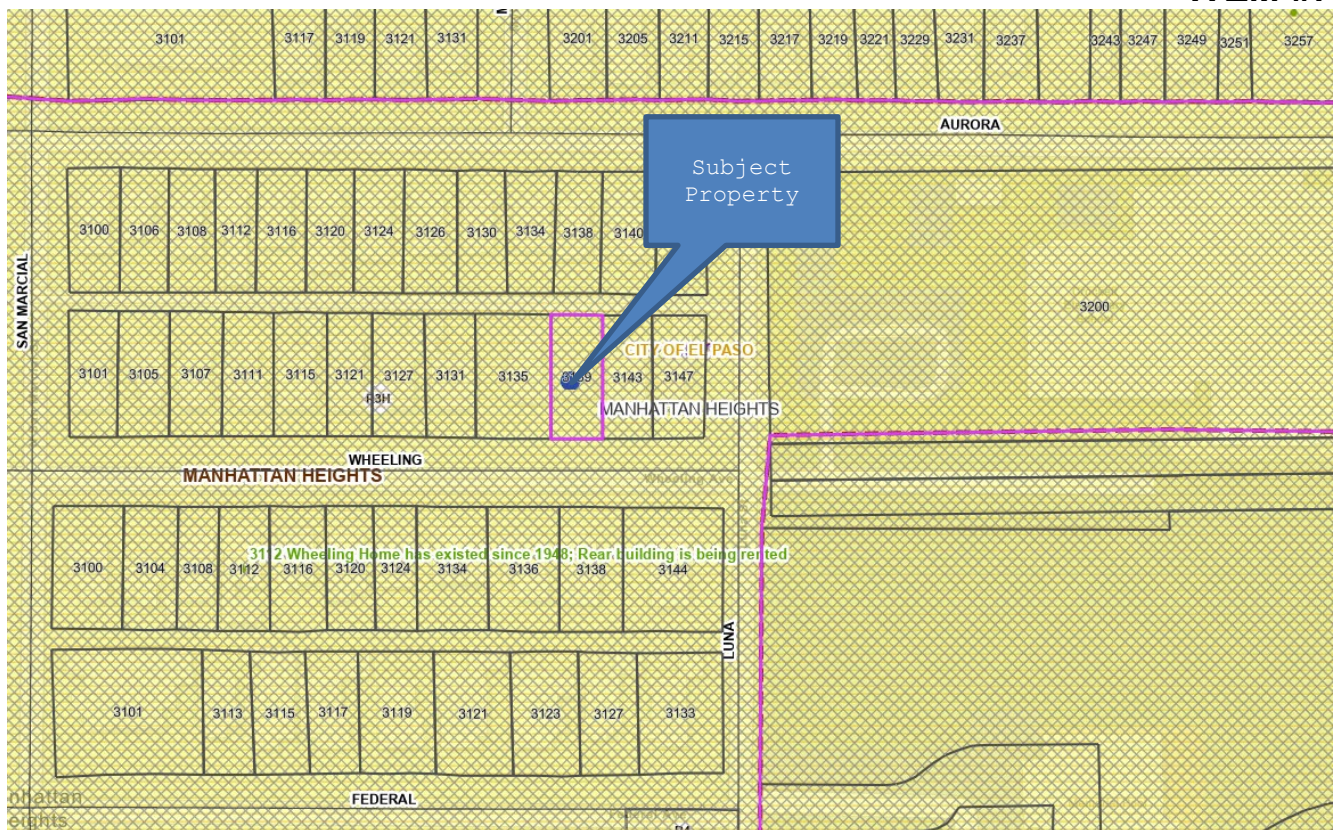




## PHAP26-00011

**Date:** March 19, 2026  
**Application Type:** Certificate of Appropriateness  
**Property Owner:** Adrian Medina and Anatasha Vance  
**Representative:** Adrian Medina and Anatasha Vance  
**Legal Description:** 11 Manhattan Heights 27 & 28 (6000 Sq Ft), City of El Paso, El Paso County, Texas  
**Historic District:** Manhattan Heights  
**Location:** 3139 Wheeling Avenue  
**Representative District:** #2  
**Existing Zoning:** R-3/H (Residential/Historic)  
**Year Built:** 1927  
**Historic Status:** Contributing  
**Request:** Certificate of Appropriateness for window removal and replacement after-the-fact  
**Orig. Application Filed:** 2/19/2026  
**Orig. 45 Day Expiration:** 4/5/2026

