



PHAP12-00003

Date: February 27, 2012
Application Type: Certificate of Appropriateness
Property Owner: Edward Daffron
Representative: Karla Frausto
Legal Description: Block 18 of Sunset Heights Lots 26 & S 7 Ft OF 2, City of El Paso, El Paso County, Texas.
Historic District: Sunset Heights
Location: 1420 Hawthorne Street
Representative District: #8
Existing Zoning: R-4/H (Residential/Historic)
Year Built: 1914
Historic Status: Contributing
Request: Certificate of appropriateness for the removal and replacement of windows and doors and the modification of window openings at the rear façade to accommodate a door.
Application Filed: 2/16/2012
45 Day Expiration: 4/1/2012

ITEM #1



GENERAL INFORMATION:

The applicant seeks approval for:

The removal and replacement of windows and doors and the modification of openings at the rear façade to accommodate new windows and doors.

STAFF RECOMMENDATION:

The Historic Preservation Office recommends APPROVAL of the proposed scope of work based on the following recommendations:

The Administrative Design Guidelines recommend the following:

- Installation of windows, similar to the original in appearance and structural purpose, regardless of construction materials, is permitted.
- New wood or metal-clad wood windows, of the same design and size, may replace original windows that are beyond repair.
- New doors should match the original materials and should be similar in design.

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

- The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features that characterize a property will be avoided.
- Replacing in kind an entire window that is too deteriorated to repair using the same sash and pane configuration and other design details.
- Where 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.

