

MAGOFFIN HISTORIC DISTRICT

DESIGN GUIDELINES

Section 2

HISTORIC PRESERVATION
DEPARTMENT OF PLANNING,
RESEARCH & DEVELOPMENT
CITY OF EL PASO, TEXAS



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Introduction to the Guidelines

Purpose
Enabling Legislation
Definitions
Background

To stabilize and improve property values in such locations;

To foster civic pride in the beauty and accomplishments of the past;

To protect and enhance the city's attractions to tourists and visitors and provide incidental support and stimulus to business and industry;

To strengthen the economy of the city;

To promote the use of historic landmarks for the culture, prosperity, education and general welfare of the people of the city and visitors to the city.

The Design Guidelines for the Magoffin Historic District are a set of recommendations for the rehabilitation, restoration and new construction of structures.

Generally, design guidelines serve to improve the quality of physical change, protect investments, protect existing architectural characteristics and prevent incompatible new construction. Specifically, these guidelines have been established to preserve the unique character and identity of Magoffin landmarks and their environments. They are also intended to serve as an outline for new construction so that future development will harmonize and support existing structures.

Design Guidelines for the Magoffin Historic District are meant to be utilized not only by professionals but by property owners who aspire to participate in the revitalization of their community.

ENABLING LEGISLATION

The City of El Paso made a commitment to historic preservation in 1978, when City Council passed the El Paso Landmark Preservation Ordinance Number 6243. City Council found and declared that as a matter of public policy:

The protection, enhancement, preservation and use of historic landmarks is a public necessity and is required in the interest of the culture, prosperity, education and general welfare of the people.

The purposes of the ordinance are:

To protect, enhance and perpetuate historic landmarks which represent or reflect distinctive and important elements of the city's, state's, or nation's architectural, archaeological, cultural, social, economic, ethnic and political history and to develop appropriate settings for such places;

To safeguard the city's historic and cultural heritage, as embodied and reflected in such historic landmarks by appropriate regulations;

MAGOFFIN HISTORIC DISTRICT

In 1849, James Wiley Magoffin settled on the banks of the Rio Grande and established a trading post to the east of the present downtown El Paso area which was named Magoffinville. Magoffin, a veteran Chihuahua trader who made a fortune in mining, built a group of adobe structures around an open square which included an adobe home, store and warehouse. The property was watered by an acequia running through the square. His home of hacienda proportions was the centerpiece for his lavish entertainment of army and government officials. He supplemented his income from a ranch known as Canutillo, 15 miles to the north. In 1854, a military post was established in Magoffinville named Fort Bliss. Both Magoffinville and Fort Bliss suffered from the fortunes of war and the ever wandering and flooding Rio Grande as time progressed.

When Magoffin arrived in the area, there were only a few other settlements of note, namely Hugh Stephenson's Concordia ranch, Juan Ponce de Leon's ranch later owned by Benjamin Franklin Coons, and Simeon Hart's Mill. El Paso was first known as Franklin after Ben Franklin Coons and later as Magoffinville.

An 1884 bird's eye view rendering of El Paso County shows the Magoffin Homestead located in an orchard. Streets are laid out and named but only a dozen other houses are adjacent to the homestead area. In 1917, General Anson Mills lived in the district at 717 Magoffin. Mills first surveyed and laid out the streets for the downtown area.

Streets were named after many pioneers: Ochoa for Juan de Dios Ochoa, brother of Inocente Ochoa, wealthy Juarez merchants; Vincent St. Vrain was an Alderman; Octavia was Mrs. Magoffin; and Overland was named for the Stage Coach route.

The Magoffin Home, purchased jointly in 1976 by the State of Texas and City of El Paso, contains many of the family furnishings including the 13-foot-high canopied bed, full-length, pier glass mirrored wardrobe, marble-topped chest and washstand in Mrs. Joseph Magoffin's bedroom. Several ornate chairs and matching settee show Mexican designs and possibly were manufactured locally.

Because the Magoffinville area was the first neighborhood to be developed after the arrival of the railroads in 1880-1890, its houses reflect the styles and materials imported from the middle west and east coast. High Victorian was the prevalent style. Two examples of the Queen Anne design can be found at 1129 and 912 Magoffin. A rare example of Gothic Revival is the tiny German Lutheran Church at 1109 E. San Antonio. The Beall House at 817 Olive was constructed in 1882 and is unique for its all-redwood siding construction.

When the fashionable Sunset Heights neighborhood began to develop in 1906, Magoffinville suffered in several ways. The appeal of the high, rounded knolls for building sites overlooking the Rio Grande and the grand architectural styles and landscaping of Sunset Heights drew many

from Magoffinville. In 1914 Kern Place became equally attractive and the wealthy and influential began moving out to these new developments. A lack of restrictive zoning policies in the Magoffin neighborhood resulted in a mixture of incompatible uses; residential, commercial and industrial. This mixture of uses only served to hasten deterioration in the area.

The Magoffin Home, built in 1875, is the most significant building in the District and one of the most historical in the city. It displays a regional architectural style developed in the Southwest between 1865 and 1880. A combination of native building techniques and materials and of popular eastern U.S. Building motifs, the Territorial style was one of the first manifestations of the "Americanizing" of the Southwest. The Magoffin Home, a rare Texas example of this style, is built of sun-dried adobe with Greek Revival details apparent in its pedimented and pilastered doors and windows. The home originally had six rooms flanking a large central hall, another feature of the Territorial style, and exterior adobe mud plaster. Some time before 1887, the east ell was added and the home was covered with a lime plaster scored to resemble masonry. The three south rooms, probably dating to the 1870's, later were attached to the main house, forming a patio in the center. Fashionable Victorian-era wallpaper covered the walls and ceilings.

In an effort to stop this blight, revitalize the neighborhood, and preserve the remaining landmark buildings, the City Council created the Magoffin Historic District on February 19, 1985. With the recently restored Magoffin Homestead at the heart of the District and other historic buildings being renovated, improvement in the neighborhood's economic and cultural vitality is already apparent.

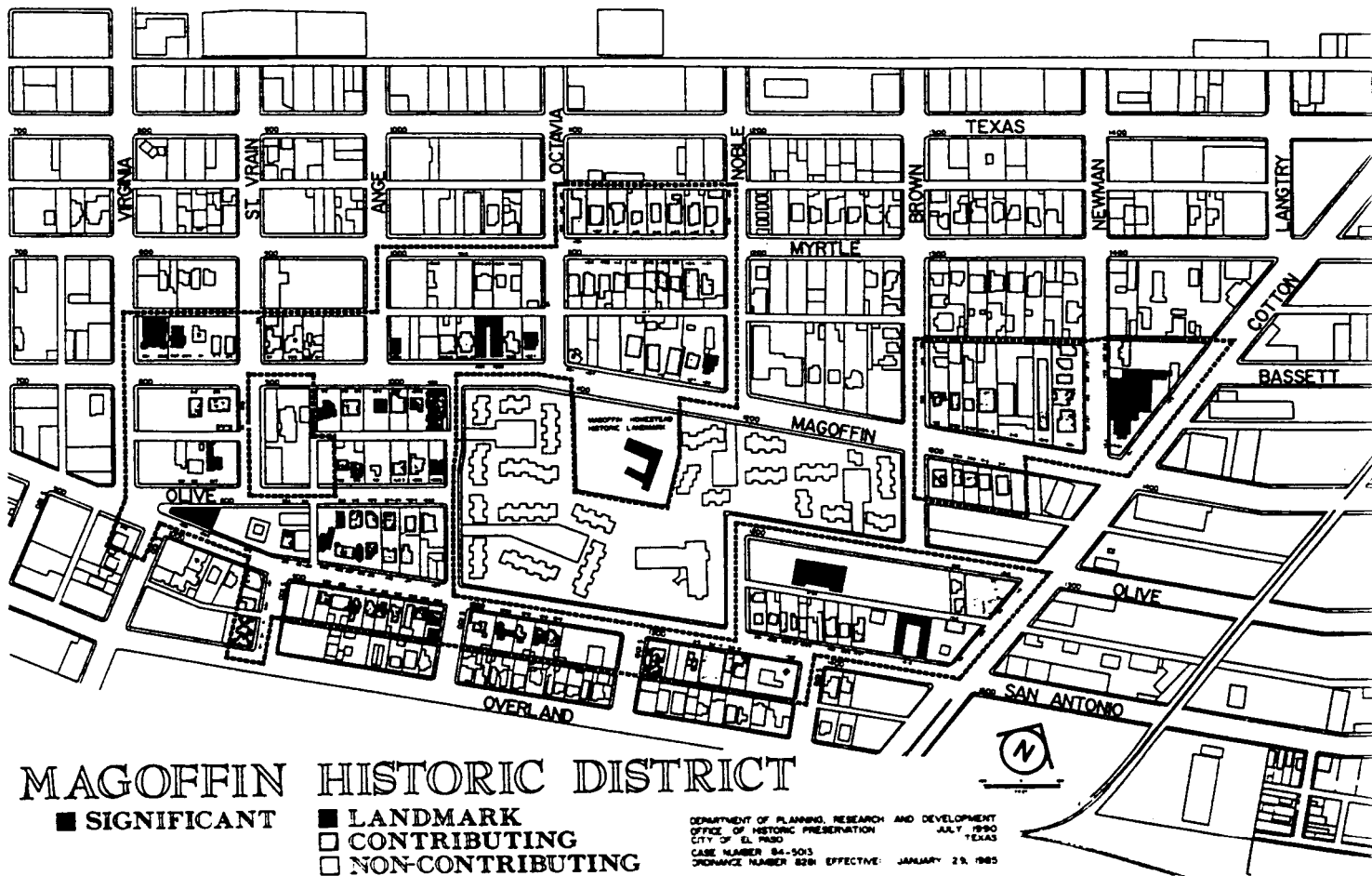
The Magoffin Historic District

Creation of the Magoffin Historic District
Landmarks
Architectural Styles

The Magoffin Historic District

On January 29, 1985, the City Council passed Ordinance No. 8281 designating the Magoffin an historic site/district:

That the City Council finds and hereby declares as a matter of public policy that the designation of the property...as an historic site is in the interest of the public and that the protection, enhancement and preservation of the property included within his historic site is required in the interest of the culture, prosperity, education and general welfare of the people and citizens of El Paso.



