



## PHAP12-00031

**Date:** September 10, 2012  
**Application Type:** Certificate of Appropriateness  
**Property Owner:** Manhattan Presbyterian Church  
**Representative:** Katherine Norvell, George Heitmanek, and Douglas Borrett  
**Legal Description:** Lots 3 to 17, Block 38, Manhattan Heights Addition, City of El Paso, El Paso County, Texas.  
**Historic District:** Manhattan Heights  
**Location:** 1201 N. Piedras  
**Representative District:** #2  
**Existing Zoning:** R-3/H (Residential/Historic)  
**Year Built:** 1920 and c. 1953  
**Historic Status:** Contributing and Non-Contributing  
**Request:** Certificate of appropriateness for the removal of memorial stained glass windows and replacement with clear glass.  
**Application Filed:** 8/23/2012  
**45 Day Expiration:** 10/07/2012

## ITEM #1



## **GENERAL INFORMATION:**

The applicant seeks approval for:

The removal of memorial stained glass windows and replacement with clear glass.

## **STAFF RECOMMENDATION:**

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

*The Administrative Review Design Guidelines* recommend the following:

- The repetition of windows in the façade of a building establishes a pattern which is sensed by a person observing a building.
- Architectural elements such as windows contribute to the pattern and rhythm of historic districts. New construction and additions should maintain and reinforce the existing pattern.
- Windows are important character defining features because of significant detailing as in decorative windows.
- The finish must be in character with the overall appearance of the structure and adequately complement its style.
- Installation of windows similar to the original in appearance and structural purpose, regardless of construction materials is permitted. Mirror or reflective film is not allowed.

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

- Exterior alterations will not destroy historic materials, features, and spatial relationships that characterize the property.

