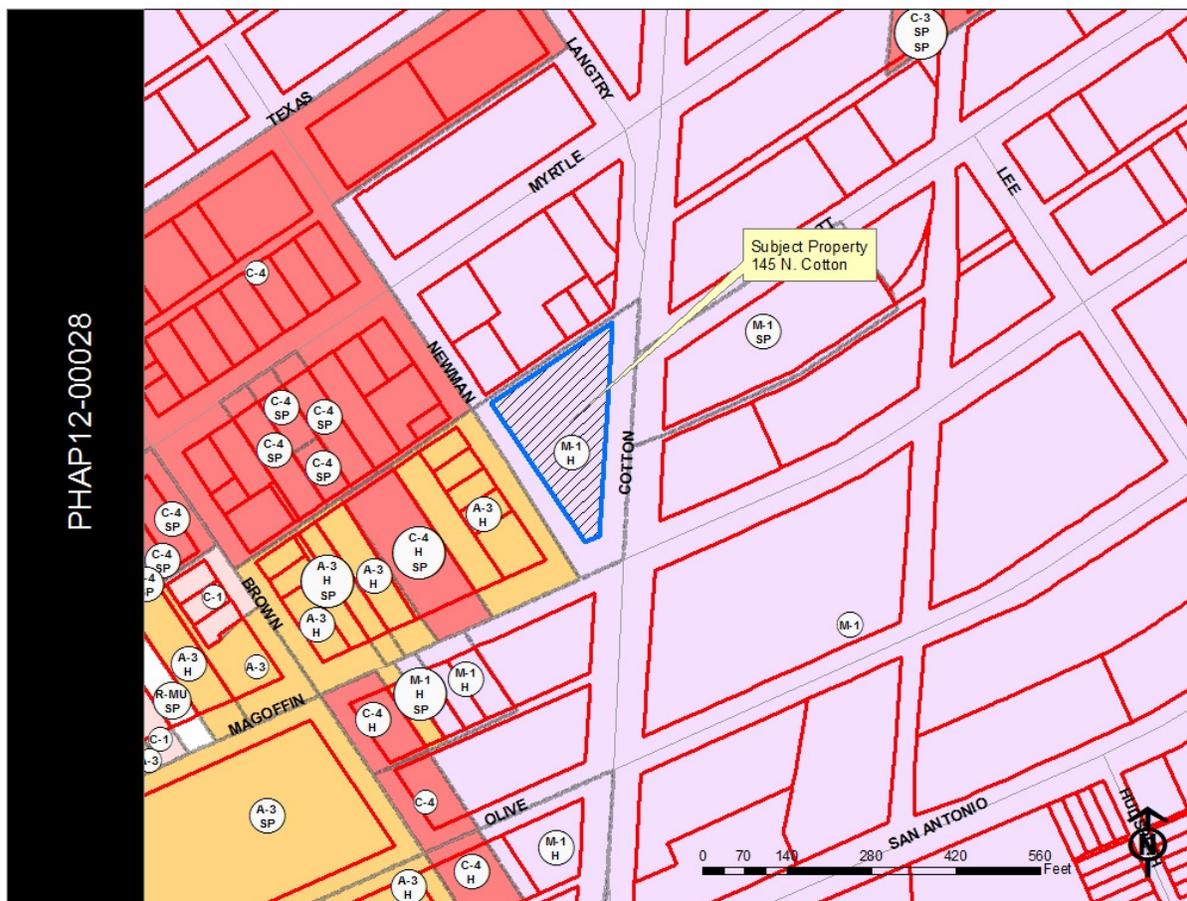




PHAP12-00028

Date: August 20, 2012
Application Type: Certificate of Appropriateness
Property Owner: Monastery of Perpetual Adoration
Representative: Eugenio Mesta – ACM Designs
Legal Description: Lots 17 to 26 (All of Block South of Alley), Block 33, Franklin Heights Addition, City of El Paso, El Paso County, Texas
Historic District: Magoffin
Location: 145 N. Cotton
Representative District: #8
Existing Zoning: M-1/H (Manufacturing/Historic)
Year Built: 1908
Historic Status: Landmark
Request: Certificate of appropriateness for the addition of new dining, office, visiting and kitchen areas to existing monastery.
Application Filed: 7/23/2012
45 Day Expiration: 9/06/2012

ITEM #7



GENERAL INFORMATION:

The applicant seeks approval for:

The addition of new dining, office, visiting and kitchen areas to existing monastery.

