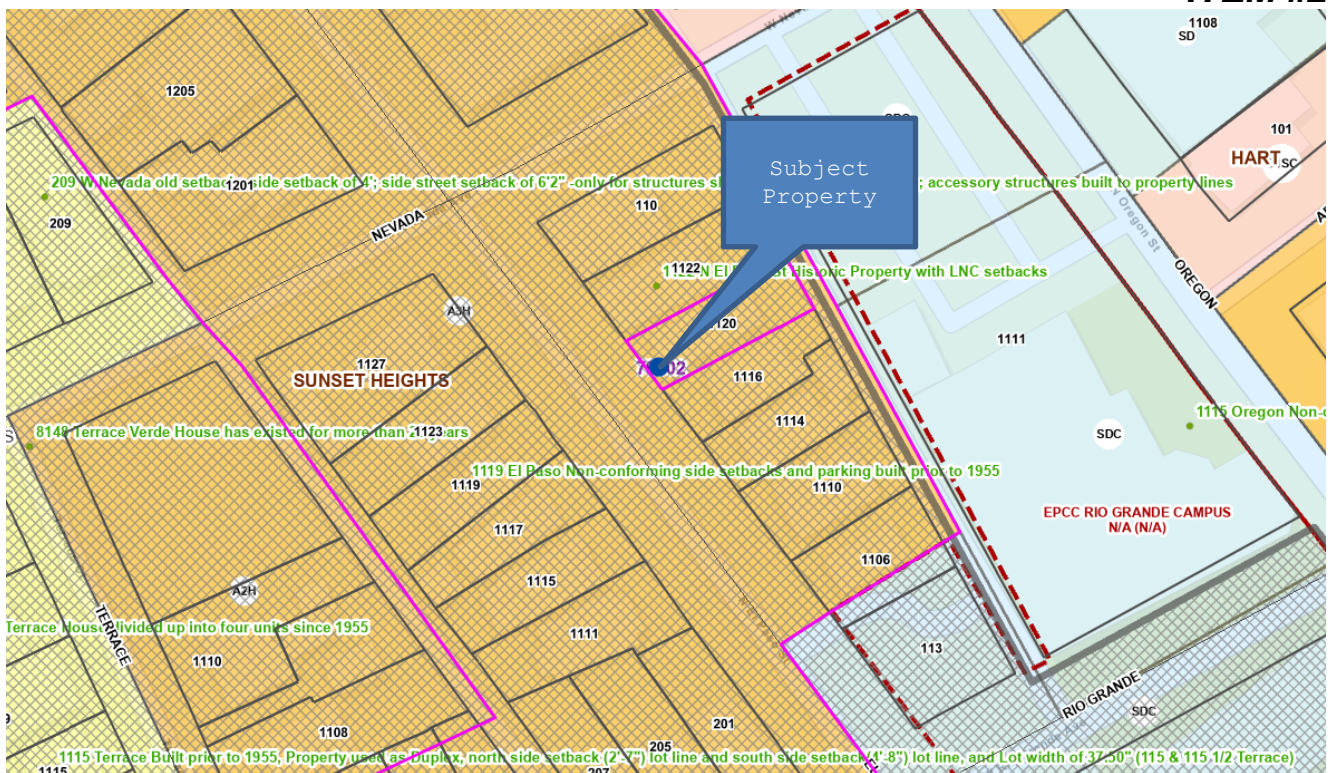




## PHAP25-00017

**Date:** July 10, 2025  
**Application Type:** Certificate of Appropriateness  
**Property Owner:** Church of Scientology Mission of El Paso  
**Representative:** Joni Superville  
**Legal Description:** 3 Sunset Heights S 1/2 of 19 & N 19.07 ft of 20 (3249 Sq Ft), City of El Paso, El Paso County, Texas  
**Historic District:** Sunset Heights  
**Location:** 1118-1120 N. El Paso Street  
**Representative District:** #8  
**Existing Zoning:** A-3/H (Apartments/Historic)  
**Year Built:** 1938  
**Historic Status:** Contributing  
**Request:** Reconsideration of a Certificate of Appropriateness for window replacement after-the-fact and alterations to main façade and porch  
**Orig. Application Filed:** 5/1/25  
**Orig. 45 Day Expiration:** 6/15/25

## ITEM #2



**GENERAL INFORMATION:**

The applicant seeks approval for:

Reconsideration of a Certificate of Appropriateness for window replacement after-the-fact and alterations to main façade and porch

**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:

- *Porches are functional as well as decorative features that help to define the overall character of a building. Many buildings feature porches, which are one of the most common architectural features. A porch and all of its architectural elements should be maintained and repaired. If elements must be replaced, materials should match the original construction. Porch railings and columns should be constructed of wood, pre-cast concrete, or brick. Stucco and wrought iron are permitted if original and characteristic.*
- *As with masonry, original wood finishes should be maintained where at all possible.*
- *If areas are deteriorated beyond repair, they should be replaced in kind to match the original historic material compounds.*
- *Aluminum, vinyl, plywood or other synthetic sidings shall be reviewed by the HLC. However, some may be considered on an individual basis if fake wood grains are not used, the proposed material matches the existing historic material, all original detailing is left exposed, window and door trim are not covered, and any unique finishes are intact and not covered or damaged.*
- *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. Doors and windows for new construction and additions should be compatible in proportion, location, shape, pattern, size, and details to existing units.*
- *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, material, dimension, and detail by patching, splicing, consolidating, or otherwise reinforcing the deteriorated section. The removal of historic materials should be avoided.*
- *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.*
- *Visible door styles must be matched to the building's architectural style. An inappropriate door will require review by the HLC.*
- *Decks should be of materials and dimensions that do not monopolize the rear elevation or significantly detract from the architecture of the building.*

- *It is not appropriate to install decks that require the removal of historic materials, or otherwise damage or obscure architectural features. Design and construct decks so that they may be removed in the future without damage to the historic structure.*
- *Select appropriate materials for patios, including wood, concrete, brick and stone to match the original.*

*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.*
- *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
- *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.*

*The modifications are that the picture window at the main façade be replaced with a one-over-one sash window to match the original; that the wood shake at the top of the front gable be replaced to match the original; and that accurate, detailed drawings be submitted showing the framing members to be replaced to match the original.*



## AERIAL MAP





**BEFORE AND AFTER PHOTOS**



SUBMITTED DRAWING