AERIAL MAP

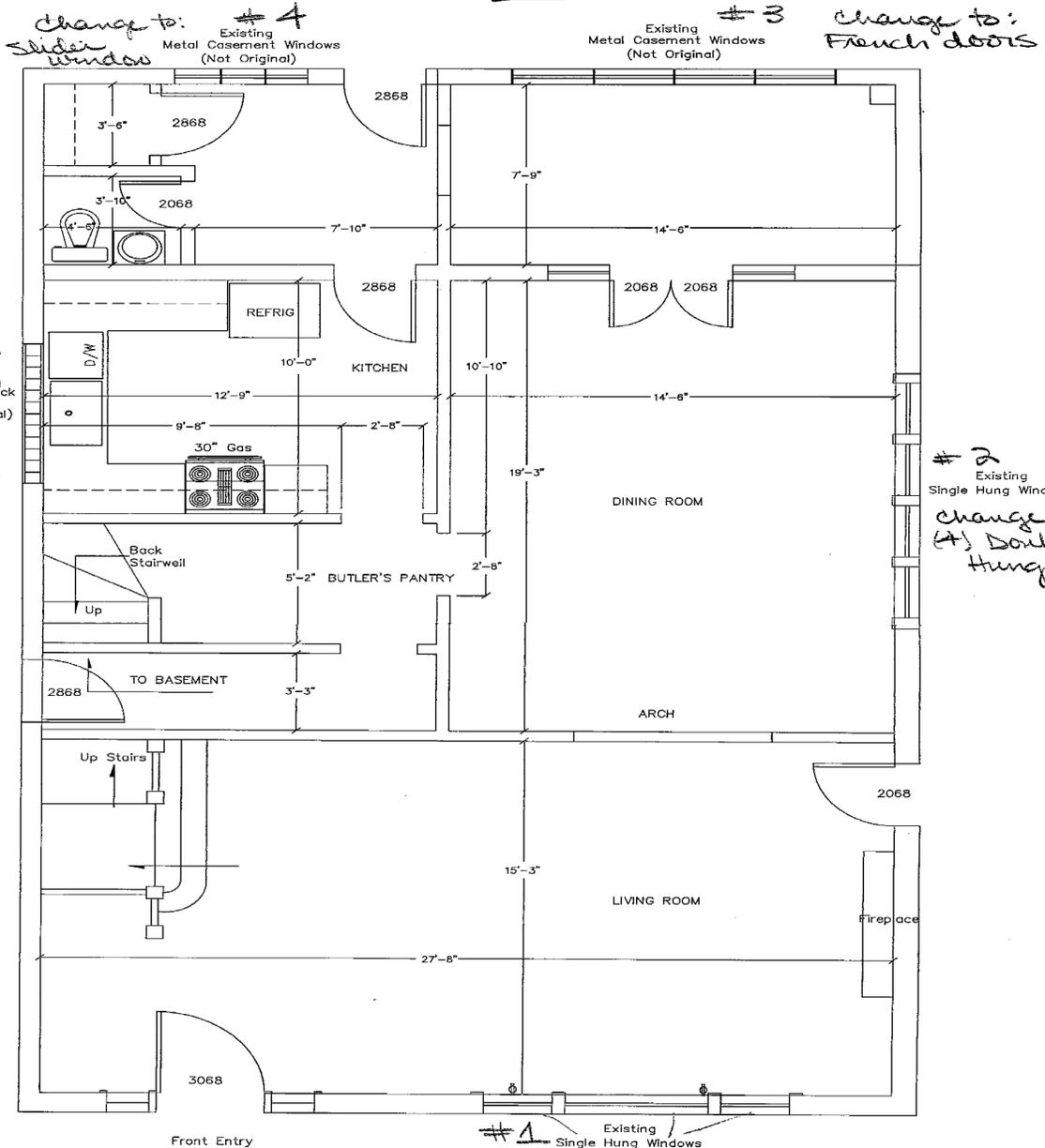
PHHR12-00003



EXISTING FLOOR PLANS

ED DAFFRON

1420 Hawthorne — Existing Lower Level



change to: #4
Slider Window
Existing Metal Casement Windows (Not Original)

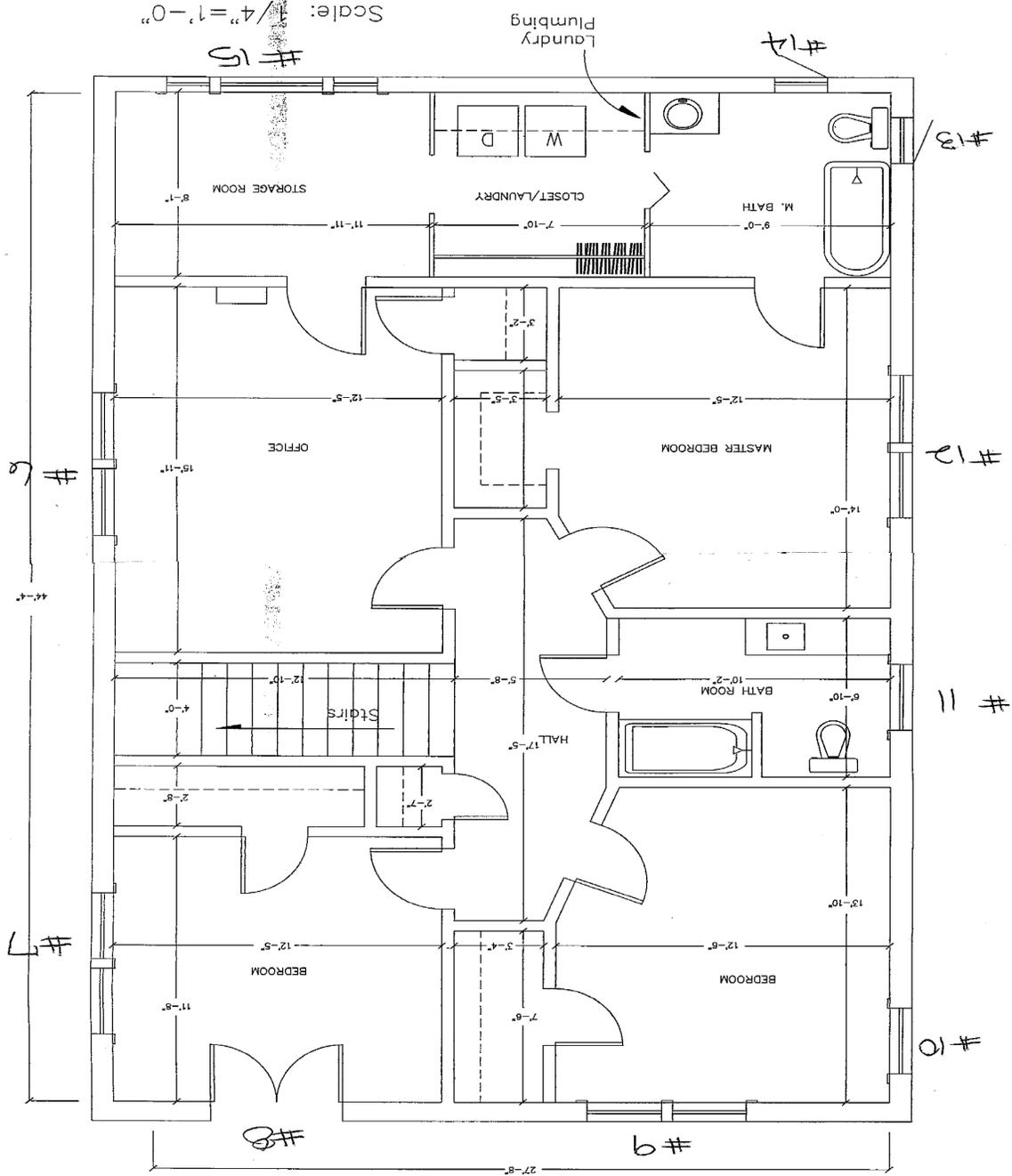
#3 change to: French doors
Existing Metal Casement Windows (Not Original)

