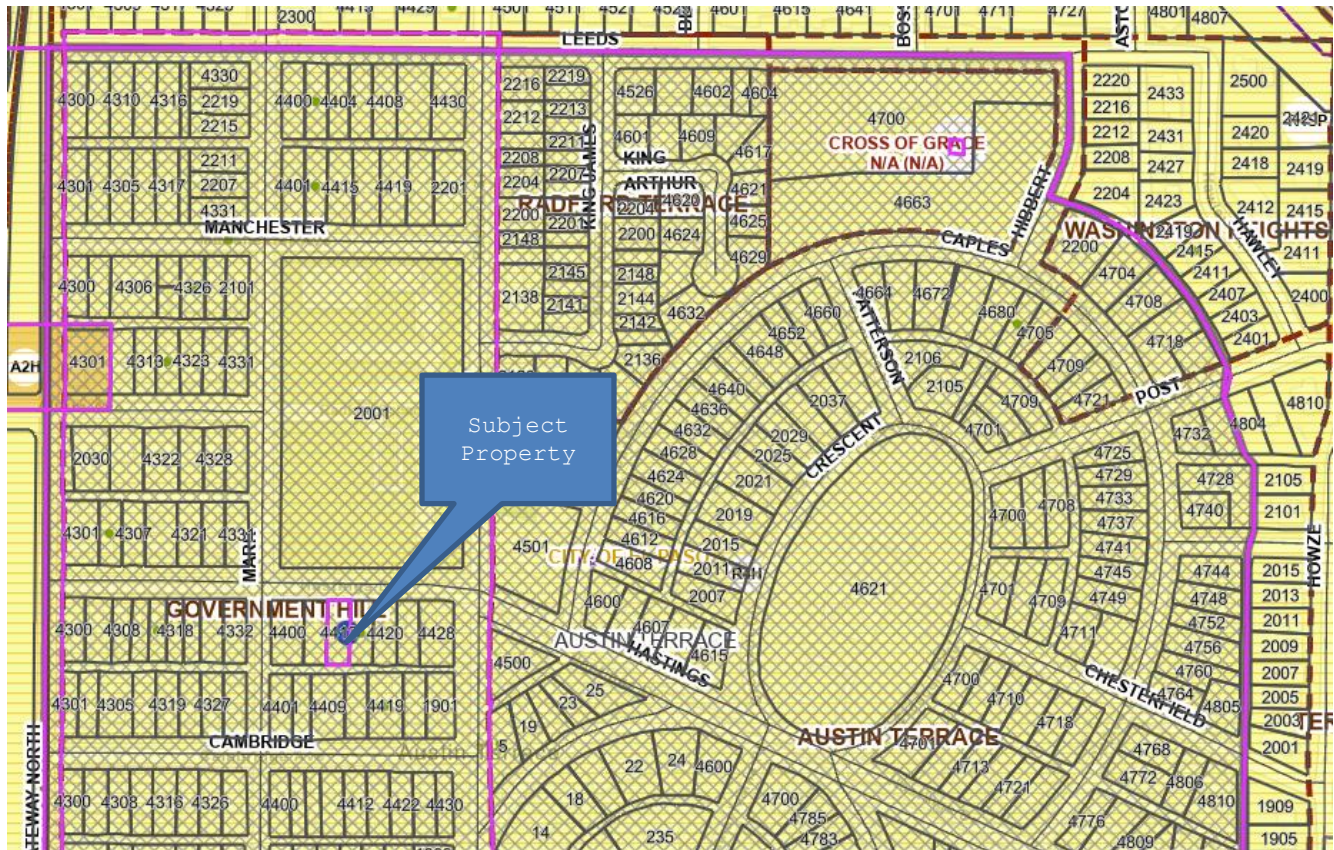




PHAP26-00016

Date: April 16, 2026
Application Type: Certificate of Appropriateness
Property Owner: Guillermina Rubio
Representative: Guillermina Rubio
Legal Description: 86 Government Hill 26 & 27 (7000.00 Sq Ft), City of El Paso, El Paso County, Texas
Historic District: Austin Terrace
Location: 4412 Hastings Drive
Representative District: #2
Existing Zoning: R-4/H (Residential/Historic)
Year Built: 1940
Historic Status: Non-Contributing
Request: Certificate of Appropriateness for work done after-the-fact
Orig. Application Filed: 3/19/2026
Orig. 45 Day Expiration: 5/3/2026

ITEM #2



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for work done 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:

- *Doors and windows are considered important character-defining features because of significant detailing. When windows are involved in the construction process it is recommended to repair rather than replace. In many cases this will entail only the replacement of a broken sash cord, new weather stripping, removing old paint and repainting.*
- *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. Installation of windows similar to the original in appearance and structural purpose, regardless of construction materials is permitted.*
- *Retain and preserve the pattern, arrangement, and dimensions of door and window openings on principal elevations. Often the placement of doors and windows is an indicator of a particular architectural style, and therefore contributes to the building's significance.*
- *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,*
- *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; Three dimensional exterior applied muntins that simulate or match the original muntins may be approved. Single dimension interior applied muntins are not appropriate.*
- *Landscaping is an inherent part of a building's siting and design. Good landscaping reinforces the architectural qualities of a structure and its context. When new landscaping is planned, it should be designed to complement the structure and the streetscape. Materials which can be documented as being historic to the area should be given first priority.*
- *Retain mature trees that contribute to the character of the historic district.*
- *When replacing trees that are causing structural problems carefully consider the new location so that the tree will be able to mature in a healthy manner.*
- *Retain historic landscape materials such as brick or pavers.*
- *Replace mature trees with similar canopy and in the same location when they are*

damaged or diseased. When the same site location is not practical, select a location for replacement trees that will enhance the appearance and character of the historic streetscape or provide shade.