Landmarks

The architectural character within the Magoffin Historic District is diverse. However, this diversity can be broken down into three distinct styles and eras:

1. The Territorial
2. The late Victorian
3. The 20th century eclectic

The best example of an authentic Territorial in the City if not the state, would be the Magoffin Homestead at 1120 Magoffin which is now a state park.

The late Victorian is best exemplified by two Queen Annes' at 912 Magoffin and 1129 Magoffin plus many less ornate vernacular houses.

The 20th century eclectic style is most commonly found in commercial buildings like the flat-iron building at Olive and San Antonio; churches like the First Baptist Church at 801 Magoffin and the Sisters of Perpetual Adoration at 145 N. Cotton (which includes a rare gothic revival dome); two and three story apartments such as the Lamar at 1021 Magoffin and the Angelus at 1126 Myrtle; and the San Jacinto public school, one of the last of its kind at 1216 Olive.

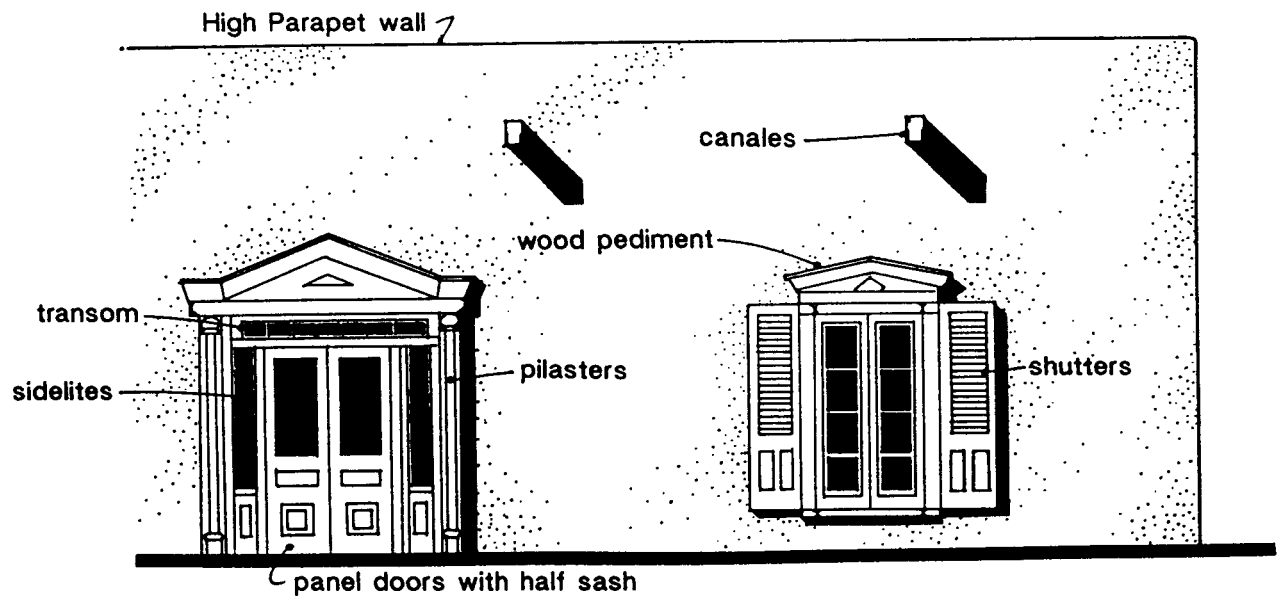
QUEEN ANNE

This style of home was once featured on some of the most luxurious houses in Magoffin. Today only two remain. The Queen Anne design is usually two story, with an asymmetrical plain in the shape of an el. In the crook of the el is a quarter-round room that sometimes ends in a circular turret on the third floor. Around this room is wrapped a wood porch, further emphasizing its round shape. The porch incorporates highly decorative turned columns, balustrades, spandrels and brackets. The masonry facade details windows and doors with rustic-cut stone lintels, arches, and sills. Brick friezes and dentil bands are also common.



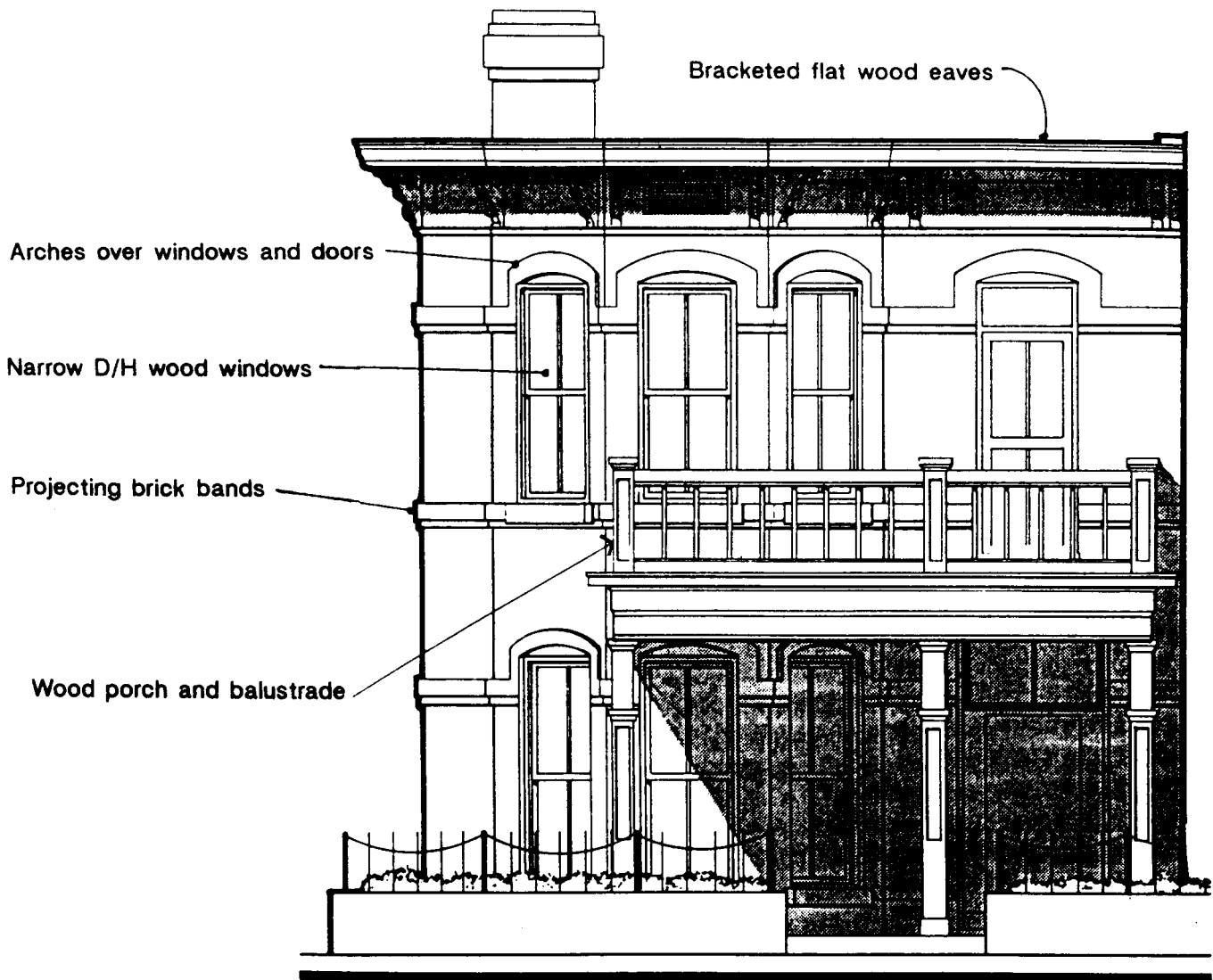
TERRITORIAL

The Territorial Style was created when Anglo traders from the mid-west brought architectural revival styles from the east coast and combined them with the existing adobe buildings of the southwest. This style is characterized by the embellishment of the windows and doors with wood pediments, pilasters, sidelights, transoms, shutters and panelled doors with half-lights. The stucco is sometimes scored to simulate mortar joints and a brick cap may be added to the parapet.



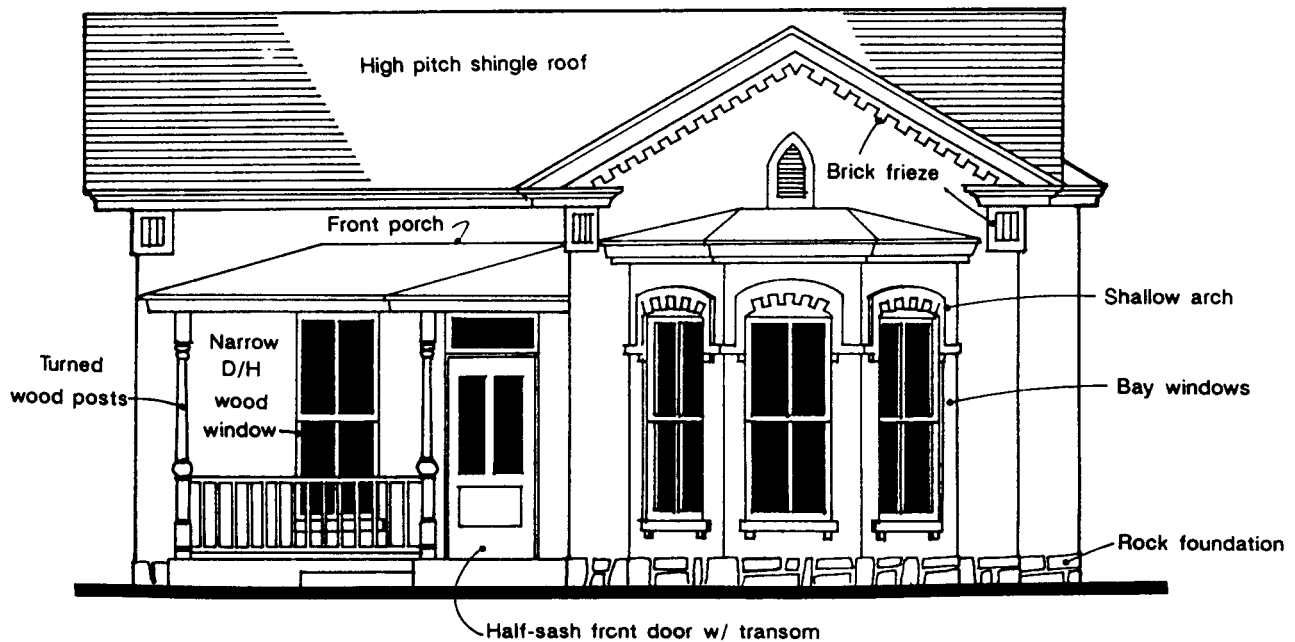
VICTORIAN TOWNHOUSE

These townhouses were designed to fit on very narrow lots. They are two stories in height with a bay window in front and sometimes a wood porch. The walls end in a parapet with either a small gable or a flat wood eave. Brick horizontal bands follow the window sills and headers. Window and door openings are arched. Window and door openings are arched.



