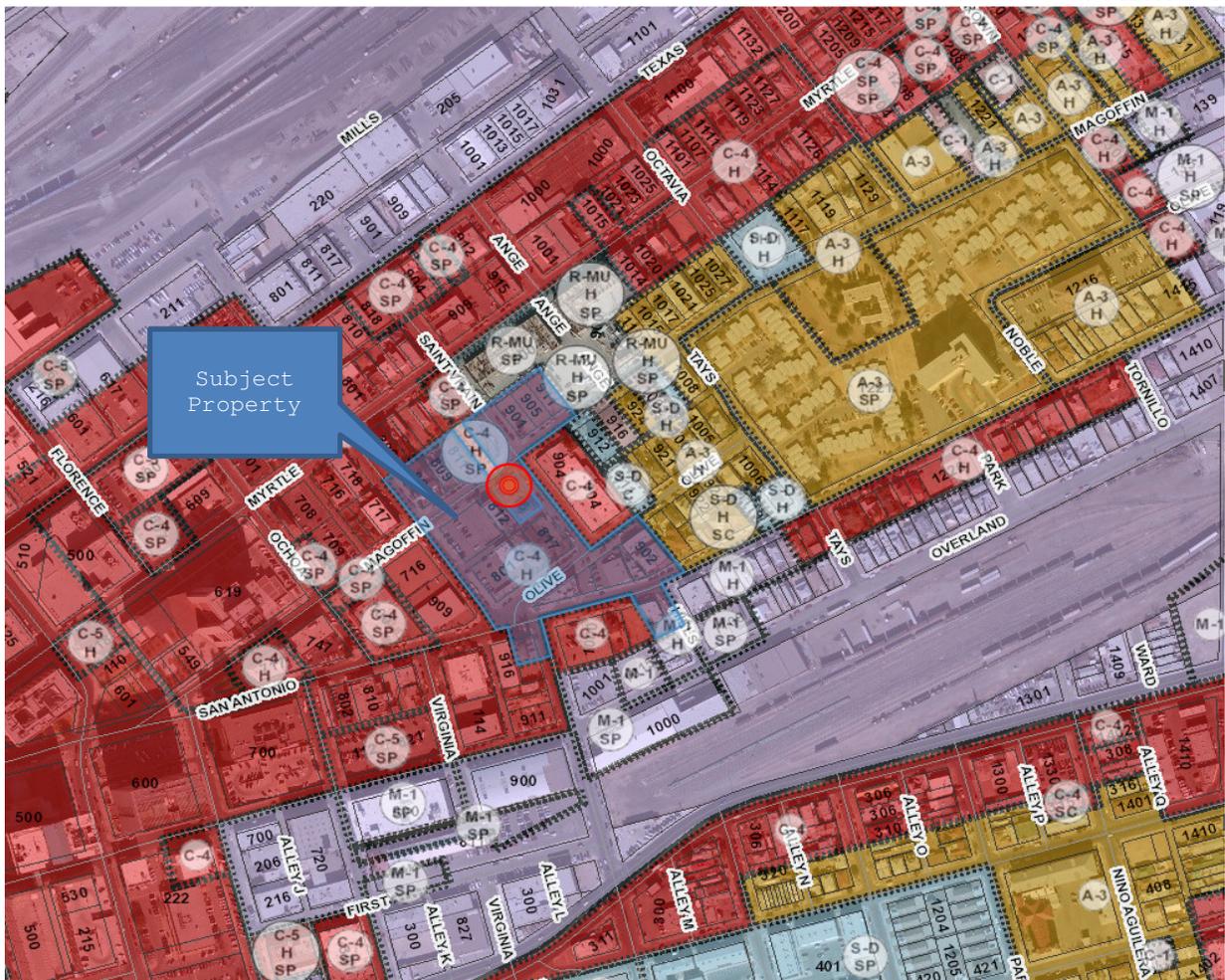




## PHAP14-00032

**Date:** December 8, 2014  
**Application Type:** Certificate of Appropriateness  
**Property Owner:** Missionary Society of St. Columban  
**Representative:** Bill Morton  
**Legal Description:** Being 212 Campbell 11 To 13 (9360 Sq. Ft.), City of El Paso, El Paso County, Texas  
**Historic District:** Magoffin  
**Location:** 816 Magoffin Avenue  
**Representative District:** #8  
**Existing Zoning:** C-4/H (Commercial/Historic)  
**Year Built:** 1920  
**Historic Status:** Contributing  
**Request:** Certificate of Appropriateness for the application of exterior insulation and stucco after the fact; construction of a railing and stairs; and modification of a window into a door for a fire escape at the rear façade  
**Application Filed:** 11/26/2014  
**45 Day Expiration:** 1/10/2015

