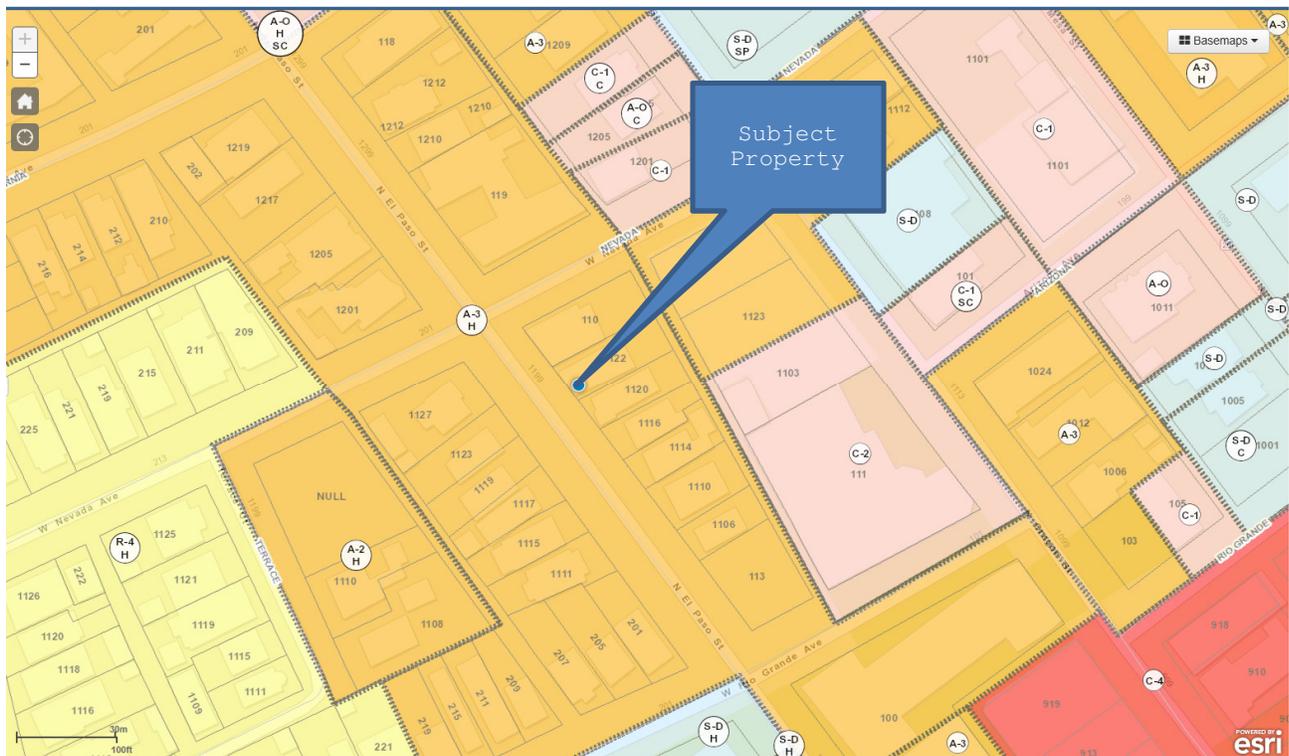




PHAP15-00029

Date: August 3, 2015
Application Type: Certificate of Appropriateness
Property Owner: Jorge Fitzmaurice
Representative: Jorge Fitzmaurice
Legal Description: Being 3 Sunset Heights 18 & N. 1/2 of 19 (4066 sq. ft.), City of El Paso, El Paso County, Texas
Historic District: Sunset Heights
Location: 1122 N. El Paso Street
Representative District: #8
Existing Zoning: A-3/H (Apartments/Historic)
Year Built: 1910
Historic Status: Contributing
Request: Certificate of Appropriateness for the removal of second floor porch enclosure and installation of iron balustrade and columns; installation of sconces; removal of clay tile at front porch entrance and installation of asphalt shingle; modification of a window opening to accommodate a door; and repainting brick in "Thunder Gray"
Application Filed: 7/27/2015
45 Day Expiration: 9/10/2015

ITEM #5



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for the removal of second floor porch enclosure and installation of iron balustrade and columns; installation of sconces; removal of clay tile at front porch entrance and installation of asphalt shingle; modification of a window opening to accommodate a door; and repainting brick in "Thunder Gray"

STAFF RECOMMENDATION:

The Historic Preservation Office recommends APPROVAL WITH MODIFICATIONS 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:

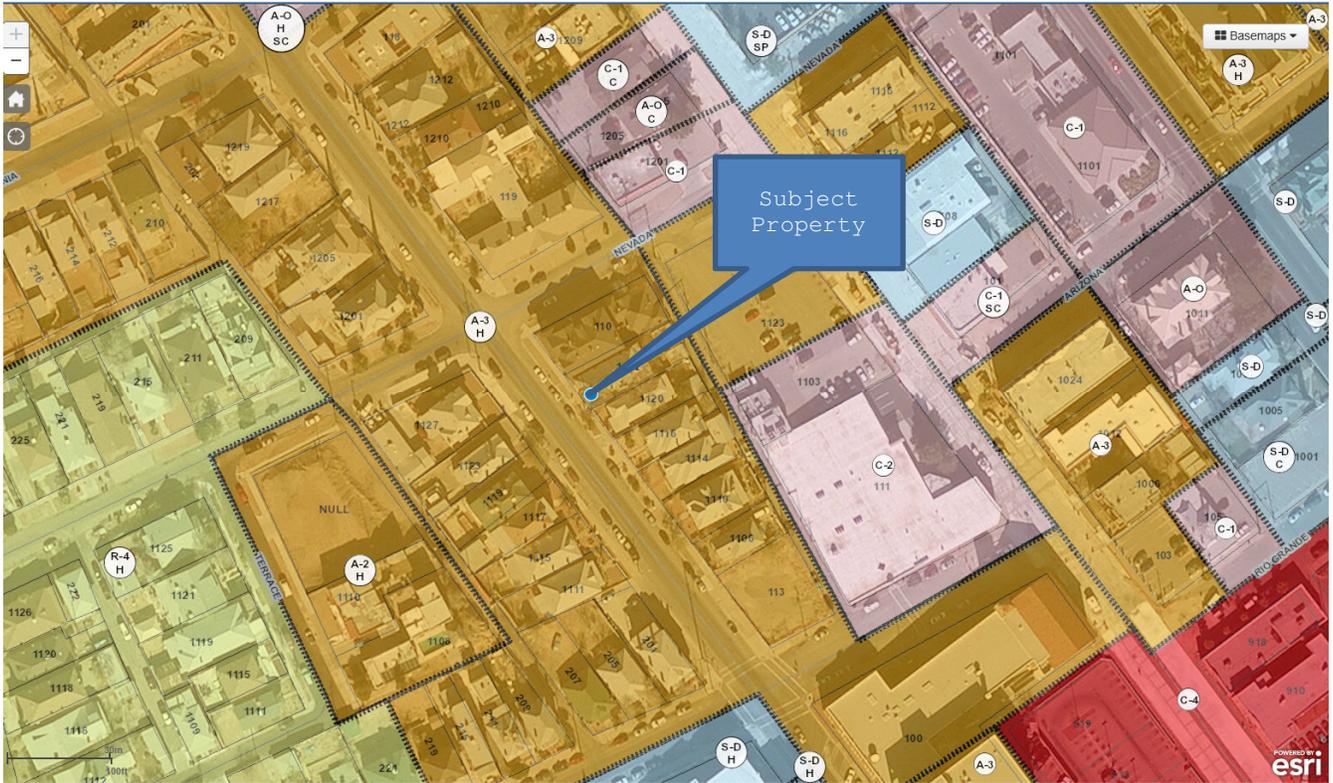
- *Replace a missing or deteriorated historic exterior lighting fixture with fixtures that are similar in appearance, material, and scale to the original and historic character of the building and the streetscape.*
- *Introduce new site and street lighting that are compatible with the human scale and the historic character of the district. Consider the location, design, material, size, color, finish, scale, and brightness of a proposed fixture in determining its compatibility.*
- *Neutral tones and muted earth colors are strongly recommended for the main body of the structure. Trim color may be a darker or contrasting color than the body of the building. Paint colors must be of the period, times, architectural style of the building, and geographic location because what works for a color palette for a home in California does not necessarily fit with paint colors in El Paso.*
- *When repainting, select paint colors that are compatible with the historic building and district. Enhance the features of a building through appropriate selection and placement of paint color consistent with its architectural style.*
- *The distinctive features of each roof type should be retained as they are character-defining elements. If a roof requires repair, the replacement materials must match the original or existing materials as closely as possible. Do not change the style or construction of the roof.*
- *New doors and windows should be constructed to fit into the existing opening. 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.*
- *Porches are functional as well as decorative features that help to define the overall character of a building. Many buildings feature porches, which are one of the most common architectural features.*
- *Enclosure of a porch is not appropriate.*