STAFF RECOMMENDATION:

The Historic Preservation Office recommends APPROVAL, with a modification, 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.
- New additions should be planned so that they are constructed to the rear of the property or on a non-character defining elevation.
- Additions should complement the original structure, but not necessarily attempt to duplicate or copy it.

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

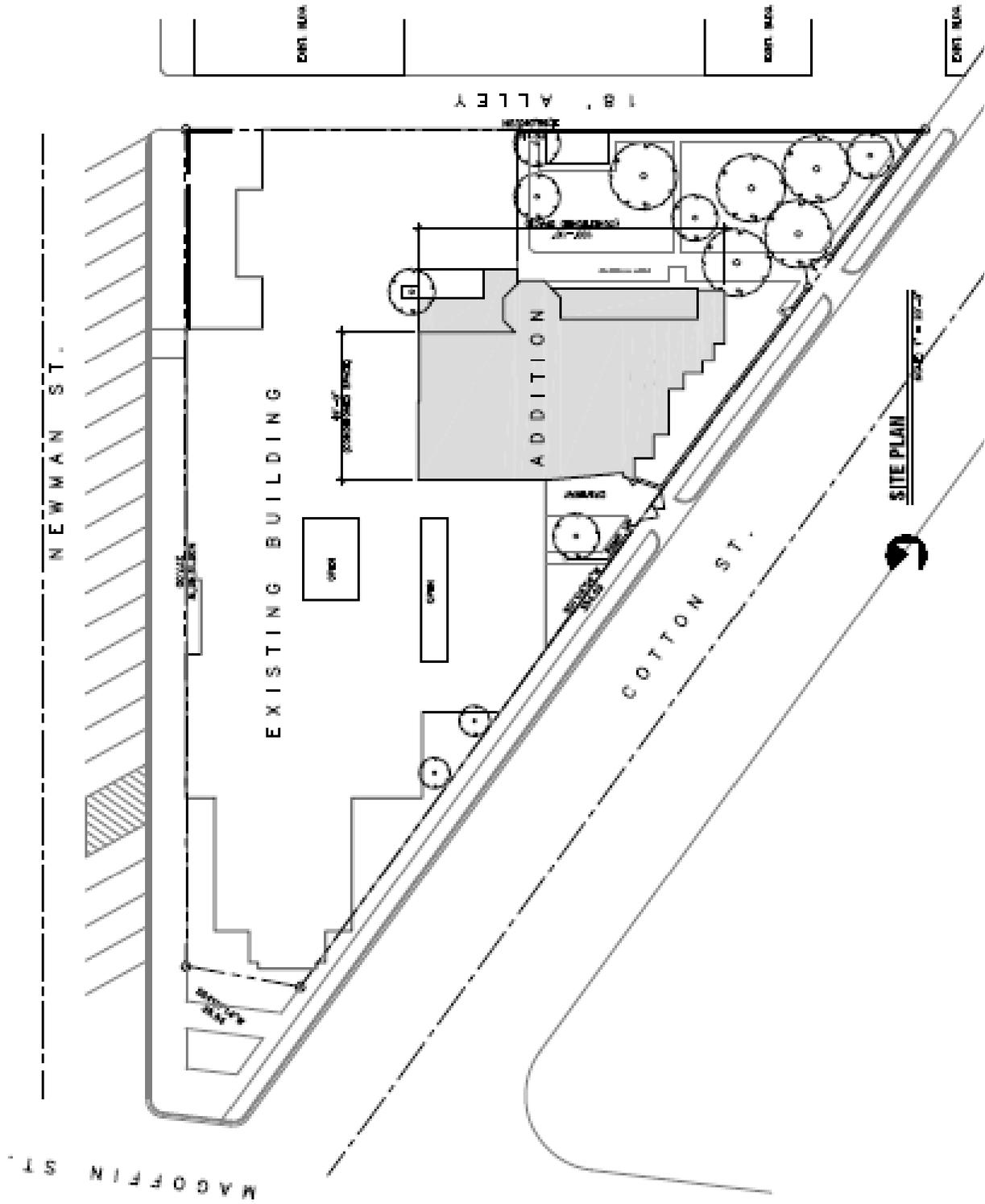
- New construction will not destroy historic materials, features, and spatial relationships that characterize the property.
- The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

