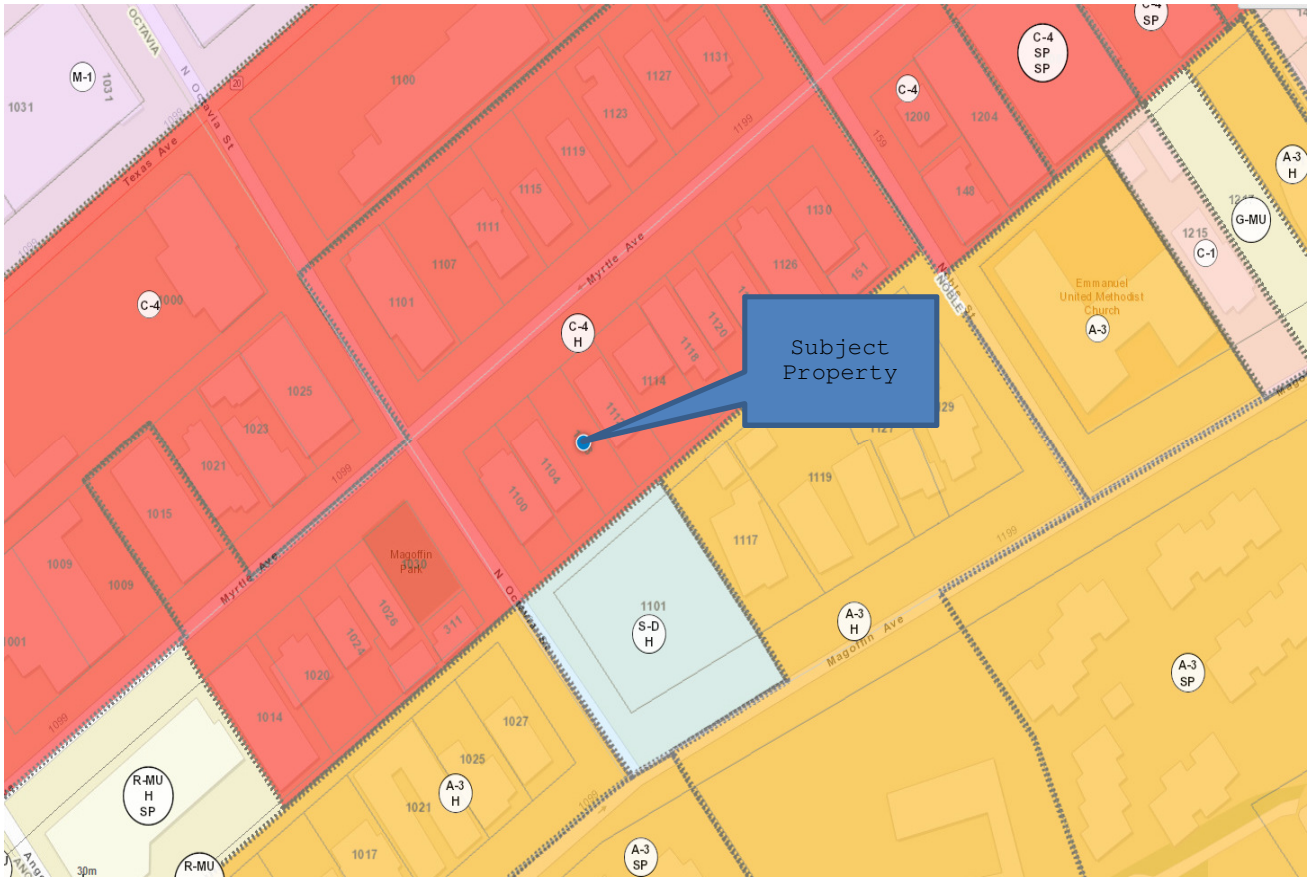
PHAP15-00045

Date:	December 7, 2015
Application Type:	Certificate of Appropriateness
Property Owner:	Bemity Global LLC
Representative:	Jesus Jaime
Legal Description:	Being 16 Franklin Heights 4 & W. 1/2 of 5, City of El Paso, El Paso County, Texas
Historic District:	Magoffin
Location:	1108 Myrtle Avenue
Representative District:	#8
Existing Zoning:	C-4/H (Residential/Historic)
Year Built:	N/A
Historic Status:	N/A
Request:	Certificate of Appropriateness for the construction of a new multi-family residential building
Application Filed:	11/24/2015
45 Day Expiration:	1/8/2016

ITEM #4



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for the construction of a new multi-family residential building

STAFF RECOMMENDATION:

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

The Design Guidelines for El Paso's Historic Districts, Sites, and Properties recommend the following*:*

