



PHAP11-00003

Date: *March 28, 2011*
Application Type: Certificate of Appropriateness
Property Owner: Monica Ortiz
Representative: Monica Ortiz
Legal Description: 33 Manhattan Heights 11 & 12 (6000 Sq. Ft.), City of El Paso, El Paso County, Texas
Historic District: Manhattan Heights
Location: 2812 Silver Avenue
Representative District: #2
Existing Zoning: R-3/H (Residential/Historic)
Year Built: 1940
Historic Status: Contributing
Request: Certificate of Appropriateness for the legalization of after-the-fact window replacement.
Application Filed: 3/14/2011
45 Day Expiration: 4/28/2011

ITEM #2



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for the legalization of after the fact window replacement.

STAFF RECOMMENDATION:

- The Historic Preservation Division recommends APPROVAL WITH CONDITIONS of the proposed scope of work based on the following recommendations:

The Administrative Review Design Guidelines recommends the following:

- Installation of windows similar to the original in appearance and structural purpose, regardless of construction materials, is permitted.
- That replacement windows match the appearance, materials, design, color, texture and other visual qualities of existing windows.

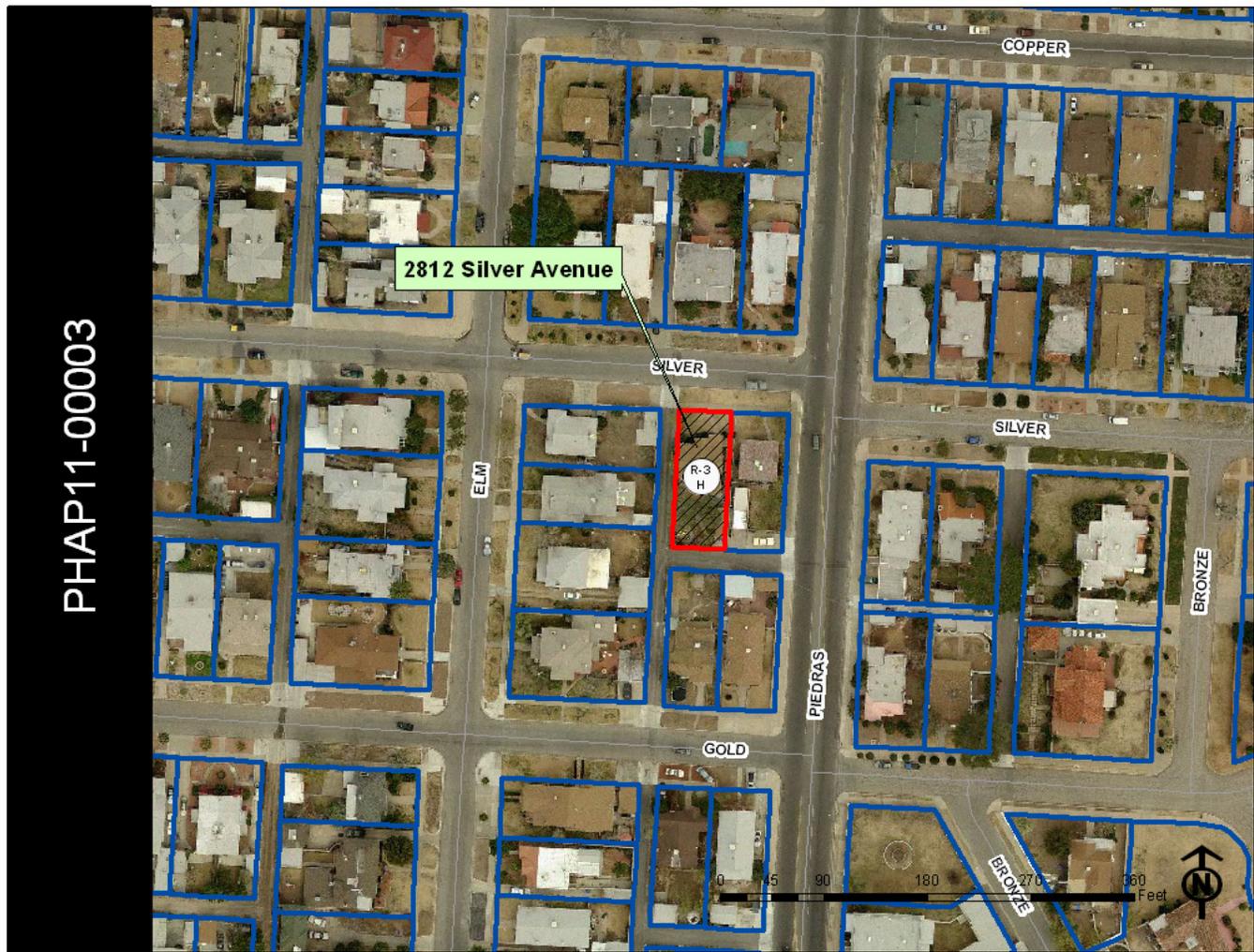
The Magoffin Historic District Design Guidelines recommends the following:

- Replacement windows should match the type, style, material and finish of the original.

Recommended condition is the installation of applied muntins to simulate the grid pattern of the original windows.

