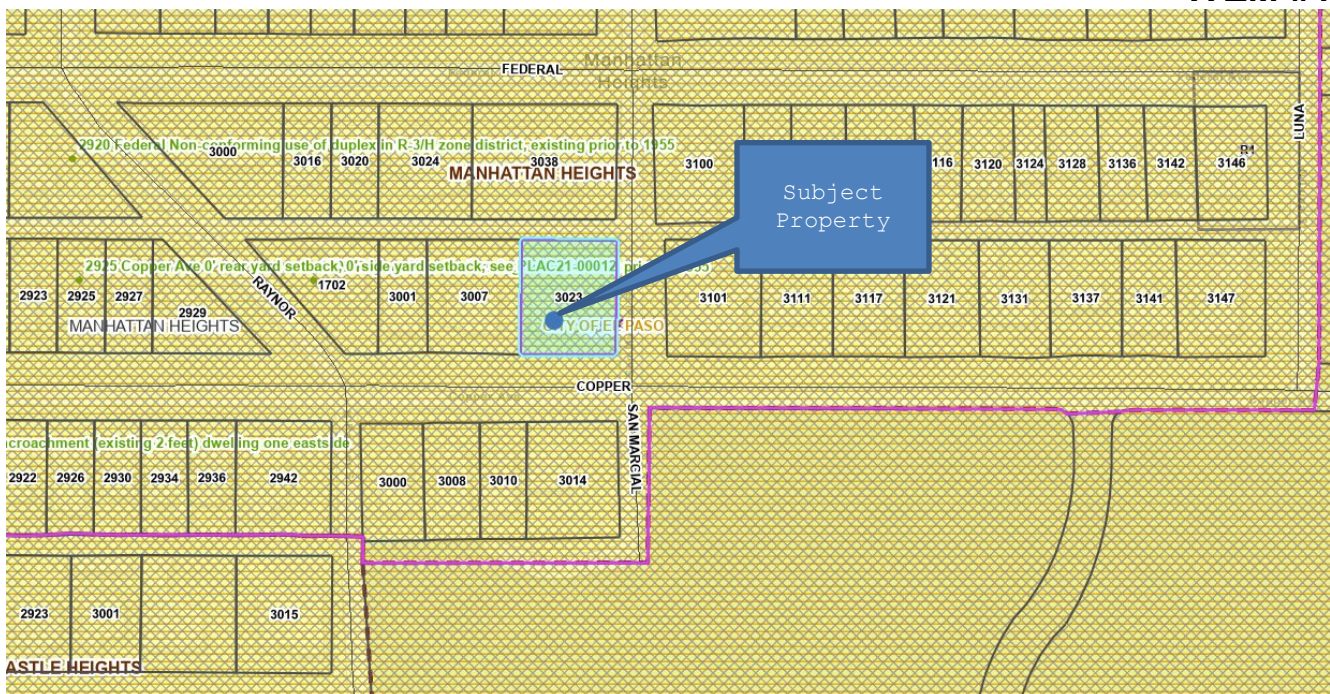




PHAP25-00036

Date: September 18, 2025
Application Type: Certificate of Appropriateness
Property Owner: Ken Slavin and Suzanna Hallmark
Representative: Homar Navarrete
Legal Description: 23 Manhattan Heights 25 To 27 (9000 Sq Ft), City of El Paso, El Paso County, Texas
Historic District: Manhattan Heights
Location: 3023 Copper Avenue
Representative District: #2
Existing Zoning: R-3/H (Residential/Historic)
Year Built: 1951
Historic Status: Contributing
Request: Certificate of Appropriateness for installation of a new roof in a different color
Application Filed: 9/4/2025
45 Day Expiration: 10/19/2025

ITEM #4



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for installation of a new roof in a different color

STAFF RECOMMENDATION:

The Historic Preservation Office recommends APPROVAL WITH A MODIFICATION 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:

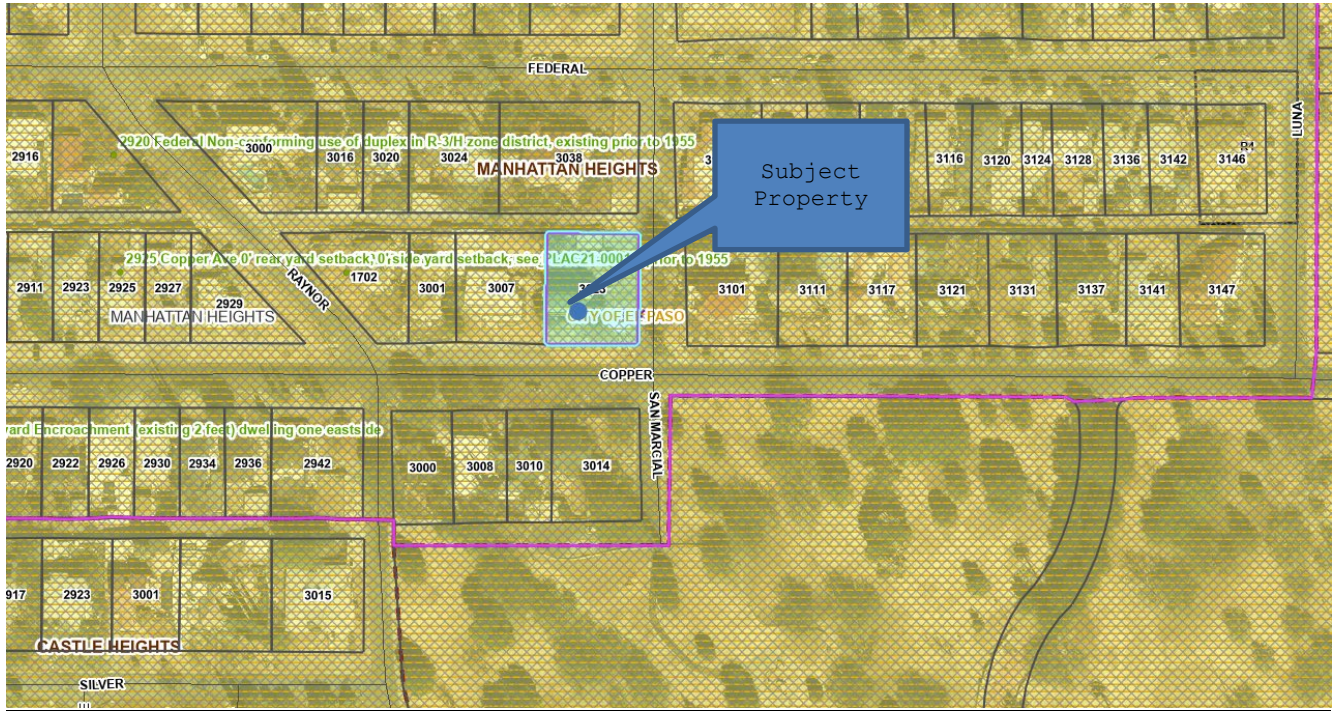
- *The distinctive features of each roof type should be retained as they are character-defining elements. If a roof requires repair, the replacement materials must match the original or existing materials as closely as possible. Do not change the style or construction of the roof. For example, constructing a gable or hip roof on top of an existing historic flat roof would be inappropriate.*

