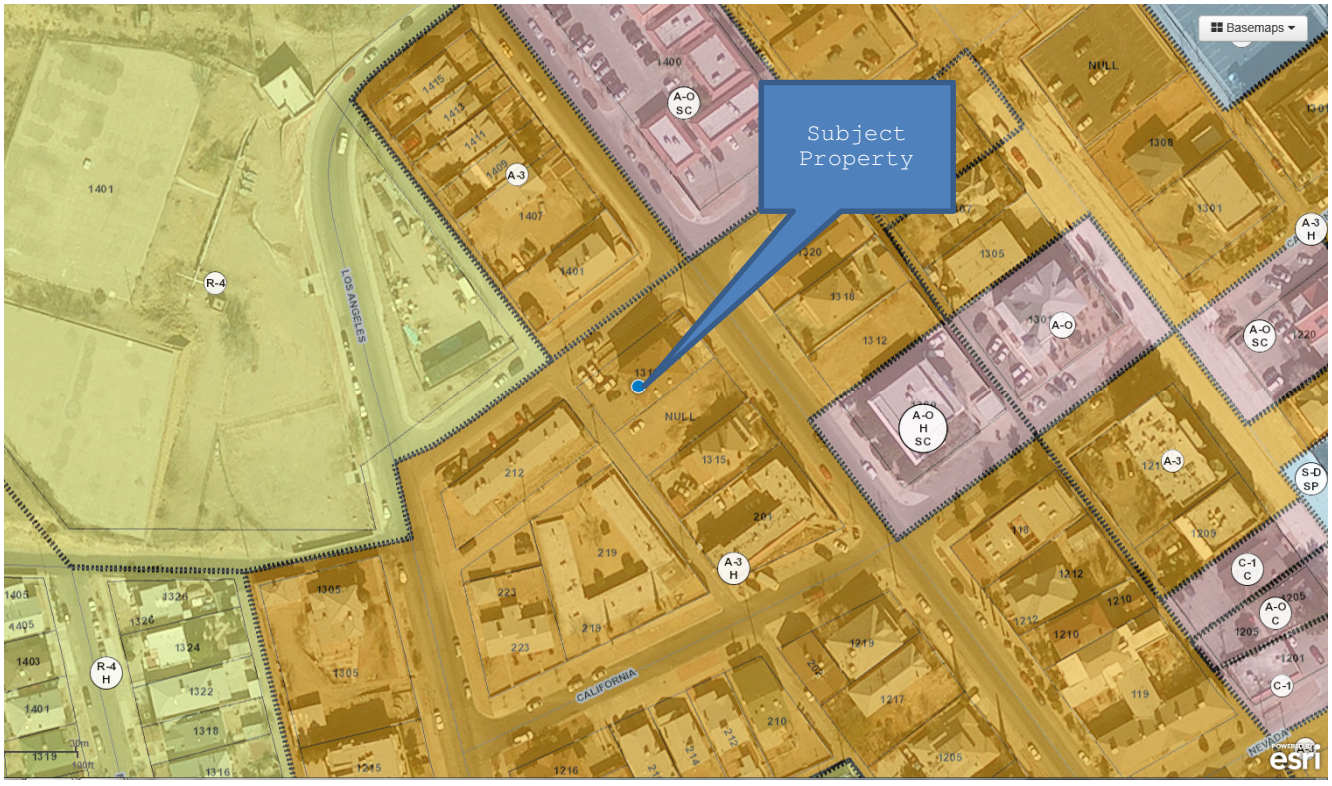
PHAP15-00007

Date:	March 23, 2015 (Postponed from February 23, 2015)
Application Type:	Certificate of Appropriateness
Property Owner:	The Venice Group
Representative:	Carlos Silveyra
Legal Description:	Being Fr. 7 Alexander 9 & 10, City of El Paso, City of El Paso, El Paso County, Texas
Historic District:	Sunset Heights
Location:	1319 N. El Paso Street
Representative District:	#8
Existing Zoning:	A-3/H (Apartment/Historic)
Year Built:	1930
Historic Status:	Non-Contributing
Request:	Certificate of Appropriateness for the removal and replacement of doors and windows and the installation of through-wall grilles after-the-fact
Application Filed:	2/9/2015
45 Day Expiration:	3/26/2015

