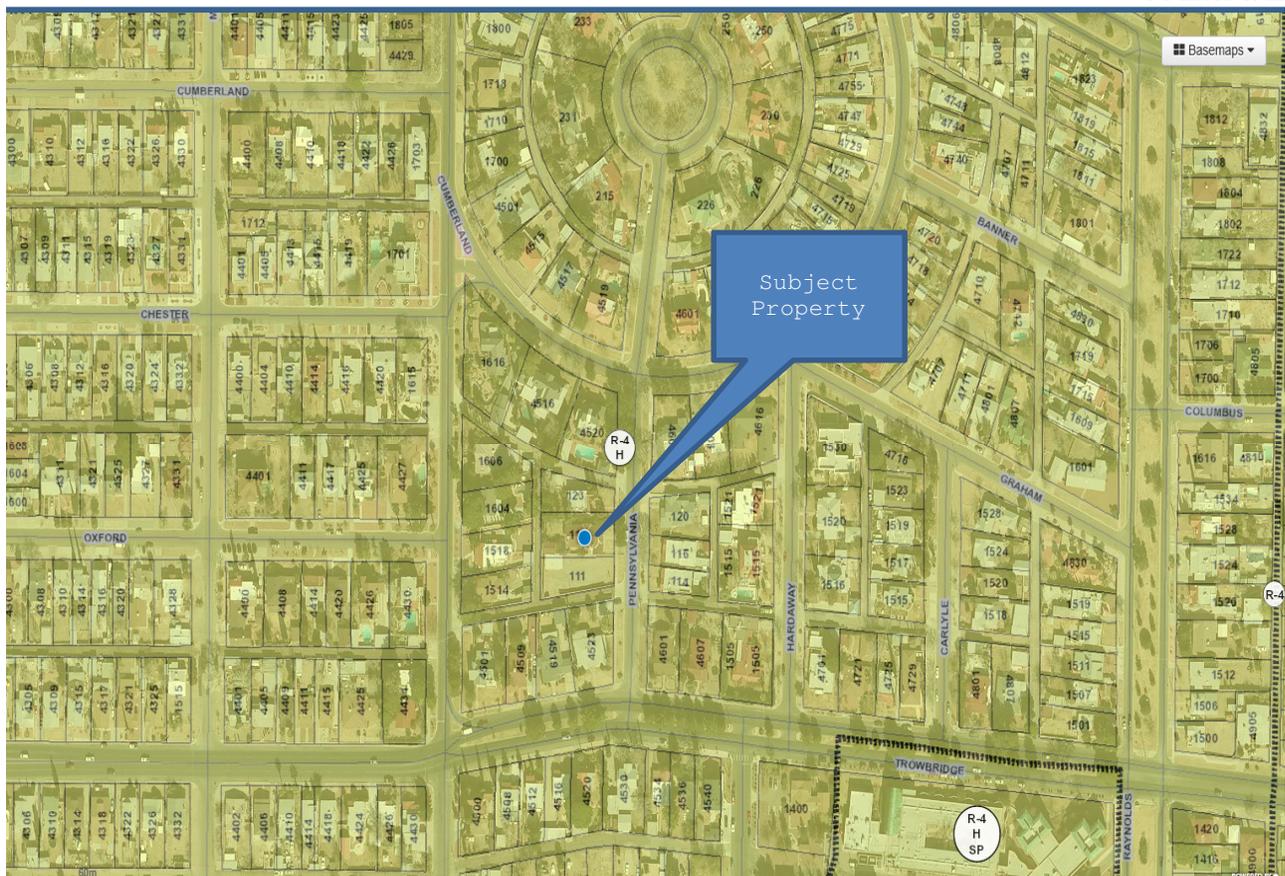




PHAP15-00008

Date: March 23, 2015
Application Type: Certificate of Appropriateness
Property Owner: J. Todd Southern
Representative: J. Todd Southern
Legal Description: Being 99 Government Hill 14 + 15, City of El Paso, City of El Paso, El Paso County, Texas
Historic District: Austin Terrace
Location: 117 Pennsylvania Place
Representative District: #2
Existing Zoning: R-4/H (Residential/Historic)
Year Built: 1922
Historic Status: Contributing
Request: Certificate of Appropriateness for the removal of the existing barrel tile metal convex roof and replacement with a metal concave roof
Application Filed: 3/16/2015
45 Day Expiration: 4/30/2015

ITEM #2



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for the removal of the existing barrel tile metal convex roof and replacement with a metal concave roof