### ITEM #1



**GENERAL INFORMATION:**

The applicant seeks approval for:

Certificate of Appropriateness for the application of exterior insulation and stucco after the fact; construction of a railing and stairs; and modification of a window into a door for a fire escape at the rear façade

**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:*

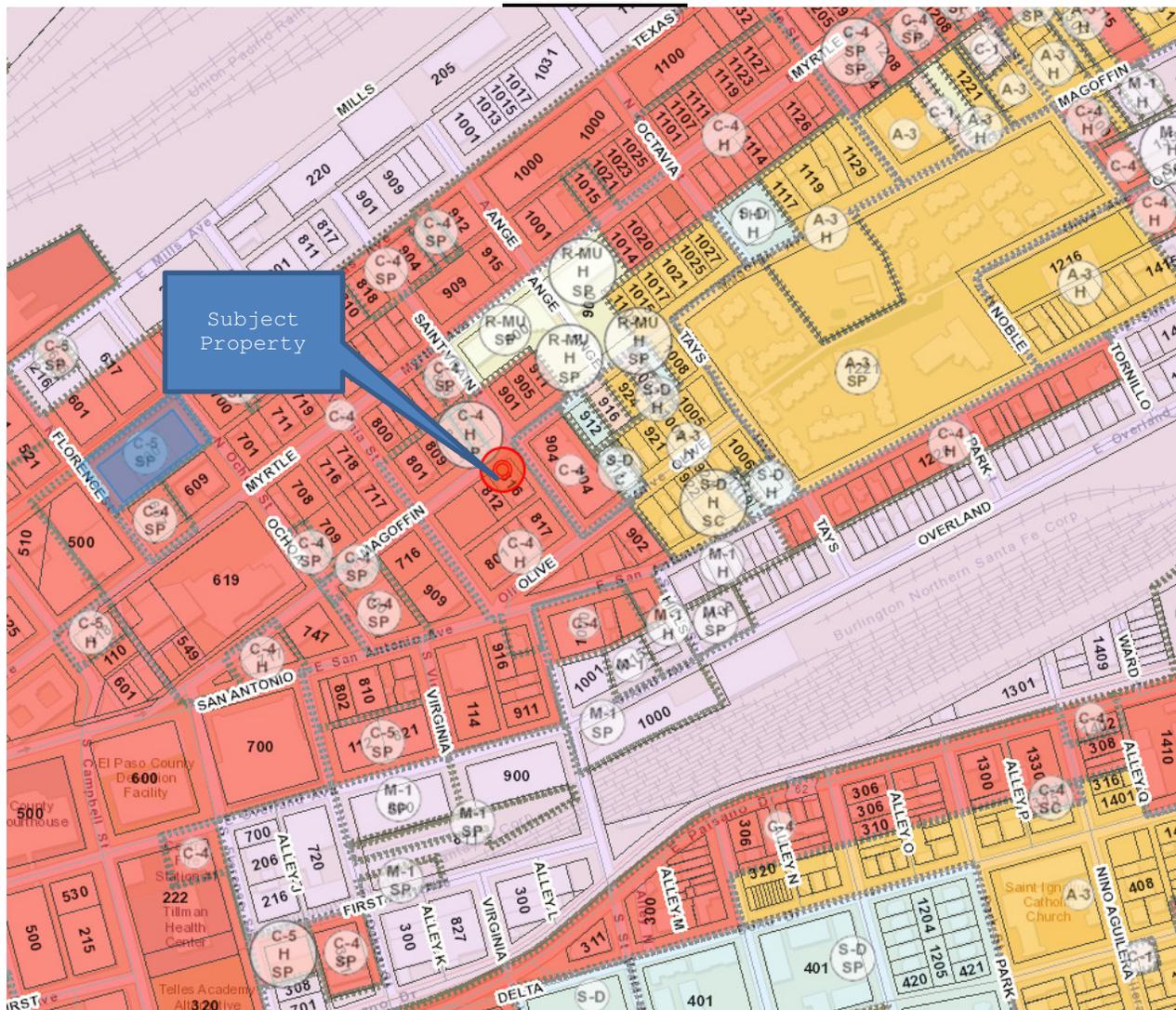
- *Exterior stairs to upper floors should be relocated to the side and/or rear of a structure.*
- *If masonry is beyond repair, use similar materials that match the color, size and texture of the material being replaced.*
- *In Magoffin, however, window treatment ranges from the basic to the ornate. The finish must be in character with the overall appearance of the structure and adequately complement its style.*

