	1	1
174	MEETING	1	1	1	1	1	1
175	TRAINING	1	1	1	1	1	1
176	CLASSROOM	1	1	1	1	1	1
177	LECTURE	1	1	1	1	1	1
178	WORKSHOP	1	1	1	1	1	1
179	LABORATORY	1	1	1	1	1	1
180	STORAGE	1	1	1	1	1	1
181	RESTROOM	1	1	1	1	1	1
182	TOILET	1	1	1	1	1	1
183	SHOWERS	1	1	1	1	1	1
184	LOCKER	1	1	1	1	1	1
185	CHANGE ROOM	1	1	1	1	1	1
186	OFFICE	1	1	1	1	1	1
187	CONFERENCE	1	1	1	1	1	1
188	MEETING	1	1	1	1	1	1
189	TRAINING	1	1	1	1	1	1
190	CLASSROOM	1	1	1	1	1	1
191	LECTURE	1	1	1	1	1	1
192	WORKSHOP	1	1	1	1	1	1
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194	STORAGE	1	1	1	1	1	1
195	RESTROOM	1	1	1	1	1	1
196	TOILET	1	1	1	1	1	1
197	SHOWERS	1	1	1	1	1	1
198	LOCKER	1	1	1	1	1	1
199	CHANGE ROOM	1	1	1	1	1	1
200	OFFICE	1	1	1	1	1	1

LEGEND

- 1. 1/2" GYPSUM BOARD ON 2" X 4" STUDS
- 2. 5/8" GYPSUM BOARD ON 2" X 4" STUDS
- 3. 1" GYPSUM BOARD ON 2" X 4" STUDS
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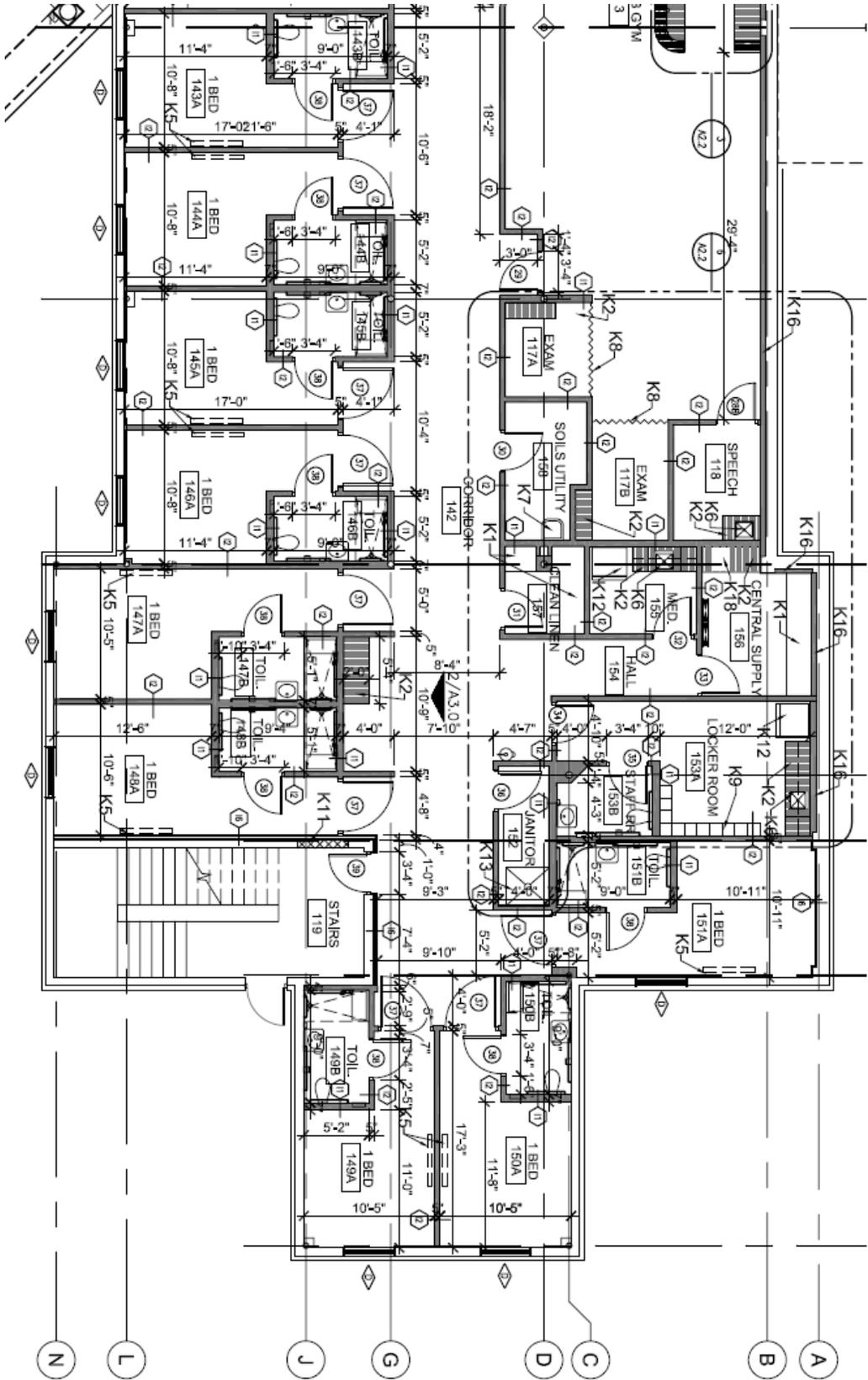
KEYED NOTES

1. SEE ARCHITECTURAL NOTES FOR FINISH SCHEDULE.
2. SEE ARCHITECTURAL NOTES FOR FINISH SCHEDULE.
3. SEE ARCHITECTURAL NOTES FOR FINISH SCHEDULE.
4. SEE ARCHITECTURAL NOTES FOR FINISH SCHEDULE.
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19. SEE ARCHITECTURAL NOTES FOR FINISH SCHEDULE.
20. SEE ARCHITECTURAL NOTES FOR FINISH SCHEDULE.