change to: #5 Existing Glass Block Window (Not Original)
casement at each side w/ center picture window

#2 Existing Single Hung Windows
change to: (4) Double Hung windows

#1 Existing Single Hung Windows
* change to: Vinyl exterior wood interior
Scale: 1/4" = 1'-0"
Double Hung at each side w/ center picture window

ED DAFFRON
1420 Hawthorne - Existing Upper Level

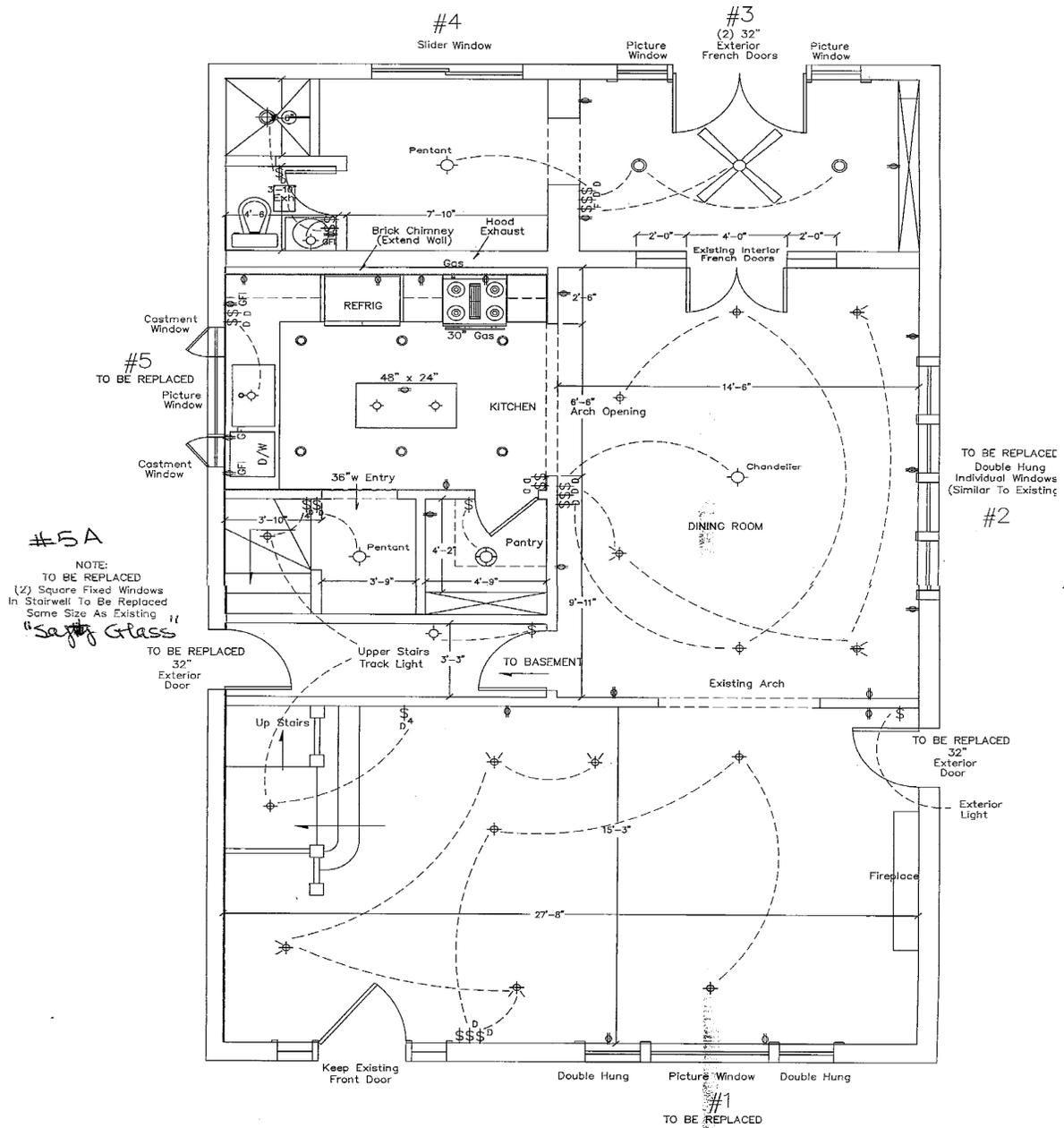


Scale: 1/4" = 1'-0"

PROPOSED FLOOR PLANS

ED DAFFRON

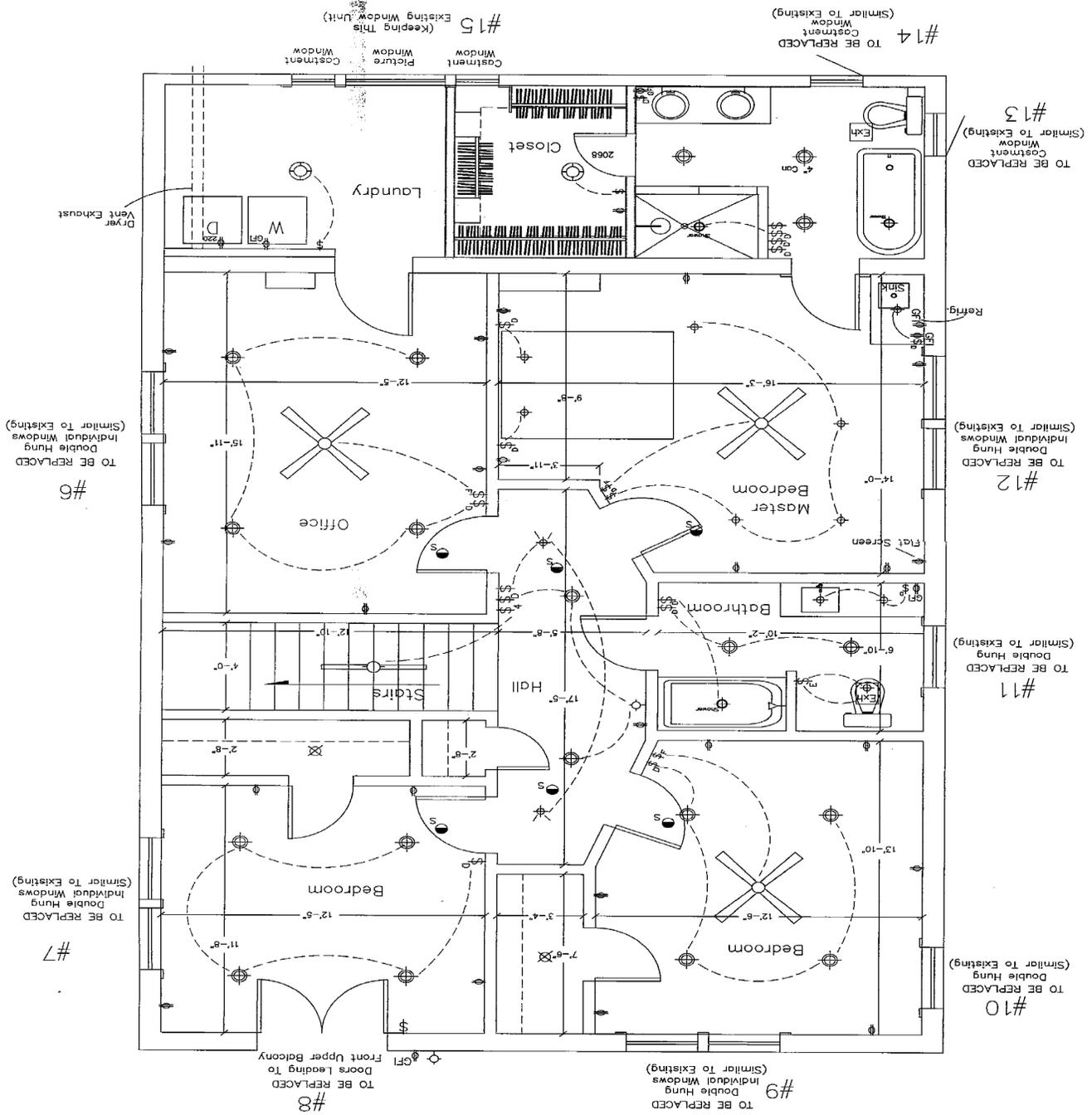
1420 Hawthorne - Lower Level
(Remodeled Windows & Doors)



