## *PHAP13-00007*

| | |
|---|---|
| ***Date:*** | May 6, 2013 |
| ***Application Type:*** | Certificate of Appropriateness |
| ***Property Owner:*** | Joseph M. Nebhan |
| ***Representative:*** | Marilyn Del Rio, DRS Architecture |
| ***Legal Description:*** | Lot 23 Mills, 63 ft. on Stanton, 120 ft. on Franklin SW corner, City of El Paso, El Paso County, Texas. |
| ***Historic District:*** | Listed on the El Paso Inventory of Historic Sites |
| ***Location:*** | 311 Franklin Avenue |
| ***Representative District:*** | #8 |
| ***Existing Zoning:*** | C-5 (Commercial) |
| ***Year Built:*** | 1921 |
| ***Historic Status:*** | El Paso Inventory of Historic Sites |
| ***Request:*** | Certificate of Appropriateness for the installation of glass block in a storefront on Stanton Street in opposition to the submitted tax exemption application. |
| ***Application Filed:*** | 4/01/2013 |
| ***45 Day Expiration:*** | 5/16/2013 |

***ITEM #1***

## GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for the installation of glass block in a storefront on Stanton Street in opposition to the submitted tax exemption application.

## 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:

- Retain and preserve storefronts that contribute to the overall historic character of a building, including such functional and decorative features as transoms, display windows, doors, entablatures, pilasters, recessed entries, and signs.
- Protect and maintain historic storefront features and materials through appropriate methods.
- Repair historic storefront features using recognized preservation methods for patching, consolidating, splicing, and reinforcing.
- If replacement of a deteriorated detail or element of a storefront feature is necessary, replace only the deteriorated detail or element in kind rather than the entire feature. If replacement of an entire storefront feature is necessary, replace it in kind, matching the original feature in design, dimension, detail, texture, color, and material. Consider compatible substitute materials only if using the original material is not technically feasible.
- If a storefront feature or an entire storefront is missing, replace it with a new feature or storefront based on accurate documentation. If accurate documentation is not available, then utilize a new design compatible with the building in scale, size, material, and color.
- It is appropriate to remove objects and later renovations to reveal original storefront openings obscured by the changes.
- It is not appropriate to introduce storefront features or details to a historic building in an attempt to create a false historical appearance.
- It is appropriate to mount security grilles, tracks and roll down shutters on the interior.
- All storefront glass shall be clear and un-tinted or un-mirrored.

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

- New construction will not destroy historic materials, features, and spatial relationships that characterize the property.

# AERIAL MAP

PHAP13-00007
Subject Property
WYOMING
MISSOURI
KANSAS
CAMPBELL
FRANKLIN
MAIN
MESA
0
55
110
220
330
440
Feet
N

# PICTURES OF EXISTING WINDOWS

# PROPOSED WINDOWS