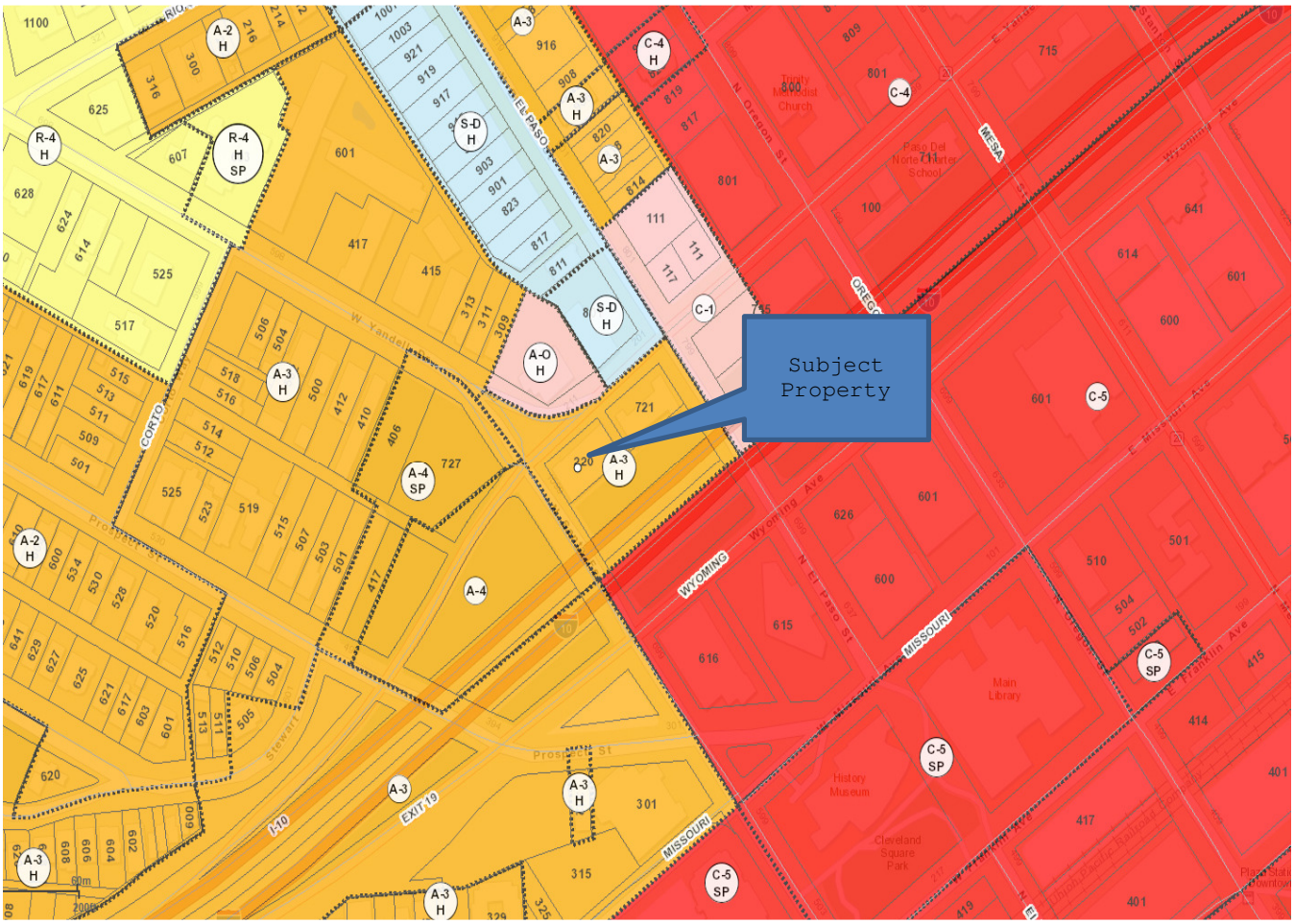
PHAP16-00024

Date:	September 12, 2016
Application Type:	Certificate of Appropriateness
Property Owner:	PilaP LLC
Representative:	Stefanie Uribarri
Legal Description:	5 Satterthwaite 24 to 26, City of El Paso, El Paso County, Texas
Historic District:	Sunset Heights
Location:	220 W. Yandell Drive
Representative District:	#8
Existing Zoning:	A-3/H (Apartments/Historic)
Year Built:	1949
Historic Status:	Contributing
Request:	Certificate of Appropriateness for the installation of a mural on the secondary facade
Application Filed:	8/23/2016
45 Day Expiration:	10/7/2016

ITEM #1



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for the installation of a mural on the secondary facade

STAFF RECOMMENDATION:

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

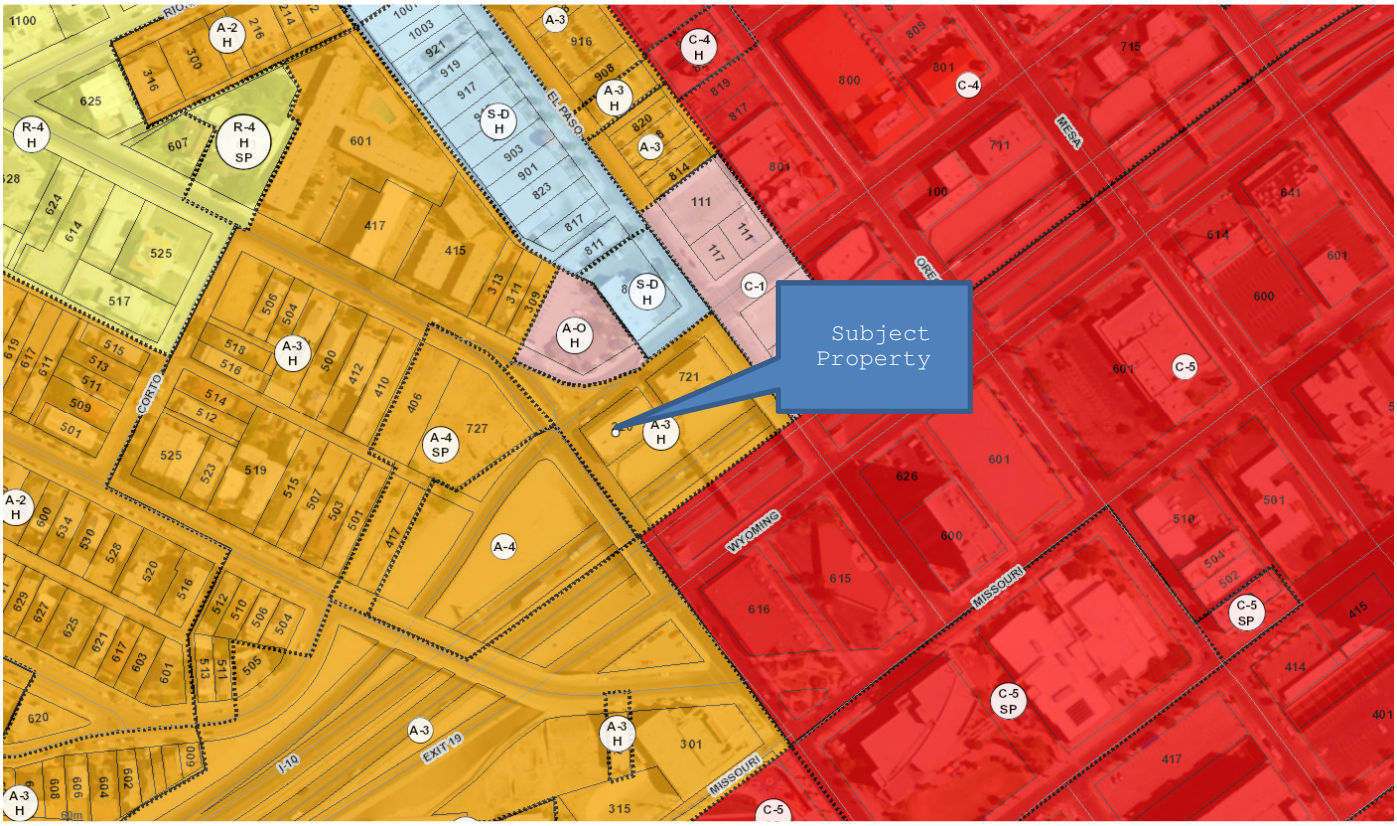
The Design Guidelines for El Paso's Historic Districts, Sites, and Properties recommend the following:

- Painting or applying coatings such as cement or stucco to exposed masonry/stone is not appropriate, because it will change the historic appearance of the masonry/stone feature, and can accelerate deterioration. Previously painted surfaces that were painted prior to designation or with a permit may remain painted.