ITEM #1



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for the removal and replacement of doors and windows and the installation of through-wall grilles after-the-fact

STAFF RECOMMENDATION:

The Historic Preservation Office recommends DENIAL 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.*
- *When windows are involved in the construction process it is recommended to repair rather than replace.*
- *However, 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). Replacement windows on the main façade shall be comprised of the operable portions of the window and match the type, style, operation, configuration and finish of the original windows.*
- *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.*
- *Windows in secondary facades shall be reviewed on a case by case basis.*
- *The size of the door or window opening should not be altered. New doors and windows should be constructed to fit into the existing opening.*
- *Retain and preserve the pattern, arrangement, and dimensions of door and window openings on principal elevations. Often the placement of doors and windows is an indicator of a particular architectural style, and therefore contributes to the building's significance. Doors and windows for new construction and additions should be compatible in proportion, location, shape, pattern, size, and details to existing units.*
- *Retain and preserve original doors and windows, including such elements as sash, glass, sills, lintels, casings, muntins, trim, frames, thresholds, hardware and shutters. If repair of an original window or door element is necessary, repair only the deteriorated element to match the original in size, composition, material, dimension, and detail by patching, splicing, consolidating, or otherwise reinforcing the deteriorated section. The removal of historic materials should be avoided.*
- *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.*
- *For commercial and/or institutional buildings, or the replacement of steel casement windows, if it is not feasible to repair original windows, select replacement products that are compatible in proportion, location, shape, pattern, size, and details to the original window component.*
- *Visible door styles must be matched to the building's architectural style. An*

inappropriate door will require review by the HLC.

- *If a new mechanical system is needed, install it so that it causes the least amount of alteration to the building's exterior facades, historic building fabric, and site features.*
- *Locate new mechanical equipment and utilities, including heating and air-conditioning units, meters, exposed pipes, and fuel tanks, in the most inconspicuous area, usually along a building's rear façade, screened from public view.*

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

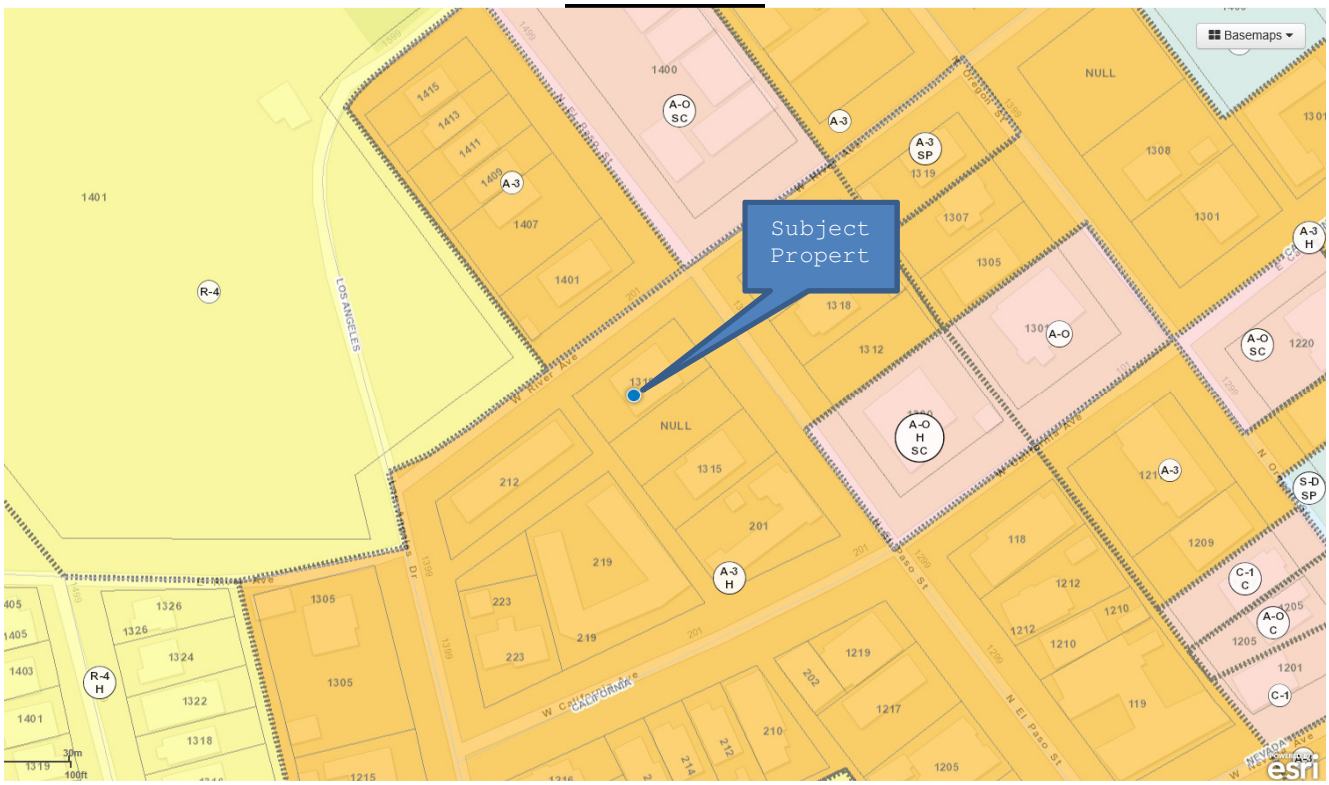
- *The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