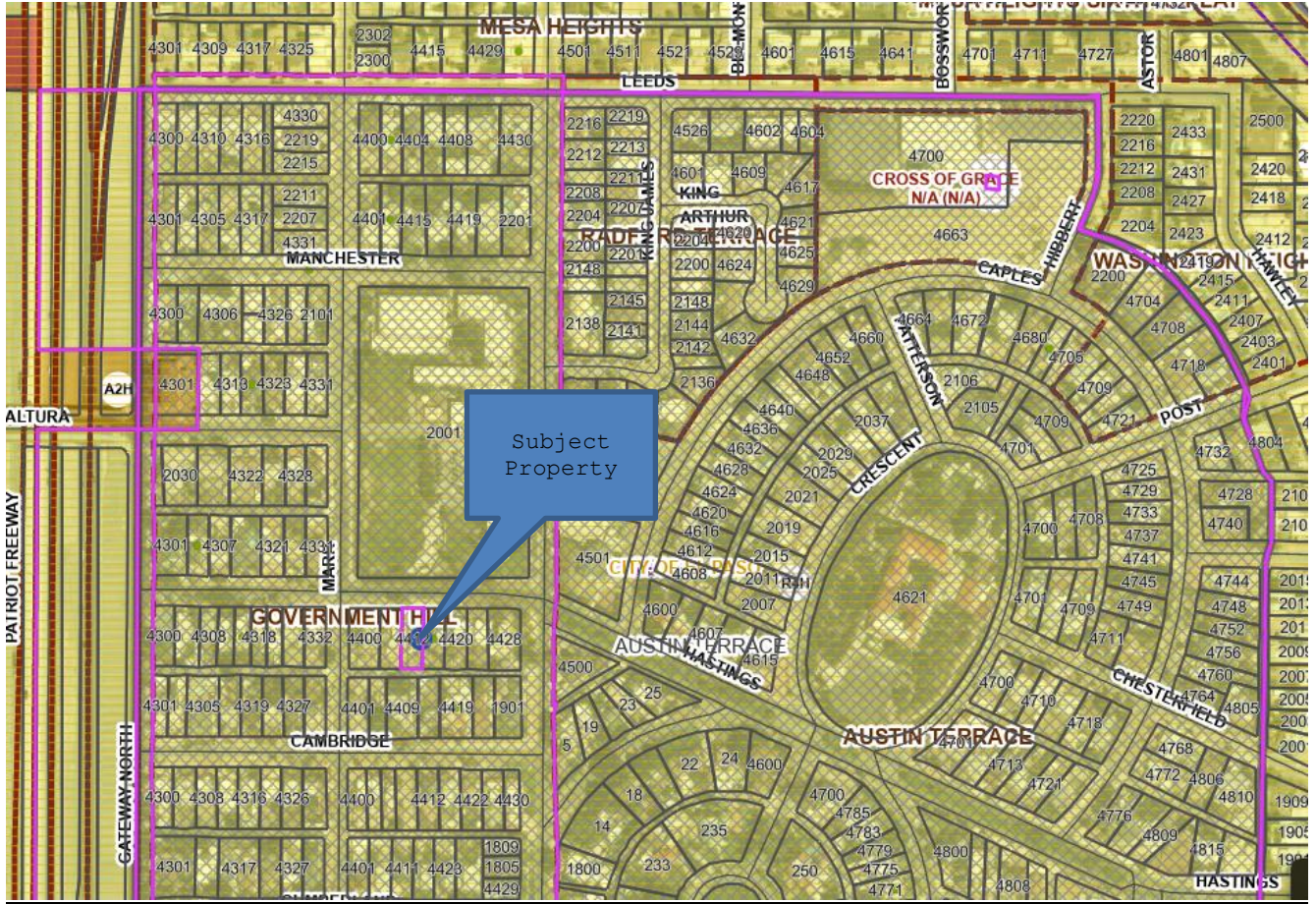
- Grass and sod may be removed from front yards, side yards on a corner provided not more than 50% of the area is covered with gravel or other masonry. Grass and sod may be removed from parkways provided not more than 50% of the area is covered with gravel or other masonry that is made of impervious materials (brick pavers, gravel, and masonry pavers). The remaining 50% must be covered with trees and living plants that provide ground cover.*
- Many of the driveways are the type which has two paved driving surfaces and a center strip of grass or other material. It is not appropriate to fill this area with concrete. However, bricks, stones and landscaping are usually considered acceptable. Where additional parking is necessary it should be located to the rear of the property as well. It is against the city ordinance to park in the parkway.*
- Introduce new fences and walls compatible in material, design, scale, location, and size with original fences and walls in the historic district.*
- Introduce new driveways and walkways (when there are none) that are compatible with existing driveways and walkways in terms of width (maximum 12' wide), location, materials, and design. Double width and circular driveways are not appropriate and require approval from the Historic Landmark Commission.*
- Construct new driveways and walkways in locations that require a minimum of alteration to historic site features such as landscaping, retaining walls, curbs, and sidewalks. Usually, driveways should lead directly to the rear of buildings and walkways should lead directly to the front steps of the house.*

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

- The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*
- Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
- New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will 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.*
- New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The modifications are that the windows be replaced with historically accurate windows; that the front yard be landscaped according to the guidelines with living ground cover and less than 50% hardscaping; that the driveway be replaced with the historically accurate driveway; that the tree removed from the driveway be replaced; that the violations be corrected within three (3) months; and that the no permits are issued until the window, landscaping, and driveway violations are corrected.

AERIAL MAP



PAST PHOTOS