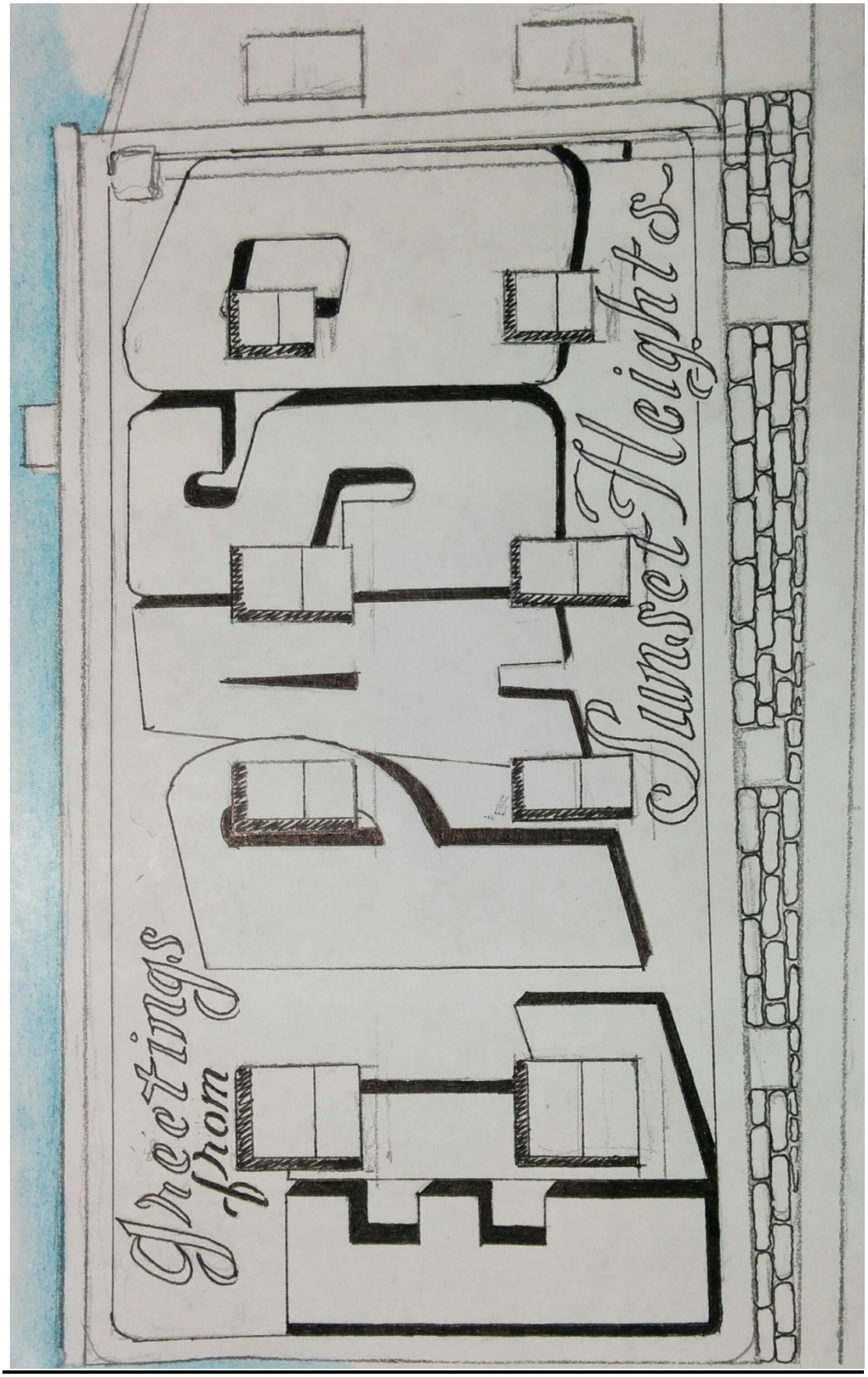
The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- The historic character of the property will be retained and preserved.

AERIAL MAP


Subject Property
A-2 H
R-4 H
R-4 H SP
S-D H
A-3 H
C-4 H
C-4
C-1
A-O H
A-4 SP
A-4
C-5
C-5 SP
A-3
EL PASO
CORTO
WYOMING
MISSOURI
MESA
I-10
EXIT 19

MURAL



SUPPORT LETTER

8/22/16

Honorable members of the Historic Landmark Commission:

Members of the Sunset Heights Neighborhood Improvement Association have over the years made historic preservation a priority. Our neighborhood is unique in El Paso for its architecture and topography, and residents are active in maintaining what we have.

This means very carefully evaluating proposals that impact its aesthetics. An important consideration is whether a given proposal adds to the neighborhood's character in a way that is consistent with its homes, apartments, and other physical features.

In the opinion of SHNIA, the proposal by Pearl Properties is a perfect example of a project that adds value to what we already have. The design, based upon an iconic postcard, brings color and vitality, works with the branding the City uses to identify Downtown, and provides a string identifier for Sunset Heights, one of a very few Downtown adjacent residential communities. We also have a precedent for the proposal - the mural at the Sunset Heights Pumping Station at Dunn Park.

For this reason, we support the proposal by Pearl Properties. Please feel free to call me at 915.227.0360 if you have any further questions.

Respectfully,

Sito Negron
President
Sunset Heights Neighborhood Improvement Association
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