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

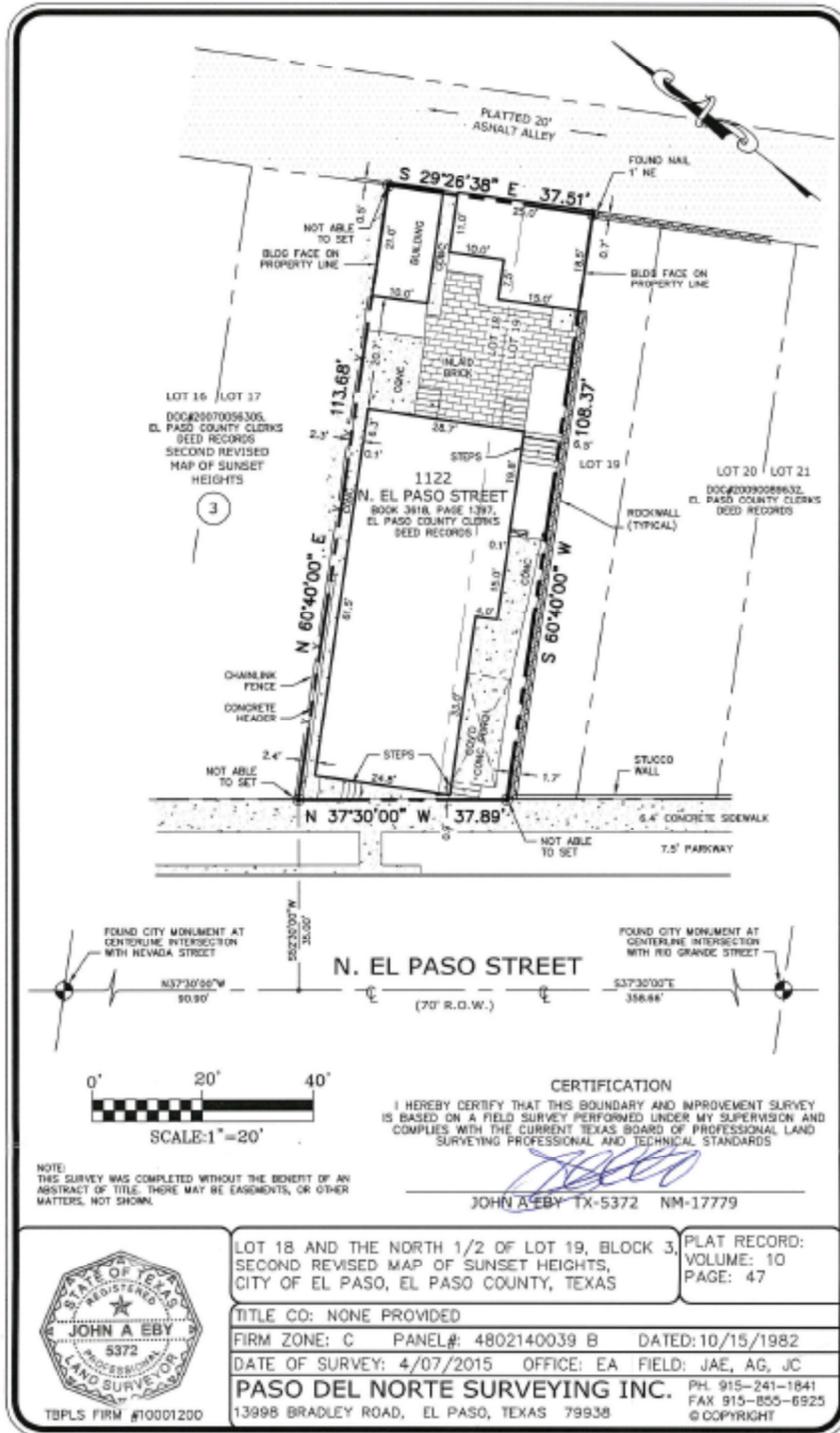
- *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The modifications are that the paint color be a lighter shade of gray, that a simpler sconce design be approved, and that the clay barrel tile above the front door be retained.

