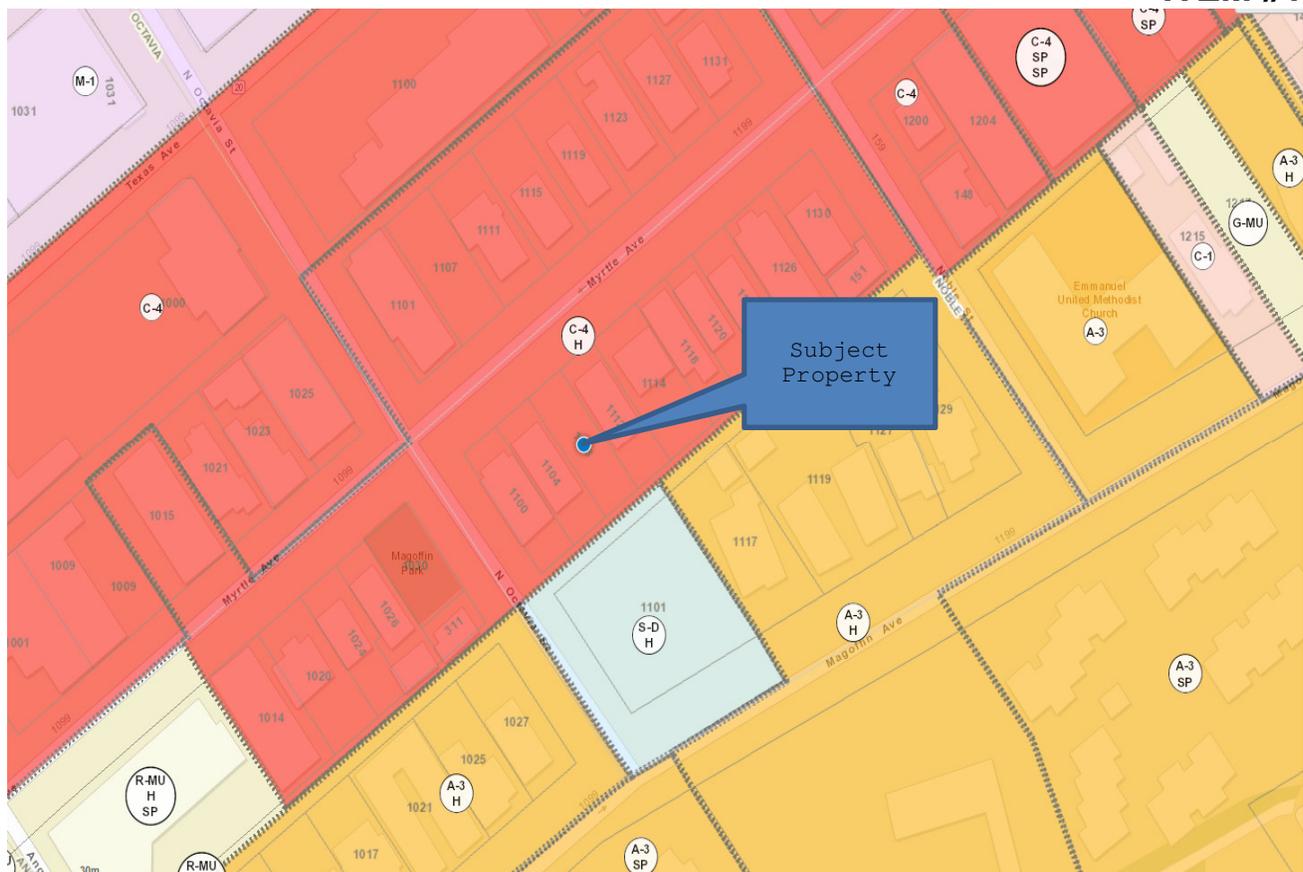




PHAP15-00045

Date: December 21, 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 (Commercial/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 #1



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.