- *All new construction (including detached infill and additions to existing structures) should preserve and enhance the streetscape by appropriately addressing the elements of the historic streetscape.*
- *Design new buildings and their features to be compatible in scale, materials, proportions and details with existing historic structures.*
- *The proportions of new buildings should be consistent with the dominant proportions of existing buildings.*
- *The height of a new building should conform to the height of the existing surrounding buildings.*
- *New construction with similar square-footage dwellings on similarly sized lots can have new construction the size of the average dwellings on adjacent or nearby lots of similar size.*
- *New construction on a lot must be compatible in scale, setbacks, size, massing, and materials to the adjacent properties.*
- *New construction and additions should be compatible in height and scale to attached and adjacent structures.*
- *The proportions of new buildings should be consistent with the dominant proportions of existing buildings.*
- *Architectural elements such as walls, porches, dormers, windows and doors should maintain the pattern and rhythm of the existing buildings.*
- *Existing building lines should not be disturbed by new construction, and new construction of a structure shall be flush with the existing building line.*

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

- *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property.*

The modification is that architectural detail be added to all the secondary facades.

AERIAL MAP

Subject Property
M-1
C-4
C-4 H
C-4 SP SP
C-4
A-3 H
G-MU
C-1
A-3
S-D H
A-3 H
A-3 SP
R-MU H SP
A-3 H
A-3
NOBLE

SITE PLAN

CODE SURVEY

ZONING: C-1 HISTORICAL
BUILDING CLASSIFICATION: GROUP R "R-2" APARTMENTS
CONSTRUCTION TYPE: V-B , THREE STORY, SPRINKLED

3 FLOORS TOTAL 19 APARTMENTS
= 6,407 SQ. FT. TOTAL

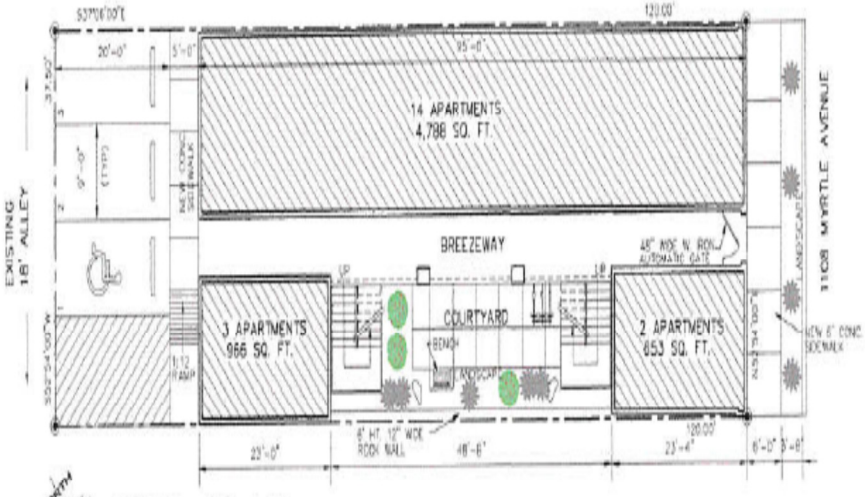
PARKING

PARKING PROVIDED = 2
H/C PROVIDED = 1
TOTAL PARKING PROVIDED = 3 SPACES

BIKE RACK = 3 SPACES

LANDSCAPE

PROVIDED LANDSCAPING 306 sq. ft.