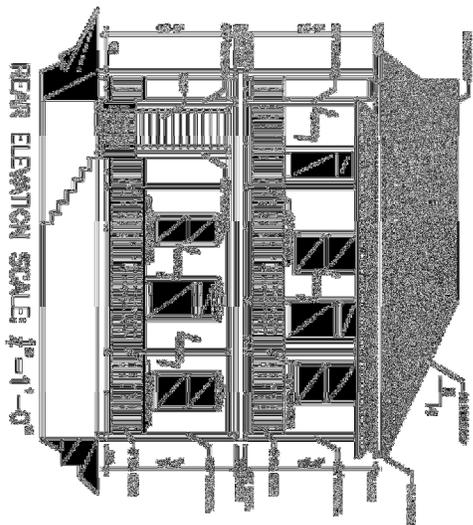
AERIAL MAP



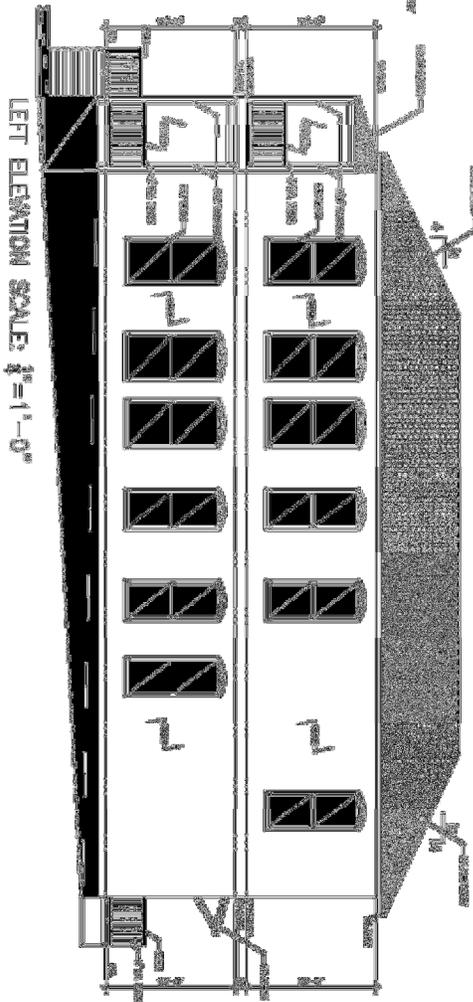
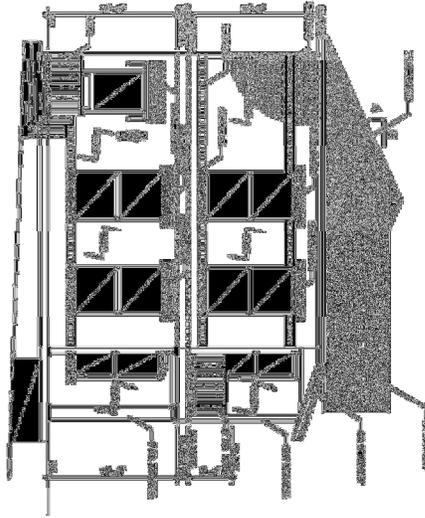
SITE PLAN