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.*

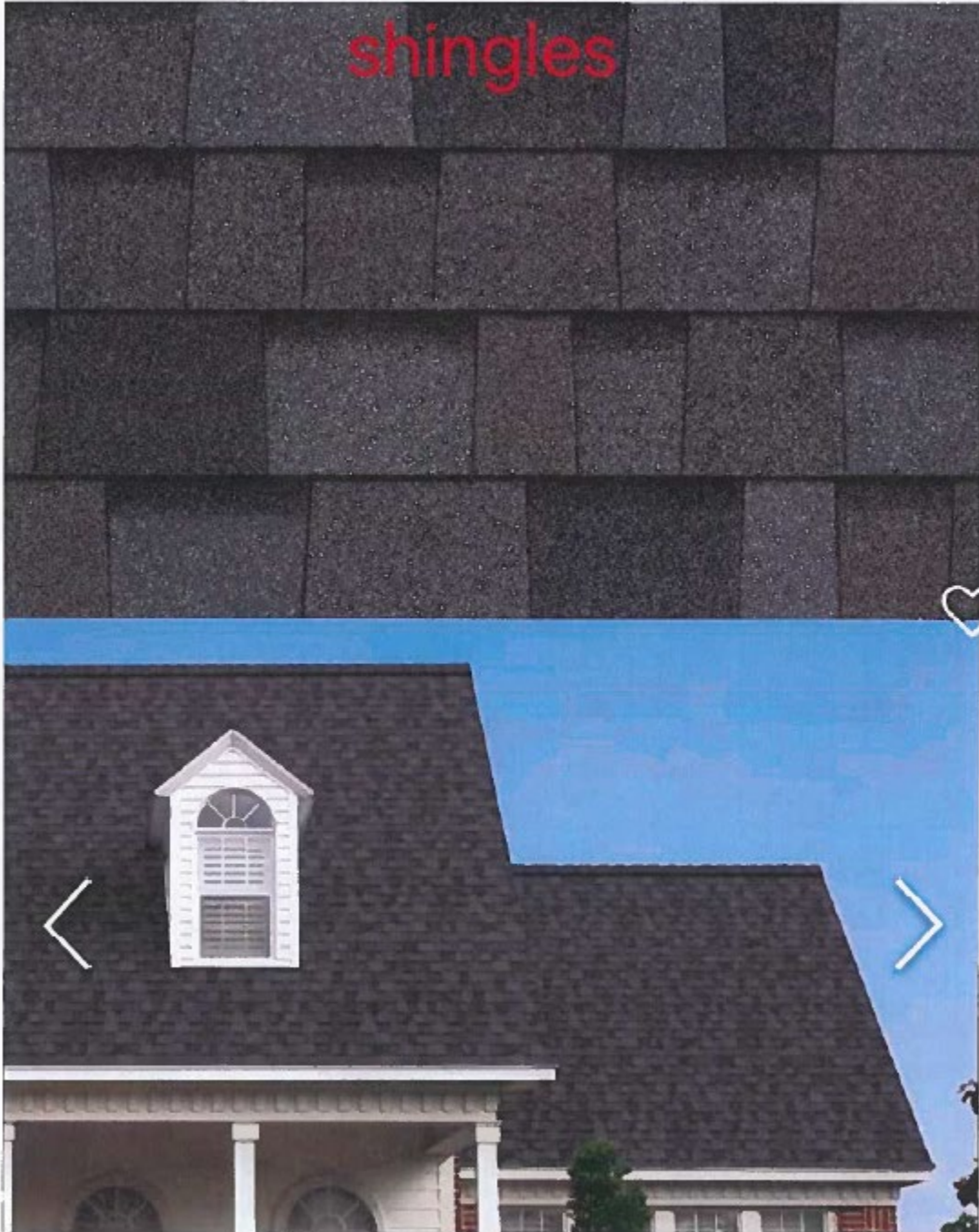
The modification is that the new roof match the current roof.

AERIAL MAP



PROPOSED ROOF COLOR

New proposed
shingles



Color Selected:
Williamsburg Grav

