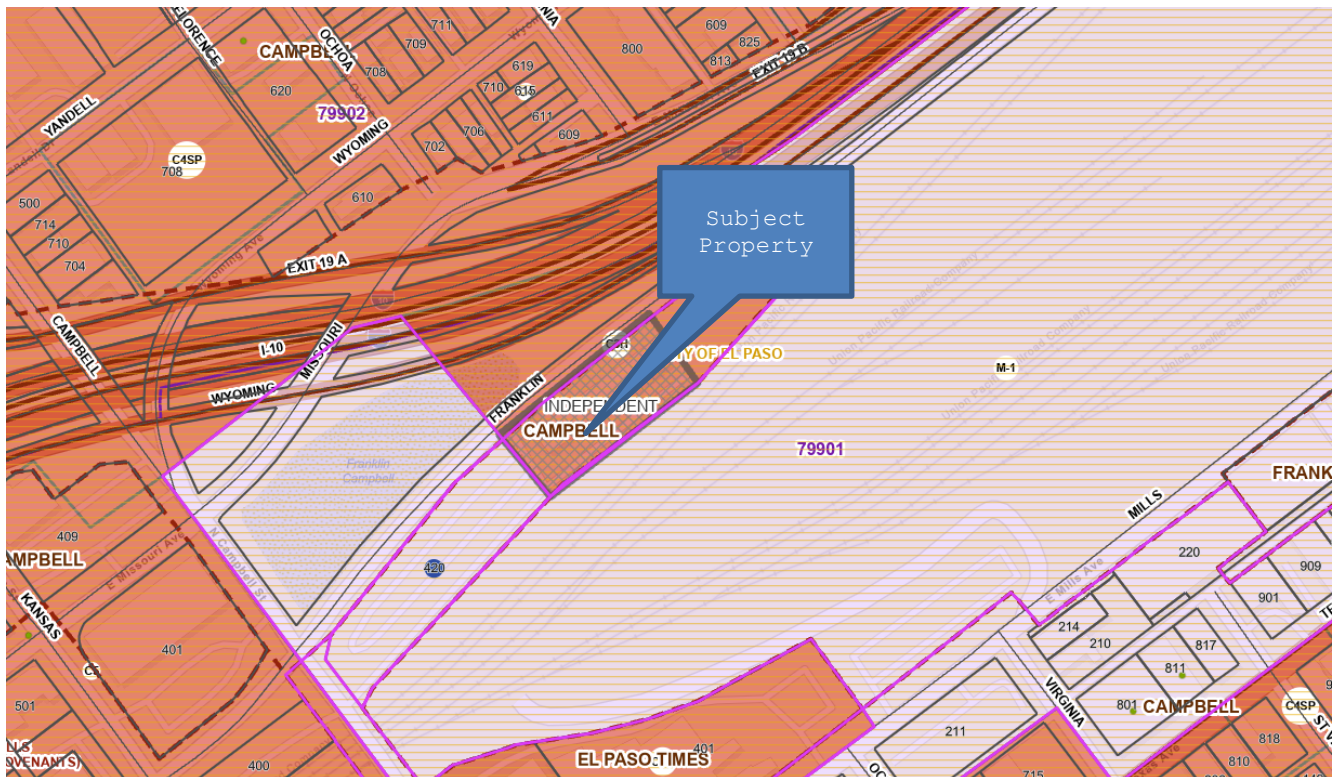




PHAP26-00029

Date: June 25, 2026
Application Type: Certificate of Appropriateness
Property Owner: Seven Of Nine LLC-Series St. Rogers Depot
Representative: Juan Stockmeyer
Legal Description: 233 Campbell Sly Pt of Blk 233 & 234 & 235 & Vacated Alleys Btw & Pt of Vacated Streets Adj to Blks, City of El Paso, El Paso County, Texas
Historic District: Independent
Location: 420 N. Campbell Street
Representative District: #8
Existing Zoning: C-3/H (Commercial/Historic)
Year Built: 1900
Historic Status: Independent
Request: Certificate of Appropriateness for construction of a steel canopy
Orig. Application Filed: 6/11/2026
Orig. 45 Day Expiration: 7/26/2026

ITEM #1



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for construction of a steel canopy

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 the Downtown Historic District recommend the following:

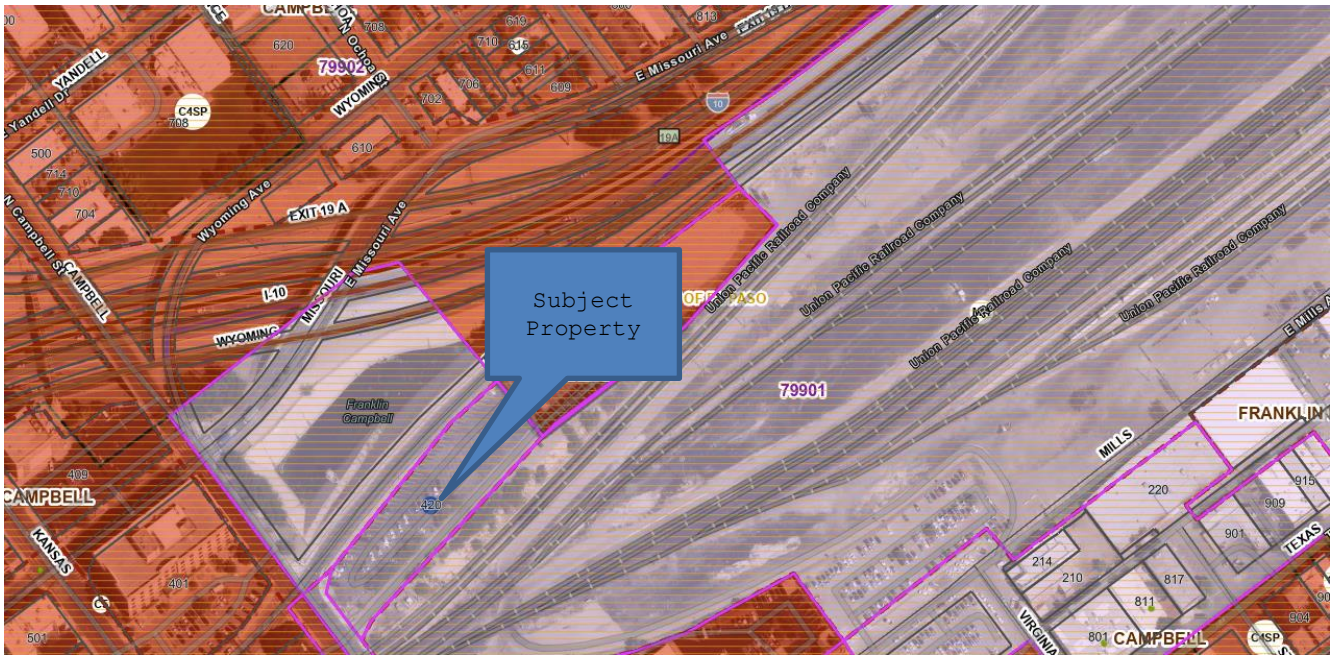
- *Materials should be compatible with the structure and other elements particular to the historic district.*
- *Awnings and canopies should be placed at the top of openings, but they should not cover important architectural details/elements.*
- *Awnings and canopies should be of an appropriate size and scale in relation to the building's façade.*
- *Fixtures should not extend across the facades of several buildings. Instead, fixtures should fit within vertical elements such as columns.*
- *Awning should not cover more than one-third of the window opening. Un-proportioned awnings may appear awkward.*
- *Fixtures should always fit within their openings. Attempting to fit a square awning into a round opening (and vice-versa) should be avoided. Generally, the shape of an awning should respect the shape of the window.*

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

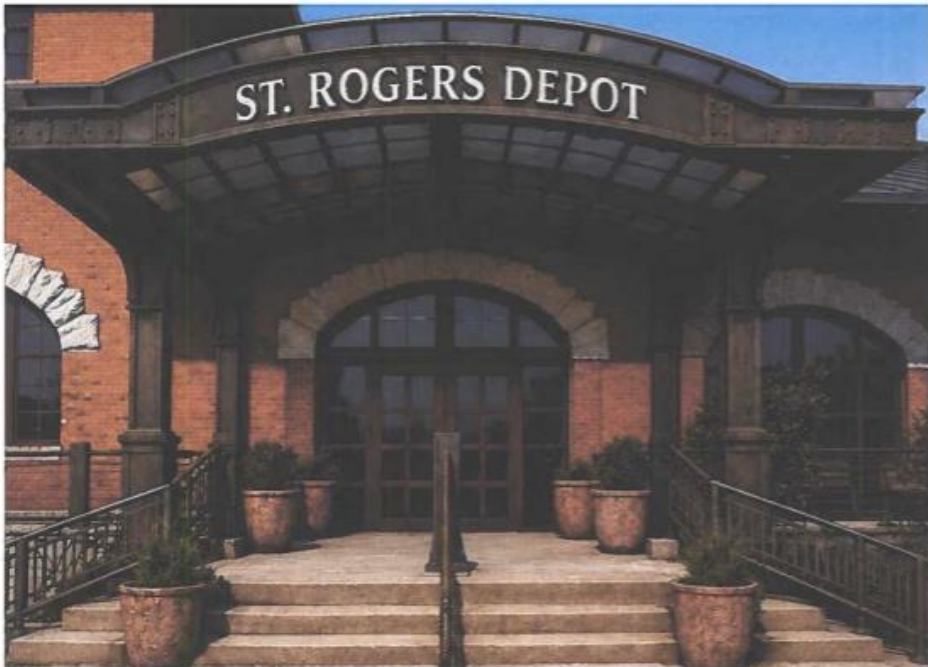
- *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

The modification is that the canopy be reduced in size and scale so that it does not overwhelm the historic façade and entrance.

AERIAL MAP



PROPOSED CANOPY



ARCHED FASCIA
Curved steel fascia w/ raised lettering. Rivet plate detail adds character and strength.



CURVED ROOF
Arched steel frame with clear glass panels for natural light and weather protection.



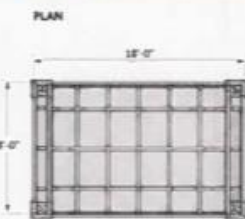
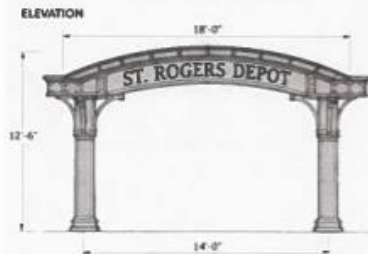
STRUCTURAL BRACKET
Decorative steel bracket with exposed rivets provide structural support and visual interest.



COLUMNS
Steel columns with layered base and cap moldings for a timeless, grounded appearance.



CURVED ROOF
Arched steel frame with clear glass panels for natural light and weather protection.



MATERIALS & FINISHES



NOTES

- All steel to be powder coated - Weathered Bronze
- Glass panels to be laminated for safety