Scale: 1/4" = 1'-0"

ED DAFFRON
 1420 Hawthorne - Upper Level
 (Remodeled Windows & Doors)

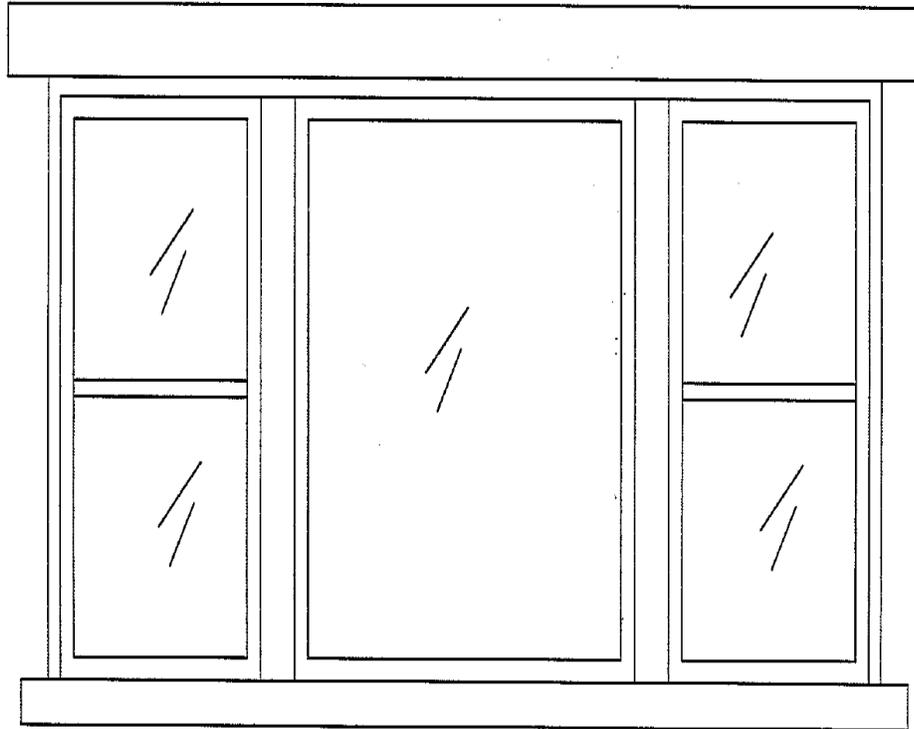
Scale 1/4" = 1'-0"



PROPOSED WINDOW AND DOOR ELEVATIONS

#1

Replacement Windows
(Viewed From Front Exterior)