VICTORIAN VERNACULAR

This simple one-story version of the more elaborate Victorian house is found throughout the Magoffin Historic District. Its facade is characterized by an asymmetrical design, a projecting bay window, brick friezes or bands, narrow two over two wood windows set in segmental arches and projecting brick sills, a front porch over the main entrance and brick walls supported by a finished rock perimeter foundation.



Guidelines for Residential Buildings

General Considerations
Height and Scale
Setbacks
Proportion
Pattern and Rhythm
Site Details
Landscaping and Open Space
Roofs
Chimneys and Vents
Openings
Porches
Foundations
Secondary and Outbuildings
Materials and Finishes
Color
Mechanical Equipment
Health and Safety Codes

GENERAL CONSIDERATIONS

Approval must be obtained from the Historic Landmark Commission prior to construction or reconstruction of buildings or any alterations to properties located within the Magoffin Historic District. Proposed plans should address the following concerns to determine the acceptability of modifications.

Do the plans maintain as much of the original building as possible?

Are exterior alterations and changes kept to a minimum?

Is the proposed design compatible in scale, materials, and style to the original design of the structure?

Are the original building materials maintained or restored?

Are all of the proposed building materials compatible with the surrounding historic buildings as well?

Are architectural elements such as parapets, window and door openings, porches and roof lines retained?

Are the original architectural details such as scroll work, balcony and porch railings and columns kept?

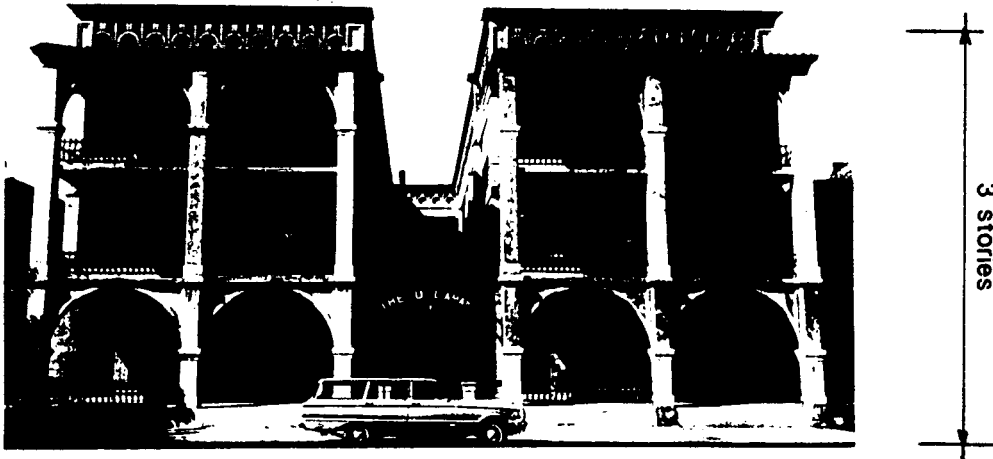
Approval of plans by the HLC will depend on the applicant's documentation of appropriate actions to address these general considerations.

SITE DEVELOPMENT

The purpose of reviewing proposed alterations to structures within the Magoffin Historic District is to assure compatibility with existing historic buildings. This also applies to the way a building is situated on its site. Site development is important in maintaining a building's integrity.

HEIGHT AND SCALE

Height limitations are established primarily to ensure the compatibility of height and scale between existing structures and new construction. Height limits for the Magoffin Historic District are specifically established in order to prevent development from dominating the historic environment. **Therefore, no structure, detached, row or apartment building shall exceed three-stories in height.**



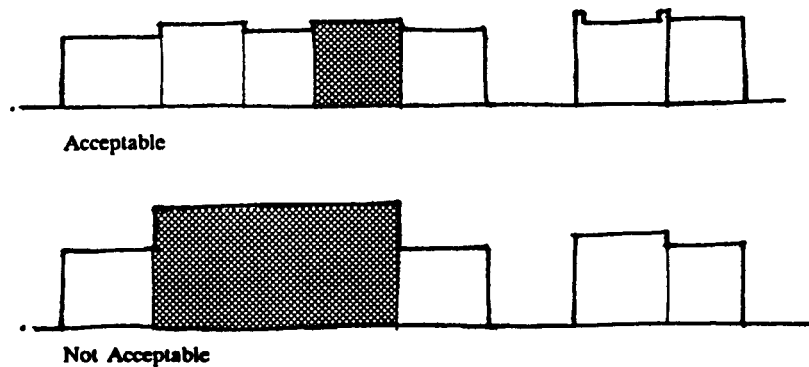
Heights of new buildings should conform to the heights of existing surrounding buildings. If a single story addition is being designed and proposed for a two story structure, it should match the vertical and horizontal dimensions of other nearby/adjacent structures. Avoid overwhelming original massing with excessive additions (heights). Excessive additions can detract from the architectural character of a building. New construction and additions should be compatible in height and scale to attached and adjacent structures.

SETBACKS

Setbacks help to create a unified rhythm along a street. Maintain the predominant existing building line. **The existing building line along Myrtle, Magoffin, San Antonio and Olive Streets shall be maintained.** Existing building lines should not be disturbed by new construction. New construction of structure should be flush with the existing building line, and parking space should be located to the rear of the building.

PROPORTION

The relationship between the height and width of a building establishes proportion. The proportions of new buildings should be consistent with the dominant proportions of existing buildings. Proportions of a group of structures defines a pattern which is called a streetscape. Streetscapes help to establish the architectural character of a neighborhood. All new construction and additions to existing structures should preserve and enhance the streetscape.



PATTERN AND RHYTHM

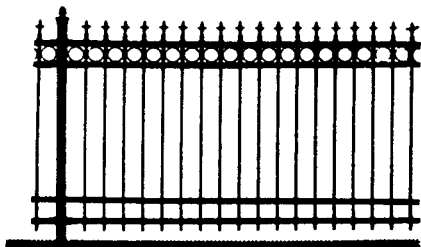
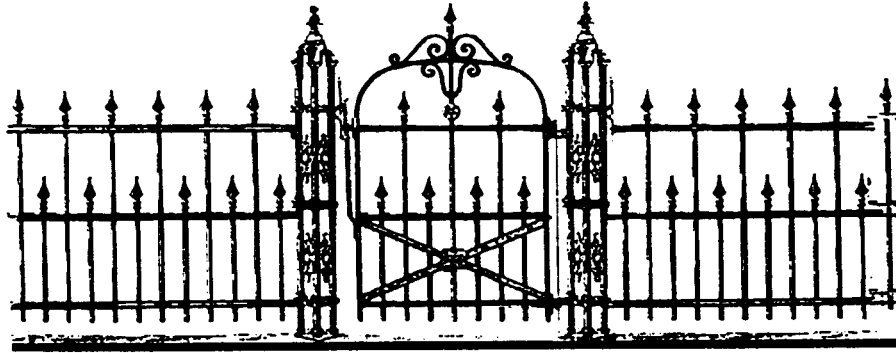
Solids and voids (walls to windows and doors) establishes a pattern in the facade of a building. A pattern of solids and voids establishes rhythm. Other architectural elements such as porches, projections and bays contribute to pattern and rhythm. New construction of additions to existing structures should maintain and reinforce the existing pattern. The proportions of open space between facades should remain constant so that the rhythm of the street is maintained.

SITE DETAILS: Fencing

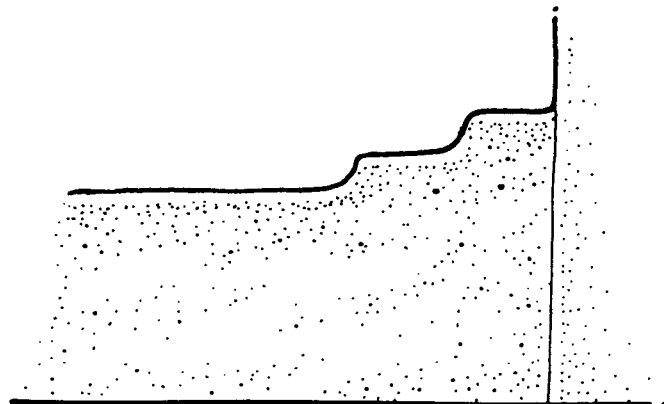
If fencing is desired, it should be incorporated into the overall design. Construction of new fences and replacement of older existing fences should be of compatible materials, in order to compliment the building. Brick stone, and wrought-iron are generally acceptable materials but each case should be decided individually. For instance, brick with wrought-iron, are appropriate fencing materials.

Cinder block and chain link should be avoided. Metal or wrought-iron may be used with brick building and wood structures.

