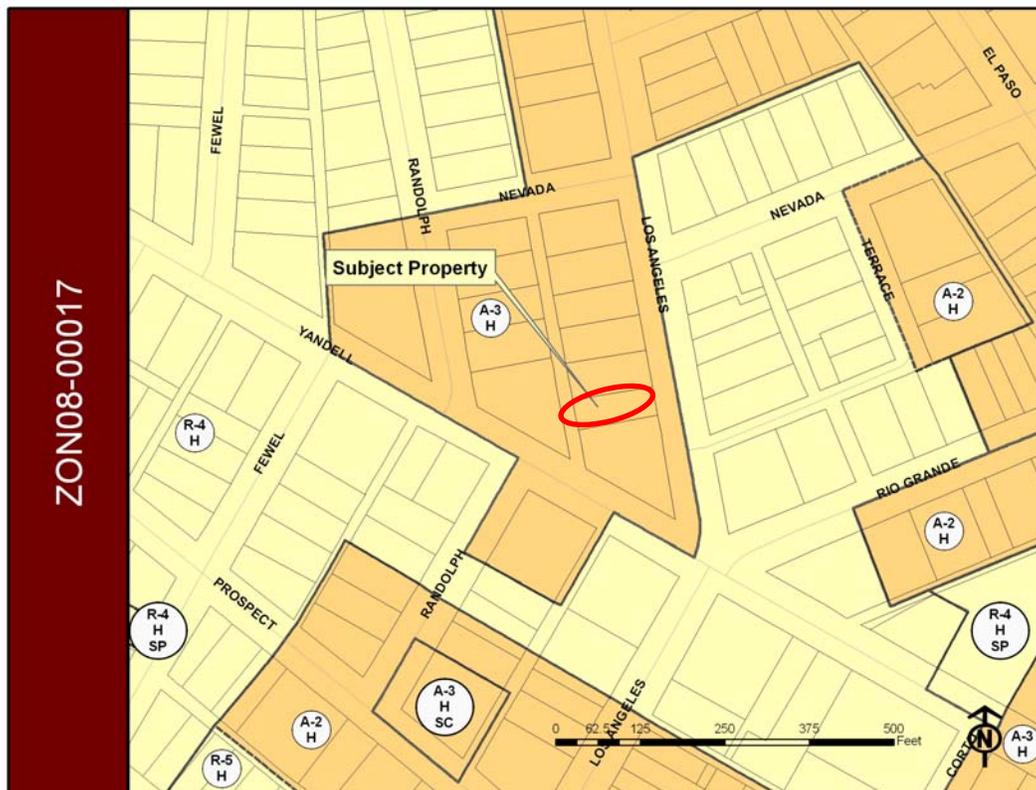




HP08017

Application Type: Certificate of Appropriateness
Property Owner(s): Josefina Munoz
Representative(s): Margaret Baker, Sears HM Imp Products Inc
Legal Description: 16 Sunset Heights Lots 4 and 5
Historic District: Sunset Heights
Location: 1117 Los Angeles
Representative District: #8
Present Zoning: A-3/H (Apartment/Historic)
Present Use: Residential
Year Built: circa 1910
Contributing Status: Contributing
Request: Cover existing soffit, fascia, balcony posts, doors, and windows with glacier white vinyl siding
Planning Area: Central
Application Filed: 5/14/08
45-Day Expiration: 6/28/08

ITEM #1



HLC Case: HP08017

1117 Los Angeles

GENERAL INFORMATION:

The applicant seeks approval to:

Cover existing soffit, fascia, balcony posts, doors, and windows with glacier white vinyl siding.

STAFF RECOMMENDATION:

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

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

- Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The Secretary of the Interior's Standards for Rehabilitation does not recommend the following:

- Removing a character-defining feature or finish that is unrepairable and not replacing it; or replacing it with a new feature or finish that does not convey the same visual appearance.
- Discarding historic material when it can be reused within the rehabilitation project or relocating it in historically inappropriate areas.

The Guide to the Identification and Preservation of El Paso's Cultural, Historic and Architectural Resources recommends the following:

- If new siding is to be installed, for replacements and additions, match the existing material in type, gauge, and species. Maintain the original window and door casings. Trim, sill, and corner boards should be retained in original width. Special architectural features such as brackets, scrollwork, railings, and pediments should be preserved or restored.

AERIAL MAP



HISTORIC DISTRICT MAP