**AERIAL MAP**

PHAP12-00031



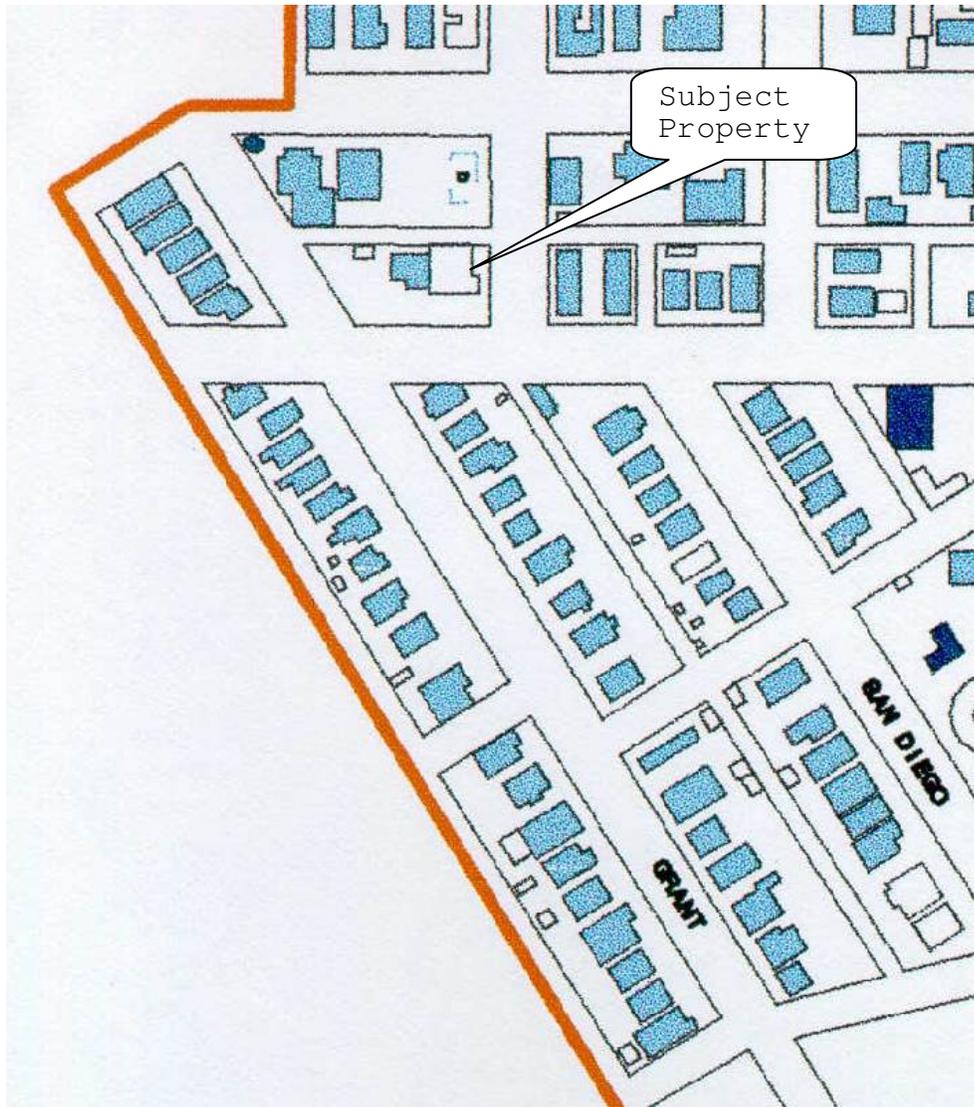
# HISTORIC DISTRICT MAP

## MANHATTAN HEIGHTS HISTORIC DISTRICT



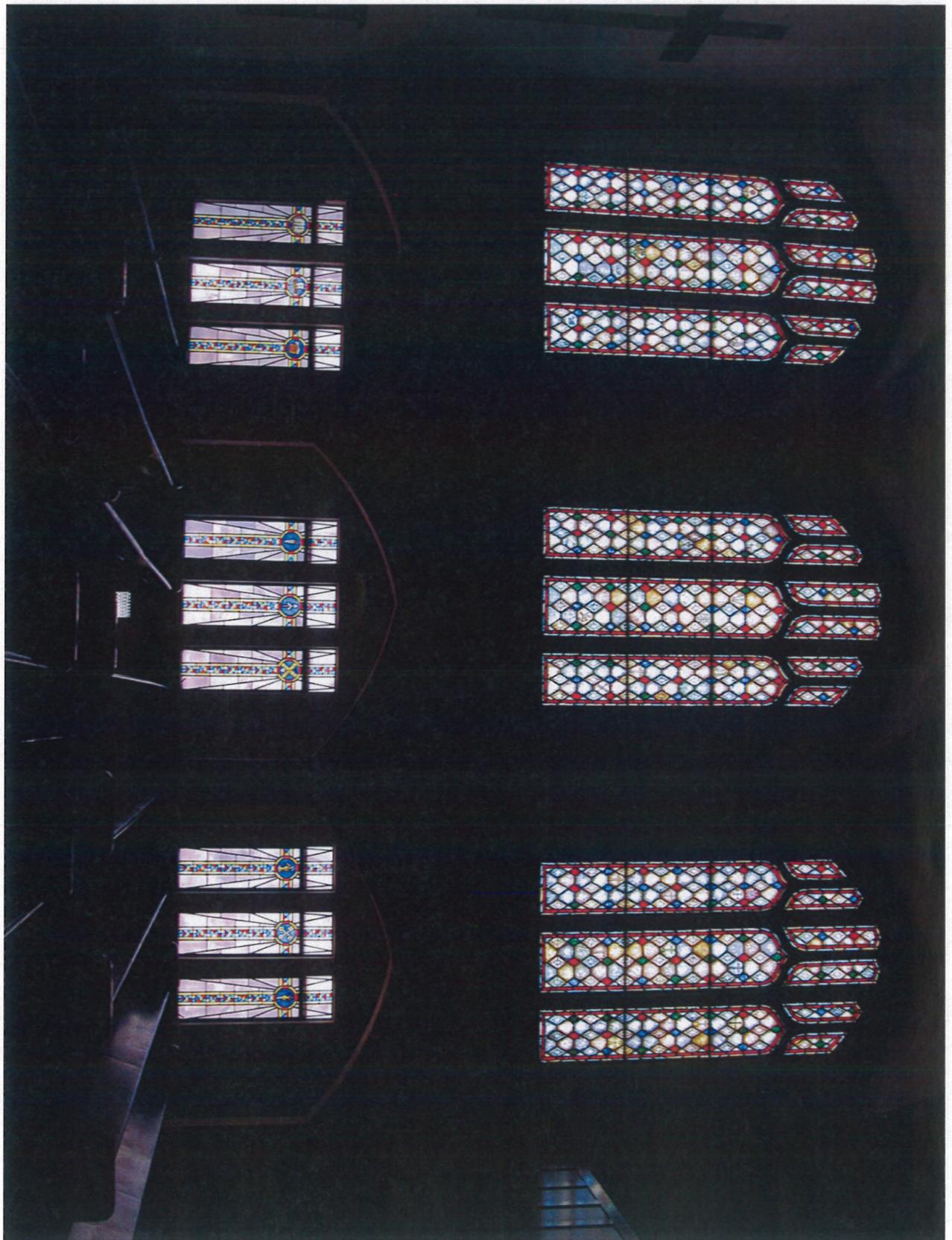
DEPARTMENT OF PLANNING, RESEARCH AND DEVELOPMENT  
 SEPTEMBER 1980, CITY OF EL PASO, TEXAS, CASE NUMBER:  
 80-4560, ORDINANCE NUMBER 7226, EFFECTIVE: MAY 26, 1981

