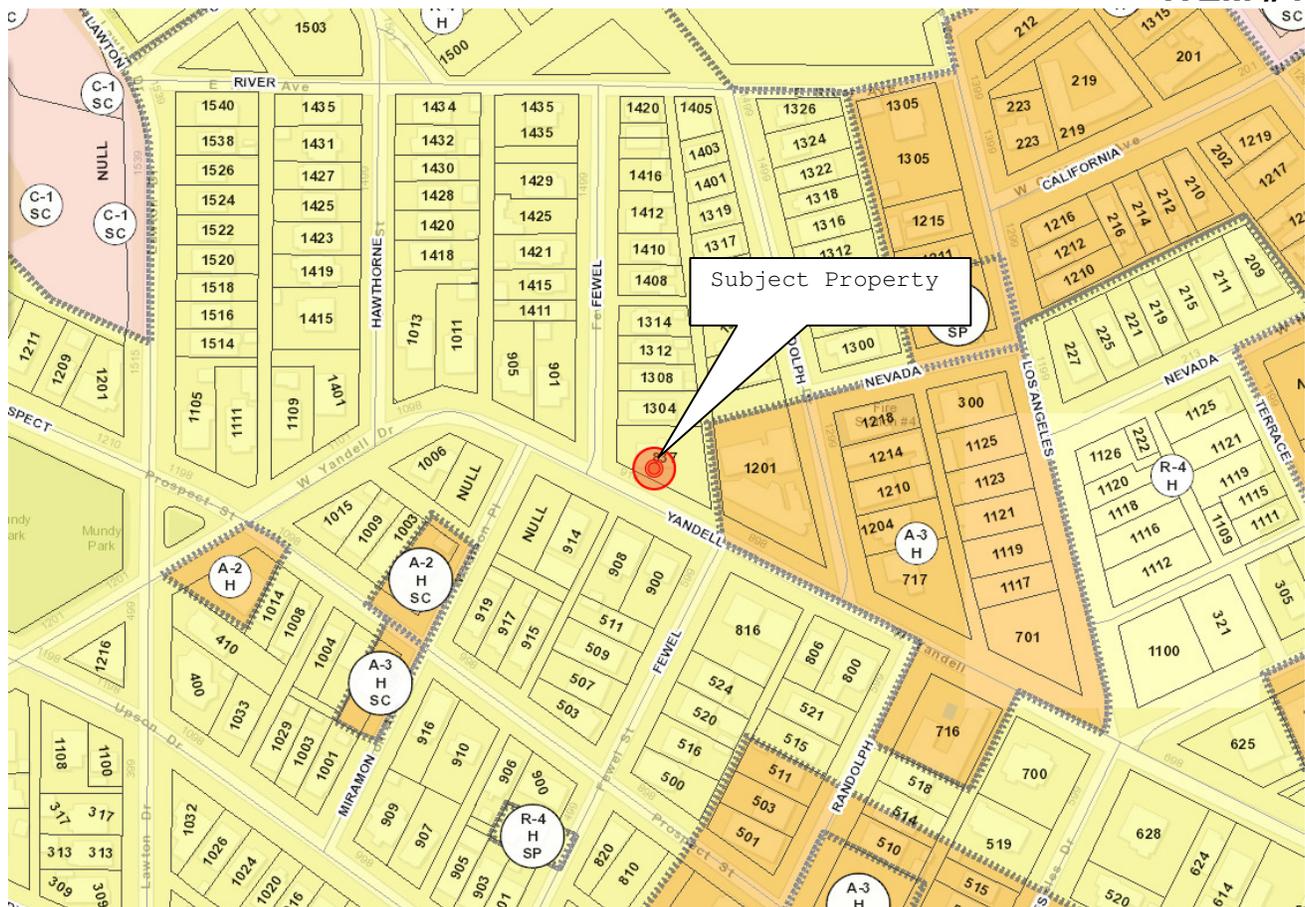




PHAP14-00017

Date: July 21, 2014
Application Type: Certificate of Appropriateness
Property Owner: Jorge Morales
Representative: JMG Homes
Legal Description: Being 17 Sunset Heights 42 and 43, City of El Paso, El Paso County, Texas
Historic District: Sunset Heights
Location: 837 W. Yandell Drive
Representative District: #8
Existing Zoning: A-3/H (Apartments/Historic)
Year Built: 1930
Historic Status: Contributing
Request: Certificate of Appropriateness for the construction of dormers with slider windows
Application Filed: 7/10/2014
45 Day Expiration: 8/24/2014