STAFF RECOMMENDATION:

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

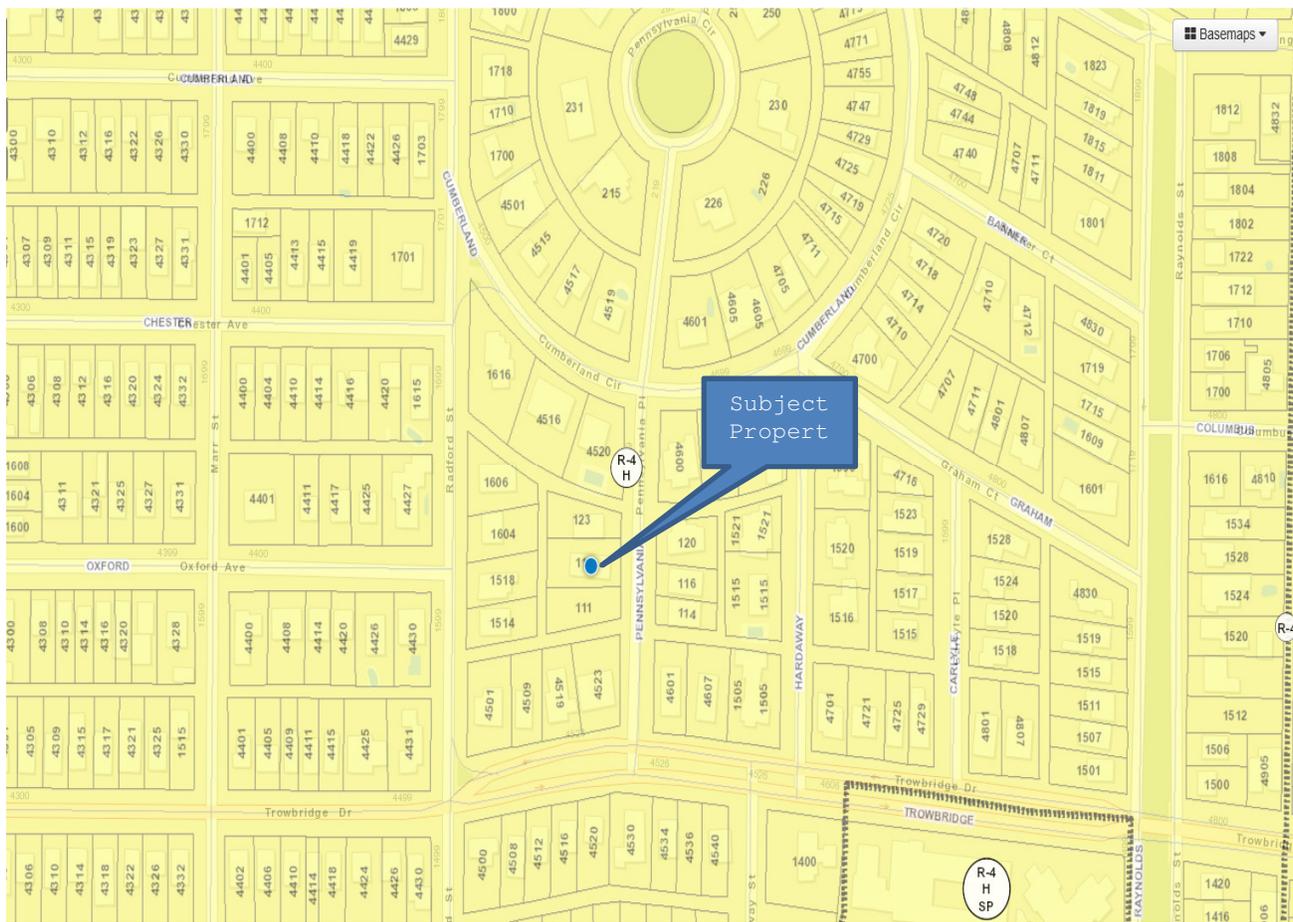
The Design Guidelines for El Paso's Historic Districts, Sites, and Properties recommend the following:

- *The distinctive features of each roof type should be retained as they are character-defining elements.*
- *If a roof requires repair, the replacement materials must match the original or existing materials as closely as possible.*
- *Do not change the style or construction of the roof. For example, constructing a gable or hip roof on top of an existing historic flat roof would be inappropriate.*

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 be 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



EXISTING ROOFING



PROPOSED ROOFING

