PHAP15-00037

Date:	October 12, 2015
Application Type:	Certificate of Appropriateness
Property Owner:	Maria, Lilia, and Andres Favela
Representative:	Andres Favela
Legal Description:	Being 1 Mundy Heights 3 To 6, City of El Paso, El Paso County, Texas
Historic District:	Sunset Heights
Location:	209 Lawton Street
Representative District:	#8
Existing Zoning:	R-4/H (Residential/Historic)
Year Built:	1928
Historic Status:	Contributing
Request:	Certificate of Appropriateness for the construction of a secondary garage and the removal and replacement of windows after-the-fact
Application Filed:	9/3/2015
45 Day Expiration:	10/18/2015

ITEM #1

GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for the construction of a secondary garage and the removal and replacement of windows after-the-fact

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*:*

- *Where additional parking is necessary it should be located to the rear of the property as well.*
- *Design new garages and outbuildings to be compatible with the main structure on the lot in material and design, using existing historic outbuildings in the districts as an example.*
- *Limit the size and scale of garages and accessory structures so that the integrity of the original structure, or the size of the existing lot, is not compromised or significantly diminished.*
- *New garages and accessory buildings should be located in rear yards.*
- *However, if windows are damaged beyond repair, replacement windows should match the type (such as double hung), style (for example six panes over six panes), and finish (paint). Replacement windows on the main façade shall be comprised of the operable portions of the window and match the type, style, operation, configuration and finish of the original windows.*
- *Do not use single pane picture windows or horizontal sliding windows if they are not the original window types.*
- *Retain and preserve original doors and windows, including such elements as sash, glass, sills, lintels, casings, muntins, trim, frames, thresholds, hardware and shutters. If repair of an original window or door element is necessary, repair only the deteriorated element to match the original in size, composition, material, dimension, and detail by patching, splicing, consolidating, or otherwise reinforcing the deteriorated section. The removal of historic materials should be avoided.*
- *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.

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

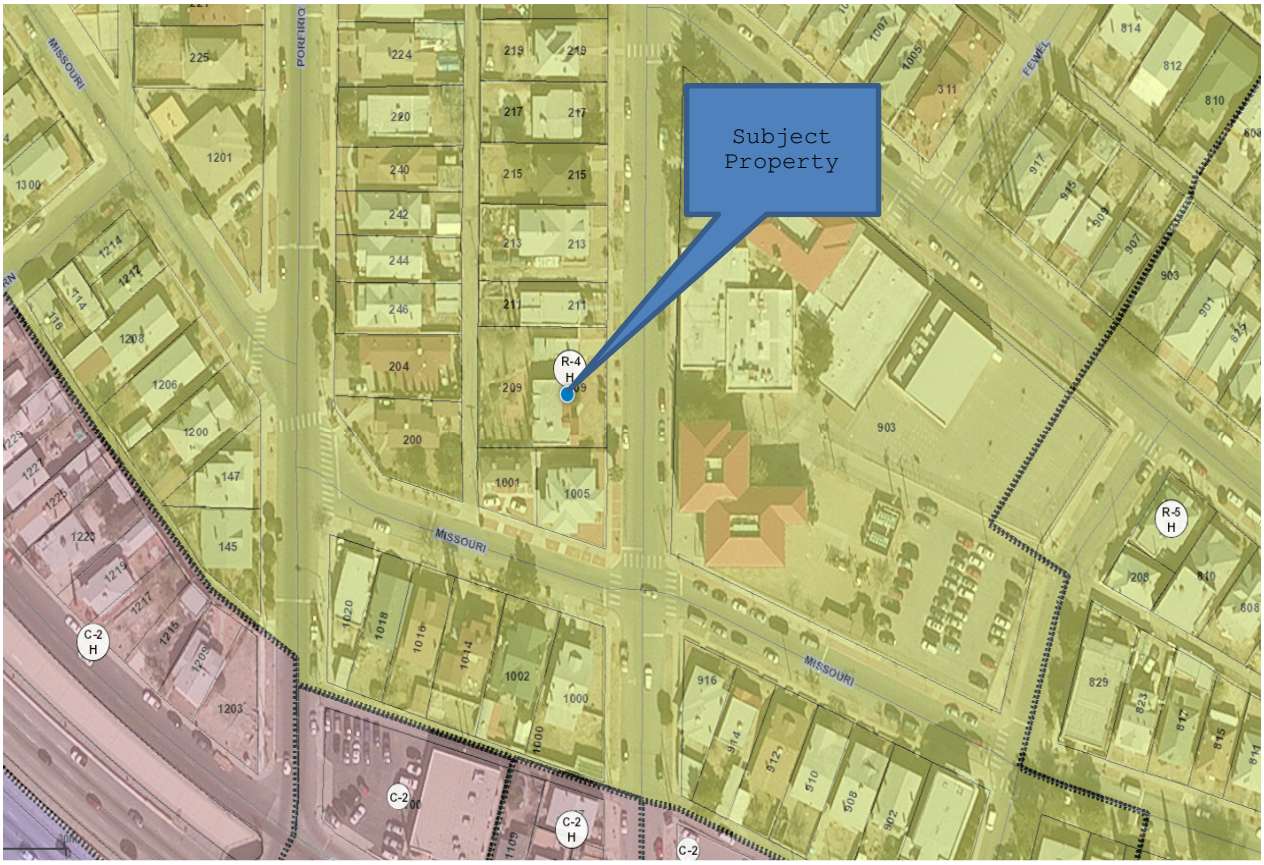
- *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and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