The height of the proposed fence should compliment the structure and should not obstruct the public's view of the building. **Solid fencing and/or landscaping on residential and commercial properties located on any corner lot, shall not exceed 3 feet in height (Chapter 12.68 City Ordinance).**



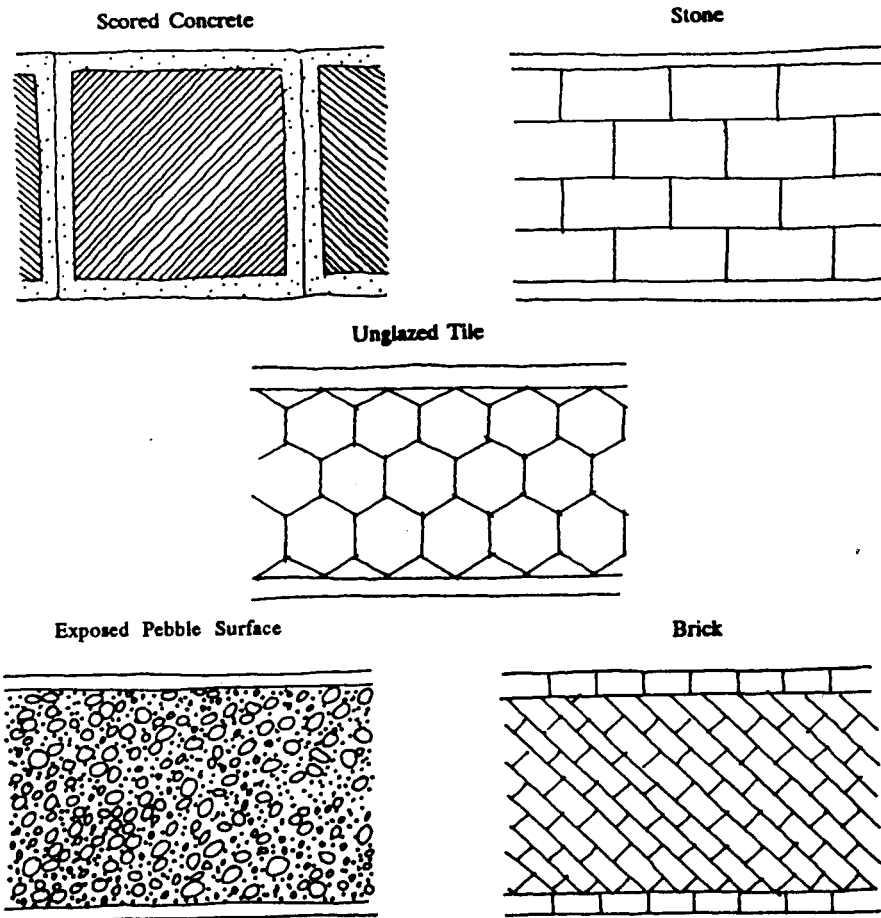
Free standing wrought-iron fence



Stucco on masonry wall

SITE DETAILS: Sidewalks

Almost all of the sidewalks in El Paso are made of concrete; however, other alternatives exist. For example, brick and stone pavers are available in a wide assortment of colors and patterns and can contribute to the overall enhancement of an area. Exposed stones and pebbles are other possibilities to consider as well. (Refer to Chapter 13 City Ordinance, Street and Sidewalk Construction and Maintenance.)



SITE DETAILS: Parking and Driveways

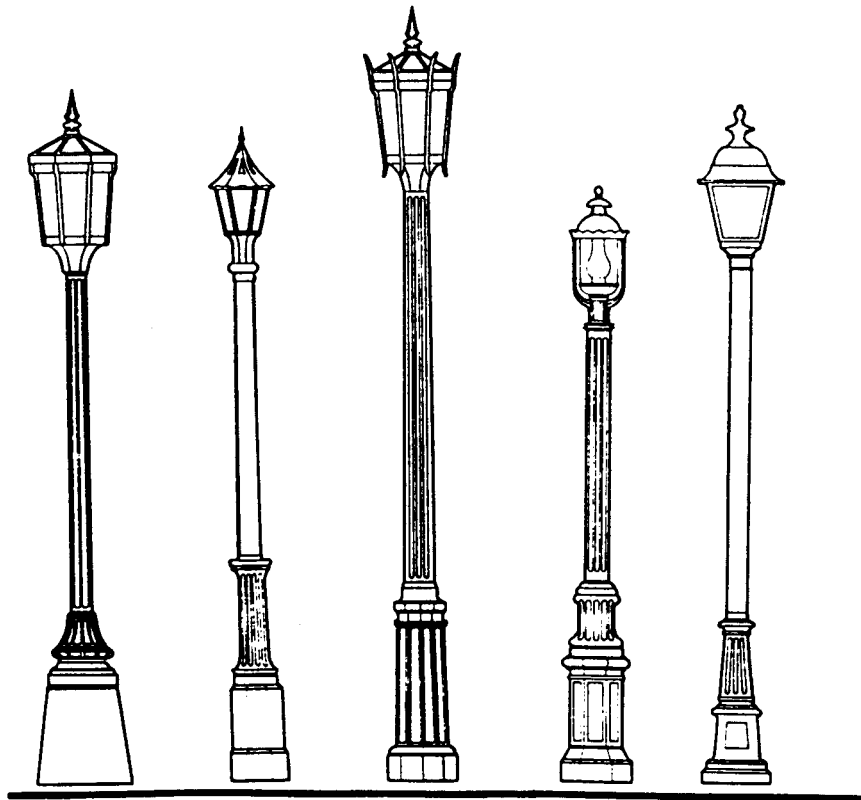
Most residential structures have parking at the rear of the property in the form of a garage or carport. Effort should be taken to maintain the use of the original parking area. When repair or replacement is required, the existing garage or driveway should be replaced in kind.

Paved areas for driveways should be kept to a minimum. Acceptable driveway materials are concrete.

Use plantings to screen parking areas.

SITE DETAILS: Lighting

Most properties in Magoffin are not lit in a decorative manner. If you wish to accent your property with exterior lighting it is recommended that you first try to find a replica (or an original) of a late nineteenth or early twentieth century period style fixture. If you are buying a new fixture, keep it as simple as possible such as a pole with one lantern attached.



LANDSCAPING AND OPEN SPACE

Landscaping is an inherent part of a building's siting and design. Good landscaping reinforces and highlights architectural qualities of a structure. Original vegetation should be maintained in good condition as it takes years for trees, shrubs and lawns to properly mature. When new landscaping is planned, it should be designed to compliment the structure and the streetscape.

It should be emphasized that landscaping on main arterials and residential streets must follow landscaping standards established by the Department of Traffic and Transportation for the City of El Paso. For example, on main arterials, trees must clear standard size trucks: 13.5 feet above the pavement. On residential streets, trees shall have a minimum clearance of 10 feet above the street level at the curb line, and graduate toward the centerline of the street to a minimum clearance of 12 feet above the pavement.

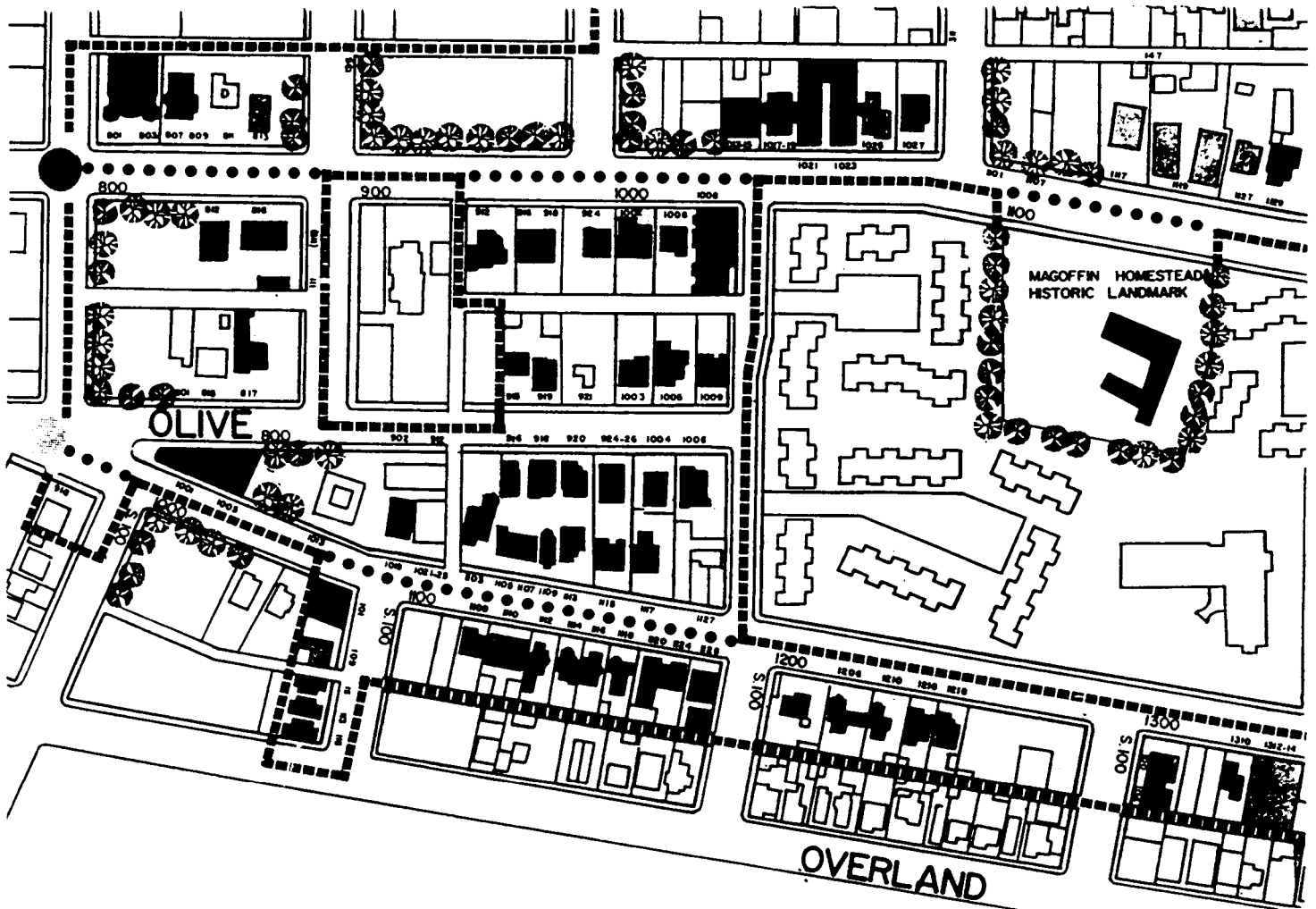
There are many vacant lots in the Magoffin District as a result of demolition of contributing buildings. It is recommended that these lots be landscaped with shade trees, especially Magoffin Avenue which is the gateway to the historic Magoffin home. Specifically the parkways at the corners of Virginia and Magoffin, Olive and San Antonio Streets; the corner of St. Vrain and Magoffin; the entire north block of 900 Magoffin; the corner of Angie and Magoffin; the corner of Octavia and Magoffin, the lot behind the flat-iron building at Olive and San Antonio; and the perimeter around the Magoffin Homestead to screen the non-compatible Housing Authority projects.

Arterials in need of landscaping are also identified in the map below.

KEY

Arterials ● ● ● ● ●

Gateways ● ● ● ● ●



There are several indigenous plants that require little water and maintenance, and are appropriate to the Magoffin Historic District. The following are examples of landscaping plants appropriate for residential and public properties, including right-of-ways.