NORTH

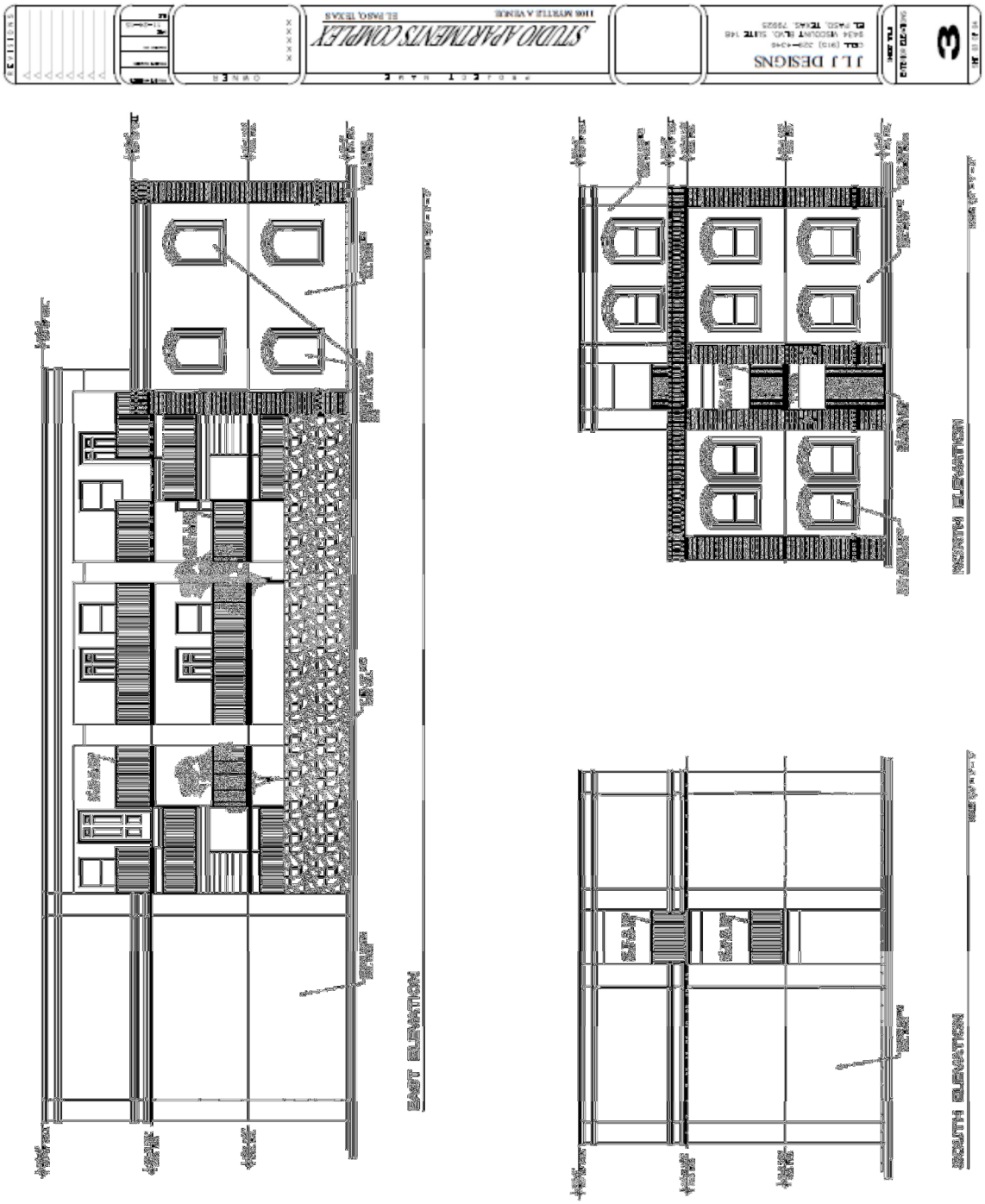
SITE PLAN

Scale: 1" = 10.0'

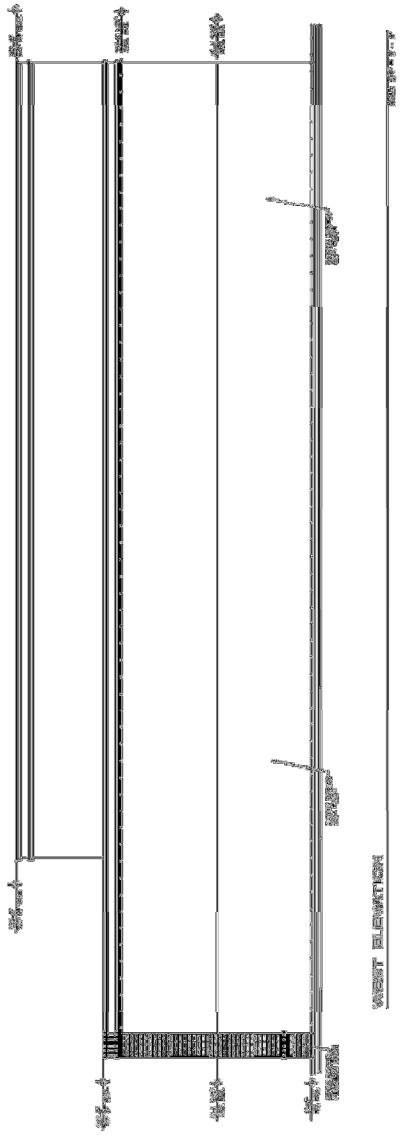
LEGAL DESCRIPTION

1108 MYRTLE AVENUE
LOTS 4 AND WEST HALF OF LOT 5, BLOCK 16,
FRANKLIN HEIGHTS ADDITION,
CITY OF EL PASO, EL PASO COUNTY, TEXAS.

