



PHAP26-00017

Date: April 2, 2026
Application Type: Certificate of Appropriateness
Property Owner: Kochindio LLC
Representative: Angel Reynosa
Legal Description: 12 Mills 8.87 Ft on San Antonio 100 Ft on W 54.44 Ft on N 93.03 Ft on Stanton (3222.11 Sq Ft) City of El Paso, El Paso County, Texas
Historic District: Downtown
Location: 321 E. San Antonio Avenue
Representative District: #8
Existing Zoning: C-5/H (Commercial/Historic)
Year Built: 1969
Historic Status: Non-Contributing
Request: Certificate of Appropriateness for installation of lighting and planters and painting of murals done after-the-fact
Orig. Application Filed: 3/19/2026
Orig. 45 Day Expiration: 5/3/2026

ITEM #6



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for installation of lighting and planters and painting of murals done after-the-fact

STAFF RECOMMENDATION:

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

The Downtown Historic District Design Guidelines recommend the following:

- *“Street furniture” usually refers to all outdoor stationary objects except for buildings and vegetation and represents all those manmade objects having the “potential for enlivening and giving variety to streets, sidewalks, plazas and other outdoor spaces open to, and used by, the public.” The design guidelines consider lighting, outdoor seating, trash receptacles and sculptures/monuments as street furniture.*
- *Street furniture should make a positive contribution to a street’s image and not become another eyesore.*
- *Street furniture should be consistent with the character of the historic landmarks within the district.*
- *Street furniture should be selected, placed and maintained as part of an overall design scheme.*
- *Determine whether the furniture is actually needed – in general and where it is to be placed.*
- *Furniture should also be chosen with respect to climate and the amounts of exposure it may receive. For example, benches made from metals would be inappropriate considering the city’s 90 – 100°F summer weather. Furthermore, consideration should be given to the intensity of use, vandalism, or any other possible abuse.*
- *Consolidating existing street furniture should also be considered. Traffic signs, lamp posts, trash receptacles, parking meters and mailboxes can clutter downtown sidewalks.*
- *Where practical, combine equipment into multi-purpose units. Eliminating clutter can enhance valuable pedestrian circulation.*
- *Generally, lighting provides safety and visibility. In addition, it serves a number of other purposes: Provides safe movement of vehicular and pedestrian traffic; Provides security and aids in crime prevention; Can accentuate important features, qualities, and landmarks; Allows day or night usage of buildings.*
- *Contemporary lighting fixtures should be replaced with period lights found in Pioneer Plaza.*
- *Lighting should be provided in alleys and parking areas/lots.*
- *The way in which materials and finishes are combined determines much of a structure’s architectural character. It is important to preserve and complement the character of historic structures through proper design and maintenance.*
- *Retain original color and texture of masonry when possible.*

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

- *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The modifications are that the planters be lower in height and that the mural be a permanent design.

CURRENT STOREFRONT