ITEM #4



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for the construction of dormers with slider windows

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:

- Doors and windows are considered important character-defining features because of significant detailing. When windows are involved in the construction process it is recommended to repair rather than replace.
- Do not use single pane picture windows or horizontal sliding windows if they are not the original window types.
- New construction should utilize doors and windows of compatible size, style, and material in an appropriate pattern so as not to detract from the historical significance of the existing building.
- Retain and preserve the pattern, arrangement, and dimensions of door and window openings on principal elevations. Often the placement of doors and windows is an indicator of a particular architectural style, and therefore contributes to the building's significance. Doors and windows for new construction and additions should be compatible in proportion, location, shape, pattern, size, and details to existing units.

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.

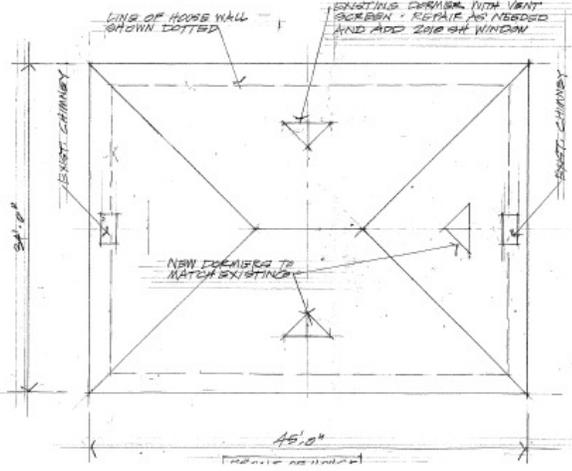
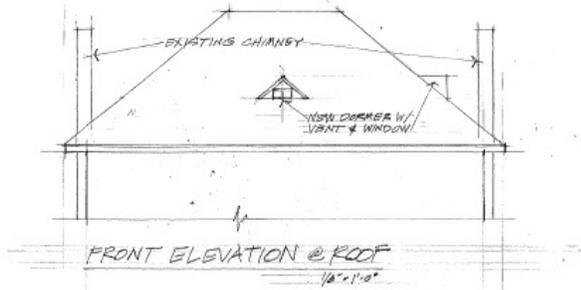
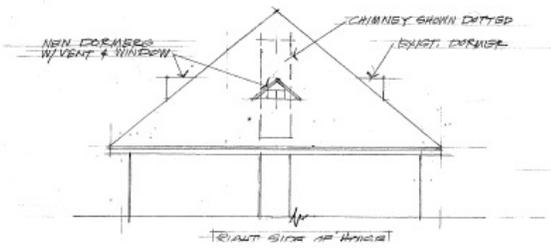
PLANS, ELEVATIONS, AND SAMPLE WINDOW



DESCRIPTION OF WORK

- VERIFY ALL DIMENSIONS AND SLOPES.
- REMOVE AND REPLACE ASPHALT SHINGLES
- REPAIR FASCIA & GUTTER AS NECESSARY
- BUILD 2 NEW DORMERS TO MATCH EXISTING AT REAR OF HOUSE
- INSTALL 2010 WINDOW AT EACH DORMER
- INSTALL BUG/BIRD SCREEN IN EACH DORMER

LEGAL DESCRIPTION: 837 W. YANDELL
 LOTS 42 & 43, BLOCK 11, SUNSET HEIGHTS,
 CITY OF EL PASO, EL PASO COUNTY, TEXAS



2010 REPAIRS & ALTERATIONS
 837 W. YANDELL EL PASO, TX

