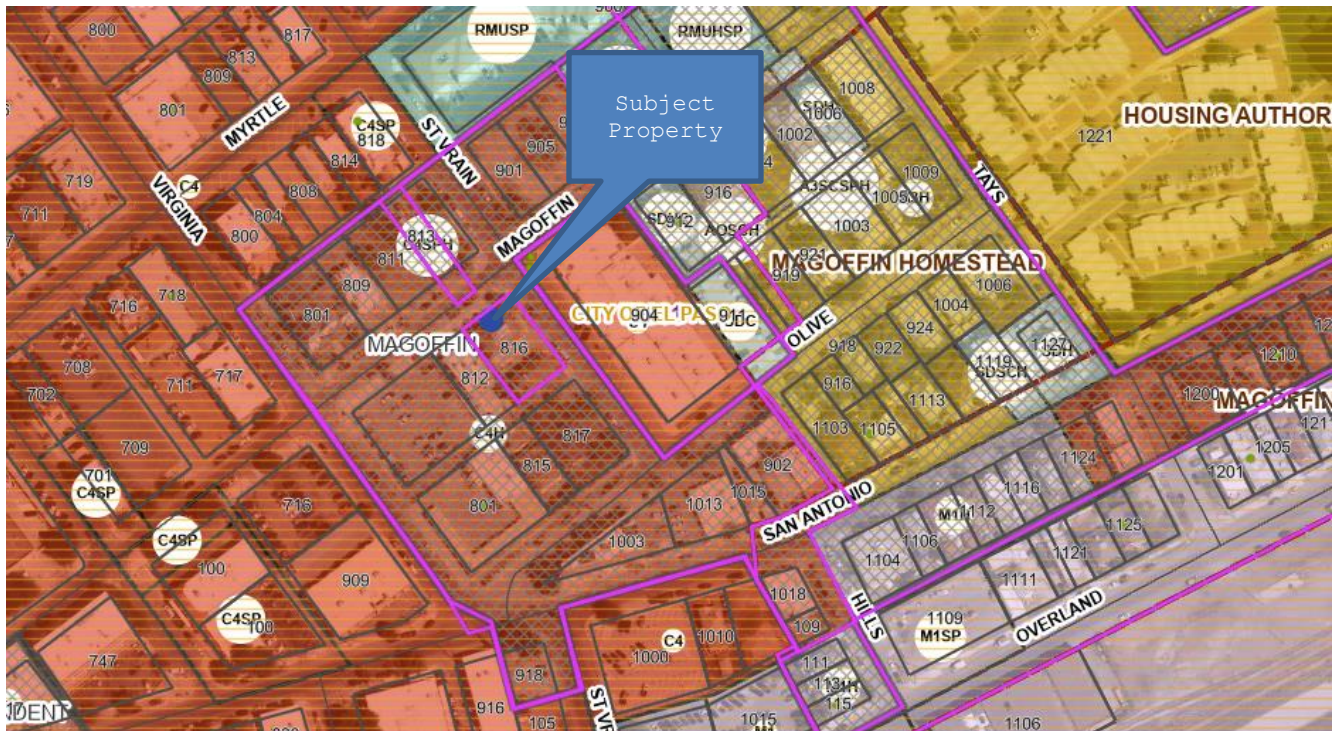




PHAP26-00015

Date: April 16, 2026
Application Type: Certificate of Appropriateness
Property Owner: Missionary Society of St. Columban
Representative: Bruno Vasquez
Legal Description: 212 Campbell 11 To 13 (9360 Sq Ft), City of El Paso, El Paso County, Texas
Historic District: Magoffin
Location: 816 Magoffin Avenue
Representative District: #8
Existing Zoning: C-4/H (Commercial/Historic)
Year Built: 1920
Historic Status: Contributing
Request: Certificate of Appropriateness for window removal and replacement
Orig. Application Filed: 3/19/2026
Orig. 45 Day Expiration: 5/3/2026

ITEM #1



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for window removal and replacement

STAFF RECOMMENDATION:

The Historic Preservation Office recommends APPROVAL WITH A MODIFICATION of the proposed scope of work based on the following recommendations:

The Magoffin Historic District Design Guidelines recommend the following:

- *Windows are important character defining features because of significant detailing as in decorative windows, or because they help to define a pattern through the use of voids.*
- *Windows should be repaired rather than replaced. In most cases this will simply entail removing old paint, installing new weather stripping, and then repainting. If windows are damaged beyond repair, replacement windows should match the type, style, material and finish of the original. Do not plug, cover, and/or widen windows if they are on the exterior walls of the original structure.*
- *In Magoffin; however, window treatment ranges from the basic to the ornate. Frames, lintels, and sills were constructed of stone, brick or wood. The finish must be in character with the overall appearance of the structure and adequately complement its style.*

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.*
- *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.*

The modification is that the window muntins be exterior applied and three-dimensional.

