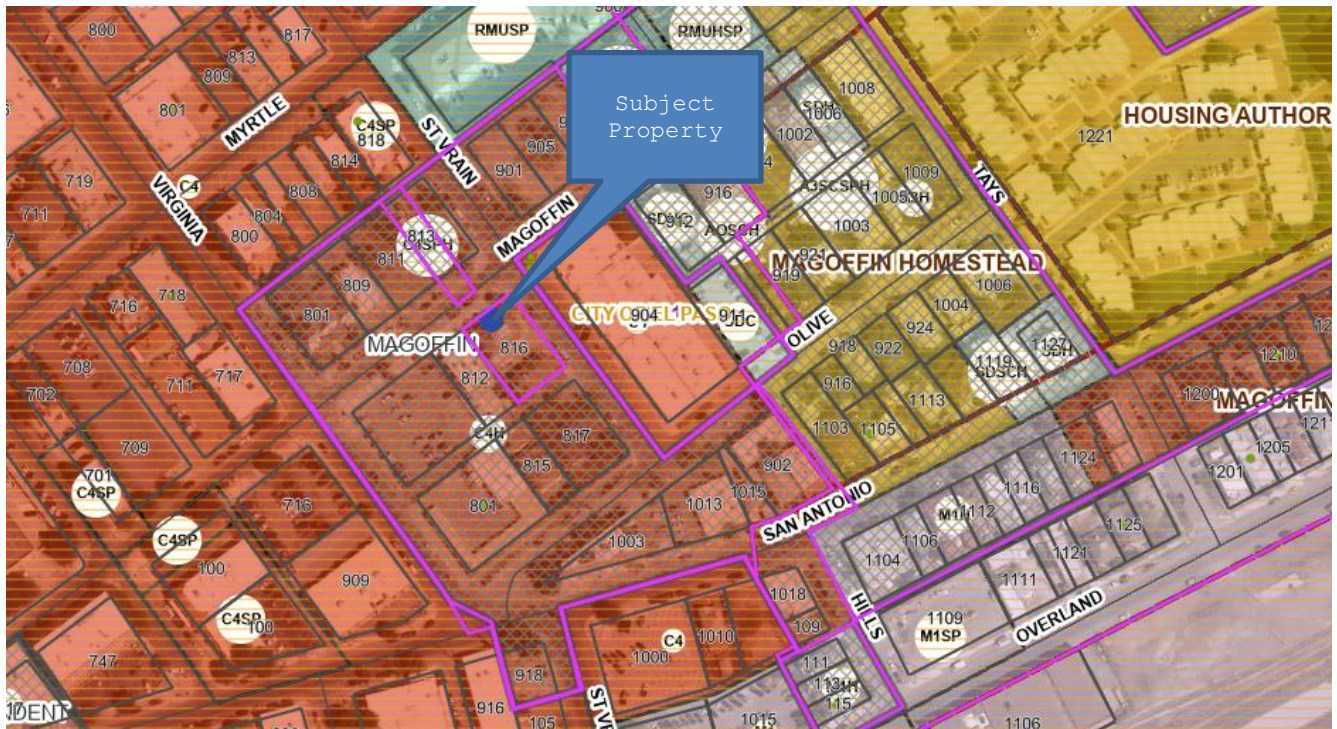




PHAP26-00015

Date: April 2, 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 #4



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:

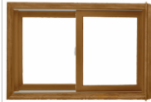
- *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- *New additions, exterior alterations, or related new construction will not destroy historic materials, features, 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.

AERIAL MAP



WEATHER SHIELD
INTERIOR & EXTERIOR



SIGNATURE SERIES DOUBLE HUNG

Our Signature Series double hung windows boast innovative design and energy efficiency. With long operating life and low maintenance, they are the perfect choice for your home. From the interior and exterior finish to the hardware and control from the inside to the exterior, we have you covered.

- Style**
Decorative window treatments for the interior and exterior of your home.
- Configuration**
Many double hung windows are available in a variety of sizes and configurations.
- Low Maintenance**
Double hung windows are designed for easy cleaning and maintenance.
- Operation**
Many double hung windows are available with a variety of operation options.
- Materials**
The exterior finish, window hardware, and window treatments are available in a variety of options.
- Energy Efficiency**
Double hung windows are designed for energy efficiency.

INTERIOR OPTIONS

EXTERIOR OPTIONS

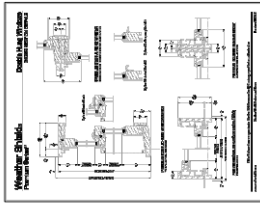
To help you get the most out of your double hung window, we offer a variety of interior and exterior color options. Please refer to the highest industry standards for color reproduction. Finishes and colors shown may not be actual representations. Please visit authorized Weather Shield dealer for color samples.