- | | |
|-------------------|---------------------|
| Ice Plant | Honey Mesquite |
| Mexican Elder | Arizona Ash |
| Peruvian Verbena | Santolina |
| Red Yucca | Vitex (Chaste Tree) |
| Desert Broom | Bird of Paradise |
| Desert Willow | Arizona Ash |
| Mexican Paloverde | Purple Leaf Plum |
| Globe Willow | Spanish Broom |

Fruit trees to consider for yard landscaping include Fig, Jordan Almond, Tilton Apricot and Alberta Peach.

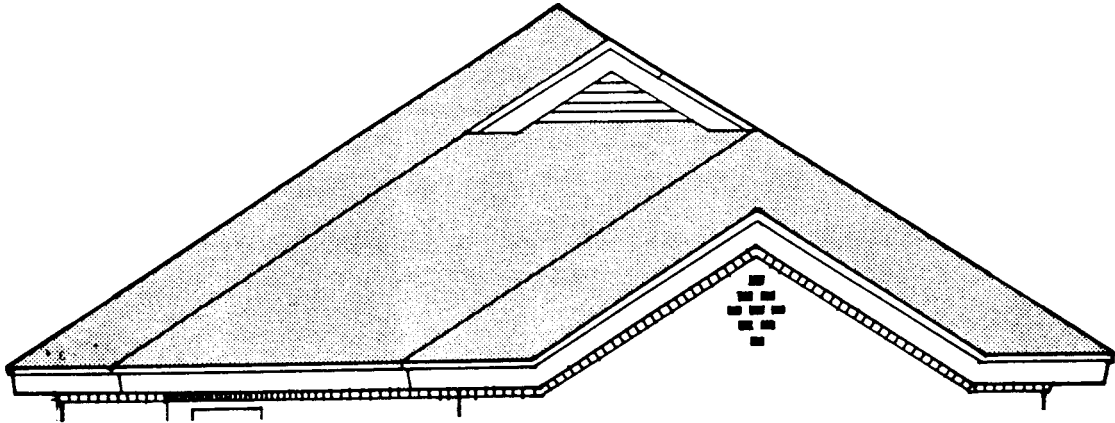
Mulberry trees are not native to the southwest and are inappropriate for landscape use.

Refer to the most current copy of Residential Landscaping for Desert Climates, by the El Paso Water Utilities Company and the Texas Agricultural Experiment Station (Texas A&M University), for further landscaping guidance and information

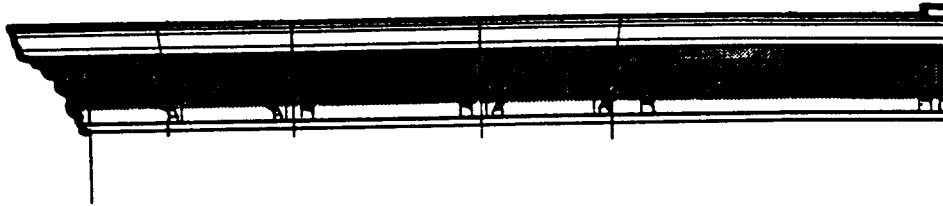
Landscaping proposed for parkways, right of ways, and other areas where vegetation might obscure traffic sight distances, must get approval from the Department of Traffic and Transportation, and must comply with City Ordinance.

ROOFS

Gable roofs are characteristic of the Magoffin neighborhood. These are high-pitched shingle roofs with brick gables or cedar-shingle gables. Dormer attic vents are very characteristic of these roofs.



Flat roofs are also found in this district. Parapets and flat wood eaves are distinctive features of the Territorial style and the townhouse.



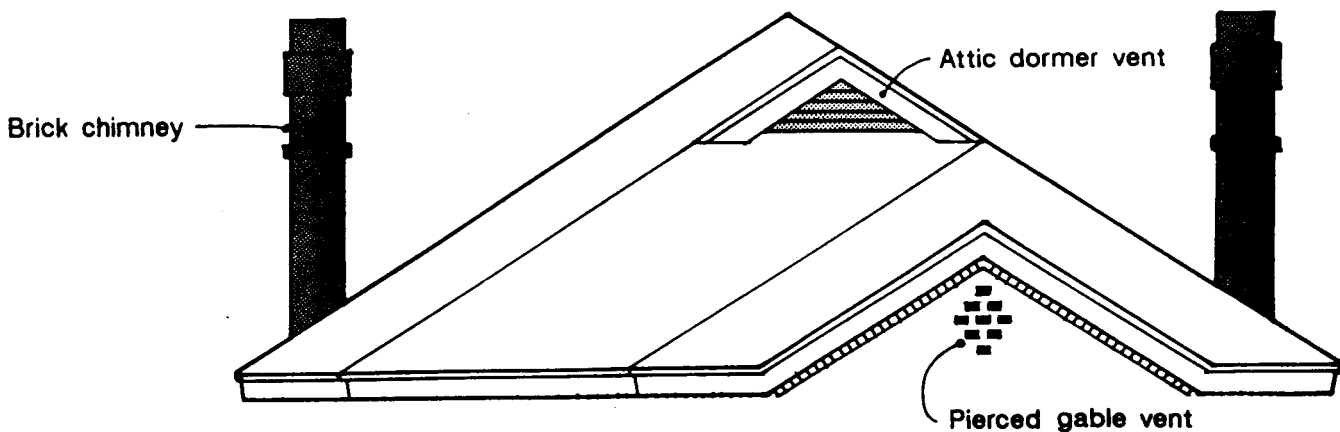
Essentially, all structures are intended to be wall dominated, "a building's geometry should be more defined by walls than by roofs." The height of the roof above the wall should not be greater than the height of the wall itself.

If roofing is beyond repair, replacing materials should match the original as close as possible. A roof and all roofing materials should be compatible with the structure. **Do not change the style or construction of the roof.** For example, constructing a gable or hip roof on top of an existing flat roof would be inappropriate.

CHIMNEYS AND VENTS

Existing chimneys and vents should be maintained. If repair is required the original materials, style, color and construction should be matched. New construction should not involve the removal of these elements.

Spark arrestors should compliment the termination of the chimney in design, shape and color. Installation of spark arrestors should not disturb the character of the chimney nor the character of the structure. In addition, all spark arrestors must meet city code requirements.



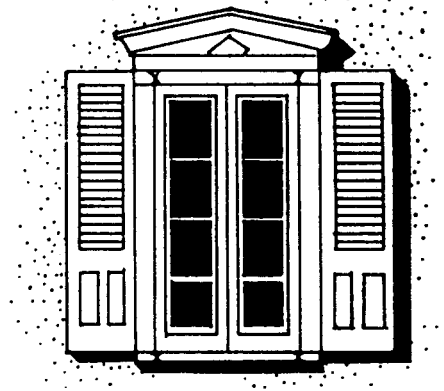
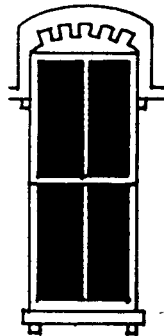
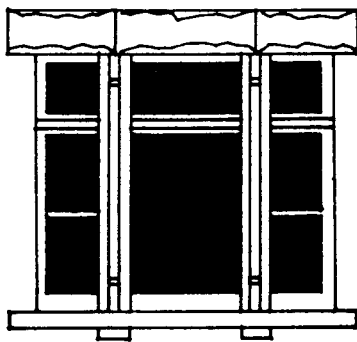
OPENINGS: Windows

Windows are important character defining features because of significant detailing as in decorative windows, or because they help to define a pattern through the use of voids (see Pattern and Rhythm). Window design will vary with the architectural styles within the Magoffin Historic District.

Windows should be repaired rather than replaced. In most cases this will simply entail removing old paint, installing new weather striping, and then repainting. If windows are damaged beyond repair, replacement windows should match the type, style, material and finish of the original. Do not plug, cover, and/or widen windows if they are on the exterior walls of the original structure.

In Magoffin, however, window treatment ranges from the basic to the ornate. Frames, lintels, and sills were constructed of stone, brick or wood. The finish must be in character with the overall appearance of the structure and adequately complement its' style.

Storm windows should look like part of the building rather than something tacked on. Well proportioned storm windows can be installed without causing adverse visual effect. Color, shape, and general appearance of storm windows should correspond to the inner windows as closely as possible. Avoid using aluminum, and other metal types of storm windows, that may disturb the character of the building.

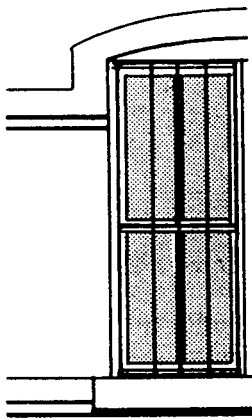


OPENINGS: Security Considerations

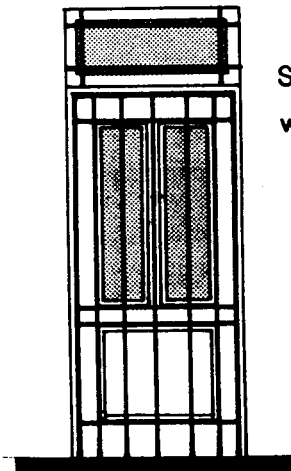
Crime in El Paso and the Magoffin Historic District has become an important factor for citizens to contend with. The security measure most visible in Magoffin, as well as throughout the city, are "security bars." Originally, bars and/or grillwork was more of a decorative treatment found in Mediterranean style architecture. Regardless of whether bars are used for security and/or decoration, improper design and color can adversely affect the architectural style/design of a structure.

Ideally, bars should be installed on the interior of the building envelope. This procedure, however, is not always feasible. Bars can also be mounted within the window opening on the exterior of the building. Each case will have to be considered individually, in order to determine the impact of bar installation on the structure.

Avoid using complex, ornate bar designs. Simple bar designs will compliment a structure far better than ornate patterns.



Space bars to coincide with
vertical & horizontal mullions of window



Space bars to coincide
with lites & panels of door

Avoid solid kick plates

A permit for bar installation must be obtained from the City Department of Public Inspection. Public Inspection will approve only those grill designs, in which the grills over the bedroom windows can easily be pushed open from the inside. This is a precautionary measure in the case of fire.