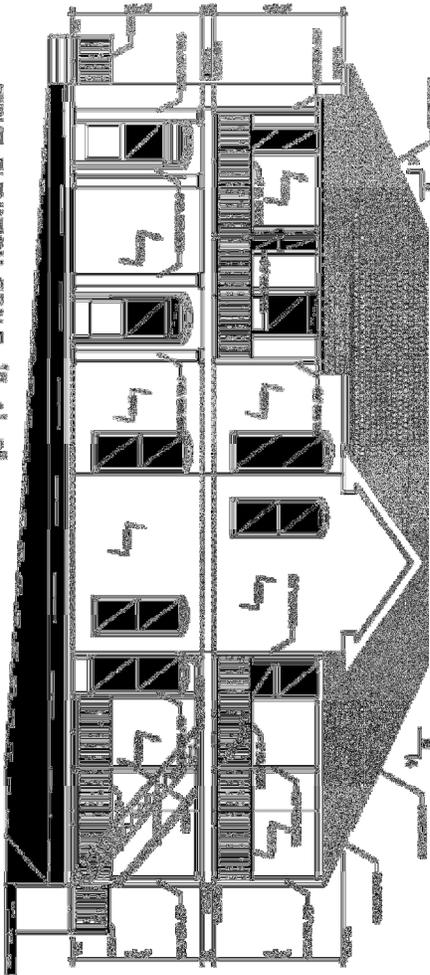
ELEVATIONS



FRONT ELEVATION SCALE: $\frac{1}{4}'' = 1'-0''$



RIGHT ELEVATION SCALE: $\frac{1}{4}'' = 1'-0''$



677

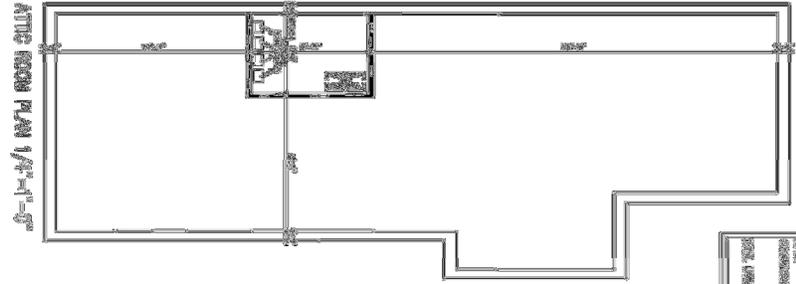
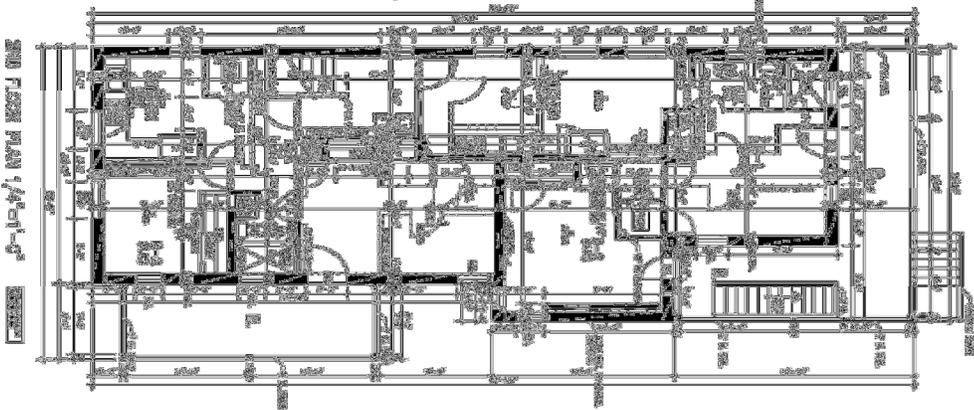
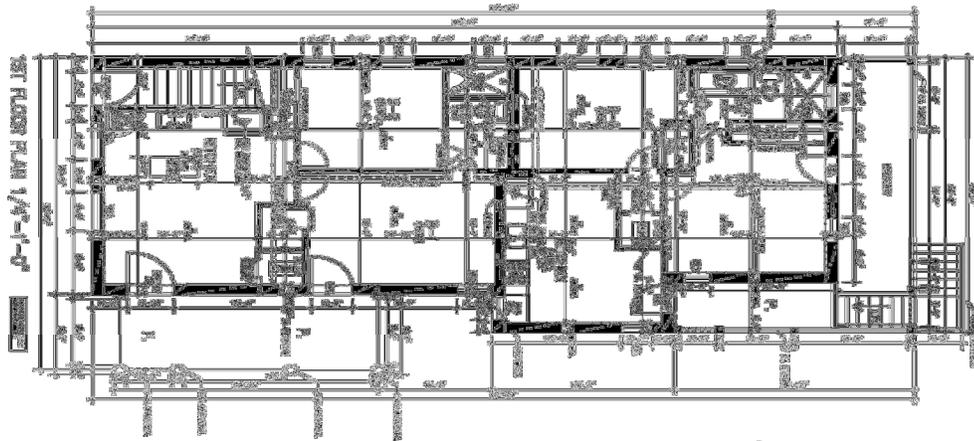
PLAN NAME:
1122 N. EL PASO ST.



| NO. | DESCRIPTION |
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FLOOR PLANS



ATTACHED
 SEE DRAWING 1020-327
 FOR THE LOCATION OF THE
 ATTACHED GARAGE AND 2ND
 FLOOR AREA.

117

PLAN NAME:
 1122 N. EL PASO ST.

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SCONCE DETAILS

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PRODUCT OVERVIEW Model # Y37030A-151 | Internet # 204294432 | Store SKU # 272288

The Brimfield Wall-Mount 3-Light Outdoor Aged Iron Lantern from Home Decorators Collection has an attractive aged iron finish in square housing for a design that evokes antique metalwork. The clear, seeded glass is framed by wire strips that give the appearance of windows and help create a warm ambience and added safety at an entryway, garage or other outdoor walled spaces. Weather resistant for lasting durability, pair with other pieces from the Brimfield Collection for a polished look. Bulbs not included.

- Cast aluminum construction with aged iron finish
- Clear weathered glass enhances the rustic appearance
- Weather resistant materials for added durability
- Standard wall-mount installation
- Uses 3 candelabra-base bulbs, 60-Watt maximum; not included
- UL listed
- Part of the Brimfield Collection
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