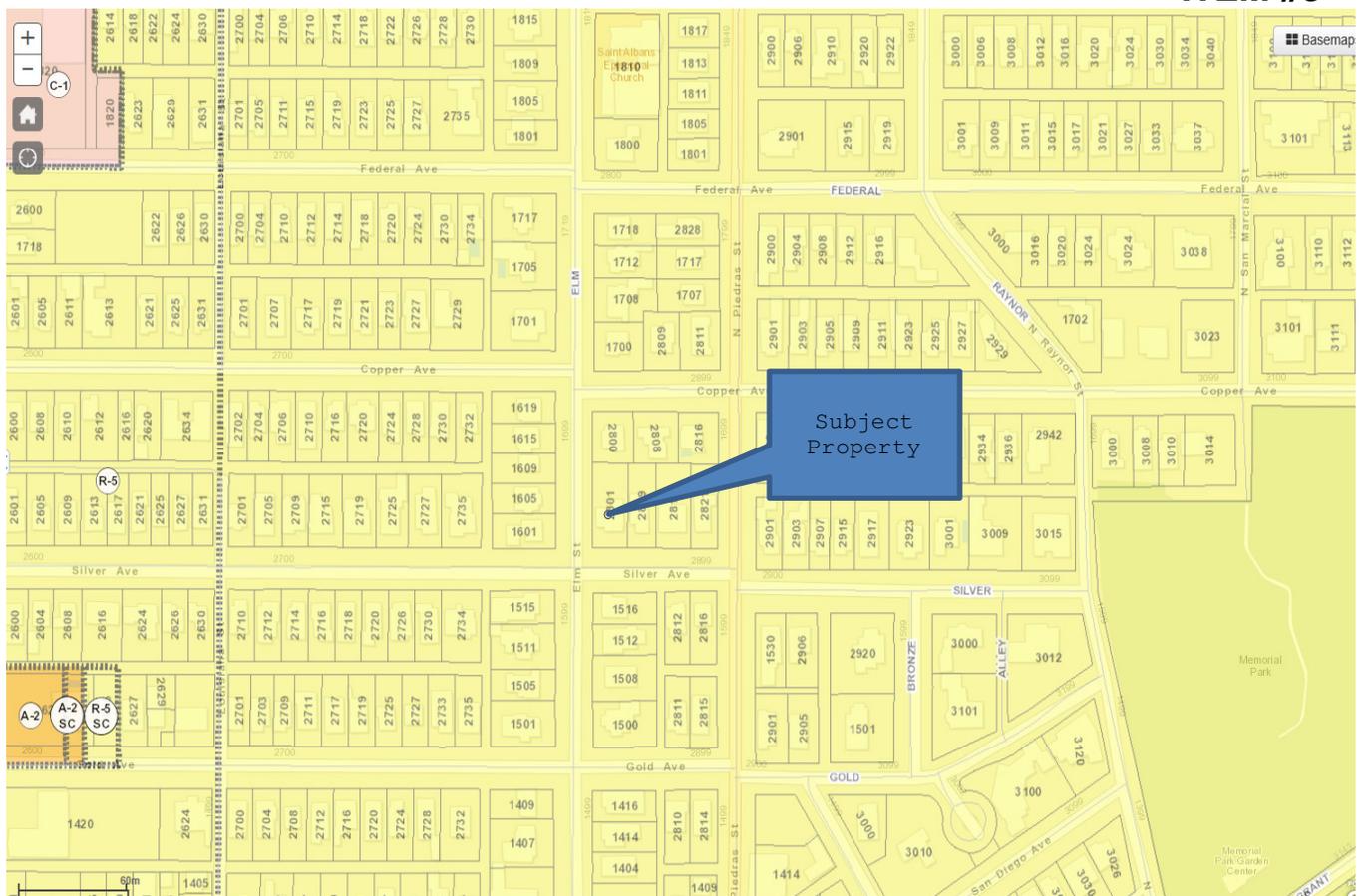




PHAP15-00048

Date: January 11, 2016
Application Type: Certificate of Appropriateness
Property Owner: James Moreno and Rachel Moreno
Representative: James Moreno and Rachel Moreno
Legal Description: Being 30 Manhattan Heights w. 66 ft. of 6, City of El Paso, El Paso County, Texas
Historic District: Manhattan Heights
Location: 2801 Silver Avenue
Representative District: #2
Existing Zoning: R-3/H (Residential/Historic)
Year Built: 1950
Historic Status: Contributing
Request: Certificate of Appropriateness for the removal of security screen doors and replacement with storm doors at the front and back
Application Filed: 12/21/2015
45 Day Expiration: 2/4/2016

ITEM #3



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for the removal of security screen doors and replacement with storm doors at the front and back

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:

- *If desired, introduce narrow-profile interior storm doors/windows so that they do not obscure or damage the existing sash and frame. Interior storm doors/windows should be the first consideration because they will not alter the exterior appearance of the building.*
- *If exterior storm doors/windows are preferred, select exterior storm doors/windows with a painted or baked-enamel finish color that is compatible with the sash color and a design that does not alter, obscure, or detract from the original door/window.*
- *Bare aluminum storm doors and storm windows are not appropriate.*

