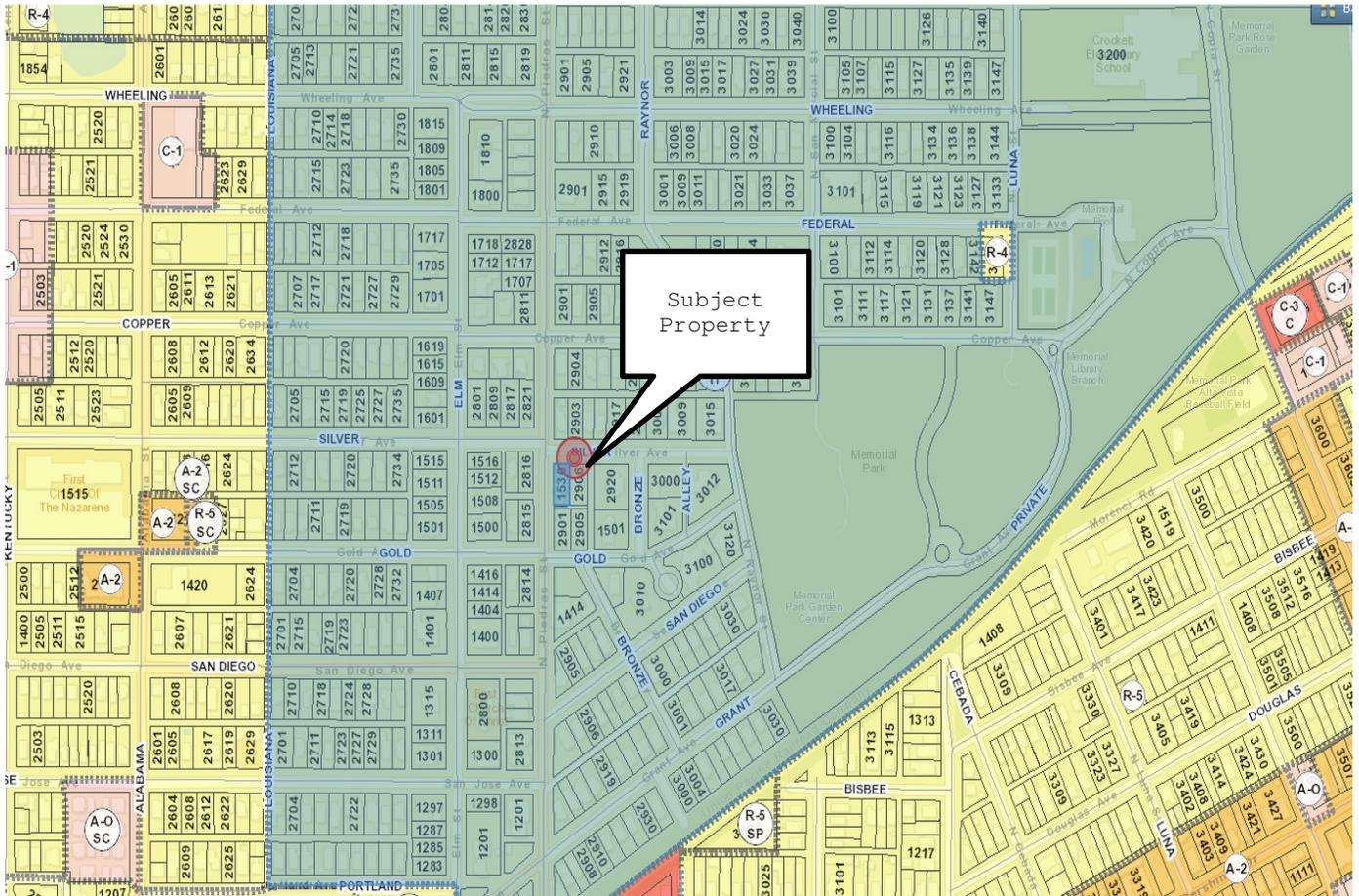




PHAP14-00026

Date: October 6, 2014
Application Type: Certificate of Appropriateness
Property Owner: Karla V. Frausto
Representative: Karla V. Frausto
Legal Description: Being 2 Castle Heights E. 63 ft. of 7 to 10, City of El Paso, El Paso County, Texas
Historic District: Manhattan Heights
Location: 2906 Silver Avenue
Representative District: #2
Existing Zoning: R-3/H (Residential/Historic)
Year Built: 1922
Historic Status: Contributing
Request: Certificate of Appropriateness for the removal of an existing window and modification of the opening to accommodate a door and replacement of a 1/1 window with a fixed single pane window
Application Filed: 9/24/2014
45 Day Expiration: 11/8/2014

ITEM #2



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for the removal of an existing window and modification of the opening to accommodate a door and replacement of a 1/1 window with a fixed single pane window

STAFF RECOMMENDATION:

The Historic Preservation Office recommends APPROVAL 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:

- *When repair is not feasible, door and window products will be reviewed on an individual basis using the following criteria:*
 - a. *Architectural and historical compatibility*
 - b. *Comparison to original profile*
 - c. *Level of significance of original doors and windows to the architectural style of the building.*
 - d. *Three dimensional exterior applied muntins that simulate or match the original muntins may be approved. Single dimension interior applied muntins are not appropriate.*

- *Windows in secondary facades shall be reviewed on a case by case basis.*

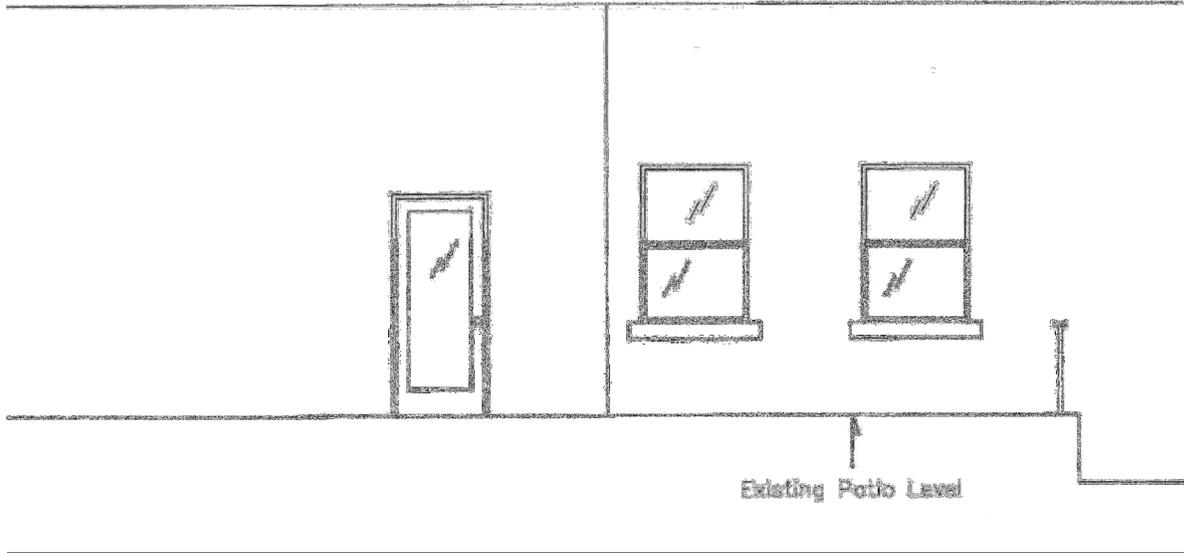
The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

EXISTING AND PROPOSED ELEVATIONS

2906 SILVER AVE.
Existing Patio Door
(Facing East - Back Patio)

2906 SILVER AVE.
Existing Back Windows
(Facing South - Back Patio)



2906 SILVER AVE.
Existing Patio Door
(Facing East - Back Patio)

2906 SILVER AVE.
New Patio door & Picture Window
(Facing South - Back Patio)