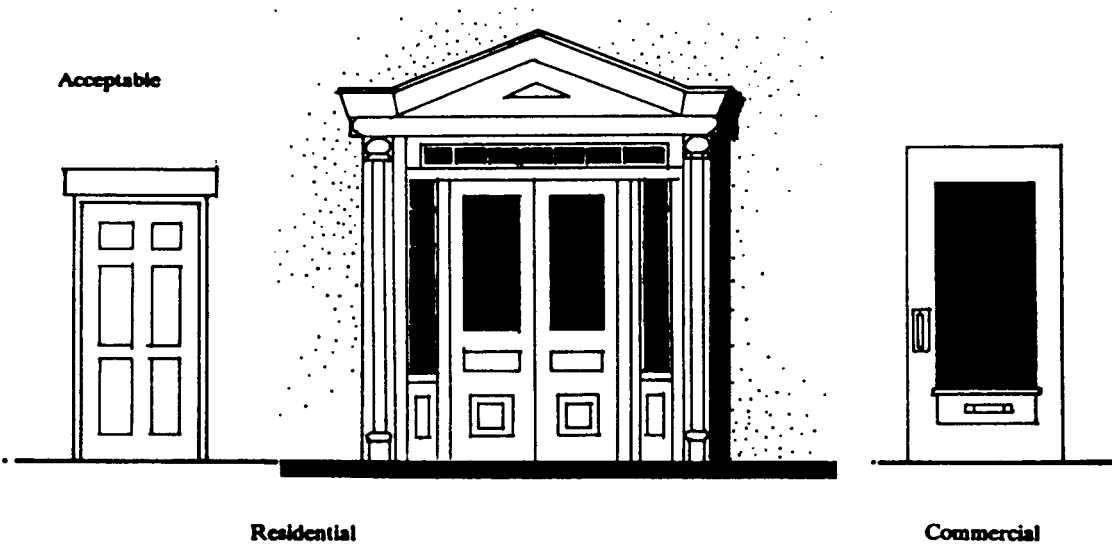
OPENINGS: Doors

Doors are important elements contributing to the character of structures. Proportion, composition in elevation, detail and trim are all essential to the overall scheme.

If possible, original doors should be retained. This includes original hardware such as doorknobs, hinges and pulls. Do not widen doorways or attempt to cut new ones, on the exterior walls of the original structure.

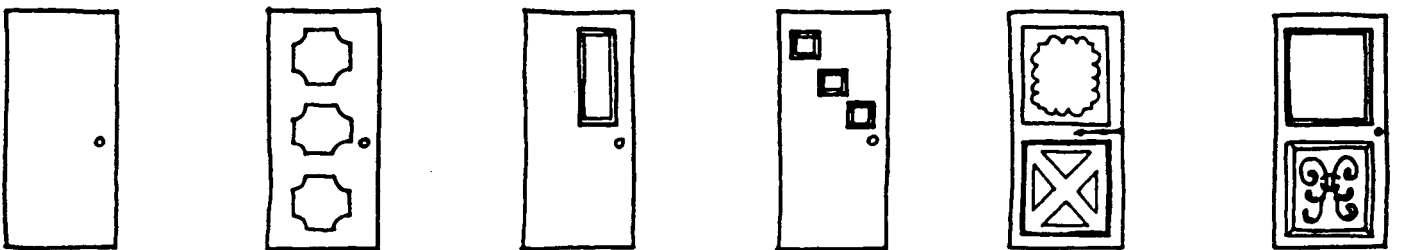
If existing doors are beyond repair, new ones should be installed. New doors should match original materials and should also be similar in design.

Doors appropriate to the Magoffin Historic District:



Flat surfaced and contemporary doors with small decorative windows should be avoided.

Not Acceptable



PORCHES

Porches are functional as well as decorative features that help to define the overall character of a building. Victorian architecture has incorporated porches into its style. Typically, porches are important facade features of architecture.



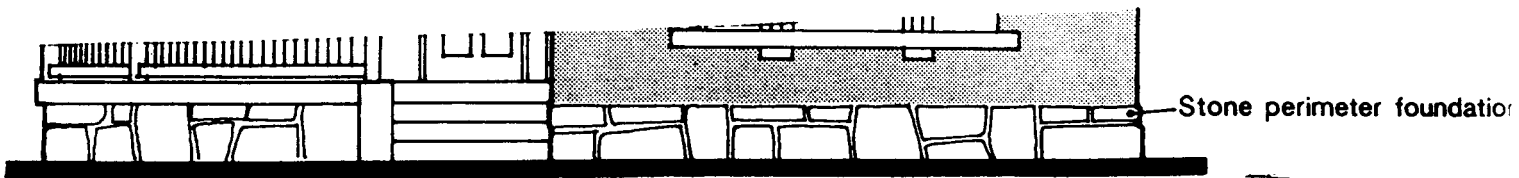
A porch and all of its architectural elements should be maintained and repaired. If elements must be replaced, materials should match the original construction. Porch railings and columns should be of wood. **Steel pipe, stucco and wrought-iron** are not characteristic of porch construction in Victorian architecture, and are therefore inappropriate materials for porch construction.

Exterior stairs to upper floors should be located to the side and/or rear of a structure; not adjacent to the porch. Where major structural repairs are required, new construction should replicate the original work.

FOUNDATIONS

The majority of the structures found in the Magoffin Historic District have exposed rock foundations. The exception is the Magoffin home and some other adobe buildings. In those cases a thick coating of cement or stucco has been applied to the bottom courses to protect them from water damage.

The exposed granite foundation of Victorian homes is an integral part of its architecture and should never be covered. The granite stone usually has a rustic finish which contrasts with the smooth brick walls it supports. Crawl space vents should be maintained and mortar joints re-pointed as necessary.



AUXILIARY BUILDINGS

An auxiliary building is a free standing structure near the primary building. A detached garage, for example, would be considered an auxiliary building. Since most auxiliary buildings were usually built at the same time and in the same style as the primary structure, they contribute to the architectural character of the property. Same attention to detail should be taken while planning construction for a secondary structure as was taken for the primary structure. In respect to modernization, the most common element impacted is the door. Original doors should be repaired, but if replacement is necessary, new doors should match the original design as closely as possible. (See Doors)

MATERIALS AND FINISHES

Much of a structure's character is determined by the way materials and finishes are combined. The character of the Magoffin Historic District should be preserved through proper design and construction practices.

MATERIALS: Masonry

Appropriate masonry for the Magoffin Historic District includes brick, wood siding and adobe.

Masonry requires little maintenance. Adobe and brick, however, are the most easily damaged and/or destroyed materials as result from improper cleaning and repair methods, such as sand blasting.

It is necessary to clean masonry surfaces and repoint mortar joints every 50 to 60 years or when deterioration occurs. Masonry should be cleaned with low pressure water combined with detergents, and scrubbed with natural bristle brushes. There are also many chemicals available that can be used to remove paint gently, including "spray on-peel off" to "Paint on-wash off".

Before cleaning any building, consult local experts on restoration who can help to research the surface of the buildings and determine the safest and most efficient cleaning method. **Sandblasting causes irreparable damage to brick, adobe and wood finishes.**

If masonry is beyond repair, use similar materials that match the color, size and texture of the material being replaced. Mortar should also duplicate the composition, color, texture, joint size and joint profile of the original construction.

It is recommended that the services of a reputable building contractor and a consulting structural engineer, be obtained prior to repair or replacement of major structural support members.

MATERIALS: Wood

With the availability of brick at the end of the 19th century, very little all wood construction is found within the Magoffin Historic District. Wood was predominantly used in railings, columns, detailing and trimming around windows and doors. When working with exposed wood elements, original materials should be maintained where at all possible.

If surface paint must be removed, safe chemical compounds are available to do so. Check for leaks. Undetected moisture may penetrate behind the exterior surface of the building causing insect growth. More importantly, undetected moisture may cause rot and lead to eventual wood decay.

If wood is deteriorated beyond repair, replace with wood to match the existing as close as possible. Metal, vinyl, asbestos and other synthetic materials are inappropriate, although some of these may be considered on an individual basis. Metal, vinyl, and synthetic materials may be used when a) proposed materials match existing material, b) original detailing is not altered, c) window and door trim is properly detailed, d) unique finishes are not covered or damaged.

MATERIALS: Metals

Like wood, very little exterior metal has been used for construction within the Magoffin Historic District. For the most part, metal is used for mansard roofs, balconies and fencing.

Metal functioning as structural hardware can also be decorative when used as a highlight on wood construction. For example, metal wood connectors used to support beams and columns, or as hardware with a black metal finishes on wooden gates.

COLOR

Color is one of the most personal decisions facing property owners. There are general guidelines, however, that should be taken into consideration. Before painting, keep in mind the relationship that buildings have to one another on a street. The color of one building can set the tone for an entire street and can either blend or clash with neighboring structures.

The natural color of originally exposed materials should be maintained. It is not appropriate to paint, stucco or spray texture on brick. It is recommended to clean brick never to paint over it.

MECHANICAL EQUIPMENT

Mechanical, electrical and telephone equipment, as well as other obtrusive elements and/or structures, should be screened from view. Obtrusive structures include satellite dishes, air conditioning units and radio and television antennae.

HEALTH AND SAFETY CODES

Most structures that are 50 years and/or older fail to meet the standard requirements of modern health and safety codes. Plumbing, for example, that was installed in the late 1800's might not meet current codes, and pipes will more than likely be in need of repair and/or replacement.

Electrical and mechanical systems are other important considerations in respect to safety. For example, electrical wiring was originally wrapped in cloth, as opposed to modern plastics commonly used today. In addition, older circuits were not designed to accommodate modern appliances such as microwaves, stereos televisions and specialty lighting.

It is important to check code compliance for fire prevention, building construction, mechanical, electrical, and plumbing systems, not only for new construction, but for responsible maintenance as well.

Guidelines for Non-Residential Buildings

Storefronts
Signs
Parking

GENERAL CONSIDERATIONS

The guidelines and recommendations previously mentioned apply to all commercial structures. Site development, building elements, materials and finishes, modernization, etc., are all applicable to commercial properties but may require modification in certain cases.

STOREFRONTS

Brick work, tile canopies, awnings, and large, wood framed display windows are important storefront elements. Storefronts are the predominant elements of a commercial streetscape and should be restored whenever possible. If materials and/or elements are beyond repair, replacing materials should match the originals as close as possible.