SITE PLAN

CODE SURVEY

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

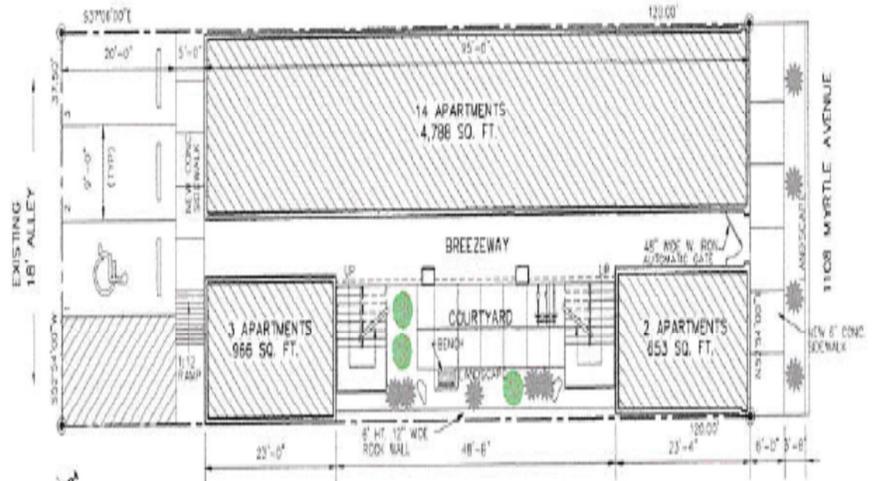
3 FLOORS TOTAL 19 APARTMENTS
 = 6,407 SQ. FT. TOTAL

PARKING

PARKING PROVIDED = 3
 H/C PROVIDED = 1
 TOTAL PARKING PROVIDED = 3 SPACES
 BKE RACK = 3 SPACES

LANDSCAPE

PROVIDED LANDSCAPING 306 sq. ft.



SITE PLAN

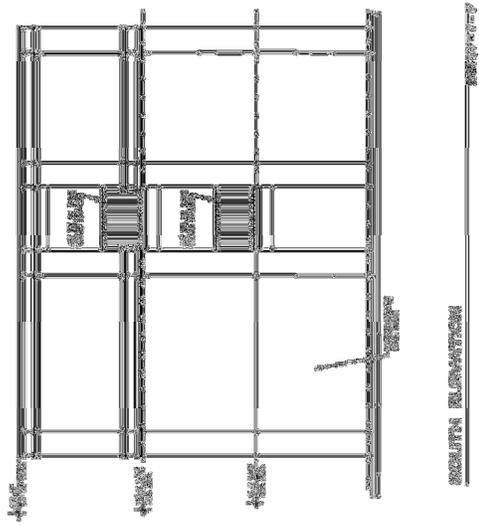
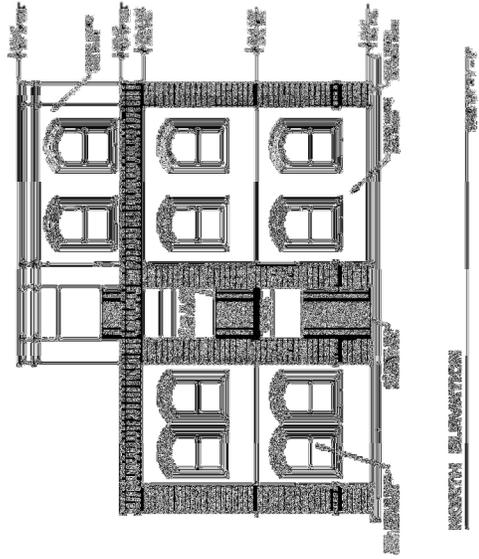
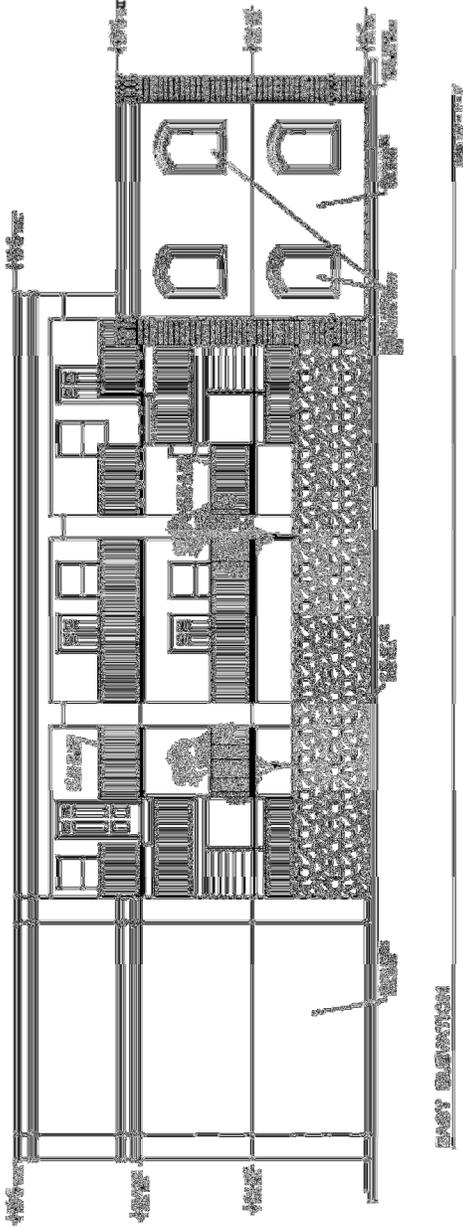
LEGAL DESCRIPTION

