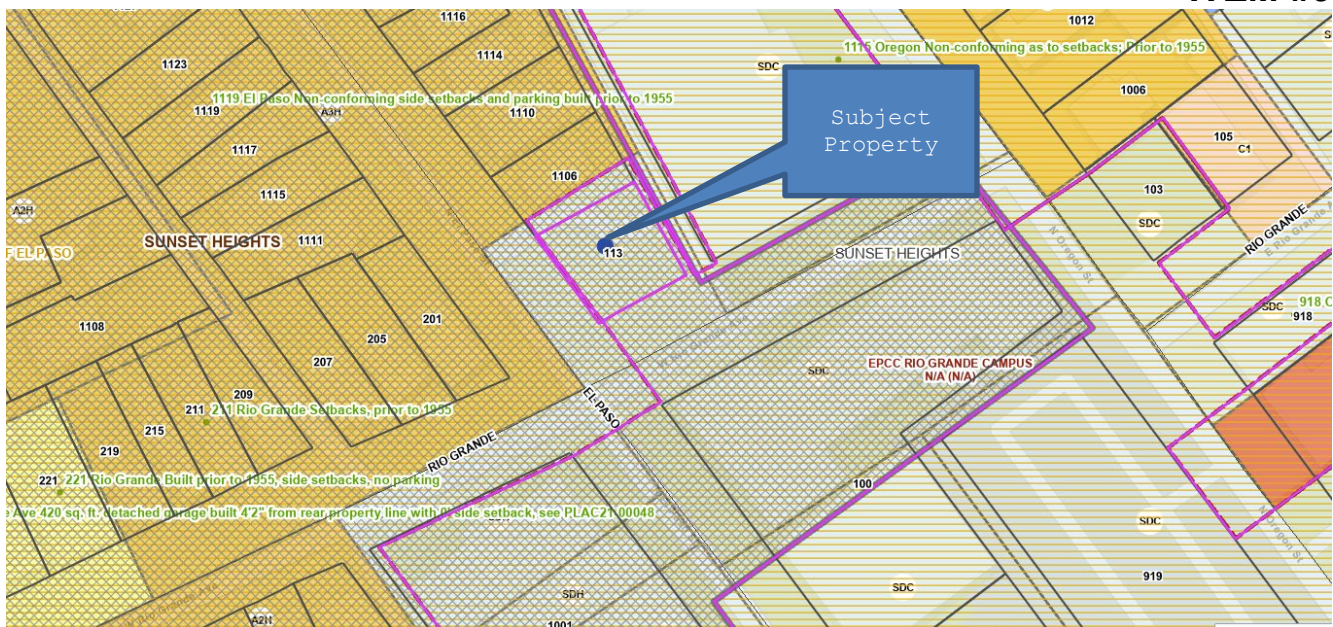




PHAP25-00035

Date: September 18, 2025
Application Type: Certificate of Appropriateness
Property Owner: El Paso Community College
Representative: Ruben Gallardo
Legal Description: Blk 5 El Paso Community College Rio Grande Campus Lot 1, City of El Paso, El Paso County, Texas
Historic District: Sunset Heights
Location: 113 Rio Grande Avenue
Representative District: #8
Existing Zoning: S-D/H/c (Special Development/Historic/conditions)
Year Built: NA
Historic Status: NA
Request: Certificate of Appropriateness for new construction of a two-story structure
Application Filed: 9/4/2025
45 Day Expiration: 10/19/2025

ITEM #3



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for new construction of a two-story structure

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:

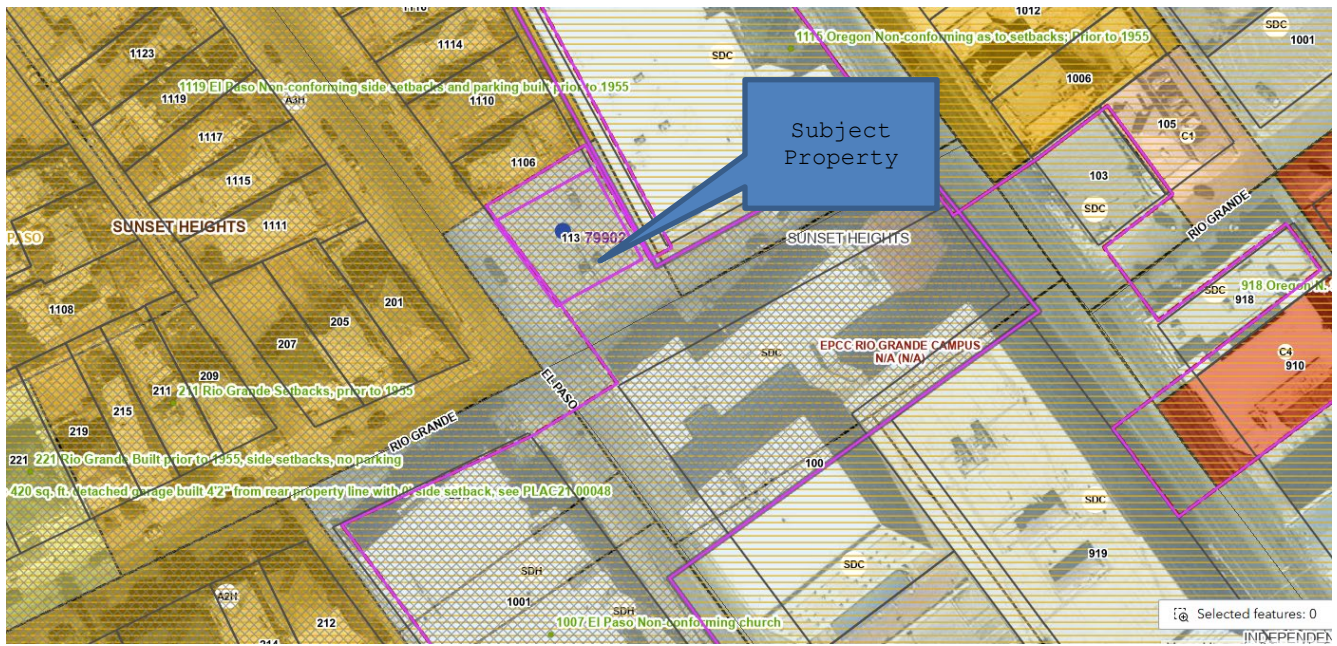
- *The purpose of reviewing proposed alterations to historic structures is to assure that they will be compatible with the existing structures. The way a building is situated on its site is very important to maintaining historic integrity within the site itself and the district's historic fabric. All 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. This does not mean that the new structure should appear historic but it should appear aesthetically and architecturally compatible and reinforce the historic properties of the adjacent 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.*
- *Buildings on corners should relate to the scale of the buildings on their respective streets. New construction and additions should be compatible in height and scale to attached and adjacent structures*
- *Design new buildings and their features to be compatible in scale, materials, proportions and details with existing historic structures.*

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

- *Each property shall 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 architectural elements from other buildings, shall not be undertaken.*

The modification is that the building be redesigned so it reflects the period of construction.

AERIAL MAP



PROPOSED ELEVATIONS