Storefronts should be fabricated from wood, but metal storefronts will be acceptable provided that:

- frames are painted
- the design complements the architectural style of the facade and the surrounding area
- entry doors complement the structure's architectural style

Security curtains should be installed in such a manner that the housing is not visible, and only curtain mesh is permitted.

SIGNS

Signs are any public display boards bearing information or advertising. Chapter 20.66 of the El Paso Municipal Code specifically regulates design, color, material, height, location and size of signs within the city. There are two types of signs: on-premise (those signs advertising the actual business) and off-premise (billboards).

These guidelines present recommendations for both signage types, and cover a few of the basic sign regulations only. A copy of the sign ordinance is included in the Appendix and should be reviewed before making any decisions.

LOCATION

In respect to historic districts, Chapter 20, Section 66.230 of the sign ordinance specifically identifies areas restricted from signage:

No off-premise signs are permitted within the boundaries of the district and no off-premise signs shall be installed within 250 feet of the center line of streets forming the boundaries of the district.

(Existing nonconforming signs should refer to Chapter 20 Section 66.150 of the sign ordinance.)

Signs should not hide or cover any significant detailing and/or architectural features of the building. On-premise signage should not cover windows, doors, or air vents. On-premise signs should be located in close proximity to the activity it is identifying. In most cases, the best location is usually above, on and/or near the front door.

SIZE

Signs shall not exceed thirty square feet in all commercial and manufacturing districts, and should not exceed six feet in height.

MATERIALS

Signs constructed for landmark buildings or sites must be made of materials attributed to the era in which the building or site was constructed. Plastics are not permitted.

NUMBER

For single tenant buildings there may be a maximum of one sign for each street frontage per landmark structure or site. For multi-tenant buildings, one sign is allowed for each storefront tenant.

ILLUMINATION/MOTION

Neon is permissible if implemented appropriately.
Flashing, backlit, intermittent or moving light or lights are prohibited.
Twirling and/or revolving signs are prohibited.

COLOR/DESIGN

Colors should compliment the building and/or the surrounding area.

Flourescents should be avoided.

Designs should be artistic, innovative, yet compatible with the building and/or the surrounding area.

Lettering should not exceed 40% of the total area.

BANNER/AWNINGS

Banners are prohibited, with the exception that they may be used for a period not exceeding 10 days for grand openings and charitable functions only.

Signage should be limited to the drop flaps of the awning.

Awnings made of fabric are more appropriate to the Magoffin area, and colors should coordinate and compliment the building, adjacent buildings, and the general vicinity.

WALL SIGNS

A minimum border of three feet is required between the sign and the sides and the top of the building wall.

There must be a minimum clearance of at least eight feet, between the bottom of the sign and the ground level of the building wall.

Signs mounted perpendicular to the front facade of the building should not be attached above the sill of the 2nd story window.

Signs may be placed on bland wall surfaces only.

FREESTANDING SIGNS

These signs may be placed in the front yard no closer than 5 feet to the property line; the setback shall be 15 feet where the property line is located at the curb line.

Signs shall be pedestrian oriented and should not detract from any historic landmarks.

There must be 35 feet of spacing between freestanding sings.

Freestanding auxiliary signs should not exceed 2.5 feet in height and 3 square feet in area.

PROJECTING SIGNS

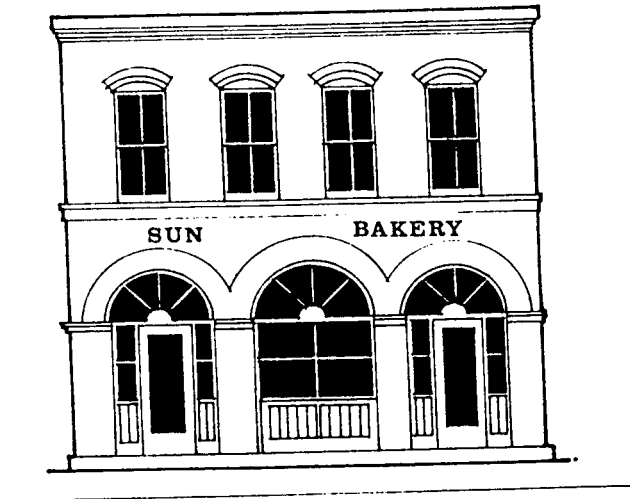
Double-faced projecting wall signs must have a minimum nine foot clearance between the bottom of the sign and the ground level.

Projecting signs are prohibited at the intersection of building corners, with the exception if they are at right angles to a building front.

"All signs are subject to review by the El Paso Historic Landmark Commission for a Certificate of Appropriateness." (Chapter 20 section 66.350k.)

EXAMPLES OF SIGNS

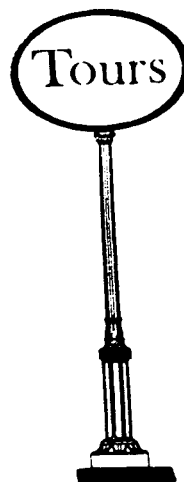
Band Sign



Shingle Sign



Freestanding Sign



PARKING

Follow these guidelines in designing parking for commercial properties.

Place the parking area where it will have minimal visual impact on the area. Commercial parking should generally be located to the rear of the property. Parking areas should not be placed in front or side yards.

Parking presently located in front of a structure should be screened with compatible fencing materials and/or landscaping. (See Landscaping and Fencing) The combining of vegetation with fencing materials will enhance the quality of the site.

Guidelines for New Construction

Infill Construction
Additions

GENERAL CONSIDERATIONS

There is currently a small amount of undeveloped land within the Magoffin Historic District. New construction and design should not detract or adversely affect existing historic properties in any way.

New construction may be defined in two ways; new infill construction on vacant land or the building of additions to an existing building. In either case, all of the general guidelines previously mentioned should be adhered to. Any new construction must be compatible in size, texture, color, design, proportion and detail to adjacent buildings and streetscapes, and must follow the specific architectural styles designated appropriate for that particular zone. Incorporating existing architectural features with new design elements can contribute added interest and compatibility.

Infill Construction

New structures should respect the integrity of existing buildings. Existing historic structures and streetscape need be taken into consideration **before** designing new infill construction. Setbacks, proportion, rhythm and building elements should all be addressed. As previously stated, infill construction must follow the architectural styles deemed appropriate for that particular zone.

Additions

"New additions should be planned so that they are constructed to the rear of the property or on a non-character defining elevation." According to the Standards for Rehabilitation, new additions should be designed and constructed so that the character-defining features of buildings are not radically changed, obscured, damaged or destroyed in the process of rehabilitation. Do not add on top of an original historic structure. Rather, add to a more recent addition, or start a new one-to-two story addition on the side or rear of the building.

Additions should complement the original structure, but not necessarily attempt to duplicate or copy it. The older structure should be identifiable from the new addition.

Maintenance

MAINTENANCE

Property owners should practice general upkeep in order to maintain structures and/or properties. Buildings should be preserved against decay, deterioration and structural defects. General maintenance considerations include roofs and ceilings, walls and fences, and foundations.

Ceilings, roofs and roof supports that sag, split or buckle due to deterioration or defective materials, should be repaired and/or replaced.

Walls partitions, and fencing that lean, split, buckle or are crumbling, should also be repaired and/or replaced. Loose plaster should be replastered before any possible deterioration occurs. Again, reasons for such occurrences may be a result of deterioration or defective materials.

Faults in a building or structure that render it structurally unsafe should be repaired as soon as possible. Other structural defects, such as damaged columns for example, should also be corrected as soon as possible.

It is also recommended that waterproofing and weather protection be included in maintenance. Protect a structure by waterproofing exterior walls, roofs, foundations, floors, windows and doors. Exterior walls should be repainted when necessary, or other protective coverings should be used to protect a structure from weather beating elements.

Office Procedure

Certificate of Appropriateness
Certificate of Demolition

CERTIFICATE OF APPROPRIATENESS

Created in 1978, the Historic Landmark Commission (HLC) is responsible for reviewing requests for modifications, alterations, additions, new infill construction and demolitions of historic structures and/or of any structure located within a historic district. It is essential to identify and define the scope of the project in the request. **New construction** is the construction of new structures or additions. For example, building a new home or adding a room to an existing building. **Rehabilitation** is the repair and/or replacement of general building elements. For example, roofs, windows, wall finishes, etc. It might also be an attempt to bring a building back up to code, using original and/or similar materials. **Maintenance** refers to general upkeep. (Exception - changing color(s) of a structure.) The following describes the steps of the application process, once the scope of work has been identified by the applicant.

1. Identify if the property is located within the Magoffin Historic District. Then identify what zone it falls under. Identify whether it is a non-contributing, a contributing or a landmark structure.
- 1a. Identify ownership and legal description.

FILL OUT CERTIFICATE OF APPROPRIATENESS APPLICATION FORM, FROM THE OFFICE OF HISTORIC PRESERVATION.

2. Prepare application and necessary documents for the intended scope of work:

DOCUMENTATION REQUIREMENTS

I. New Construction:

1. Scope of work
2. Drawings (2 sets) to include the following:
 - Site plan clearly indicating location of structure and site improvement elements.
 - Floor plans.
 - Elevations indicating finishes of all four sides of the structure.
 - Roof plan should identify material, roof slope, mechanical elements and chimneys if intended.
 - Details of architectural elements impacting the appearance and/or character of the structure.
3. Photographs.
4. Sample materials.
5. Description of proposed work.

II. Rehabilitation: Provide the documentation that directly relates to the scope of work:

1. Scope of work.
2. Drawings (2 sets) to include the following:
 - Site plan clearly indicating location of structure and scope of work.
 - Floor plans of structure impacted by scope of work.
 - Full elevations of structure impacted by scope of work.
 - Roof plans (if applicable) indicating roofing material.
 - Details of architectural elements impacting the appearance and/or character of the structure.
3. Photographs.
4. Sample materials.

III. Maintenance:

1. Scope of work.
2. Photographs of areas to be worked on, clearly identifying the existing structure.
3. Submit application and all necessary documentation to the Office of Historic Preservation, on the first Wednesday of every month. All documentation must be complete before the Historic Landmark Commission can consider it for review.
4. Requests for general maintenance, new construction and rehabilitation of non-conforming and non-contributing structures will be reviewed by the Office of Historic Preservation. Once approval is granted, obtain all necessary permits from the Department of Public Inspection, in order to begin work. Should the applicant disagree with the decision made by the Office of Historic Preservation, the applicant may appeal to the Historic Landmark Commission. The HLC must take action within 60 days from the date first submitted the request to the Office of Historic Preservation. The HLC meets on the third Wednesday of every month, at City Hall.

