



PHAP14-00031

Date: November 24, 2014
Application Type: Certificate of Appropriateness
Property Owner: Southwest Convenience Stores, LLC
Representative: Bruce Armistead
Legal Description: Being 1 Miles Subdivision No. 1 Lot 1, City of El Paso, El Paso County, Texas
Historic District: Mission Trail
Location: 320 S. Americas
Representative District: #6
Existing Zoning: C-4/H (Commercial/Historic)
Year Built: N/A
Historic Status: N/A
Request: Certificate of Appropriateness for the construction of a convenience store with gas pumps, sidewalks, paving, and landscaping
Application Filed: 11/13/2014
45 Day Expiration: 12/28/2014

ITEM #1



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for the construction of a convenience store with gas pumps, sidewalks, paving, and landscaping

STAFF RECOMMENDATION:

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

The Mission Trail Design Guidelines recommend the following:

- *That new landscape is designed to complement the structure and the streetscape.*
- *It is also recommended that within a 25' setback, landscaping or fencing be provided to screen non-compatible buildings or land use.*
- *Parking presently located in the front be screened with fencing material or landscaping.*
- *When new landscaping is planned, it should be designed to complement the structure and the streetscape.*
- *Almost all of the sidewalks are made of concrete; however, other alternatives exist. Brick and stone pavers are available in a wide assortment of colors and patterns and can contribute to the overall enhancement of an area.*
- *New structures should respect the integrity of existing buildings. Existing historic structures and streetscapes need be taken into consideration before designing new infill construction. Setbacks, proportion, rhythm, and building elements should all be addressed.*

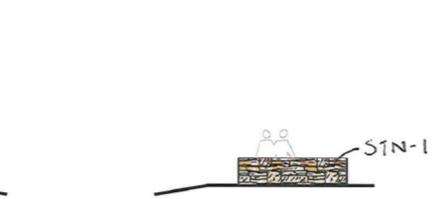
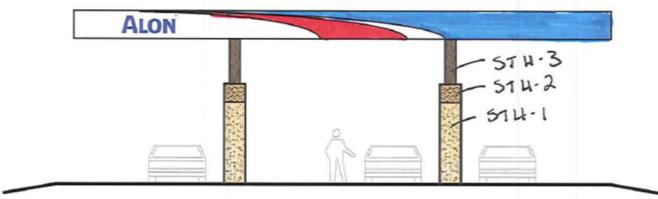
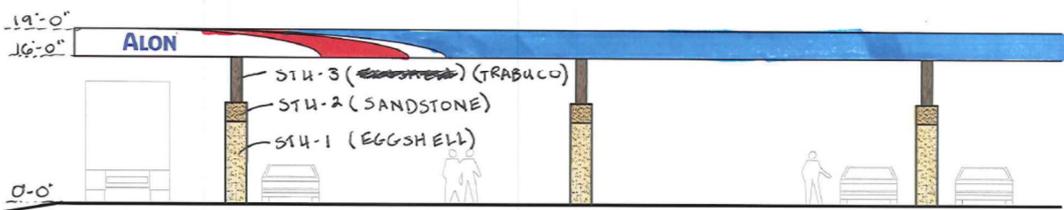
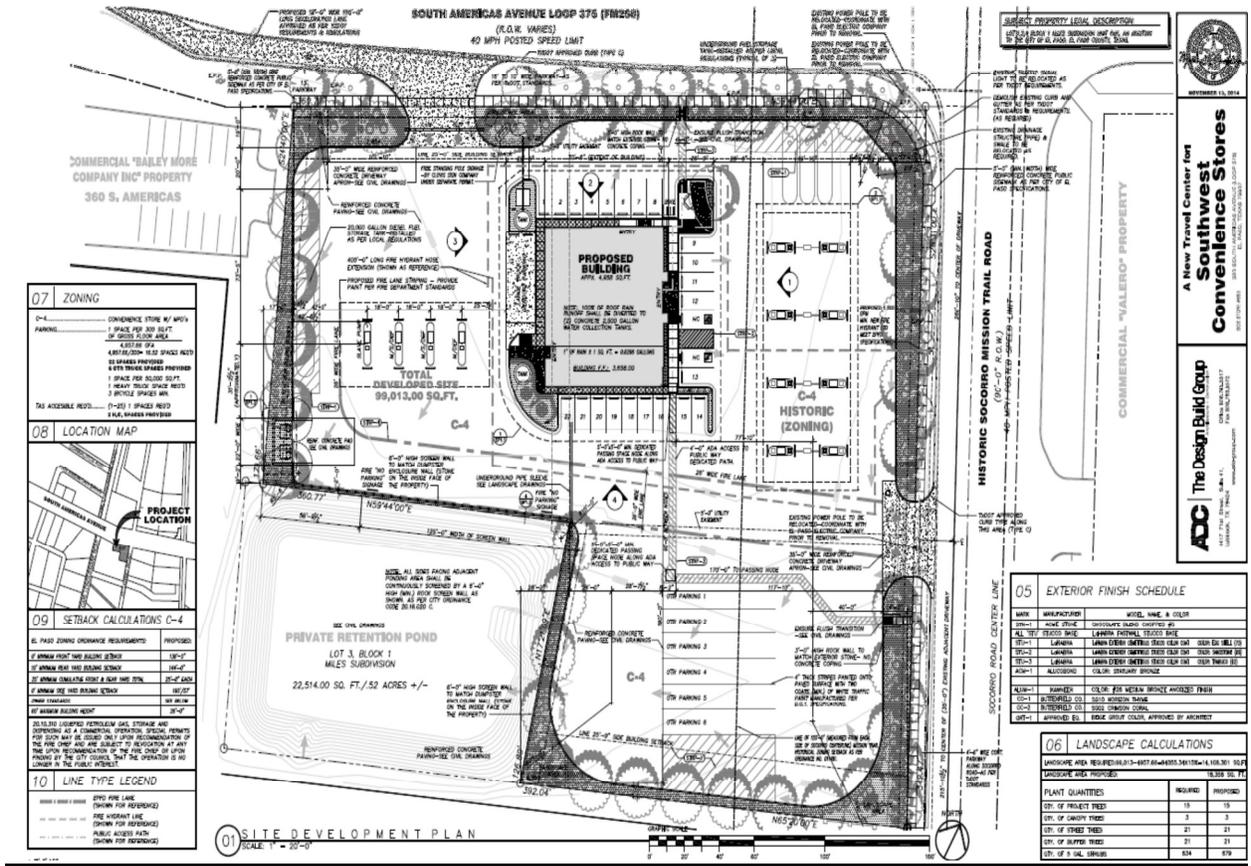
The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*
- *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

AERIAL MAP



SITE PLAN AND ELEVATIONS



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