AERIAL MAP

PHAP12-00028

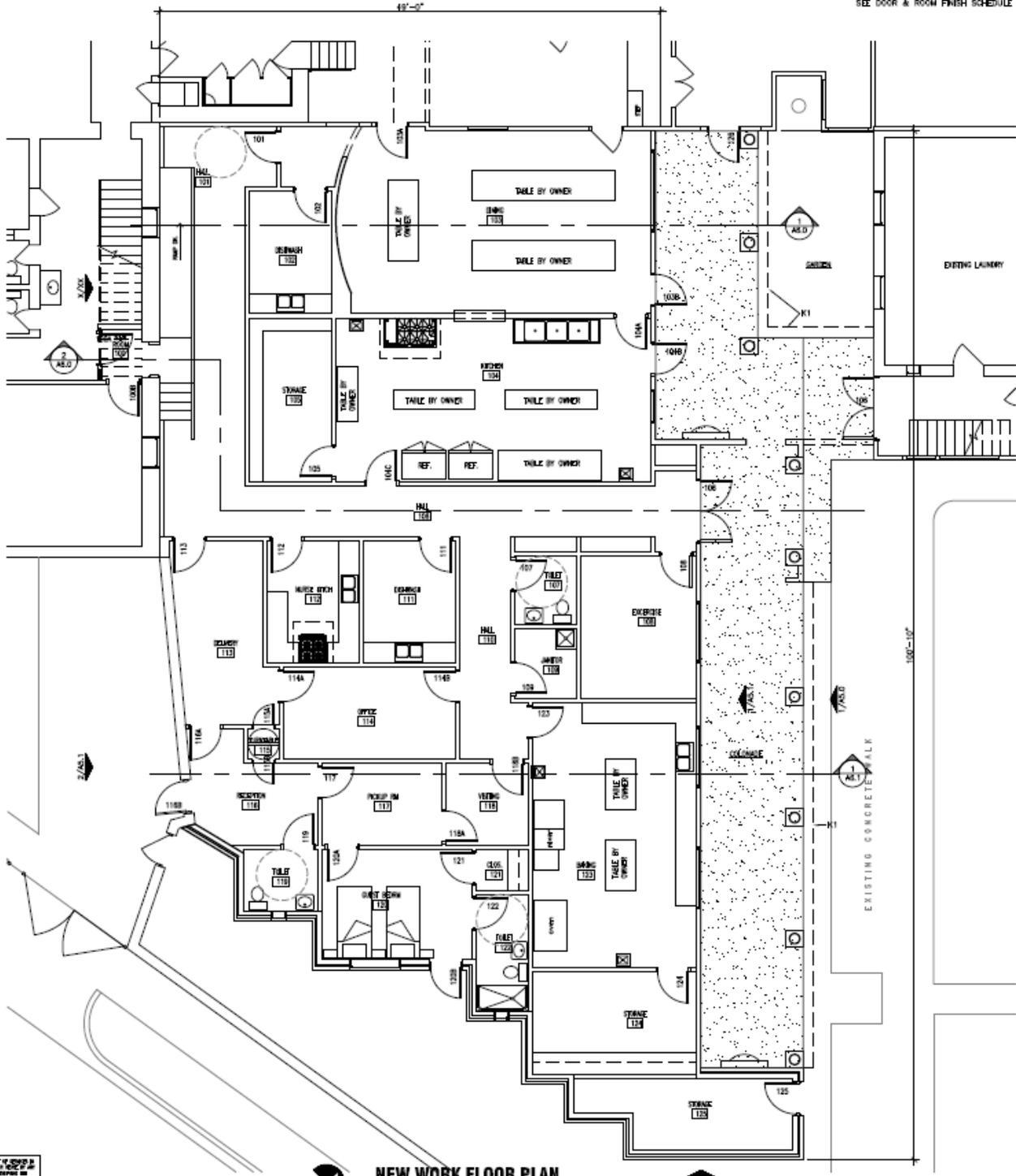


SITE PLAN



FLOOR PLAN

SEE DOOR & ROOM FINISH SCHEDULE ON R0



1. ALL ROOMS TO BE FINISHED TO MATCH EXISTING FINISHES UNLESS NOTED OTHERWISE ON THIS PLAN OR IN THE NOTES TO THESE PLANS.