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

Scale: 1" = 10'0"

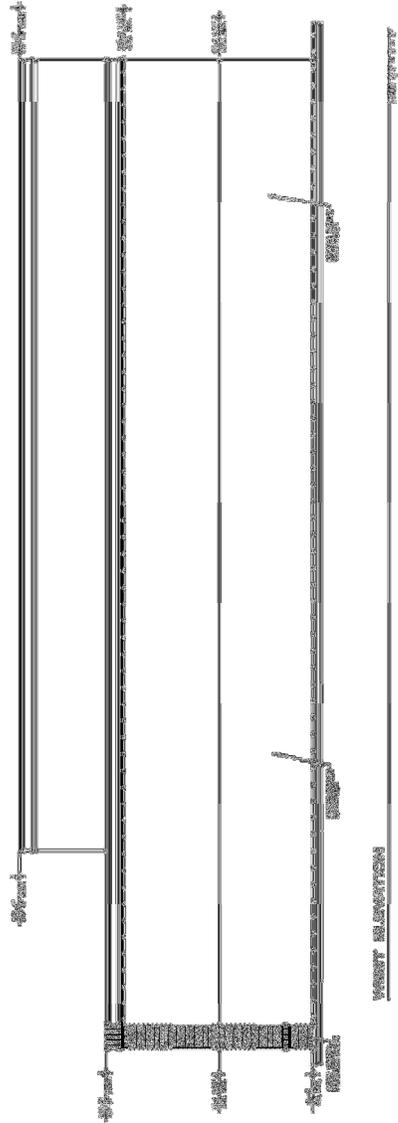
ORIGINAL ELEVATIONS

SHEET NO. 3	PROJECT NAME STUDIO APARTMENTS COMPLEX	CLIENT J.L.J. DESIGNS	DATE 15/03/2018	DRAWN BY J.L.J. DESIGNS	CHECKED BY J.L.J. DESIGNS
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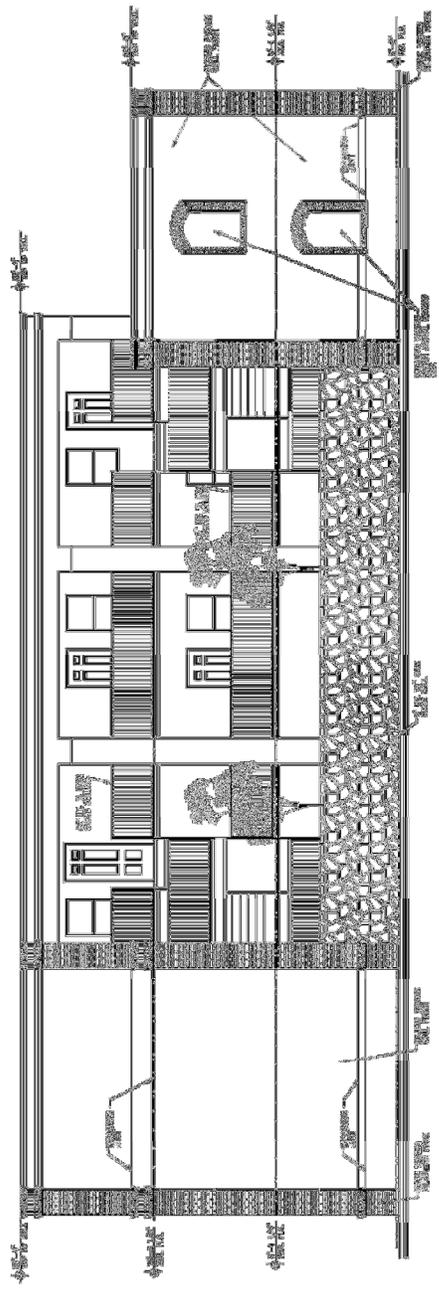
ORIGINAL ELEVATIONS