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

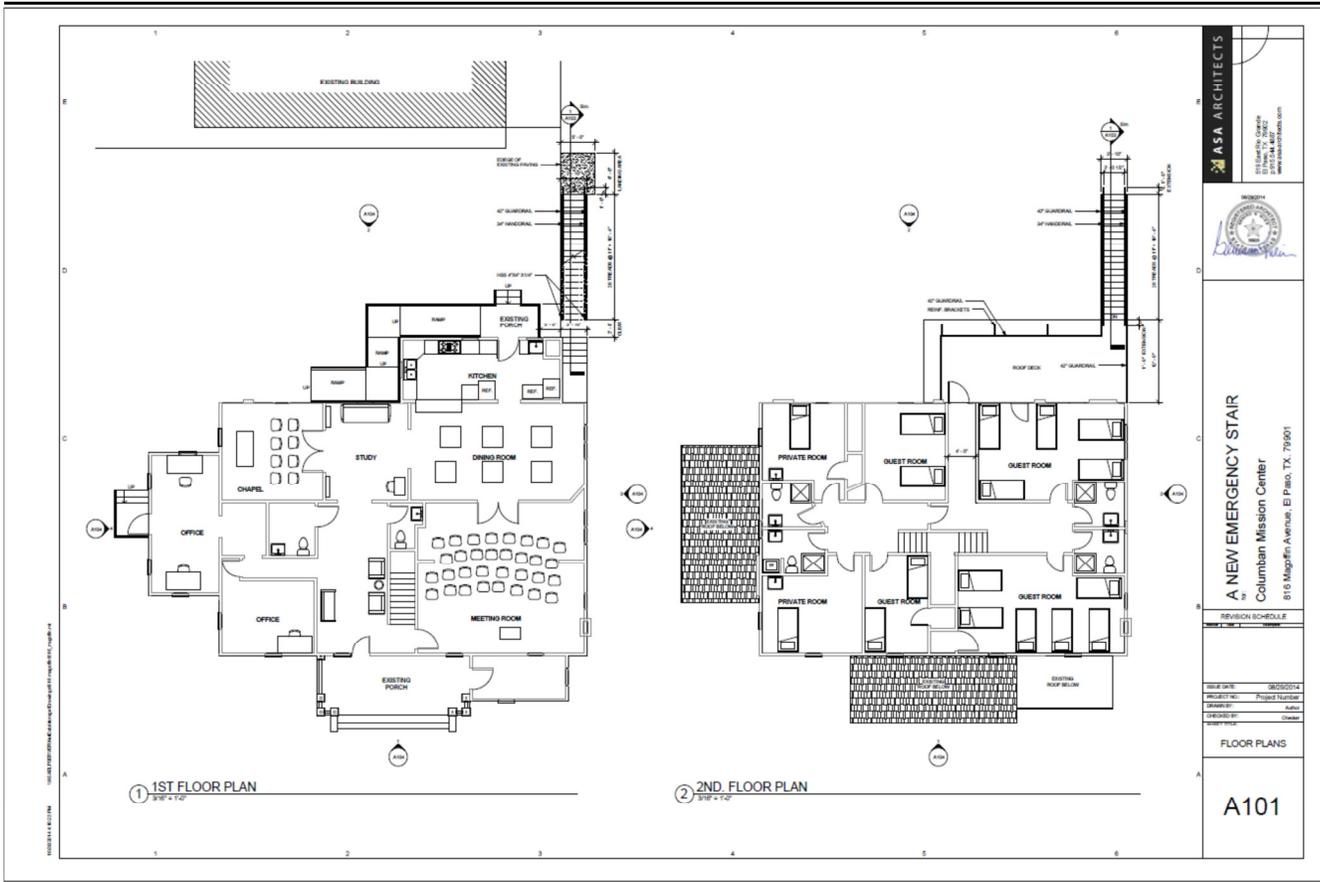