integrity of the property and its environment.

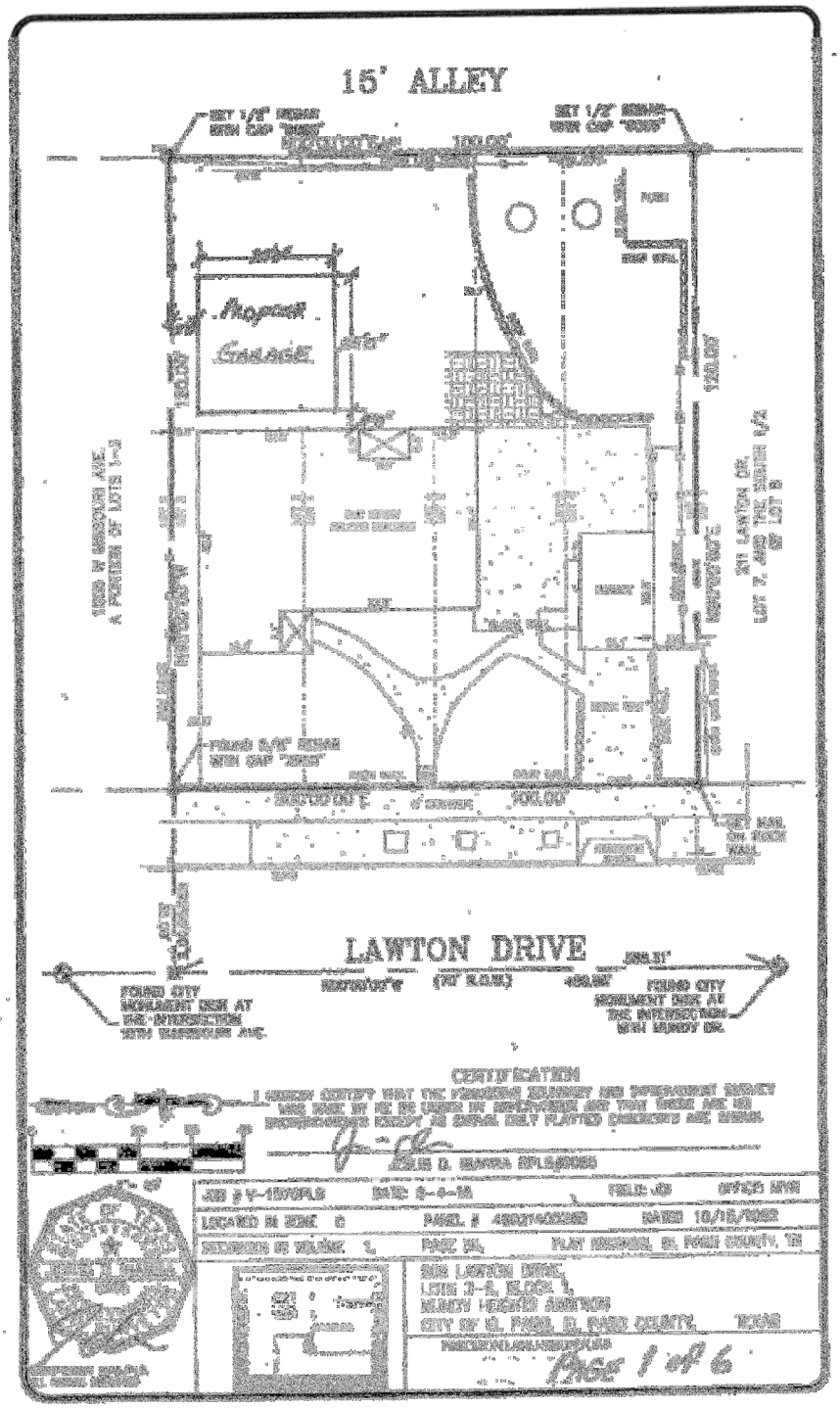
- *The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*
- *Deteriorated historic features will repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