OUTCOMES OF HLC REVIEW:

- Approval with no stipulations.
- Approval with stipulations.
- Tabled for one month.
- Re-submittal.
- Denial.

Should the applicant disagree with the decision of the HLC, he has the right to appeal to City Council within 60 days from the date of action taken by the HLC.

The City Council decision is binding and final.

Failure to appeal within the prescribed time will automatically make the HLC decision binding and final.

5. After receiving project approval, the applicant shall secure all necessary building permits from the department of Public Inspection, in order to begin work.

*If drastic changes are made during the scope of work, re-submittal for approval is required. Failure to comply with approved drawings and scope of work will revoke the Certificate of Appropriateness.

CERTIFICATE OF DEMOLITION

Once a property is demolished it is gone forever and can never be replaced. The demolition of any structure is a dangerous alteration, causing permanent change and damage to the character of an area. Plans to demolish a structure in part or in whole should be avoided until attempts have been made to work with the existing structure, or before approval has been granted by the Historic Landmark Commission.

An application for a Certificate of Demolition must be submitted to the Office of Historic Preservation. Information should include but not be limited to photographs, drawings and a written description detailing the scope of work.

After receiving project approval, secure the necessary permit from the Department of Public Inspection, in order to begin demolition.

APPENDIX I

MAGOFFIN HISTORIC DISTRICT, includes portions of the Campbell, Cotton, Franklin Heights, Housing Authority, Magoffin and Magoffin Homestead Additions of the City of El Paso, Texas and consists of two parcels of land, one larger, in close proximity but not contiguous, same and except for a portion of the larger parcel specifically excluded.

The larger parcel of land included in the Magoffin Historic District is more specifically described as follows, to wit:

BEGINNING AT A POINT which is the intersection of the centerline of Virginia Street in the Campbell Addition with the southwesterly extension of the centerline of the alley in Block 215 of the Campbell Addition;

Thence in a northeasterly direction along the centerline of the alley in Blocks 215 and 214 in the Campbell Addition, and its extension across St. Vrain Street, to its intersection with the centerline at Ange Street;

Thence in a northwesterly direction along the centerline of Ange Street to its intersection with the centerline of Myrtle Avenue;

Thence in a northeasterly direction along the centerline of Myrtle Avenue to its intersection with the centerline of Octavia Street in the Franklin Heights Addition;

Thence in a northwesterly direction along the centerline of Octavia Street to its intersection with the southwesterly extension of the alley in Block 15 in the Franklin Heights Addition;

Thence in a northeasterly direction along the centerline of the alley in Block 15 of the Franklin Heights Addition to its intersection with the centerline of Noble Street;

Thence in a southeasterly direction along the centerline of Noble Street to its intersection with the centerline of Magoffin Avenue;

Thence in a westerly direction along the centerline of Magoffin Avenue to its intersection with a line perpendicular across Magoffin Avenue from the intersection of the southerly right-of-way line of Magoffin Avenue with the common line between the Magoffin Homestead and the Housing Authority Addition lying at the northeasterly boundary of the Magoffin Homestead;

Thence in a southerly direction along said line perpendicular across Magoffin Avenue to its intersection with the southerly right-of-way line of Magoffin Avenue and said common line between the Magoffin Homestead and the Housing Authority Addition;

Thence in southeasterly, southerly, southwesterly and northwesterly directions along the common lines between the Magoffin Homestead and the Housing Authority Addition to the intersection of the southerly right-of-way line of Magoffin Avenue with that said common line lying at the southwesterly boundary of the Magoffin Homestead;

Thence in a northerly direction along a line perpendicular across Magoffin Avenue from the intersection of the southerly right-of-way line of Magoffin Avenue and the common line between the Magoffin Homestead and the Housing Authority Addition lying on and at the southwesterly boundary of the Magoffin Homestead to its intersection with the centerline of Magoffin Avenue;

Thence in a westerly and southwesterly direction along the centerline of Magoffin Avenue, to its intersection with the northwesterly extension of the centerline of the utility easement consisting of the southwesternmost parcel of the Housing Authority Addition;

Thence in a southeasterly direction along the centerline of said utility easement, and its extension into San Antonio Avenue, to its intersection with the centerline of San Antonio Avenue in the Magoffin Addition;

Thence in an easterly direction along the centerline of San Antonio Avenue to its intersection with the centerline of Noble Street;

Thence in a northwesterly direction along the centerline of Noble Street to its intersection with the centerline of Olive Avenue;

Thence in an easterly direction along the centerline of Olive Avenue, across a portion of the Magoffin Homestead Addition and into Cotton Street in the Cotton Addition to its intersection with the centerline of Cotton Street;

Thence in a southerly direction along the centerline of Cotton Street to its intersection with the centerline of San Antonio Avenue;

Thence in a westerly direction along the centerline of San Antonio Avenue to its intersection with the centerline of Tornillo Street in the Magoffin Addition;

Thence in a southerly direction along the centerline of Tornillo Street to its intersection with the easterly extension of the centerline of the alley in Block 82 of the Magoffin Addition;

Thence in a westerly direction along the centerline of that alley in Blocks 82, 81, and 80 in the Magoffin Addition, and its extensions across Park Street, Tays Street and into Hills Street to its intersection with the centerline of Hills Street;

Thence in a southerly direction along the centerline of Hills Street to its intersection with the centerline of Overland Avenue;

Thence in a westerly direction along the centerline of Overland Avenue to its intersection with the southerly extension of the common lot line between Lot 3 and Lot 4 of Block 79 in the Magoffin Addition;

Thence in a northerly direction along said southerly extension across Overland Avenue, along the common lot line between Lot 3 and Lot 4, and along its northerly extension into the alley in Block 79, to its intersection with the centerline of said alley in Block 79;

Thence in an easterly direction along the centerline of the alley in Block 79 to its intersection with the southerly extension of the common lot line between Lot 31 and Lot 30 of Block 79 in the Magoffin Addition;

Thence in a northerly direction along said southerly extension across the alley in Block 79, and along the common lot line between Lot 31 and Lot 30, to its intersection with the southerly right-of-way line of San Antonio Avenue;

Thence in a northerly direction along a line perpendicular to the southerly right-of-way line of San Antonio Avenue, from its intersection with the common lot line between Lot 31 and Lot 30 of Block 79, to its intersection with the centerline of San Antonio Avenue;

Thence in a westerly direction along the centerline of San Antonio Avenue to its intersection with the centerline of St. Vrain Street in the Campbell Addition;

Thence in a southerly direction along the centerline of St. Vrain Street to its intersection with the easterly extension of a line parallel and twenty-one feet southerly of the common lot line between Lot 8 and Lot 9 of Block 205 in the Campbell Addition;

Thence in a northerly direction along a line parallel and sixty feet westerly of the westerly right-of-way line of St. Vrain Street, across Lots 8, 9 and ten of Block 205 in the Campbell Addition, and into San Antonio Avenue, to its intersection with the centerline of San Antonio Avenue;

Thence in a westerly direction along the centerline of San Antonio Avenue to its intersection with the centerline of Virginia Street;

Thence in a northwesterly direction along the centerline of Virginia Street to its intersection with the southwesterly extension of the centerline of the alley in Block 215 of the Campbell Addition, said point also being the POINT OF BEGINNING.

The portion of said larger parcel of land specifically excluded from the Magoffin Historic District is more specifically described as follows, to wit:

BEGINNING AT A POINT which is the intersection of the centerline of Magoffin Avenue with the intersection of the centerline of St. Vrain Street in the Campbell Addition;

Thence in a northeasterly direction along the centerline of Magoffin Avenue to its intersection with the northeasterly extension of the centerline of the alley between Magoffin Avenue and Olive Avenue in Block 213 of the Campbell Addition;

Thence in a southeasterly direction along the centerline of said alley to its intersection with the southwesterly extension of the centerline of the alley extended into the Campbell Addition from Block 1 of the Magoffin Homestead Addition;

Thence in a northeasterly direction along the centerline of said alley extended from the Magoffin Homestead Addition to its intersection with the northwesterly extension of a line parallel and forty-five feet northeasterly of the northeasterly right-of-way line of the aforementioned alley between Magoffin Avenue and Olive Avenue in the Campbell Addition;

Thence in a southeasterly direction along the northwesterly extension of said parallel line, along the parallel line itself, and along its southeasterly extension across the Magoffin Homestead Addition and into Olive Avenue, to its intersection with the centerline of Olive Avenue in the Magoffin Homestead Addition;

Thence in a southwesterly direction along the centerline of Olive Avenue to its intersection with the centerline of St. Vrain Street in the Campbell Addition;

Thence in a northwesterly direction along the centerline of St. Vrain Street to its intersection with the centerline of Magoffin Avenue, said point also being the POINT OF BEGINNING.

The smaller parcel of land included in the Magoffin Historic District is more specifically described as follows, to wit:

BEGINNING AT A POINT which is the intersection of the centerline of Brown Street with the southwesterly extension of the centerline of the alley in Block 32 of the Franklin Heights Addition;

Thence in a northeasterly direction along the centerline of said alley in Block 32, and its extensions across Brown Street, through Block 32, across Newman Street, through Block 33 in the Franklin Heights Addition and into Cotton Street, to its intersection with the centerline of Cotton Street in the Cotton Addition;

Thence in a southerly direction along the centerline of Cotton Street to its intersection with the centerline of Magoffin Avenue;

Thence in a westerly direction along the centerline of Magoffin Avenue to its intersection with the northwesterly extension of the common lot line between Lot 9 and Lot 10 of Block 4 in the Magoffin Homestead Addition;

Thence in a southeasterly direction along said extension, the common lot line between Lot 9 and Lot 10 of Block 4, and its extension into the alley in Block 4, to its intersection with the centerline of the alley in Block 4;

Thence in a southwesterly direction along the centerline of said alley in Block 4, and its extension into Brown Street, to its intersection with the centerline of Brown Street in the Magoffin Homestead Addition;

Thence in a northwesterly direction along the centerline of Brown Street to its intersection with the southwesterly extension of the centerline of the alley in Block 32 of the Franklin Heights Addition, said point also being the POINT OF BEGINNING.

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