AERIAL MAP

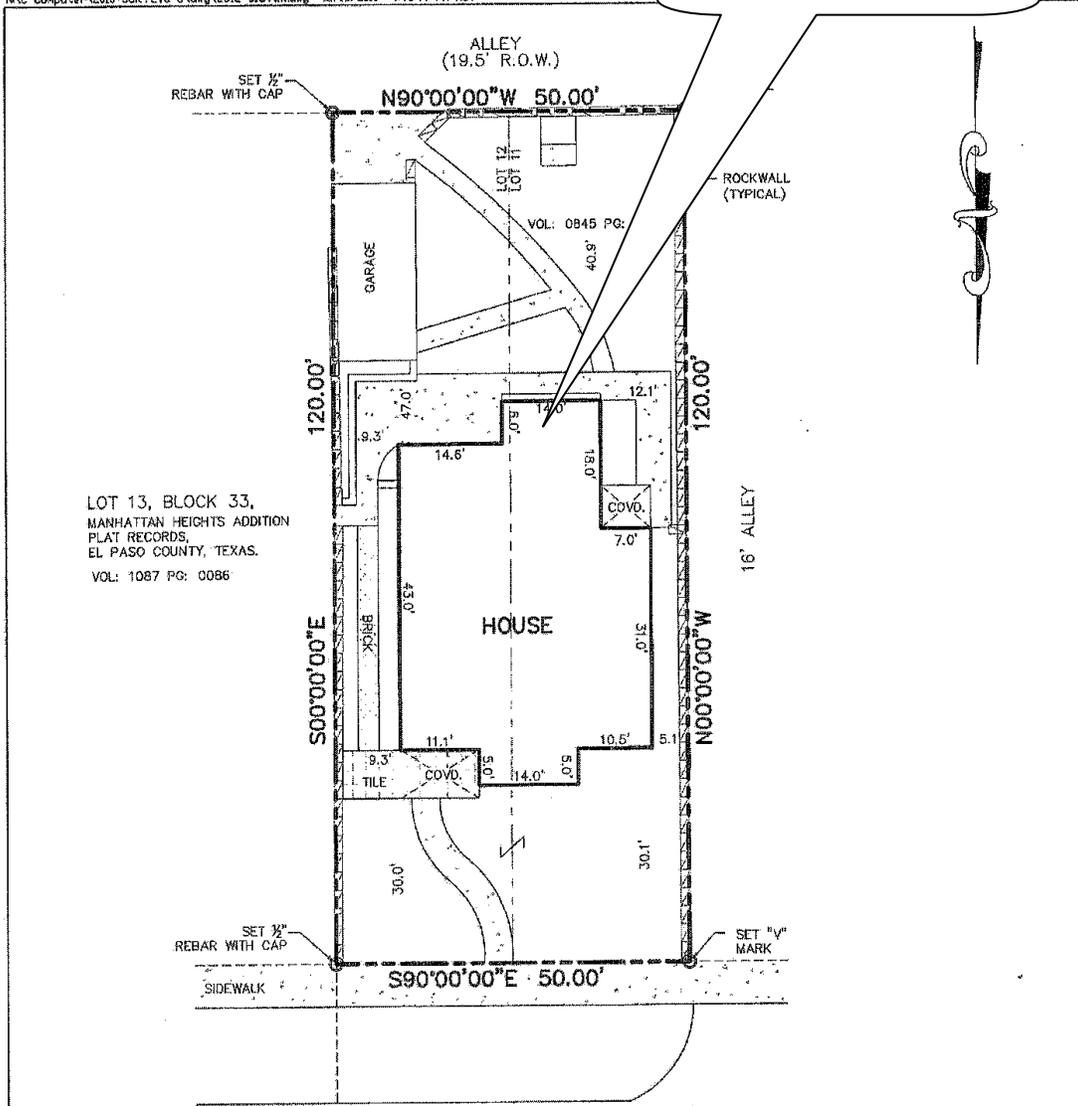
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SITE PLAN

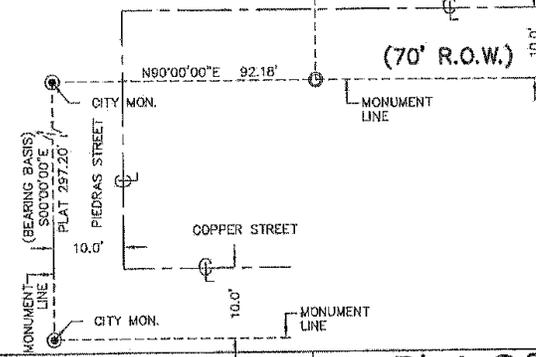
N:\C Computer\2010 SURVEYS-C\dwg\2012 SILVER.dwg 12/15/2010 4:544 PM MST

Location of new windows



LOT 13, BLOCK 33,
MANHATTAN HEIGHTS ADDITION
PLAT RECORDS,
EL PASO COUNTY, TEXAS.
VOL: 1087 PG: 0086

2812
SILVER AVENUE
(70' R.O.W.)



- NOTE:**
1. SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE "C" PER F.I.R.M. PANEL NUMBER 336, LAST REVISION DATE 10-15-82. THIS SURVEYOR MAKES NO GUARANTEE AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.
 2. BEARINGS SHOWN ARE BASED ON THE FILED PLAT FOR MANHATTAN HEIGHTS ADDITION.
 3. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS WHETHER OF RECORD OR NOT, (NOT SHOWN).
 4. THE PROPERTY OWNERS ARE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL TITLE COMMITMENT PROVISIONS AND CONFIRMING THE SIZE AND USE OF ALL RECORDED EASEMENTS PERTAINING TO THIS PROPERTY, IN SPITE OF THE ACCURACY OR DEFECTS OF THIS PLAT.
 5. THIS SURVEY WAS DONE FOR TITLE INSURANCE ONLY, AND SHALL NOT BE USED FOR CONSTRUCTION OR OTHER PURPOSES.
 6. TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, OF OR FILE NO. 217308, DATED 10-25-2010, BORROWER-MONICA ORTIZ.

B Plat Of Survey I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECTION AND SUPERVISION AND THAT THE MAP

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