



## PHAP16-00016

**Date:** July 11, 2016  
**Application Type:** Certificate of Appropriateness  
**Property Owner:** Raymond Telles and Gwen Pulido  
**Representative:** Raymond Telles and Gwen Pulido  
**Legal Description:** 11 Manhattan Heights 34 and 35, City of El Paso, El Paso County, Texas  
**Historic District:** Manhattan Heights  
**Location:** 3127 Wheeling Avenue  
**Representative District:** #2  
**Existing Zoning:** R-3/H (Residential/Historic)  
**Year Built:** 1925  
**Historic Status:** Contributing  
**Request:** Certificate of Appropriateness for removal of casement windows and replacement with a 1/1 vinyl window and vinyl, single-pane, fixed windows  
**Application Filed:** 7/7/2016  
**45 Day Expiration:** 8/21/2016

## ITEM #6



**GENERAL INFORMATION:**

The applicant seeks approval for:

Certificate of Appropriateness for removal of casement windows and replacement with a 1/1 vinyl window and vinyl, single-pane, fixed windows

**STAFF RECOMMENDATION:**

The Historic Preservation Office recommends APPROVAL 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:

- However, if windows are damaged beyond repair, replacement windows should match the type (such as double hung), style (for example six panes over six panes), and finish (paint).
- Replacement windows on the main façade shall be comprised of the operable portions of the window and match the type, style, operation, configuration and finish of the original windows.
- Windows in secondary facades shall be reviewed on a case by case basis.
- When repair is not feasible, door and window products will be reviewed on an individual basis using the following criteria:
  - a. Architectural and historical compatibility
  - b. Comparison to original profile
  - c. Level of significance of original doors and windows to the architectural style of the building.
  - d. Three dimensional exterior applied muntins that simulate or match the original muntins may be approved. Single dimension interior applied muntins are not appropriate.

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

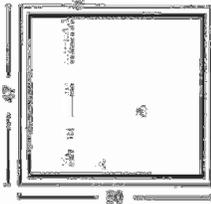
- When the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible materials.

# AERIAL MAP



# PROPOSED WINDOWS

QUOTE #	RUSH	STATUS	PO#
TBD	No	None	195-7522



**3094-Mazzio Picture 50 x 47**  
 Frame Width = 50, Frame Height = 47  
 Option Level = Good, Operation / Venting = Picture  
 Frame Color = Standard Black Frame, Frame Strength =  
 Standard Composite Frame  
 Frame Color = White  
**CLIMATECH ELITE**, Double Strength, Glass Breakage  
 Warranty  
 Header Expander, Not Chassis  
 Line Item Notes

Comments / Remarks

None Assigned

**ATTENTION**

Please note that all window prices are estimates and subject to change based on actual order shipment.

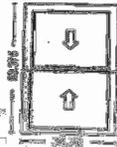
<b>Total Unit Count:</b>	18
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I have reviewed this order and certify that it is correct. I understand that this order is non-cancelable, non-refundable, and non-transferable.

By \_\_\_\_\_ Authorized Representative

QUOTE #	RUSH	STATUS	PO#
TBD	No	None	195-7522

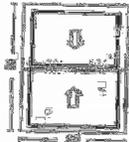
Item #	Qty	Width x Height	UI	Description
3	18	31.75" X 53.375"	86	



**3A01-Mazzio Double Hung 31 3/4 x 53 3/8**  
 Frame Width = 31.75, Frame Height = 53.375, Sash Split =  
 Even  
 Option Level = Good, Operation / Venting = Double Hung  
 Frame Color = Standard Black Frame, Frame Strength =  
 Standard Composite Frame  
 Frame Color = White  
**CLIMATECH ELITE**, Double Strength, Glass Breakage  
 Warranty  
 Standard Sashes  
 Header Expander, Frame Wrap, Not Chassis  
 Line Item Notes

Comments / Remarks

Assigned



**3A01-Mazzio Double Hung 31 3/4 x 53 3/8**  
 Frame Width = 31, Frame Height = 53, Sash Split =  
 Even  
 Option Level = Good, Operation / Venting = Double Hung  
 Frame Color = Standard Black Frame, Frame Strength =  
 Standard Composite Frame  
 Frame Color = White  
**CLIMATECH ELITE**, Double Strength, Glass Breakage  
 Warranty  
 Standard Sashes  
 Header Expander, Frame Wrap, Not Chassis  
 Line Item Notes

Comments / Remarks

Assigned

Item #	Qty	Width x Height	UI	Description
3	18	18" X 35"	80	



**3A01-Mazzio Double Hung 18 x 35**  
 Frame Width = 18, Frame Height = 35, Sash Split =  
 Even  
 Option Level = Good, Operation / Venting = Double Hung  
 Frame Color = Standard Black Frame, Frame Strength =  
 Standard Composite Frame  
 Frame Color = White  
**CLIMATECH ELITE**, Double Strength, Tempered,  
**CLIMATECH ELITE**  
 Standard Sashes  
 Header Expander, Frame Wrap, Not Chassis  
 Line Item Notes

Comments / Remarks

Assigned