Double Hung

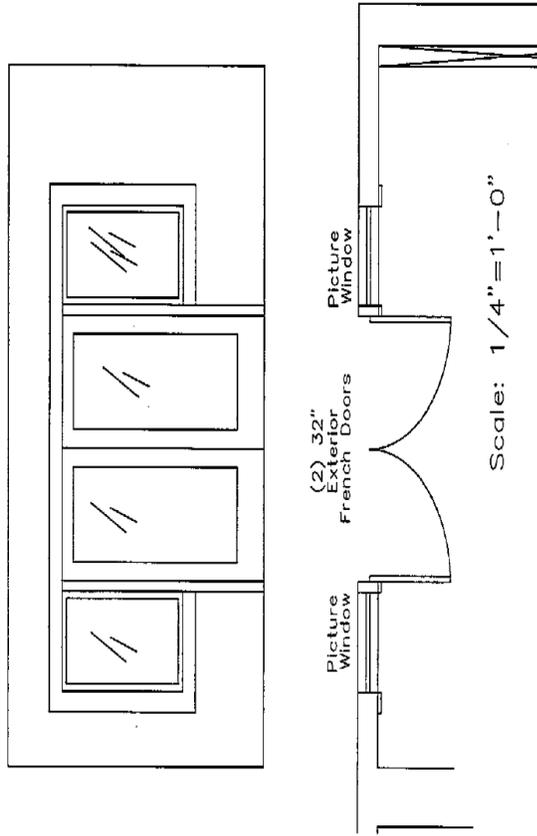
Picture Window

Double Hung



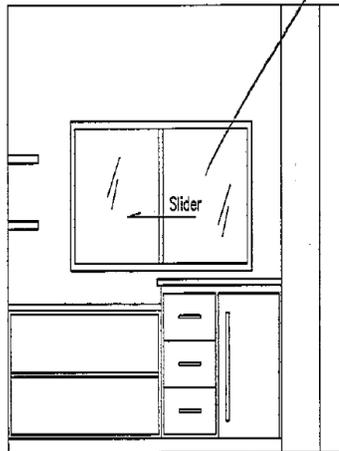
3

UNIT B. — NEW REPLACEMENT
ED DAFFRON—1420 Hawthorne
Lower Level—Back Area
(Elevation / Remodeled Windows & French Doors)



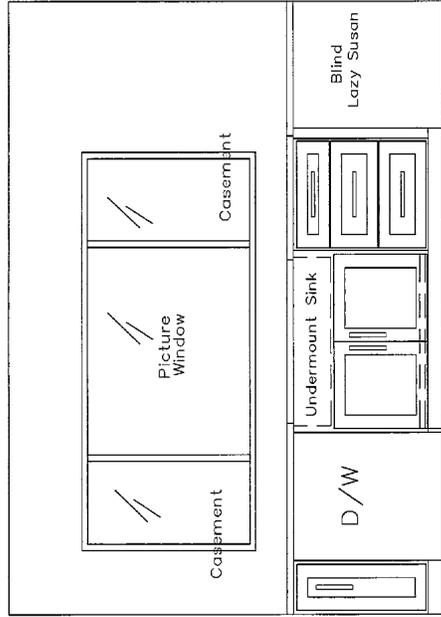
4

#4 - Slider Window Replacement
Lower Level—Back Area

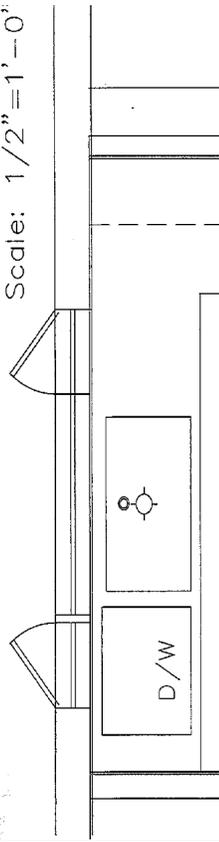


5

ED DAFFRON-1420 Hawthorne
Lower Level-Kitchen
(New Window)

