



PHAP13-00029

Date: October 21, 2013
Application Type: Certificate of Appropriateness
Property Owner: Orestes and Carmen Moldes
Representative: Ricardo Dominguez
Legal Description: 19 Sunset Heights 16 & 17 (6000 sq. ft.), City of El Paso, El Paso County, Texas
Historic District: Sunset Heights
Location: 1431 Hawthorne Avenue
Representative District: #8
Existing Zoning: R-4/H (Residential/Historic)
Year Built: 1912
Historic Status: Contributing
Request: Certificate of Appropriateness for the alteration of the front and rear facades and window installation after-the-fact, and painting
Application Filed: 10/14/2013
45 Day Expiration: 11/28/2013

ITEM #4



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for the alteration of the front and rear facades and window installation after-the-fact, and painting

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:

- *If it is necessary to replace masonry, always use materials that match the color, size and texture of the masonry being replaced.*
- *Preserve the shape, size, materials, and details of character-defining chimneys and foundations and other masonry/stone features.*
- *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.*
- *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.*
- *Replacement windows should match the type (such as double hung), style (for example six panes over six panes), and finish (paint).*
- *Installation of windows similar to the original in appearance and structural purpose, regardless of construction materials is permitted. 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:

- *Deteriorated historic features will be 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 a new paint color be selected for the body of the building; that the stucco be removed from the piers and the original stone be restored; that the windows have three dimensional applied muntins installed; and that the wooden window and door surrounds installed on the rear façade be removed.

AERIAL MAP

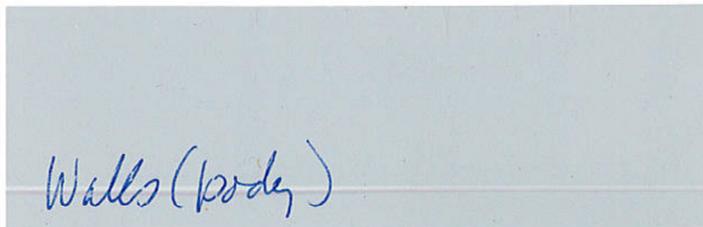
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PROPOSED REPLACEMENT ROCK AND PAINT COLORS



Gray Frost D57-3



Moondance D44-1

Blue Zephyr D47-5

Adolescence D46-4

