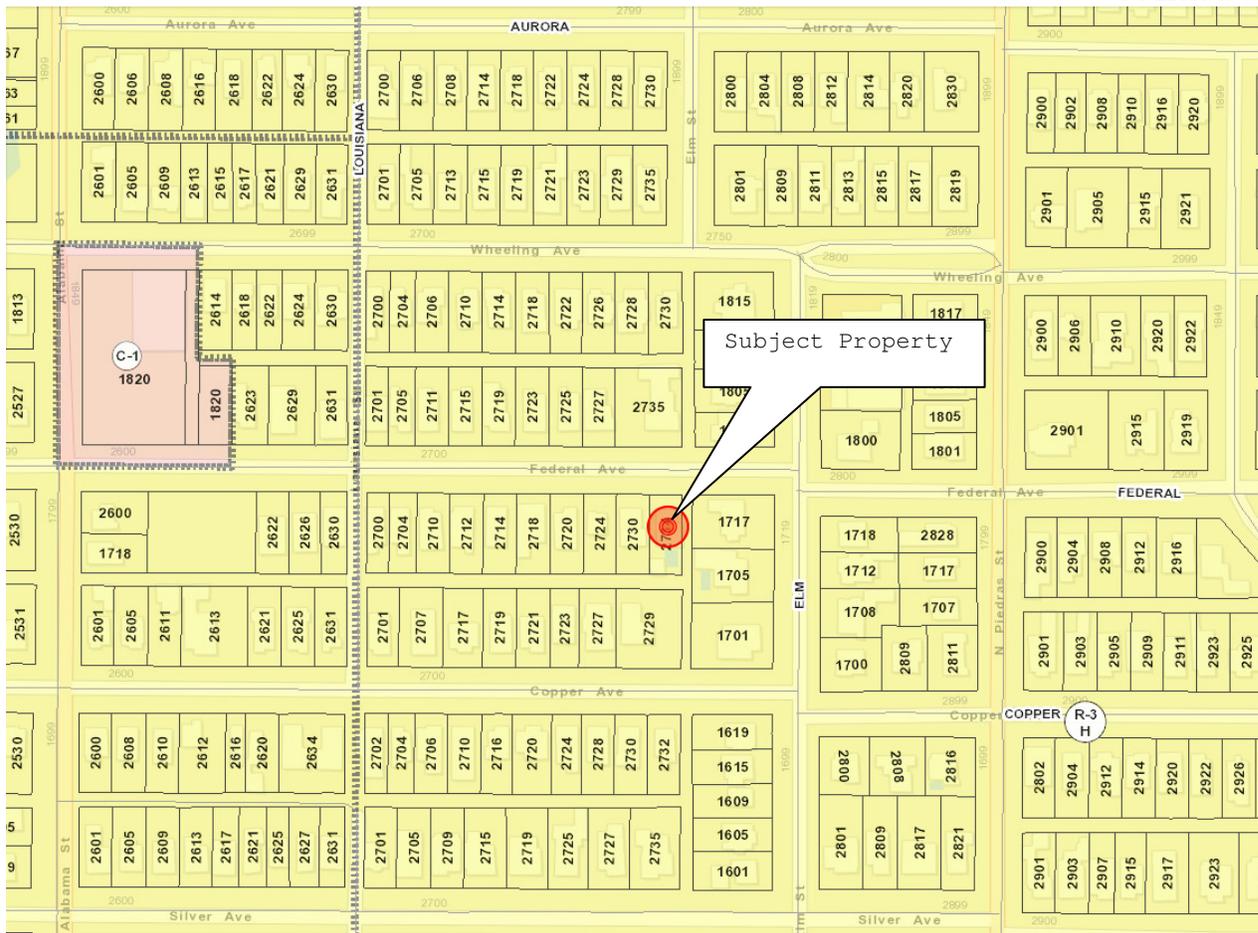




## PHAP14-00018

**Date:** July 21, 2014  
**Application Type:** Certificate of Appropriateness  
**Property Owner:** Cynthia Marentes  
**Representative:** Cynthia Marentes  
**Legal Description:** Being 20 Manhattan Heights 18 & 19 (6000 sq. ft.), City of El Paso, El Paso County, Texas  
**Historic District:** Manhattan Heights  
**Location:** 2734 Federal Avenue  
**Representative District:** #2  
**Existing Zoning:** A-3/H (Apartments/Historic)  
**Year Built:** 1927  
**Historic Status:** Contributing  
**Request:** Certificate of Appropriateness for the installation of a rooftop air conditioning unit  
**Application Filed:** 7/14/2014  
**45 Day Expiration:** 8/28/2014

## ITEM #5



**GENERAL INFORMATION:**

The applicant seeks approval for:

Certificate of Appropriateness for the installation of a rooftop air conditioning unit

**STAFF RECOMMENDATION:**

The Historic Preservation Office recommends DENIAL of the proposed scope of work based on the following recommendations:

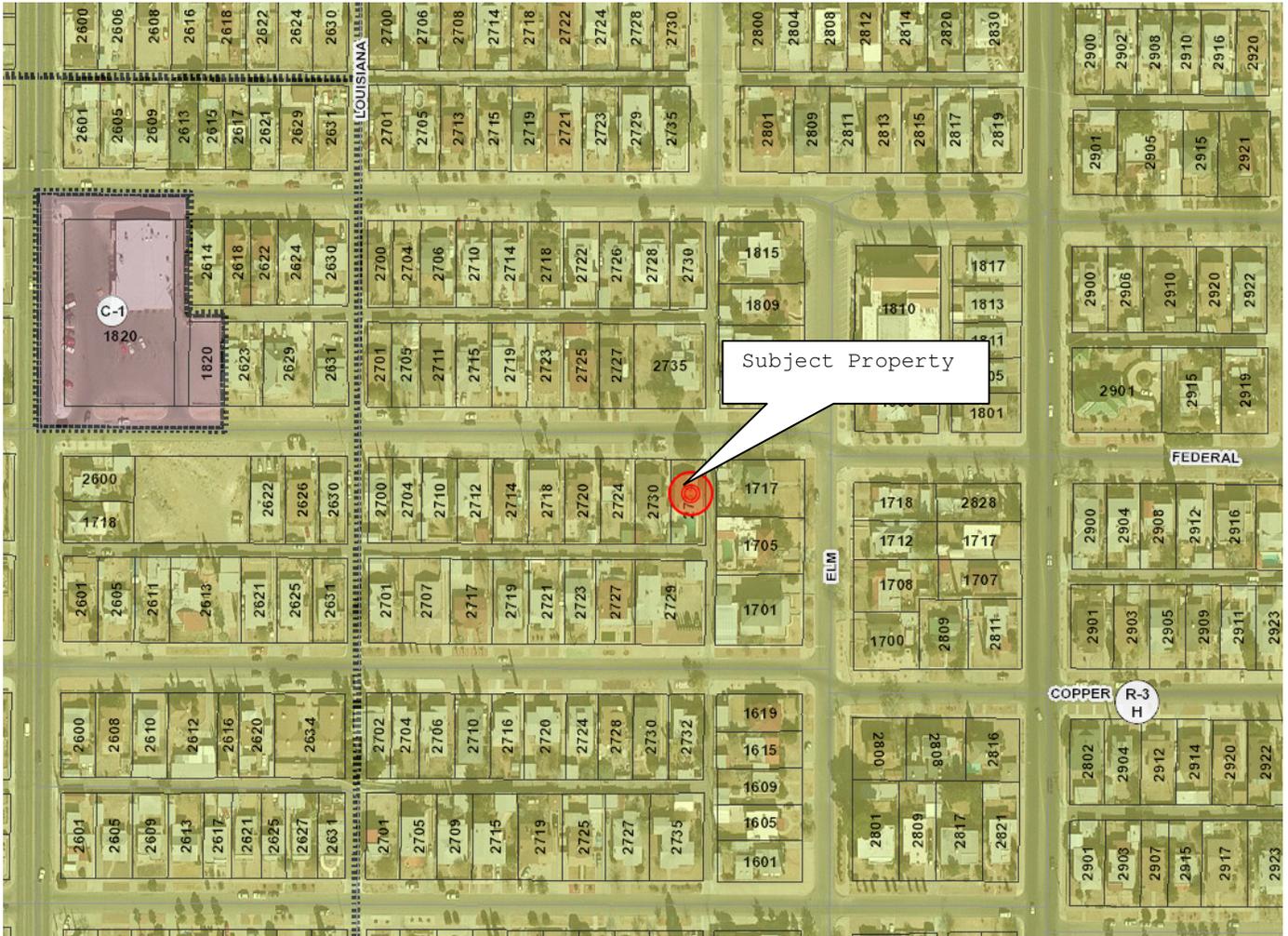
The Design Guidelines for El Paso's Historic Districts, Sites, and Properties recommend the following:

- The installation of mechanical equipment, such as air conditioning units, television, radio antennae, satellite dishes, and solar panels often results in a visually cluttered appearance to a building's exterior.
- Mechanical equipment should be installed in the least-visibly obtrusive location on the building, preferably at the rear of the building.
- In no case should mechanical equipment be installed on a visually-prominent point on a roof or where it becomes the most noticeable component of the building.
- If a new mechanical system is needed, install it so that it causes the least amount of alteration to the building's exterior facades, historic building fabric, and site features.
- Locate new mechanical equipment and utilities, including heating and air-conditioning units, meters, exposed pipes, and fuel tanks, in the most inconspicuous area, usually along a building's rear façade, screened from public view.
- It is not appropriate to install mechanical equipment in locations that compromise character defining roofs or on roof slopes that are prominently visible from the street.

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.
- New construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

# AERIAL MAP



## PRODUCT SPECIFICATIONS

A RANGE OF CHOICES. A WEALTH OF COMFORT.

### Platinum Series Packaged Systems

The ultimate in comfort is also the ultimate in efficiency. With a variable-speed motor, Comfort-R™ technology and a wide array of other innovative features, products in our Platinum Series enhances humidity control, eliminate temperature variances and increase energy savings.



Platinum ZM Air Conditioner  
Allegiance® 14

Platinum ZM Heat Pump  
Heritage® 16



Platinum ZM Gas/Electric  
Triumph® 16

Platinum ZM Hybrid  
Heritage Hybrid™ 16



### Gold Series Packaged Systems

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Gold XM Air Conditioner  
Allegiance® 13

Gold XM Heat Pump  
Heritage® 14

Gold SI Heat Pump  
Heritage® 13



Gold XM Gas/Electric  
Triumph® 14

Gold XM Hybrid  
Heritage Hybrid™ 14

### Silver Series Packaged Systems

Not only does the American Standard Silver Series exceed all standard efficiency requirements, it will also exceed your expectations. With the Silver Series' high quality and craftsmanship, you get the energy efficiency you want and the ruggedness and durability you need.



Silver SI+ Air Conditioner  
American Standard 13

Silver SI+ Heat Pump  
American Standard 13



Silver SI Heat Pump  
American Standard 4WHC3



Silver SI+ Gas/Electric  
Triumph® 13



Silver SI Gas/Electric  
American Standard 13

# FLOOR PLAN OF HOUSE