The modifications are that the garage be moved back one foot so that it is five feet away from the main structure; that the replacement windows be removed and replaced with windows that replicate the original windows in type, style, operation, configuration and finish; that no permits for the new construction be issued until the replacement windows have been installed and are in compliance; and that the new windows be installed within ninety (90) days.

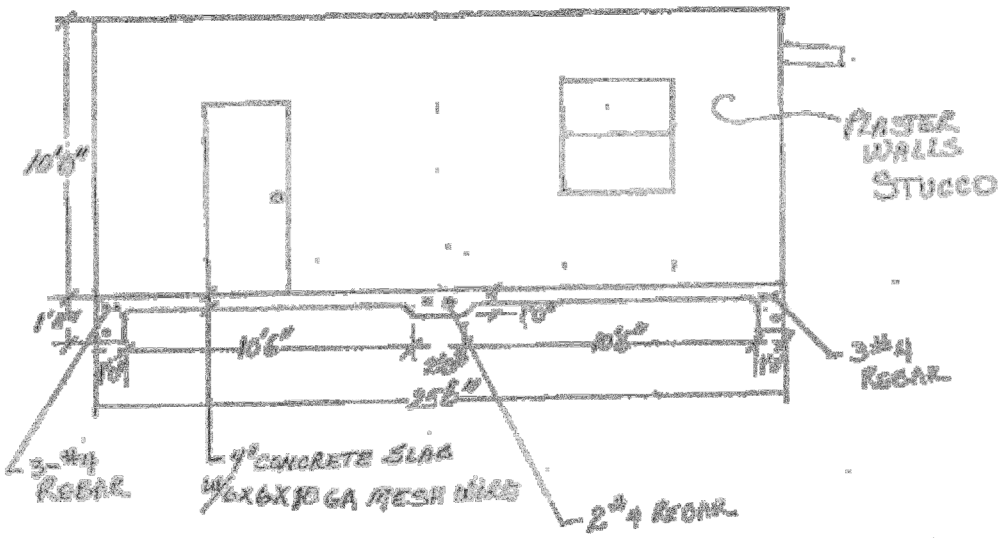
AERIAL MAP



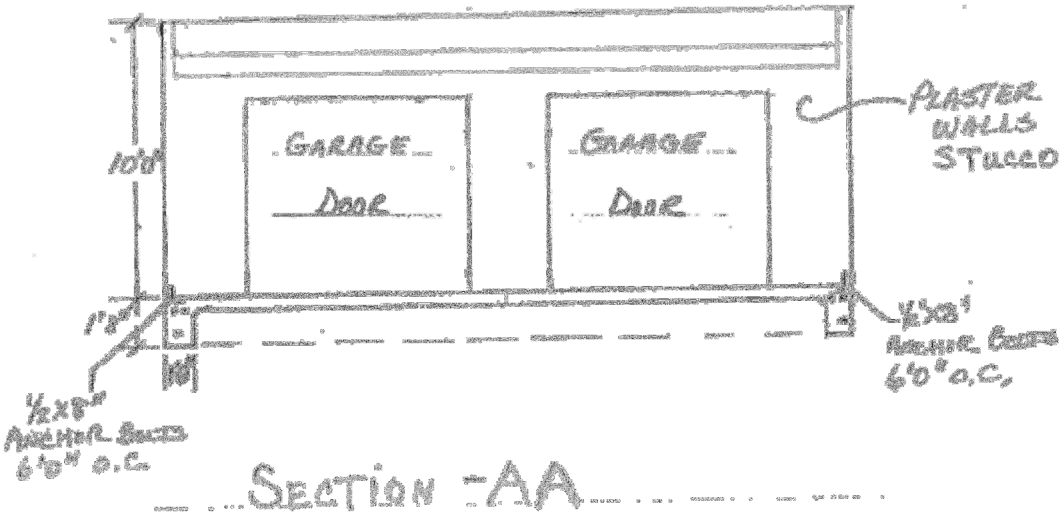
SITE PLAN



ELEVATIONS



SECTION - BB



SECTION - AA

DATE: AUG 15, 2015	ROY LAUTON DR.	NO	DATE	REVISIONS
SCALE: 1/4" = 1'0"	EL PASO, TEXAS 79902			
TITLE:	PAGE 4 of 6			
DESIGN: ANDRES FAVELA	WALL & FOUNDATION DETAILS			