PROPOSED WINDOWS



EXIST CONDITIONS 8
TYPICAL CORNER WINDOW CONNECTION



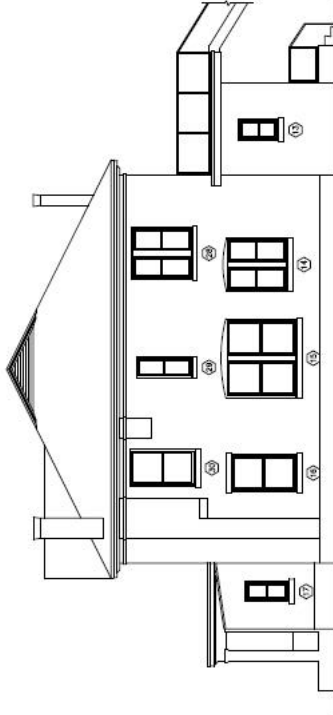
EXIST CONDITIONS 7
TYPICAL LIGHT FIXTURE WINDOW CONNECTION



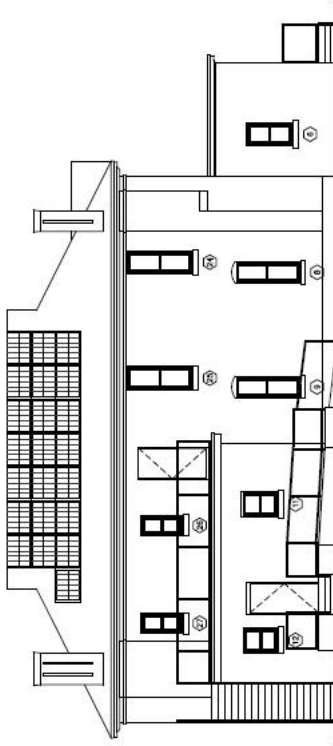
EXISTING CONDITIONS 6
VIEW FROM LANGSTON ST



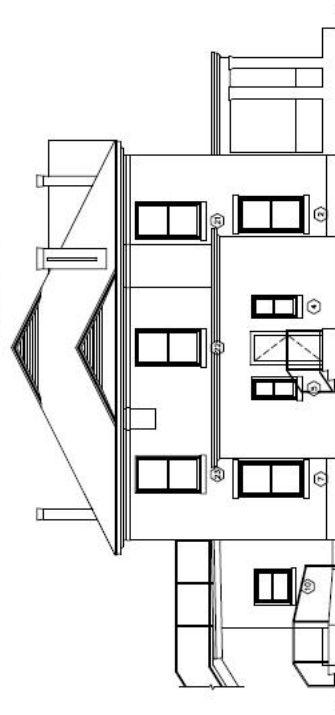
EXISTING CONDITIONS 5
VIEW FROM MAGDOFF ST



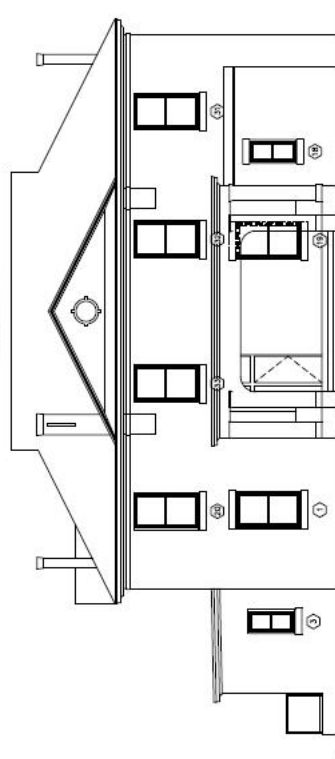
WEST ELEVATION 4
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION 3
SCALE: 1/8" = 1'-0"



EAST ELEVATION 2
SCALE: 1/8" = 1'-0"



NORTH ELEVATION 1
SCALE: 1/8" = 1'-0"