**HISTORIC DISTRICT MAP (CLOSE UP)**



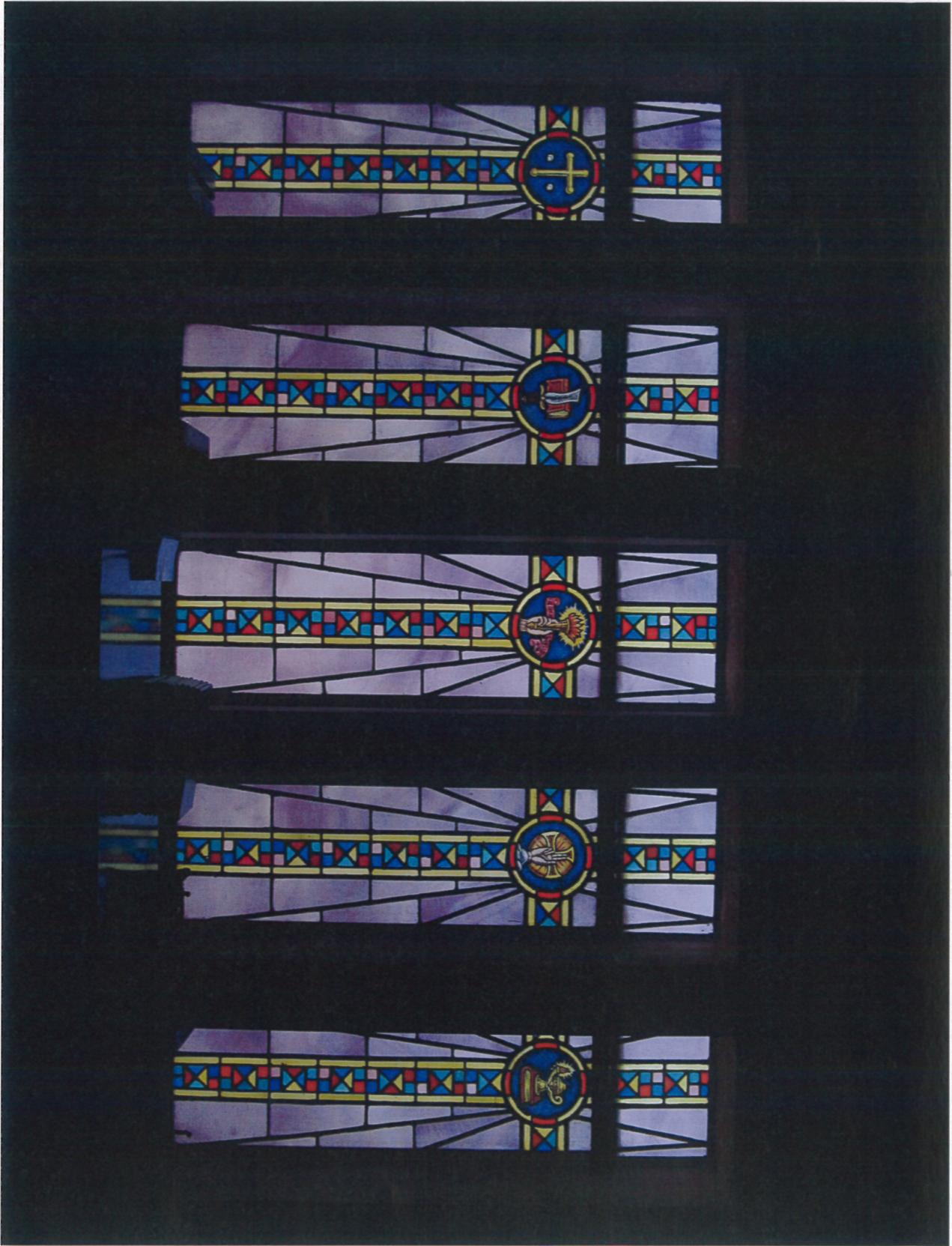
**PICTURE OF NORTH ELEVATION**





PICTURE OF EAST ELEVATION



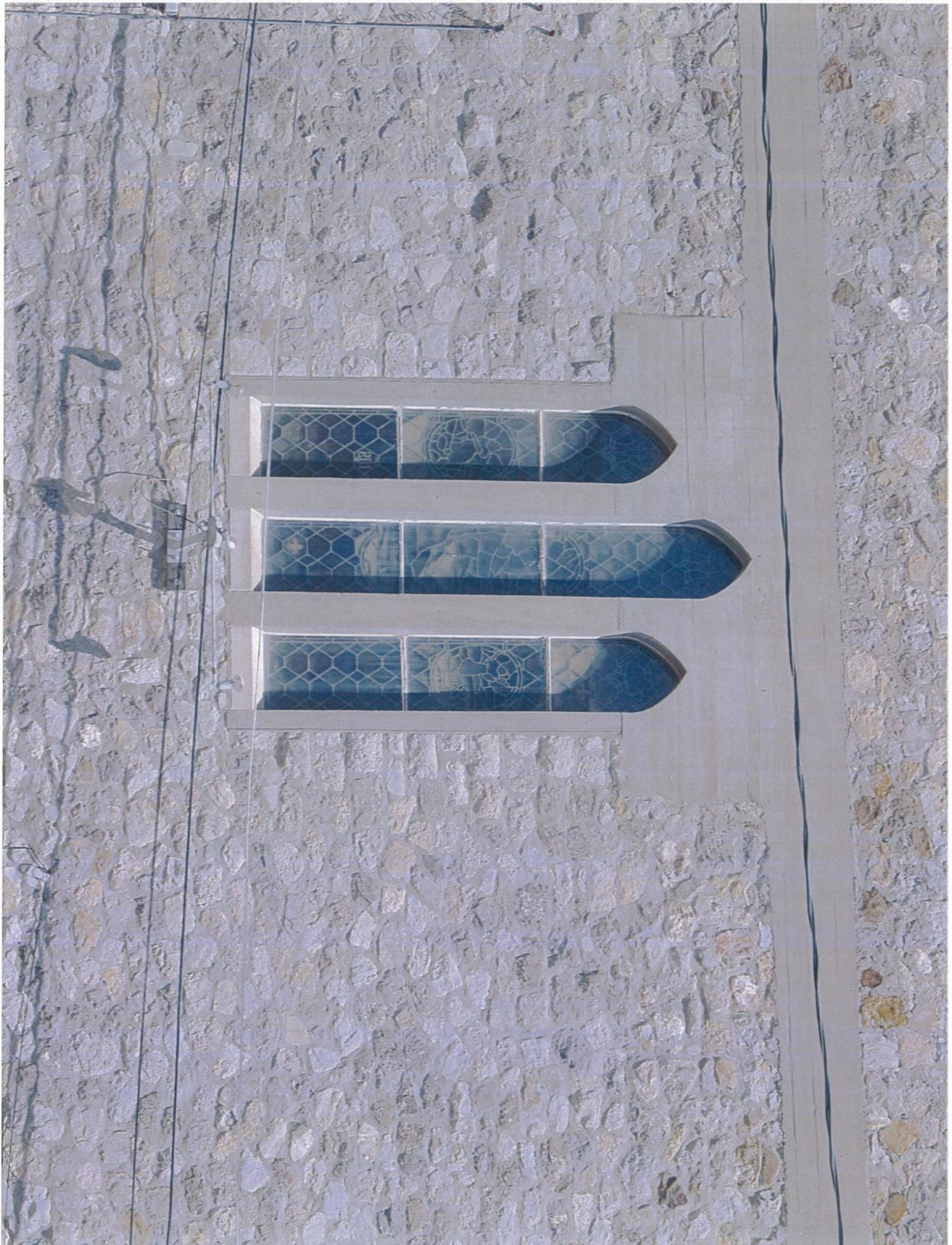


**PICTURE OF EAST ELEVATION**





**PICTURE OF WEST ELEVATION**





## APPLICANT SUBMITTED E-MAIL

**De La Cruz, Javier A.**

**From:** Noel MARTINEZ <nmartinez85@live.com>  
**Sent:** Monday, August 20, 2012 6:57 PM  
**To:** De La Cruz, Javier A.  
**Subject:** Request for remove of the windows from the Manhattan Presbyterian Church.

Good Afternoon Tony ,

This is Noel Martinez from the Church of God and as we discuss earlier I have attached some pictures of the stain glass windows, The title of the church from the owner is in a PDF format attached to this email. And below I explained a little further the reason to have the stain glass windows and the circular window removed and replaced with clear glass.

There are three main reasons why we would like to remove the stain glass windows:

1. First, many of these stain glass windows and the circular window on the second floor are memorial items belonging to the Manhattan Presbyterian Church and I have attached pictures of the memorial plates that are attached to these windows.
2. Also, Our religious belief dictates according to the second commandment (Exodus 20:4) that we should not have any images of things in Heaven, on Earth, or in the water. According to the words from Exodus 20:4, "In the form of anything" means we should not have any images in the form of anything in our sanctuary. Therefore we would like to remove the stained glass and replace it with clear glass.
3. Finally, we believe that God is light according to the bible's teaching and we would like to remove the stained glass so that our sanctuary would be bright and full of life rather than dark and gloomy.

I appreciate your consideration in the matter,

Thank you very much,  
Noel Martinez



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of the windows  
from the Manhattan