## ITEM #7



## **GENERAL INFORMATION:**

The applicant seeks approval for:

Certificate of Appropriateness for window removal and replacement 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:

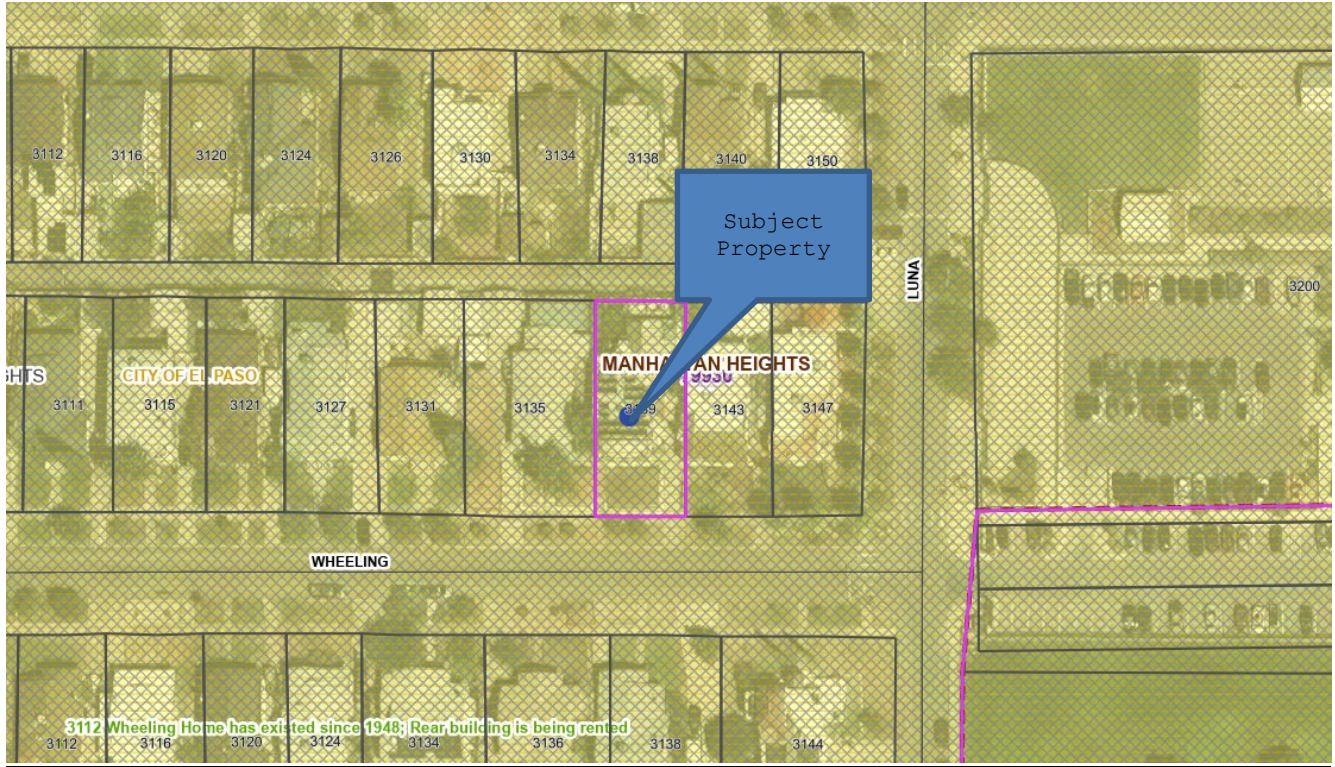
- *However, if windows are damaged beyond repair, replacement windows should match the type (such as double hung), style (for example six panes over six panes), and finish (paint).*
- *Replacement windows on the main façade shall be comprised of the operable portions of the window and match the type, 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. Windows in secondary facades shall be reviewed on a case-by-case basis.*
- *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:

- *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.*
- *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.*

*The modifications are that upper sashes of the windows on the main façade be replaced with sashes that duplicate the original windows; that the muntins be three-dimensional and exterior applied; that the upper windows be replaced within six (6) months; and that the no permits are issued until the new windows are in place.*

# AERIAL MAP



**NEW WINDOWS**