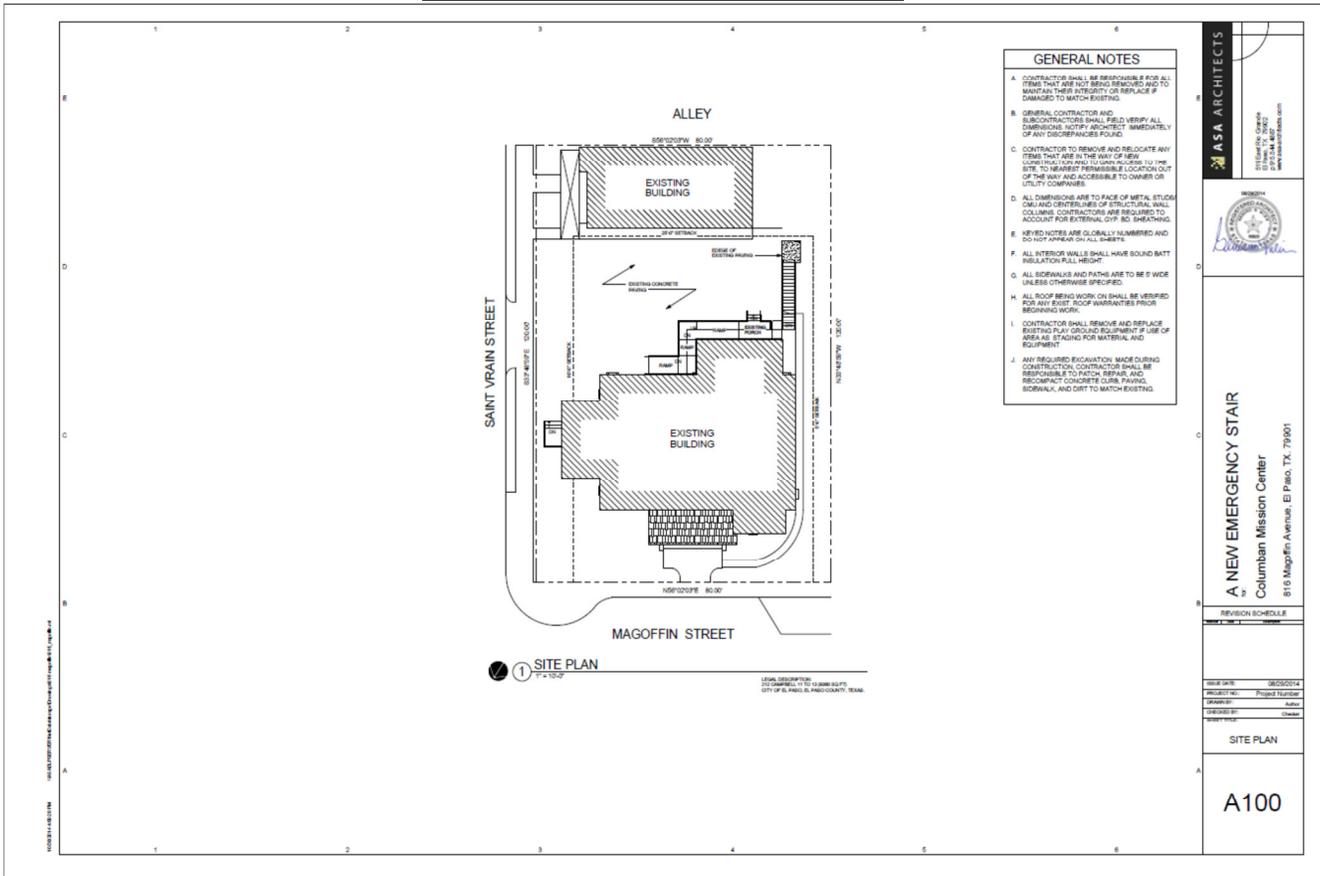
- *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