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

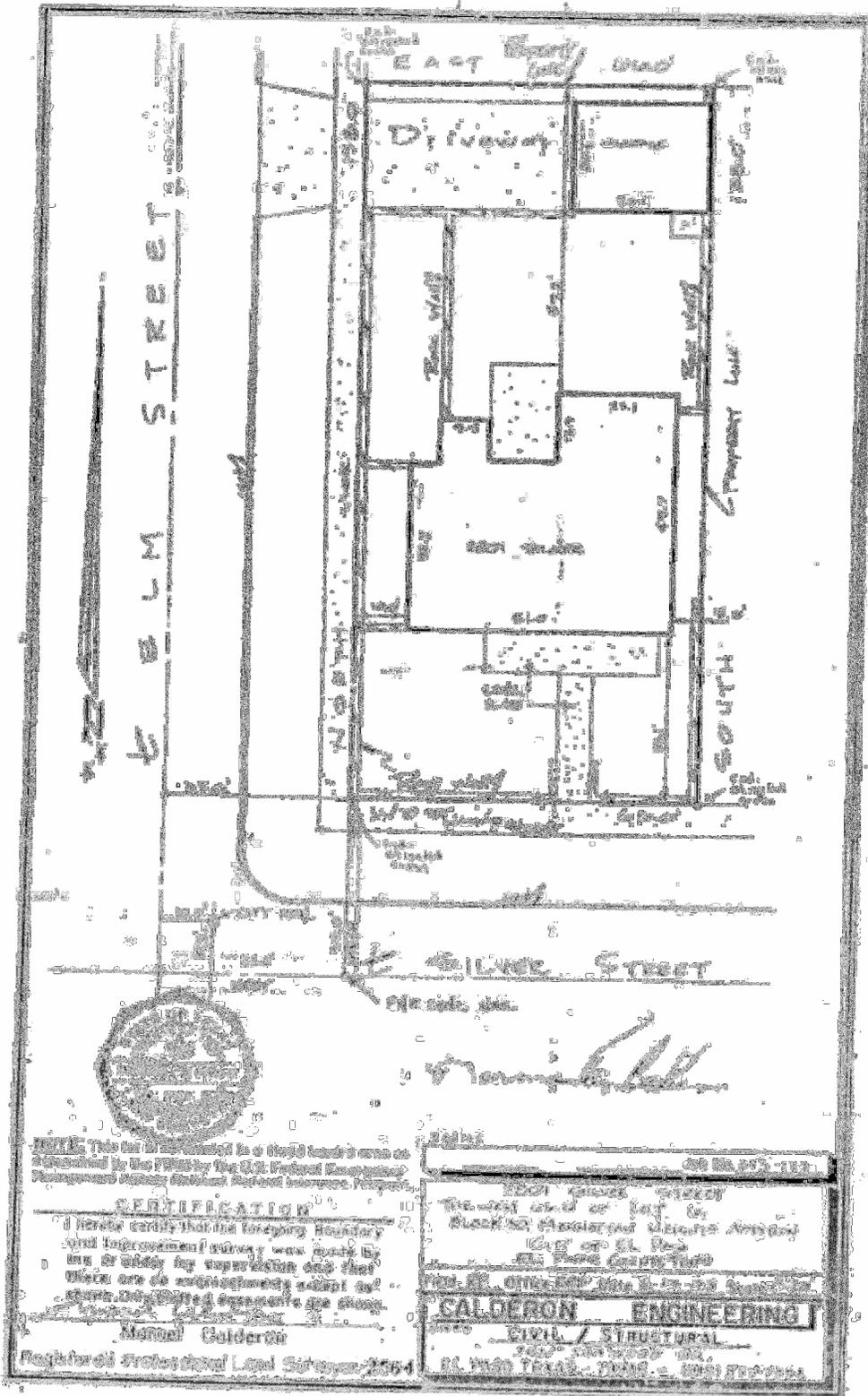
- *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

The modification is that the new storm doors conform to the guidelines and not alter, obscure, or detract from the original doors.

AERIAL MAP



SITE PLAN



off
10/19/00

NOTE: This plan was prepared in a flood hazard area as determined by the FEMA by the US Federal Emergency Management Agency National Flood Insurance Program.

CERTIFICATION

I hereby certify that the foregoing boundary and improvement survey was made by me or under my supervision and that there are no encroachments upon or within the surveyed elements as shown.

Manuel Calderon

Registered Professional Land Surveyor 2564

<p>MANUEL CALDERON, Surveyor The West End of Lot 10, Block 501, Alvarado Heights Addition City of El Paso This plan was prepared by M. Calderon, Surveyor on 10/19/00.</p>
<p>CALDERON ENGINEERING CIVIL / STRUCTURAL 5000 W. UNIVERSITY BLVD. EL PASO, TEXAS 79906-2000</p>

PROPOSED FRONT SCREEN DOOR



**LARSON Tradewinds
Selection White Full-
View Tempered
Glass Retractable
Screen Storm Door
(Common: 36-in x 81-
in; Actual: 35.75-in x
79.75-in)**

Item #: 585253 |

Model #: 14604032

PROPOSED BACK SCREEN DOOR



**LARSON PetView
White Mid-View
Tempered Glass
Pet Door Storm
Door (Common:
32-in x 81-in;
Actual: 31.75-in x
79.75-in)**