ANODIZED ALUMINUM FINISHES

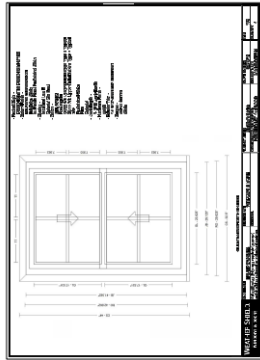
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Black	Black	Black	Black	Black	Black	Black	Black
Dark Bronze	Dark Bronze	Dark Bronze	Dark Bronze	Dark Bronze	Dark Bronze	Dark Bronze	Dark Bronze
Medium Bronze	Medium Bronze	Medium Bronze	Medium Bronze	Medium Bronze	Medium Bronze	Medium Bronze	Medium Bronze
Light Bronze	Light Bronze	Light Bronze	Light Bronze	Light Bronze	Light Bronze	Light Bronze	Light Bronze
Dark Grey	Dark Grey	Dark Grey	Dark Grey	Dark Grey	Dark Grey	Dark Grey	Dark Grey
Medium Grey	Medium Grey	Medium Grey	Medium Grey	Medium Grey	Medium Grey	Medium Grey	Medium Grey
Light Grey	Light Grey	Light Grey	Light Grey	Light Grey	Light Grey	Light Grey	Light Grey
Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green
Medium Green	Medium Green	Medium Green	Medium Green	Medium Green	Medium Green	Medium Green	Medium Green
Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green
Dark Blue	Dark Blue	Dark Blue	Dark Blue	Dark Blue	Dark Blue	Dark Blue	Dark Blue
Medium Blue	Medium Blue	Medium Blue	Medium Blue	Medium Blue	Medium Blue	Medium Blue	Medium Blue
Light Blue	Light Blue	Light Blue	Light Blue	Light Blue	Light Blue	Light Blue	Light Blue

PAINTED ALUMINUM FINISHES

White	White	White	White	White	White	White	White
Black	Black	Black	Black	Black	Black	Black	Black
Dark Bronze	Dark Bronze	Dark Bronze	Dark Bronze	Dark Bronze	Dark Bronze	Dark Bronze	Dark Bronze
Medium Bronze	Medium Bronze	Medium Bronze	Medium Bronze	Medium Bronze	Medium Bronze	Medium Bronze	Medium Bronze
Light Bronze	Light Bronze	Light Bronze	Light Bronze	Light Bronze	Light Bronze	Light Bronze	Light Bronze
Dark Grey	Dark Grey	Dark Grey	Dark Grey	Dark Grey	Dark Grey	Dark Grey	Dark Grey
Medium Grey	Medium Grey	Medium Grey	Medium Grey	Medium Grey	Medium Grey	Medium Grey	Medium Grey
Light Grey	Light Grey	Light Grey	Light Grey	Light Grey	Light Grey	Light Grey	Light Grey
Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green
Medium Green	Medium Green	Medium Green	Medium Green	Medium Green	Medium Green	Medium Green	Medium Green
Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green
Dark Blue	Dark Blue	Dark Blue	Dark Blue	Dark Blue	Dark Blue	Dark Blue	Dark Blue
Medium Blue	Medium Blue	Medium Blue	Medium Blue	Medium Blue	Medium Blue	Medium Blue	Medium Blue
Light Blue	Light Blue	Light Blue	Light Blue	Light Blue	Light Blue	Light Blue	Light Blue



TYPICAL SHOP DRAWING 5



TYPICAL SHOP DRAWING 6

Weather Shield
Signature Series Double Hung

Color: White

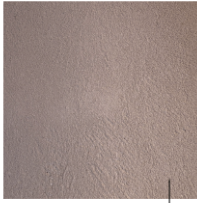
Weather Shield Signature Series Double Hung Windows are available in a variety of finishes and colors. Please visit authorized Weather Shield dealer for color samples.

PROPOSED CORNICE COLOR 4

Weather Shield
Signature Series Double Hung

Color: White

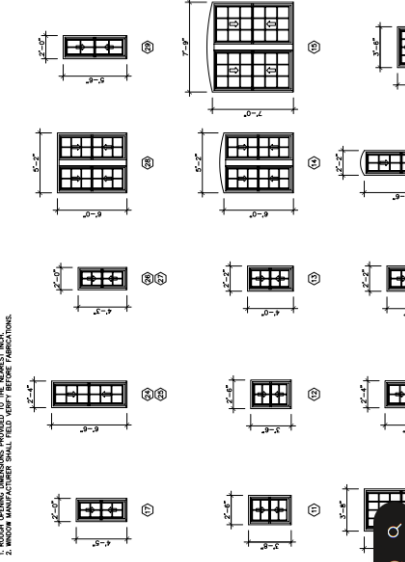
Weather Shield Signature Series Double Hung Windows are available in a variety of finishes and colors. Please visit authorized Weather Shield dealer for color samples.



STUCCO FINISH 2

STUCCO FINISH SHALL BE APPLIED TO THE EXTERIOR SURFACE OF THE WINDOW FRAME AND SILL. STUCCO FINISH SHALL BE APPLIED TO THE EXTERIOR SURFACE OF THE WINDOW FRAME AND SILL. STUCCO FINISH SHALL BE APPLIED TO THE EXTERIOR SURFACE OF THE WINDOW FRAME AND SILL.

STUCCO FINISH 2



PROPOSED WINDOWS

MISSIONARY SOCIETY OF ST. COLUMBAN
EXTERIOR IMPROVEMENTS

Missionary Society of St. Columban

FOR ARCHITECTURAL NOTIFICATION OR CONSULTATION

NO. 12345