



PHAP14-00003

Date: February 24, 2014
Application Type: Certificate of Appropriateness
Property Owner: James and Rachel Moreno
Representative: James and Rachel Moreno
Legal Description: 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 modification of masonry openings to accommodate new doors at the rear façade.
Application Filed: 02/14/2014
45 Day Expiration: 03/21/2014

ITEM #1



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for the modification of masonry openings to accommodate new doors at the rear façade.

STAFF RECOMMENDATION:

The Historic Preservation Office recommends APPROVAL 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 repair is not feasible, door and window products will be reviewed on an individual basis using the following criteria: Architectural and historical compatibility; Comparison to the original profile; Level of significance of original doors and windows to the architectural style of the building.*
- *Installation of windows similar to the original in appearance and structural purpose, regardless of construction materials is permitted.*
- *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 work should be compatible with the character of the setting in terms of size, scale design, material, color, and texture.*
- *Designing new work to be compatible in materials, size, scale, and texture.*

AERIAL MAP



REAR YARD ELEVATION



Door Specifications



Masonite 72 in. x 80 in. Primed Prehung Right-Hand Inswing 15 Lite Steel Patio Door with No Brickmold”

Assembled Depth (in.)	4.5625 in	Assembled Height (in.)	79.5 in
Assembled Width (in.)	71.25 in	Brickmould	No
Color/Finish	Primed White	Commercial	No
Door Configuration	Double Door	Door Handing	Universal/Reversible
Door Size	72 in. X 80 in.	Door Thickness (in.)	1.75 in
Door Type	French Patio Door	Door Width (in.)	72
ENERGY STAR Certified	Yes	Finish Type	Primed
Fire rating	None	Handle Set Included	No
Hurricane rated	No	Manufacturer Warranty	Limited Lifetime Warranty
Material	Steel	Paintable/Stainable	Yes
Product Weight (lb.)	200	Returnable	90-Day
Screen Included	No		