ROOM FINISH SCHEDULE CONT.

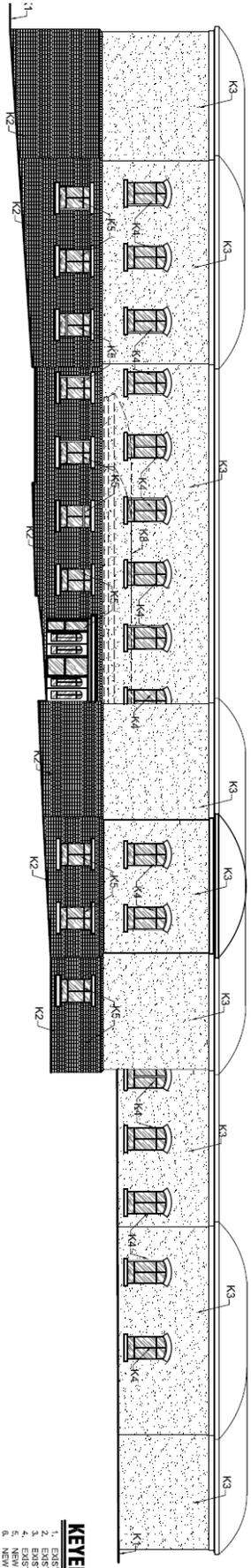
NO.	ROOM NAME	WALL	CEILING	FLOOR	DOOR	GLASS	STAIRS
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202	CONFERENCE	1	1	1	1	1	1
203	MEETING	1	1	1	1	1	1
204	TRAINING	1	1	1	1	1	1
205	CLASSROOM	1	1	1	1	1	1
206	LECTURE	1	1	1	1	1	1
207	WORKSHOP	1	1	1	1	1	1
208	LABORATORY	1	1	1	1	1	1
209	STORAGE	1	1	1	1	1	1
210	RESTROOM	1	1	1	1	1	1
211	TOILET	1	1	1	1	1	1
212	SHOWERS	1	1	1	1	1	1
213	LOCKER	1	1	1	1	1	1
214	CHANGE ROOM	1	1	1	1	1	1
215	OFFICE	1	1	1	1	1	1
216	CONFERENCE	1	1	1	1	1	1
217	MEETING	1	1	1	1	1	1
218	TRAINING	1	1	1	1	1	1
219	CLASSROOM	1	1	1	1	1	1
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221	WORKSHOP	1	1	1	1	1	1
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224	RESTROOM	1	1	1	1	1	1
225	TOILET	1	1	1	1	1	1
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253	TOILET	1	1	1	1	1	1
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257	OFFICE	1	1	1	1	1	1
258	CONFERENCE	1	1	1	1	1	1
259	MEETING	1	1	1	1	1	1
260	TRAINING	1	1	1	1	1	1
261	CLASSROOM	1	1	1	1	1	1
262	LECTURE	1	1	1	1	1	1
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266	RESTROOM	1	1	1	1	1	1
267	TOILET	1	1	1	1	1	1
268	SHOWERS	1	1	1	1	1	1
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275	CLASSROOM	1	1	1	1	1	1
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281	TOILET	1	1	1	1	1	1
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283	LOCKER	1	1	1	1	1	1
284	CHANGE ROOM	1	1	1	1	1	1
285	OFFICE	1	1	1	1	1	1
286	CONFERENCE	1	1	1	1	1	1
287	MEETING	1	1	1	1	1	1
288	TRAINING	1	1	1	1	1	

ENLARGED FLOOR PLAN



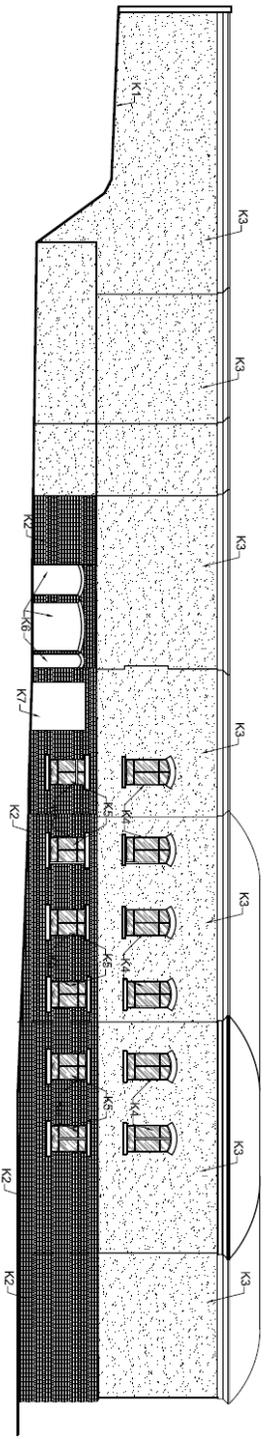
PROPOSED ELEVATIONS

1 EAST ELEVATION
SCALE: 3/32" = 1'-0"



- KEY:**
- 1. EXIST
 - 2. EXIST
 - 3. EXIST
 - 4. EXIST
 - 5. NEW
 - 6. NEW
 - 7. NEW
 - 8. EXIST

2 WEST ELEVATION
SCALE: 3/32" = 1'-0"



PROPOSED ELEVATIONS