- *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

- *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

- *Deteriorated historic features will repaired rather than replaced. 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. Replacement of missing features will be substantiated by documentary and physical evidence.*

AERIAL MAP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Basemaps
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LOS ANGELES
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W California Ave
N El Paso St
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A-3
A-O SC
A-3 SP
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A-3 H
S-D SP
C-1 C
A-O C
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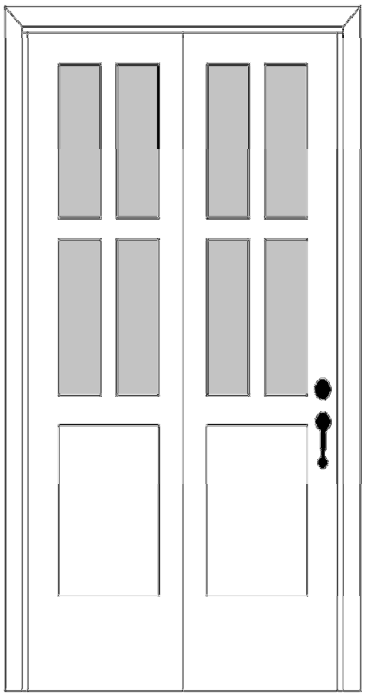
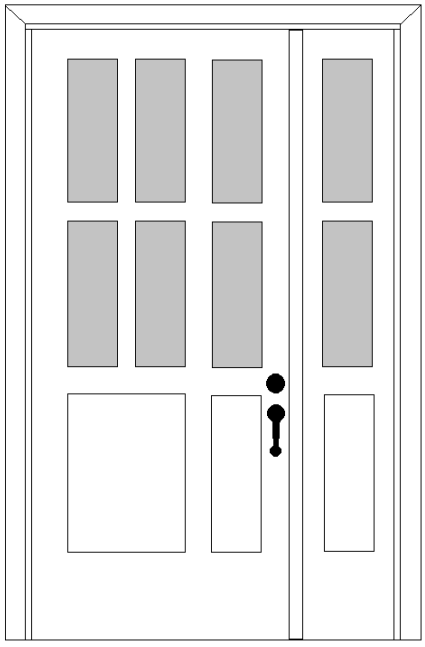
PHOTOGRAPHS OF THE PROPERTY

WINDOW AND DOOR ELEVATIONS





WINDOW SAMPLE