WINDOW CUTSHEETS

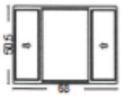
QUOTE EXPIRES	Quote Not Certified

PLY GEM WINDOWS

BILL TO:	SHIP TO:
ANDY	ANDY

QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY
1695284	4/4/2014	Load Date Not Set	0001-01-01	Ken Wade
JOB NAME		CUSTOMER PO#		

Lineitem #	Description	Net Price	Extended
1-1 Qty: 1 Room Location: None Assigned Note:	Rough Opening: 68.75W x 51.25H Custom Builders Series 3700 Picture Slider (68 W x 50.5 H x 0 Leg), 1/4 - 1/2 - 1/4 Sash , XOX, Bronze, Nailing Fin Glass: LE SC, Double Glazed, Annealed Screen: Half Screen (Pair), Charcoal Fiberglass, Shipped Separate Performance Rating: HS-R20, DP +20/-20; U-Factor = 0.53; SHGC = 0.25; VLT = 0.45 Frame Options: Nail Fin Setback-7/8", Frame Depth-2"	$325.25	$325.25



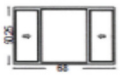
Lineitem #	Description	Net Price	Extended
1-2 Qty: 1 Room Location: Note:	Unit 1 Screen: Half Screen (Pair), Charcoal Fiberglass, Shipped Separate	$17.25	$17.25

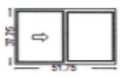
Lineitem #	Description	Net Price	Extended
2-1 Qty: 1 Room Location: None Assigned Note:	Rough Opening: 107.75W x 50.5H Custom Builders Series 3700 Picture Slider (107 W x 49.75 H x 0 Leg), 1/3 - 1/3 - 1/3 Sash , XOX, Bronze, Nailing Fin Glass: LE SC, Double Glazed, Annealed Screen: Half Screen (Pair), Charcoal Fiberglass, Shipped Separate Performance Rating: HS-R20, DP +20/-20; U-Factor = 0.53; SHGC = 0.25; VLT = 0.45 Frame Options: Nail Fin Setback-7/8", Frame Depth-2"	$399.68	$399.68

QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY
1695284	4/4/2014	Load Date Not Set	0001-01-01	Ken Wade
JOB NAME		CUSTOMER PO#		

Lineitem #	Description	Net Price	Extended
2-2 Qty: 1 Room Location: Note:	Unit 1 Screen: Half Screen (Pair), Charcoal Fiberglass, Shipped Separate	$21.54	$21.54

Lineitem #	Description	Net Price	Extended
3-1 Qty: 1 Room Location: None Assigned Note:	Rough Opening: 68.75W x 51H Custom Builders Series 3700 Picture Slider (68 W x 50.25 H x 0 Leg), 1/4 - 1/2 - 1/4 Sash , XOX, Bronze, Nailing Fin Glass: LE SC, Double Glazed, Annealed Screen: Half Screen (Pair), Charcoal Fiberglass, Shipped Separate Performance Rating: HS-R20, DP +20/-20; U-Factor = 0.53; SHGC = 0.25; VLT = 0.45 Frame Options: Nail Fin Setback-7/8", Frame Depth-2"	$299.75	$299.75



Lineitem #	Description	Net Price	Extended
3-2 Qty: 1 Room Location: Note:	Unit 1 Screen: Half Screen (Pair), Charcoal Fiberglass, Shipped Separate	$11.75	$11.75

Lineitem #	Description	Net Price	Extended
4-1 Qty: 1 Room Location: None Assigned Note:	Rough Opening: 52.5W x 38.5H Custom Builders Series 3700 Horizontal Slider (51.75 W x 37.75 H x 0 Leg), Equal Sash , XO, Bronze, Nailing Fin Glass: LE SC, Double Glazed, Annealed Screen: Half Screen, Charcoal Fiberglass, Shipped Separate Performance Rating: HS-R25, DP +25/-35; U-Factor = 0.53; SHGC = 0.25; VLT = 0.45 Frame Options: Nail Fin Setback-7/8", Frame Depth-2"	$175.55	$175.55