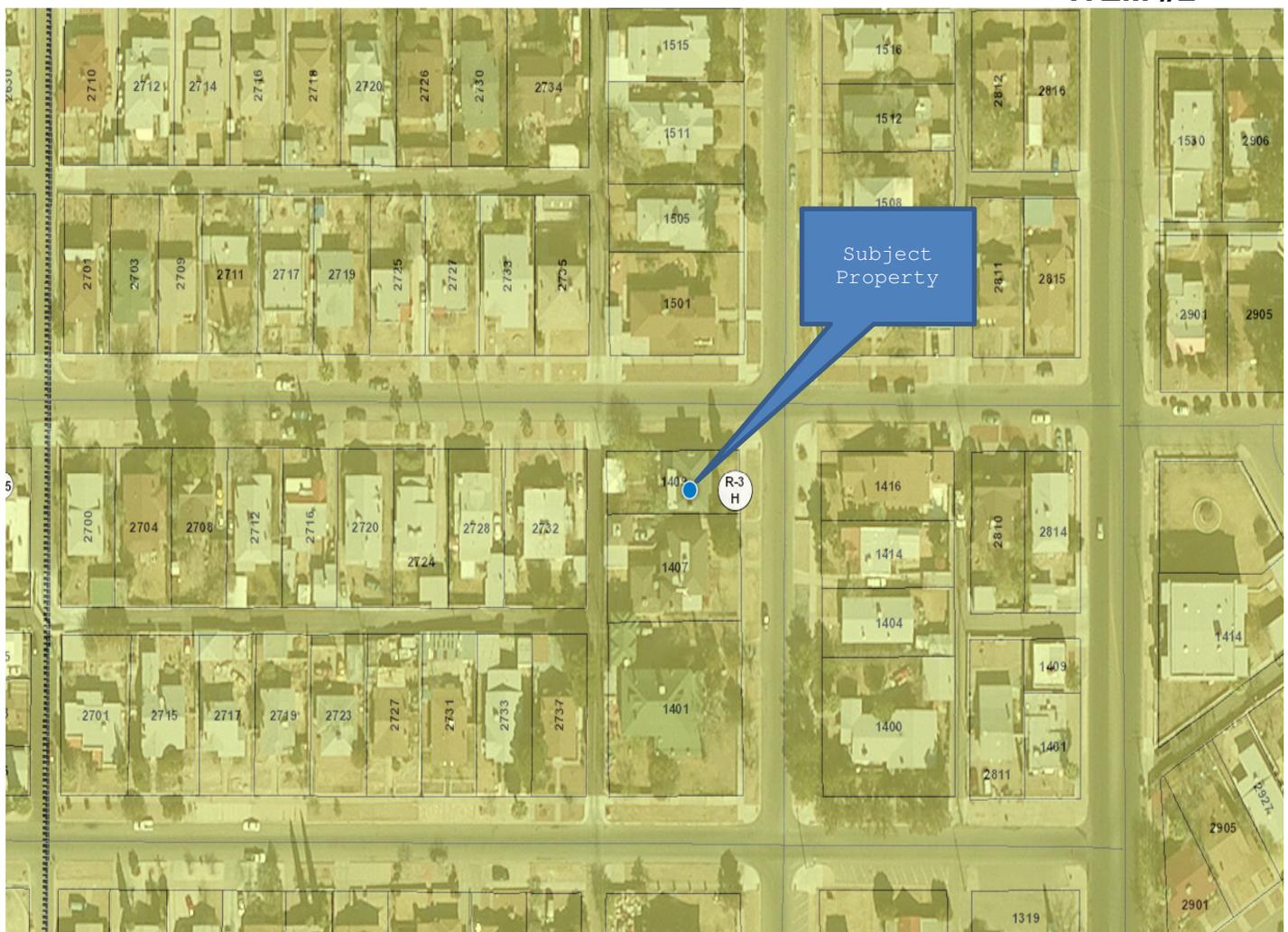




PHAP15-00004

Date: February 9, 2015
Application Type: Certificate of Appropriateness
Property Owner: Joey Martinez
Representative: Joey Martinez
Legal Description: Being 35 Manhattan Heights 20 and N. 21 Ft. of 21, City of El Paso, El Paso County, Texas
Historic District: Manhattan Heights
Location: 1409 Elm Street
Representative District: #2
Existing Zoning: R-3/H (Residential/Historic)
Year Built: 1932
Historic Status: Contributing
Request: Certificate of Appropriateness for the removal of a window on a secondary façade and infilling the opening with brick
Application Filed: 1/26/2015
45 Day Expiration: 3/12/2015

ITEM #2



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for the removal of a window on a secondary façade and infilling the opening with brick

STAFF RECOMMENDATION:

The Historic Preservation Office recommends APPROVAL WITH MODIFICATIONS 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:

- *Doors and windows are considered important character-defining features because of significant detailing.*
- *Windows in secondary facades shall be reviewed on a case by case basis.*

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

- *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

The modifications are that the infill be set back at least one inch from the façade to indicate a window opening and that the sill be retained.