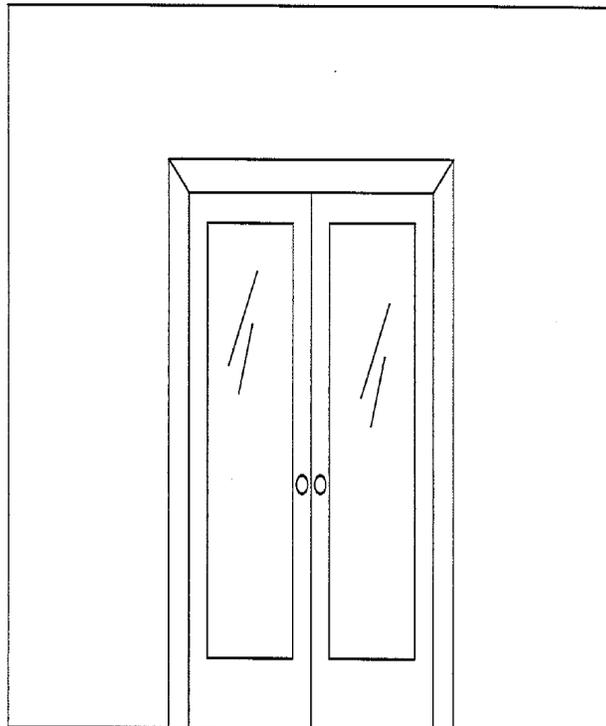


Scale: 1/2" = 1'-0"



#8

French Door Replacement
(Viewed From Interior)



PROPOSED WINDOWS



Frame Size

Solid 4 9/16 inch frame provides strength and durability. (Extension for 6 9/16 inch jamb available)

Lasting Color and Wood Veneer Options

The smooth finish of the composite material takes on the look of finely painted millwork that won't peel, fade or chalk like paint. Choose from six charming colors. And, if you prefer the look of wood, a pine veneer interior is also available that can easily be stained or painted to meet your décor needs.

Hardware

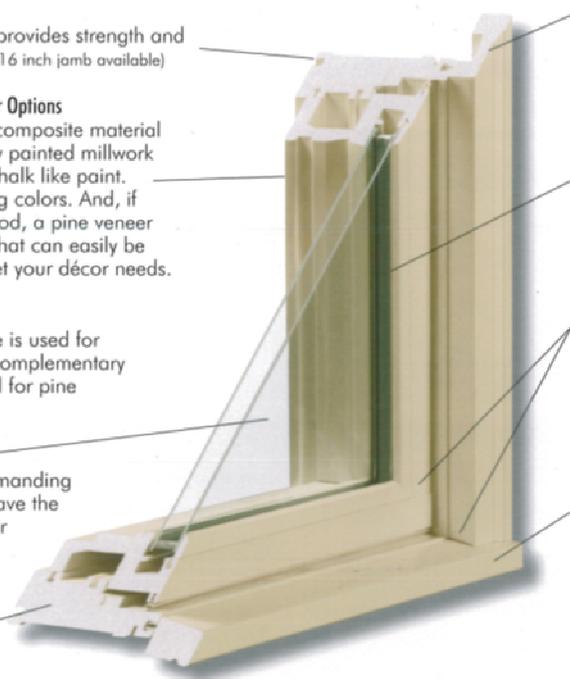
Color matching hardware is used for our interior finishes and complementary hardware can be selected for pine interior options.

The Best in Glass Options

From mild climates to demanding weather conditions, we have the glass options to meet your needs with our CōzE line of performance glass options.

Resin Composite

The composite material used in Renaissance windows is a mix of thermoplastic resins and manufactured to look as good as wood without the maintenance—all encapsulated with our SuperCapSR® technology.



SuperCapSR Finish

Encapsulated with an acrylic-based capstock, the composite material won't peel, fade or warp, resists scratching and can be easily cleaned with just soap and water.

Warm Edge Technology

7/8 inch or optional 1 inch warm edge spacer system in dual- or triple-pane IG units, reduces condensation and provides energy efficiency.

Wood Joinery Techniques

Wood joinery techniques can be found in all Renaissance Series windows, providing attractive tongue and groove frame corners and mortise and tenon sash corners for superior structural strength.

Custom Sizing

All Renaissance Series windows can be custom-sized to the nearest 1/8 inch increment to fit any architectural style and meet your customized window replacement needs.

Muntins/Grids

Choose from several muntins/grid styles and patterns to customize the look of your home with grids between the glass or surface-applied, simulated divided lite grids.