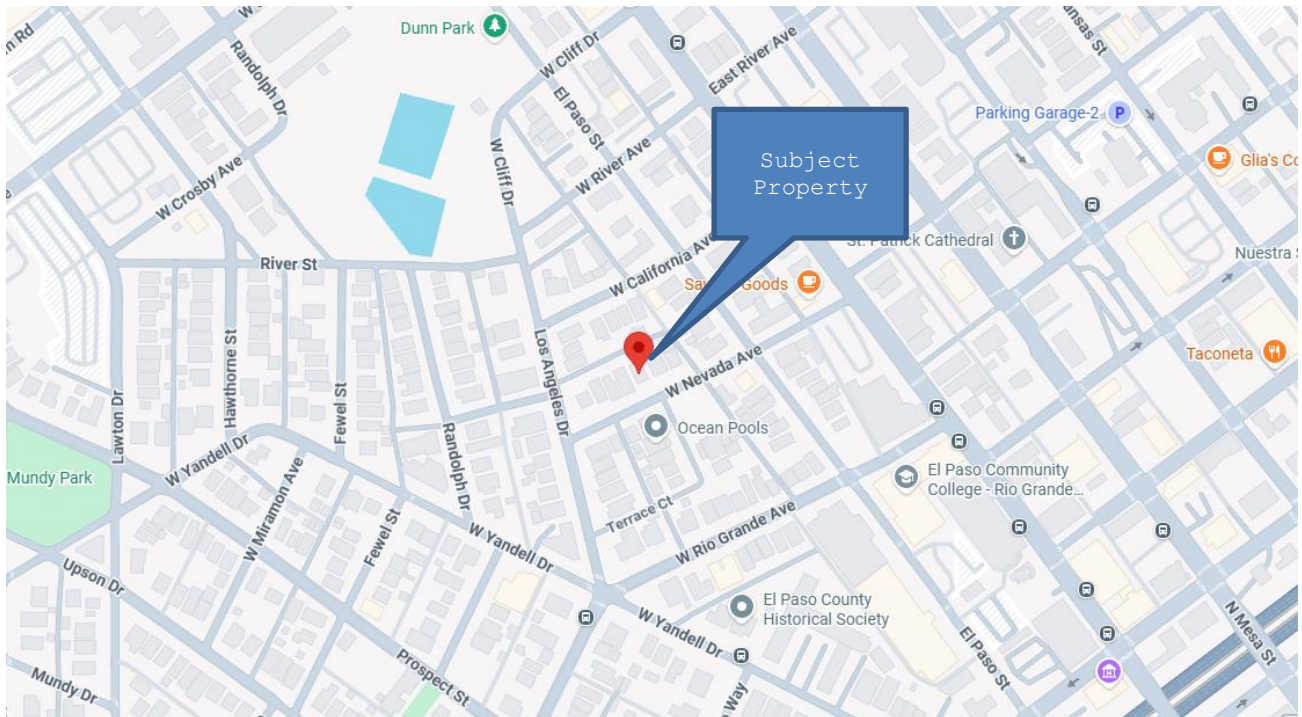




PHAP25-00042

Date: November 6, 2025
Application Type: Certificate of Appropriateness
Property Owner: Valentin Renteria
Representative: Edward Beltran
Legal Description: 14 Sunset Heights 29 & E 2 ft of 28 & W 22 ft of 30 (5880 Sq Ft), City of El Paso, El Paso County, Texas
Historic District: Sunset Heights
Location: 215 W. Nevada Avenue
Representative District: #8
Existing Zoning: R-4/H (Residential/Historic)
Year Built: 1910
Historic Status: Contributing
Request: Certificate of Appropriateness for painting after-the-fact
Application Filed: 10/30/2025
45 Day Expiration: 12/14/2025

ITEM #4



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for painting 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:

- *Preserve the shape, size, materials, and details of character-defining chimneys and foundations and other masonry/stone features. Significant chimney details include features such as brick corbelling, terra cotta chimney pots, and decorative caps. Decorative grills and vents, water tables, lattice panels, access doors, and steps are character-defining features of foundations that should be preserved as well.*
- *Painting or applying coatings such as cement or stucco to exposed masonry/stone is not appropriate, because it will change the historic appearance of the masonry/stone feature, and can accelerate deterioration. Previously painted surfaces that were painted prior to designation or with a permit may remain painted.*
- *It is not appropriate to paint, stucco or spray texture brick, stone, or other historic materials.*
- *It is not appropriate to paint brick, stone, copper, bronze, concrete, or cement block surfaces that were historically unpainted.*
- *Some structures have foundations which are built of a different material such as stone in order to provide a distinguishing character.*
- *Exposed rock foundations typically exhibit a rustic finish which contrasts with the smooth brick walls. This feature should not be covered or plastered to alter its appearance.*

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.*
- *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

The modifications are that the paint be removed from the foundation only by using the gentlest methods possible; that the work be completed in sixty (60) days; and that no further permits be approved until the property is in compliance.

AERIAL MAP

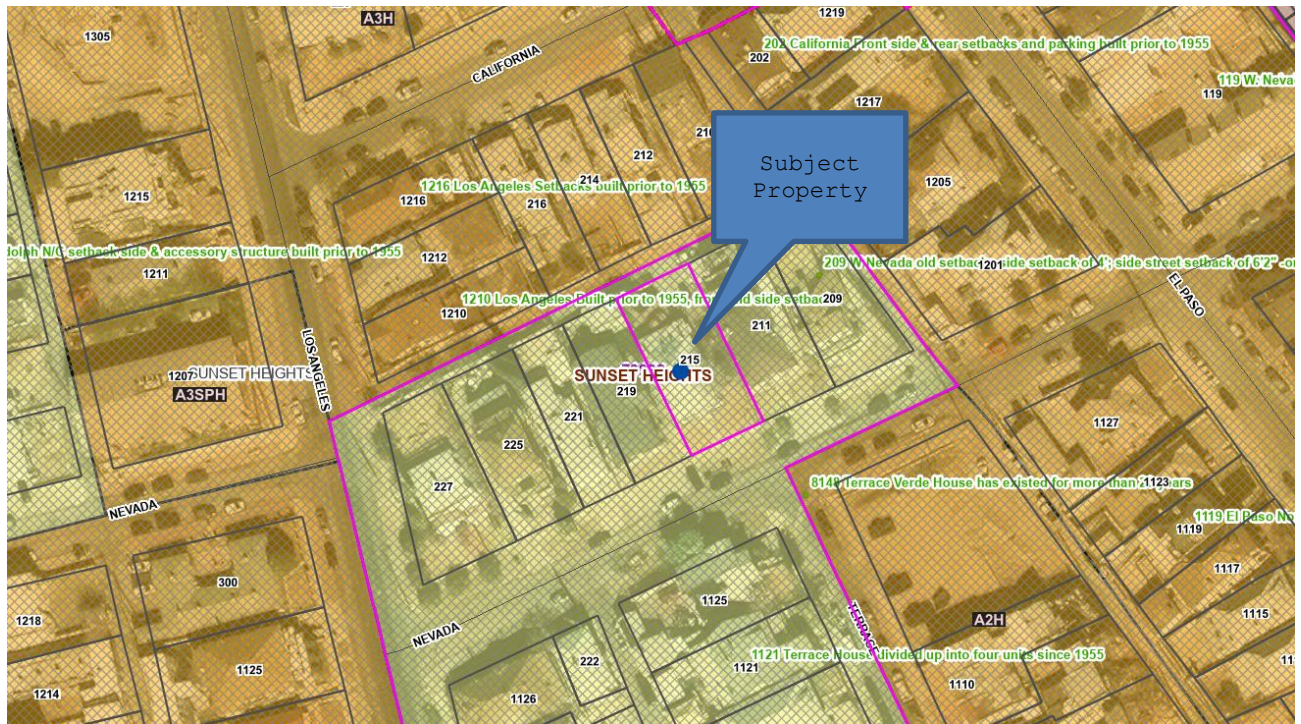


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CURRENT CONDITIONS

