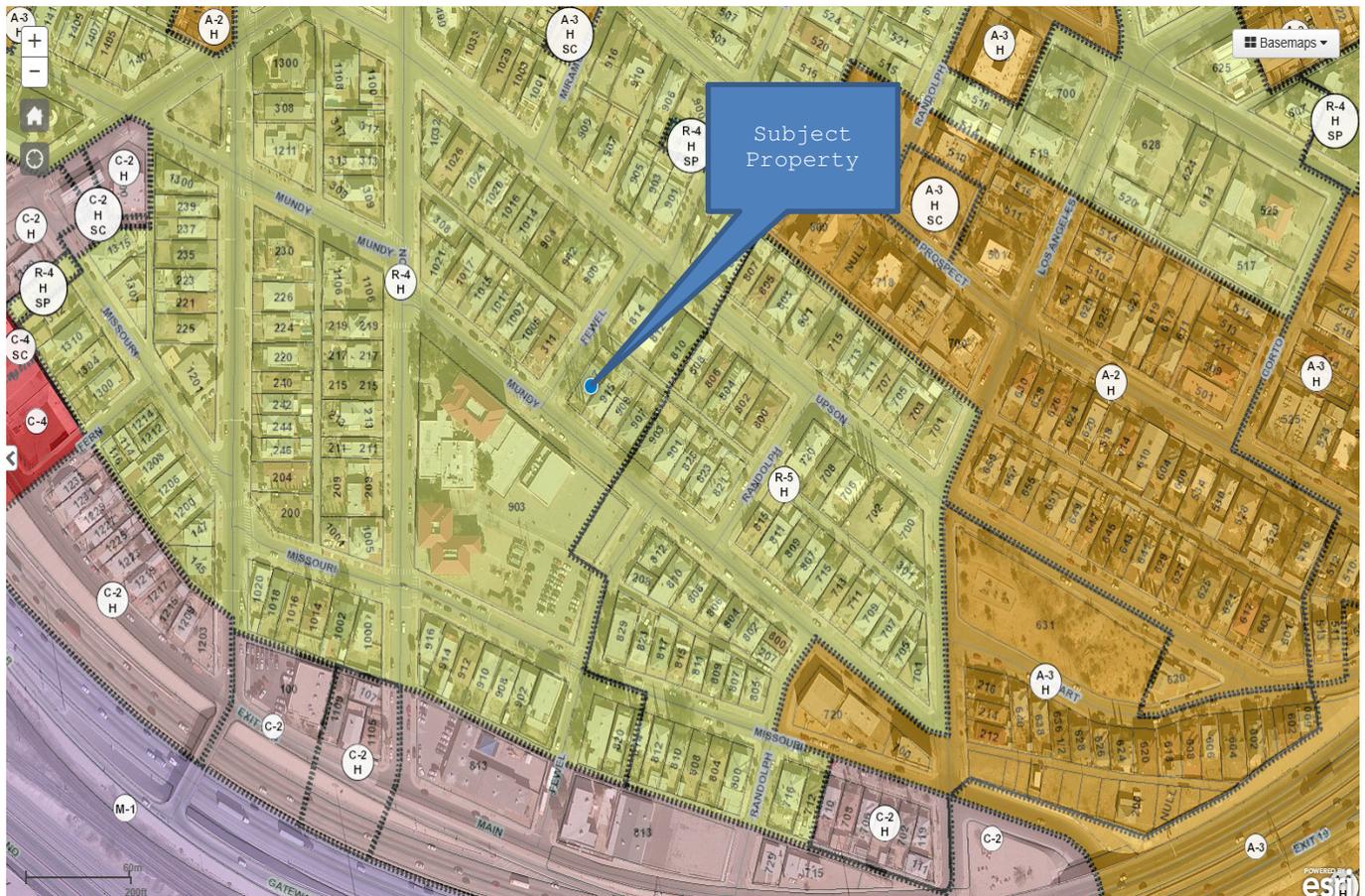




PHAP15-00018

Date: June 15, 2015
Application Type: Certificate of Appropriateness
Property Owner: Robert Cornell
Representative: Robert Cornell
Legal Description: Being 28 Sunset Heights 14 & W 1/2 of 13, City of El Paso, El Paso County, Texas
Historic District: Sunset Heights
Location: 917 Mundy Drive
Representative District: #8
Existing Zoning: R-4/H (Residential/Historic)
Year Built: 1910
Historic Status: Contributing
Request: Certificate of Appropriateness for the removal of deteriorated wood and stucco from the rear addition and replacement with engineered wood siding; removal of existing asphalt roofing and installation of asphalt shingles in "Estate Gray"
Application Filed: 6/3/2015
45 Day Expiration: 7/18/2015

ITEM #4



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for the removal of deteriorated wood and stucco from the rear addition and replacement with engineered wood siding; removal of existing asphalt roofing and installation of asphalt shingles in "Estate Gray"

STAFF RECOMMENDATION:

The Historic Preservation Office recommends APPROVAL WITH A MODIFICATION 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:

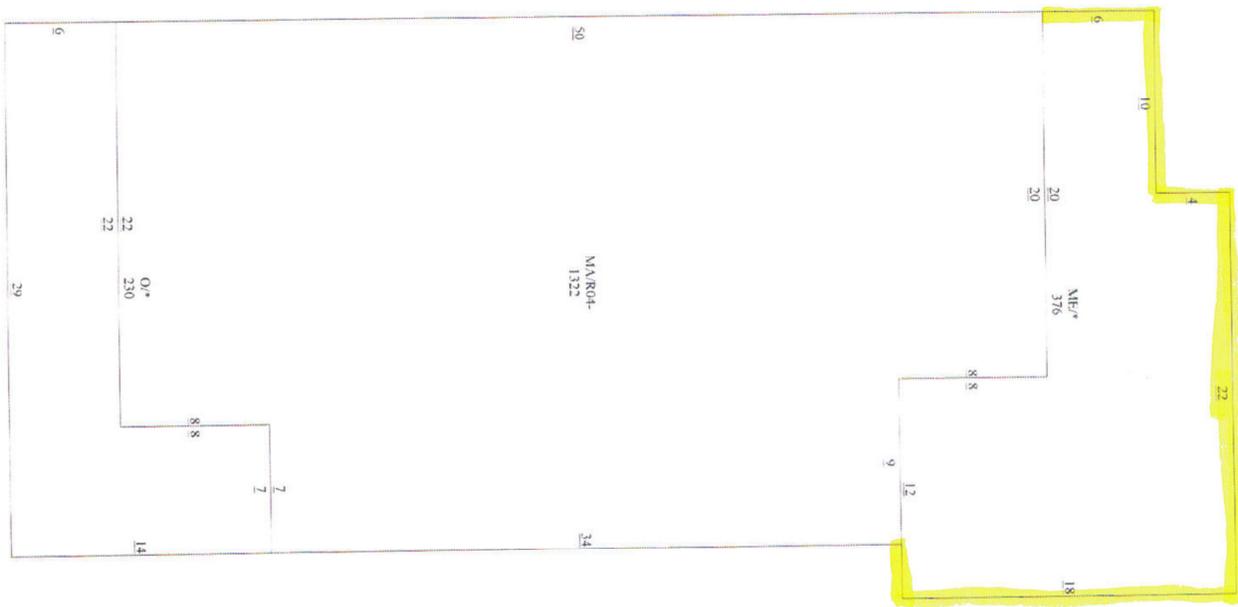
- *As with masonry, original wood finishes should be maintained where at all possible.*
- *If areas are deteriorated beyond repair they should be replaced in kind to match the original historic material compounds. Aluminum, vinyl, plywood or other synthetic sidings shall be reviewed by the HLC. However, some may be considered on an individual basis if fake wood grains are not used, the proposed material matches the existing historic material, all original detailing is left exposed, window and door trim are not covered, and any unique finishes are intact and not covered or damaged.*
- *If a roof requires repair, the replacement materials must match the original or existing materials as closely as possible.*

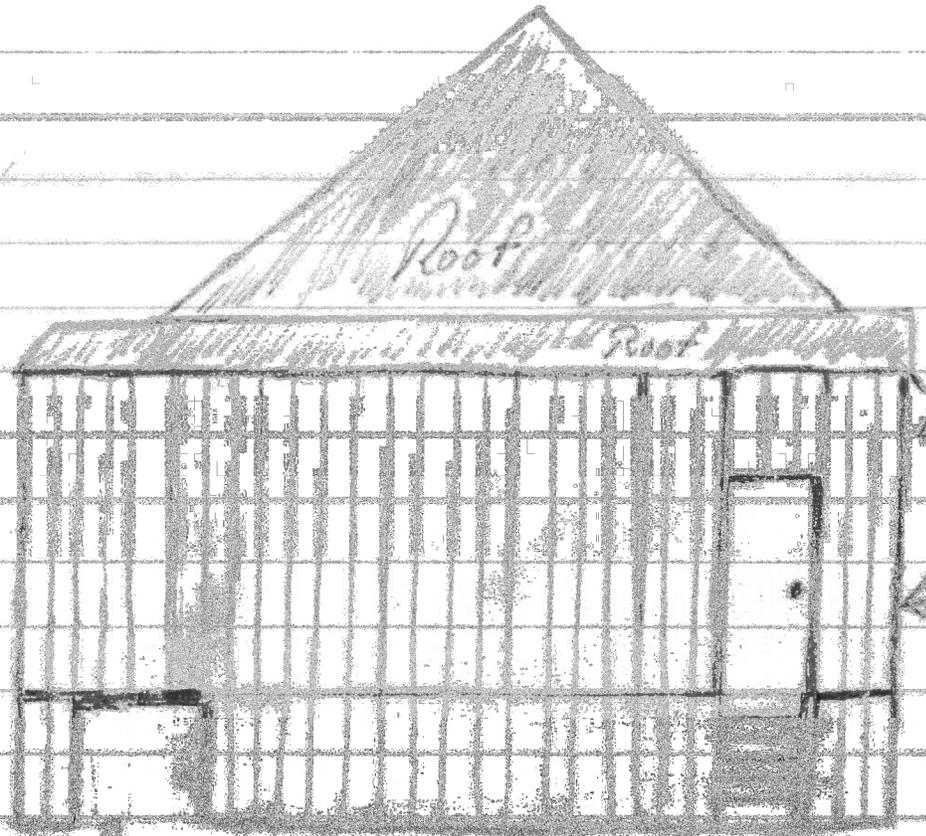
The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- *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.*

The modification is that the new roof color shall be closer to the existing color.

PLANS AND ELEVATIONS





Roof

Roof

Cupboard

NEW Exterior DOOR

WOOD DOOR / ACCESS FOR CRAWL SPACE

WOOD STRIPS with HANDRAIL