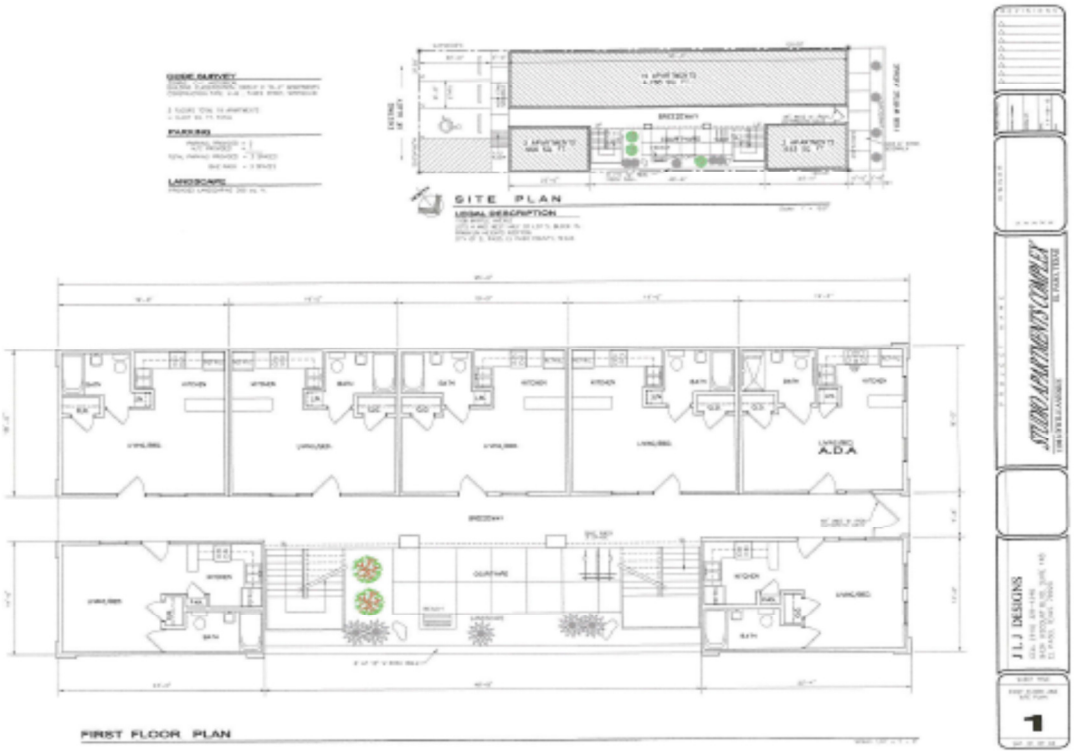
ELEVATIONS

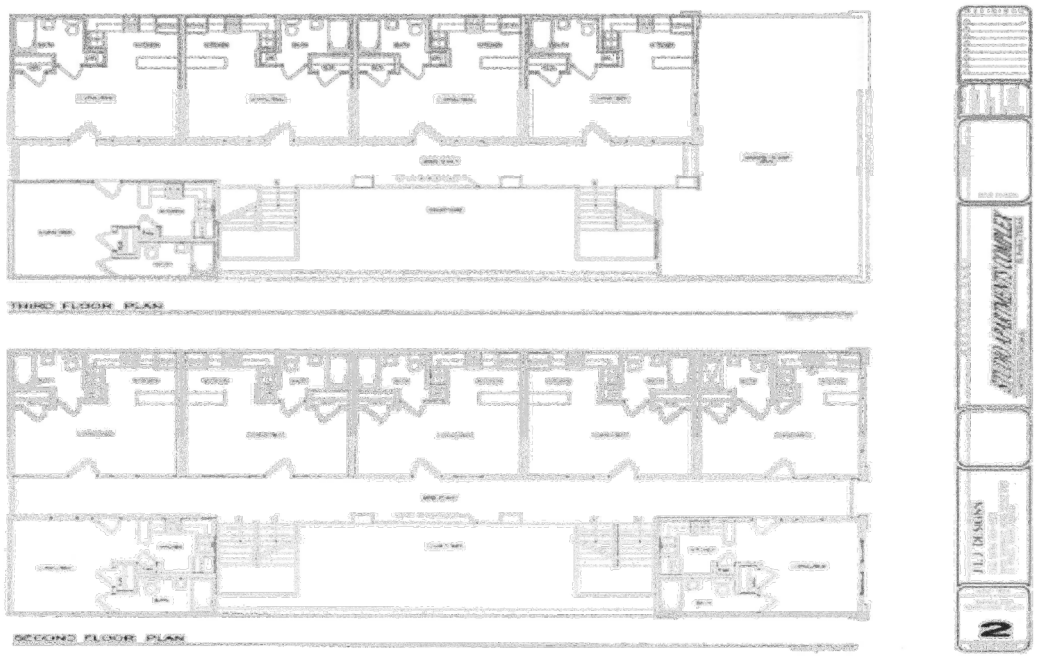

STUDIO APARTMENTS COMPLEX
J L J DESIGNS
3
EAST ELEVATION
NORTH ELEVATION
SOUTH ELEVATION

ELEVATIONS



FLOOR PLANS


SITE PLAN
FIRST FLOOR PLAN
ADA


THIRD FLOOR PLAN
SECOND FLOOR PLAN