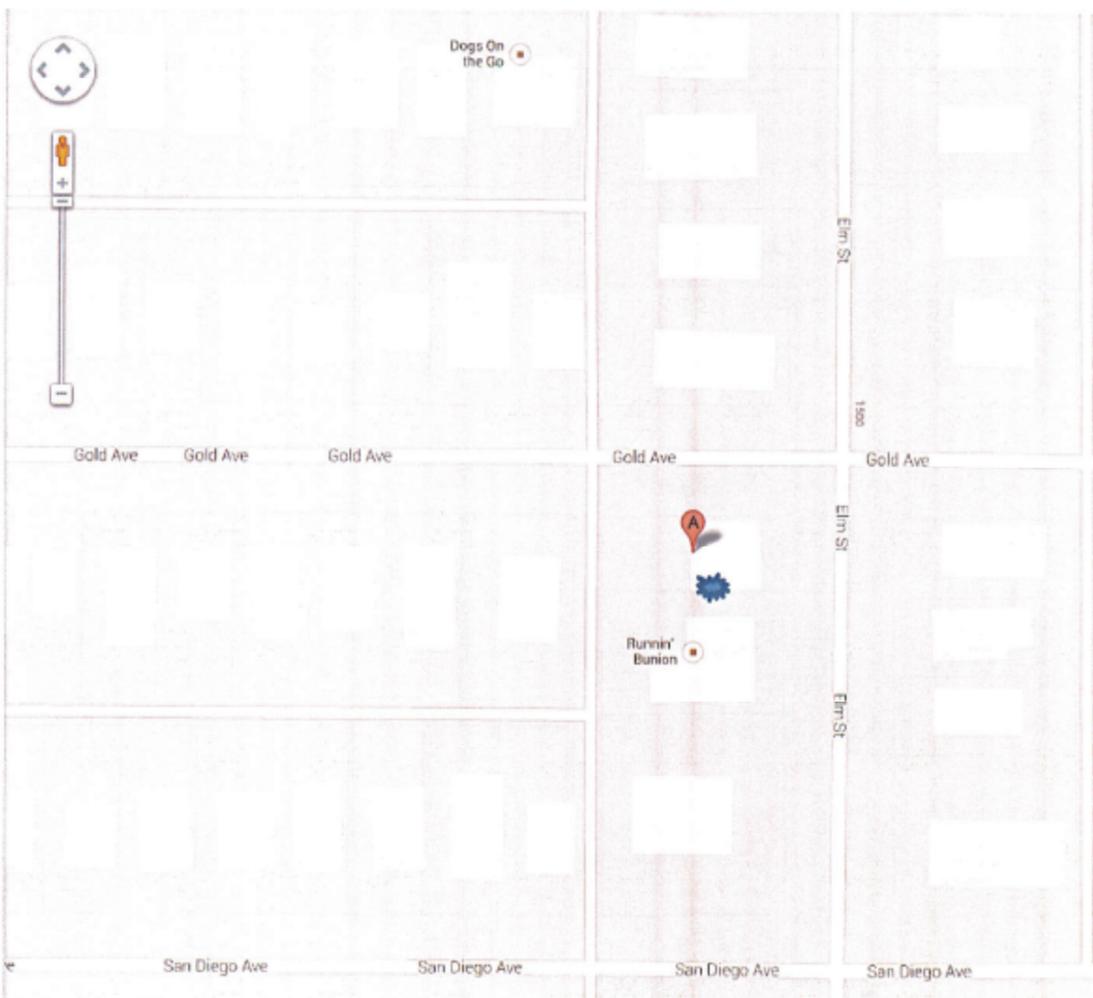
AERIAL MAP



PLAN WITH LOCATION OF WINDOW



Denotes location of window



WINDOW PHOTOGRAPHS

1409 Elm St (South side view)

Certificate of Appropriateness - Request to close (1) window highlighted in the circle. Material used to replace would be of matching brick and color.