*The modification is that the exterior Styrofoam insulation be removed; that the stucco be re-done in only stucco without Styrofoam; and that the insulation be placed on the interior of the property.*

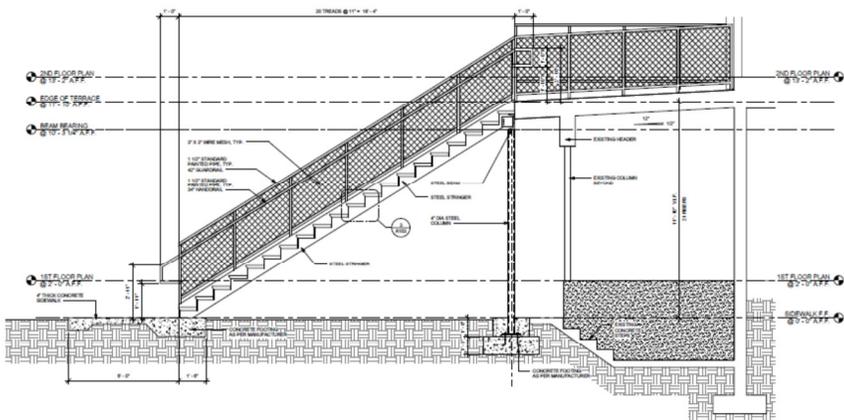
# AERIAL MAP



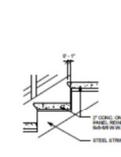
# SITE PLAN AND FLOOR PLANS



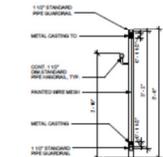
# SECTIONS AND ELEVATIONS



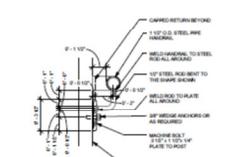
1 STAIR SECTION  
10'-0" x 12'-0"



3 RISER DETAIL  
1'-0" x 1'-0"



4 GUARDRAIL DETAIL  
1'-0" x 1'-0"



5 TYP. HANDRAIL BRACKET DETAIL  
1'-0" x 1'-0"

- GENERAL NOTES**
- A. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ITEMS THAT ARE NOT BEING REMOVED AND TO MAINTAIN THEIR INTEGRITY OR REPLACE IF DAMAGED TO MATCH EXISTING.
  - B. GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL FIELD VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES FOUND.
  - C. CONTRACTOR TO REMOVE AND RELOCATE ANY ITEMS THAT ARE IN THE WAY OF NEW CONSTRUCTION AND TO GAIN ACCESS TO THE SITE TO HAREST PERMISSIBLE LOCATION OUT OF THE WAY AND ACCESSIBLE TO OWNER OR UTILITY COMPANIES.
  - D. ALL DIMENSIONS ARE TO FACE OF METAL STUDS OR ANCHORS UNLESS OTHERWISE NOTED. WALL COLUMNS CONTRACTORS ARE REQUIRED TO ACCOUNT FOR EXTERNAL O.P.F. OR WEATHERING.
  - E. REVISION NOTES ARE GLOBALLY NUMBERED AND SHOULD APPEAR ON ALL SHEETS.
  - F. ALL INTERIOR WALLS SHALL HAVE SOUND BATT INSULATION FULL HEIGHT.
  - G. ALL SIDEWALKS AND PATHS ARE TO BE 5' WIDE UNLESS OTHERWISE SPECIFIED.
  - H. ALL ROOF BEND WORK ON SHALL BE VERIFIED FOR ANY EXIST. POOR WARRANTIES PRIOR BEGINNING WORK.
  - I. CONTRACTOR SHALL REMOVE AND REPLACE EXISTING PLAYGROUND EQUIPMENT IF USE OF AREA AS STAGING FOR MATERIAL AND EQUIPMENT.
  - J. ANY REQUIRED EXCAVATION MADE DURING CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE TO PATCH REPAIR AND RECONSTRUCT CONCRETE CURB PAVING, SIDEWALK, AND DIRT TO MATCH EXISTING.