11.11.11
4
JLJ DESIGNS
101 (915) 209-4348
1014 WEST 10TH AVE. SUITE 100
DENVER, CO 80202
STUDIO APARTMENTS COMPLEX
1100 WEST 11TH AVE
DENVER, CO 80202

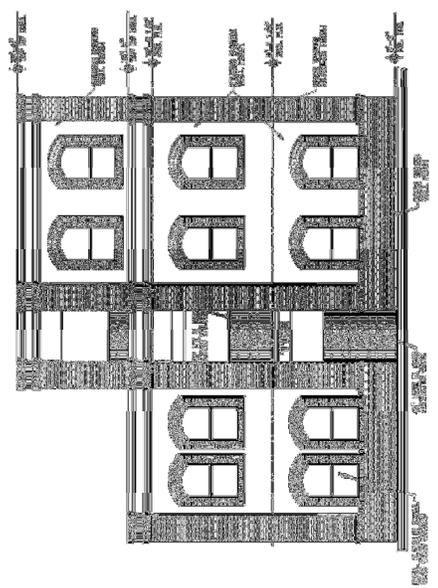


REVISED ELEVATIONS

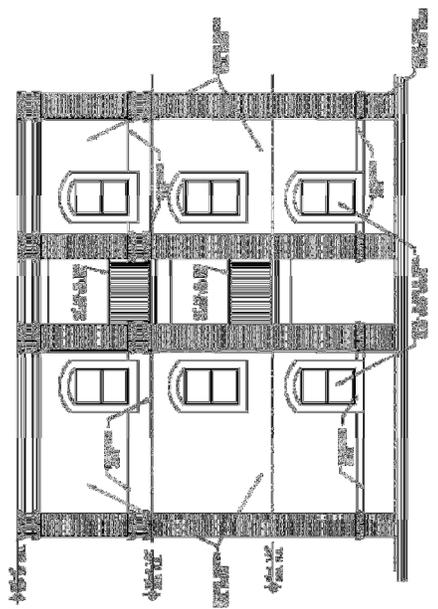
J. J. DESIGNS 1118 MYRTLE AVENUE EL PASO, TEXAS 79905 TEL: (915) 837-4366 FAX: (915) 837-1488	STUDIO APARTMENTS COMPLEX 1108 MYRTLE AVENUE EL PASO, TEXAS	SHEET NO. 3 OF 11
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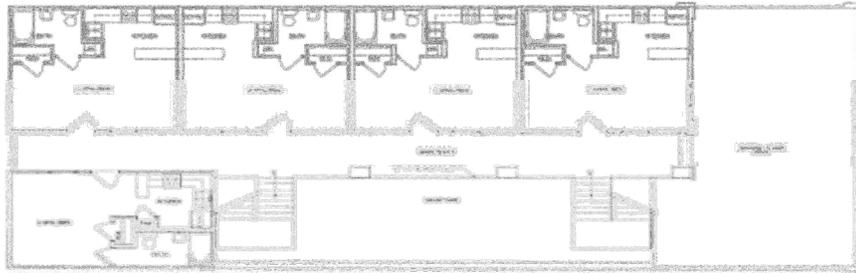
EAST ELEVATION (LEFT SIDE)



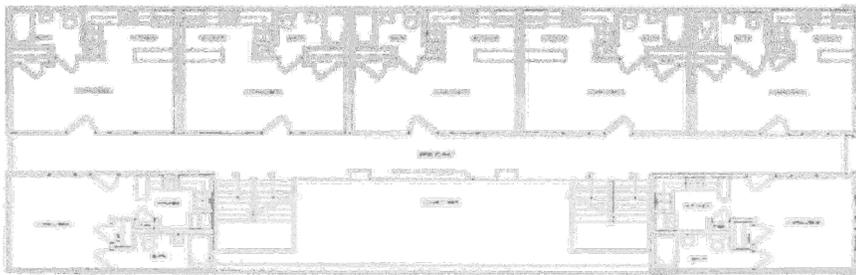
NORTH ELEVATION (FRONT)



SOUTH ELEVATION (REAR)



THIRD FLOOR PLAN



SECOND FLOOR PLAN

A vertical column of information on the right side of the page. At the top, there is a small table with several rows and columns. Below this is a large rectangular box containing the text "NOT TO SCALE" and "FOR INFORMATION ONLY". Underneath that is another box with the text "THE DESIGN" and "FOR INFORMATION ONLY". At the bottom of this column is a north arrow symbol pointing upwards, with the letter "N" next to it.