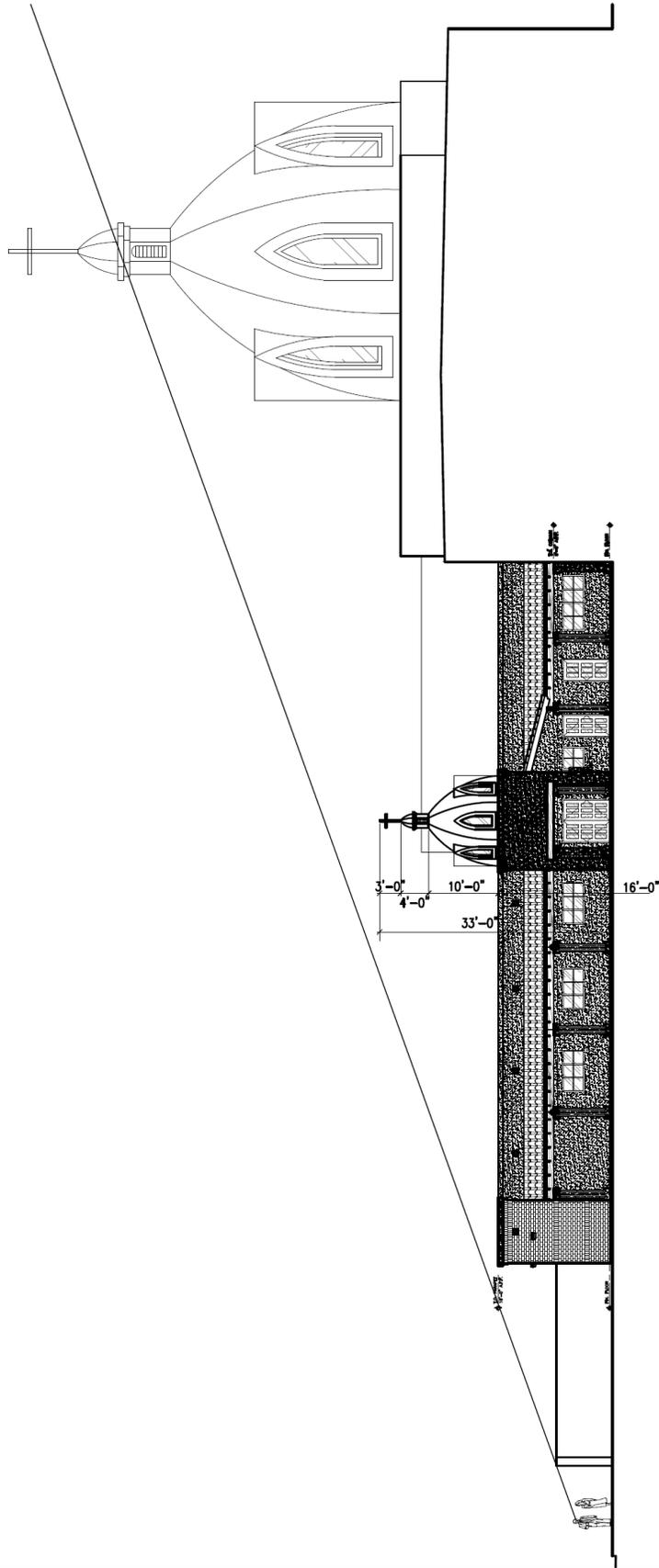


2 NEW WORK FLOOR PLAN

SCALE: 3/16" = 1'-0"



CROSS SECTIONS



MATERIAL SAMPLES

Berridge Victorian & Classic Shingles

Prefinished or Natural Metal Finish shingles for historical restorations, residential and commercial applications over solid sheathing.

- Available in 24 gauge steel
- Traditional appearance
- May be used for roof & wall applications
- Concealed fasteners
- Florida Product Approval
- Miami-Dade Approved



Victorian Shingles
9" x 12" Coverage



Classic Shingles
9" x 12" Coverage

SPECIFICATIONS

(Complete specifications available at www.berridge.com)

PRODUCT:
Furnish and install Berridge Victorian or Classic Shingles as manufactured by Berridge Manufacturing Company, San Antonio, Texas.

MANUFACTURE:
Each shingle to have a stamped design with 9" x 12" coverage.

MATERIALS AND FINISH
Reference web site: www.berridge.com

CONSTRUCTION DETAILS
Reference web site: www.berridge.com



Berridge Manufacturing Company
6515 Fratt Road
San Antonio, Texas 78218
(800) 669-0009 • www.berridge.com