**ASA ARCHITECTS**  
15150 W. 10TH STREET, SUITE 100, PLEASANTON, TX 75075  
 972.762.1111  
 www.asaarchitects.com

**A NEW EMERGENCY STAIR**  
 Columbian Mission Center  
 816 Maguffin Avenue, El Paso, TX, 79901

REVISION SCHEDULE	
NO. DATE	DESCRIPTION

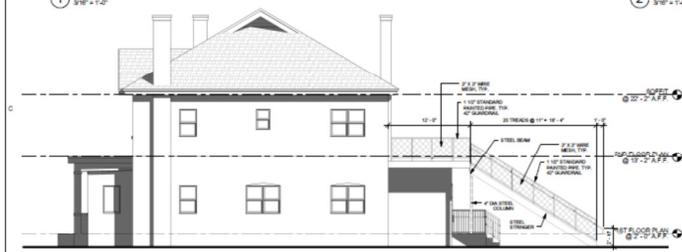
**STAIR SECTION & DTLS.**

**A103**

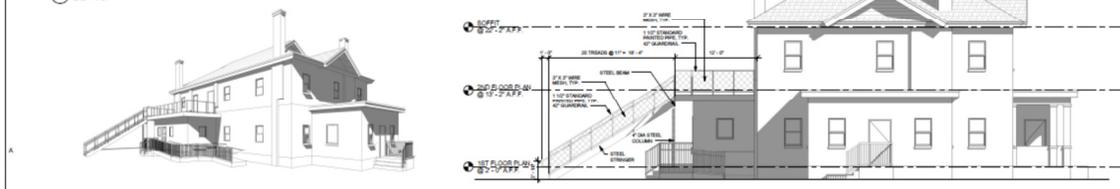


1 NORTH ELEVATION  
3'-0" x 12'-0"

2 SOUTH ELEVATION  
3'-0" x 12'-0"



3 WEST ELEVATION  
3'-0" x 12'-0"



4 EAST ELEVATION  
3'-0" x 12'-0"

5 PERSPECTIVE VIEW

**ASA ARCHITECTS**  
15150 W. 10TH STREET, SUITE 100, PLEASANTON, TX 75075  
 972.762.1111  
 www.asaarchitects.com

**A NEW EMERGENCY STAIR**  
 Columbian Mission Center  
 816 Maguffin Avenue, El Paso, TX, 79901

REVISION SCHEDULE	
NO. DATE	DESCRIPTION

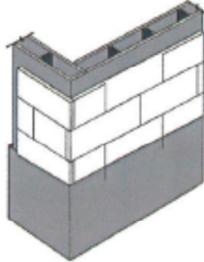
**ELEVATIONS**

**A104**

## EXTERIOR INSULATING FOAM SYSTEM

# StarR EIFS

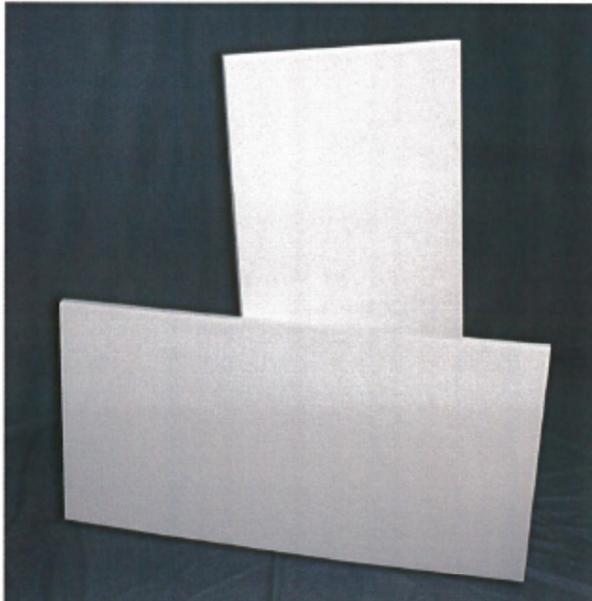
Expanded Polystyrene (EPS)



*EIFS is high-quality expanded polystyrene (EPS)*

### DESCRIPTION

**StarR EIFS** is a lightweight, closed cell, rigid insulation manufactured from expanded polystyrene (EPS). StarR EIFS meets or exceeds ASTM C578, Standard Specification for Rigid, Cellular Polystyrene Thermal Insulation.



### APPLICATION

StarR EIFS is manufactured for both residential and commercial exterior insulation finishing systems. Together these products have unlimited design potential and provide the sought after energy efficiency the market is demanding.

### BENEFITS

- Stable R-value
- Proven performance
- Environmentally friendly
- Moisture resistant
- Cost-effective
- Lightweight
- Exceptional bonding surface
- Mold resistant
- Termite protection available
- Labor savings
- Durable
- Code approvals
- Adaptable to specific job needs
- No CFC, HCFC, HFC, or formaldehyde

### OPTIONS

Available sizes:

- 2'x4' sheets
- 1/2" to 6" thicknesses in 1/2" increments

### PLANT LOCATIONS

ARLINGTON  
3220 East Avenue F  
Arlington, TX 76011  
800-722-6218

ANTHONY  
1004 Omar Rd.  
Anthony, TX 79821  
915-886-4636

KINGMAN  
4445 Olympic Way  
Kingman, AZ 86401  
928-681-2800

**STARRFOAM**