PHAP14-00035

Date:	January 5, 2015
Application Type:	Certificate of Appropriateness
Property Owner:	Julian Garcia
Representative:	Michael Rose
Legal Description:	Being 10 Sunset Heights 65 & E Pt. Of 64 (3103 Sq. Ft.), City of El Paso, El Paso County, Texas
Historic District:	Sunset Heights
Location:	511 Upson Drive
Representative District:	#8
Existing Zoning:	A-3/H (Apartments/Historic)
Year Built:	1930
Historic Status:	Contributing
Request:	Certificate of Appropriateness for the removal of three one-over-one sash windows on the first floor and replacement with single pane fixed windows
Application Filed:	12/11/2014
45 Day Expiration:	1/25/2015

ITEM #1

GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for the removal of three one-over-one sash windows on the first floor and replacement with single pane fixed windows

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:

- *When windows are involved in the construction process it is recommended to repair rather than replace.*
- *If windows are damaged beyond repair, replacement windows should match the type (such as double hung), style (for example six panes over six panes), and finish (paint).*
- *Do not use single pane picture windows or horizontal sliding windows if they are not the original window types.*
- *Installation of windows similar to the original in appearance and structural purpose, regardless of construction materials is permitted.*
- *When repair is not feasible, door and window products will be reviewed on an individual basis using the following criteria:*
  a. Architectural and historical compatibility
  b. Comparison to original profile
  c. Level of significance of original doors and windows to the architectural style of the building.
  d. Three dimensional exterior applied muntins that simulate or match the original muntins may be approved. Single dimension interior applied muntins are not appropriate.

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

- *When the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible materials.*

The modification is that the new windows be operational one-over-one sash windows to match the existing windows or that the owner install interior storm windows or inserts.

AERIAL MAP

Subject Property
Prospect St
A-2 H
A-3 H
A-4 SP
A-4
A-3
RAMP
I-10 W
I-10 E
US-180 E
I-10 W
US-180 W
525
523
519
515
507
503
501
417
614
610
604
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208
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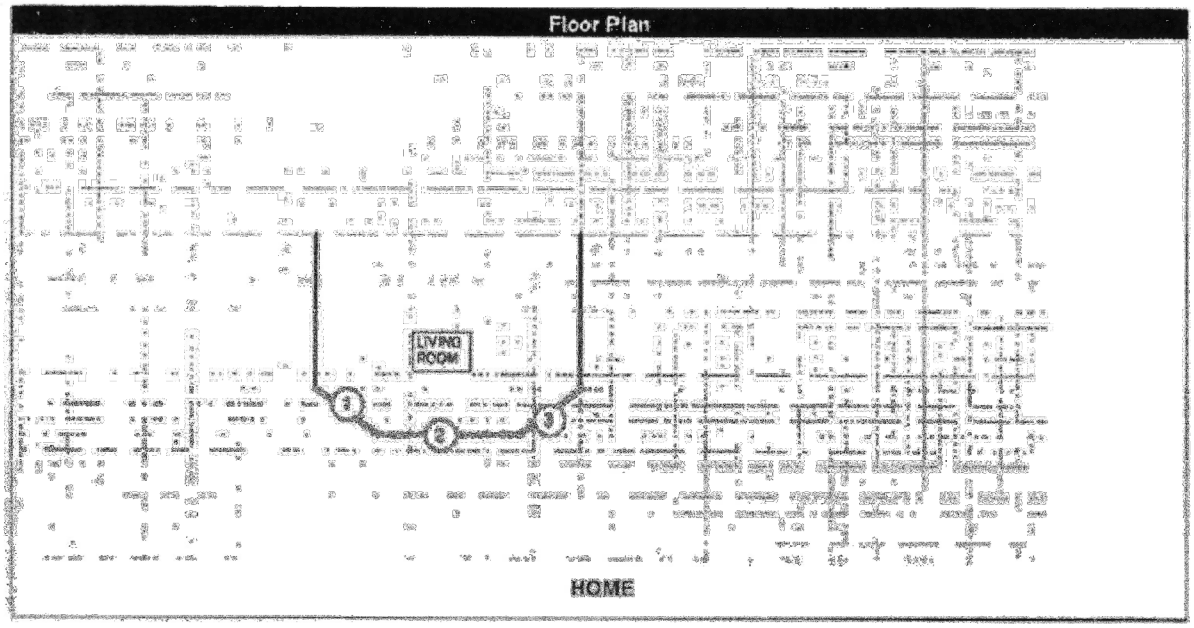
329

PLANS AND ELEVATIONS

Floor Plan



HOME

Customer Signature | 11/29/2014 Date | Customer Signature | 11/29/2014 Date

JOB NUMBER: 17915342-0001
PROPOSAL DATE: 11/29/2014

WINDOW ORDER ADDENDUM

NO	DESCRIPTION	QTY	SIZE
1	WM - PICTURE WINDOW WHITE LOW-E ARGON GLASS	1	35 W X 78 H
2	WM - PICTURE WINDOW WHITE LOW-E ARGON GLASS	1	44 W X 78 H
3	TWA - PICTURE WINDOW WHITE LOW-E ARGON GLASS	1	68 W X 78 H
	TOTALS:	3	

COMMENT: