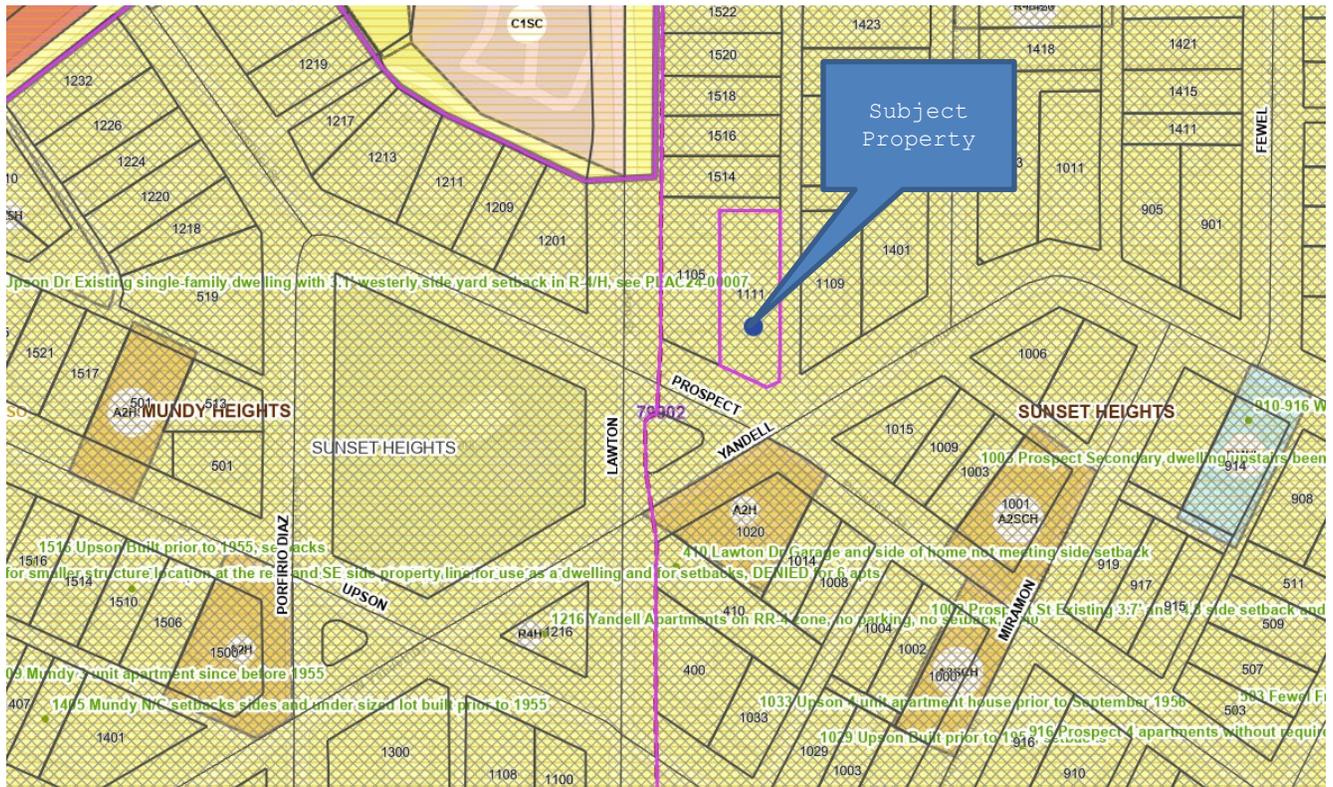




PHAP26-00002

Date: February 19, 2026
Application Type: Certificate of Appropriateness
Property Owner: Christine Ververis
Representative: HMR Windows
Legal Description: 19 Sunset Heights E 60 Ft Of 35 To 40 (9000.00 Sq Ft), City of El Paso, El Paso County, Texas
Historic District: Sunset Heights
Location: 1111 W. Yandell Drive
Representative District: #8
Existing Zoning: R-4/H (Residential/Historic)
Year Built: 1907
Historic Status: Landmark
Request: Certificate of Appropriateness for window installation
Orig. Application Filed: 2/5/2026
Orig. 45 Day Expiration: 3/22/2026

ITEM #1



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for window installation

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:

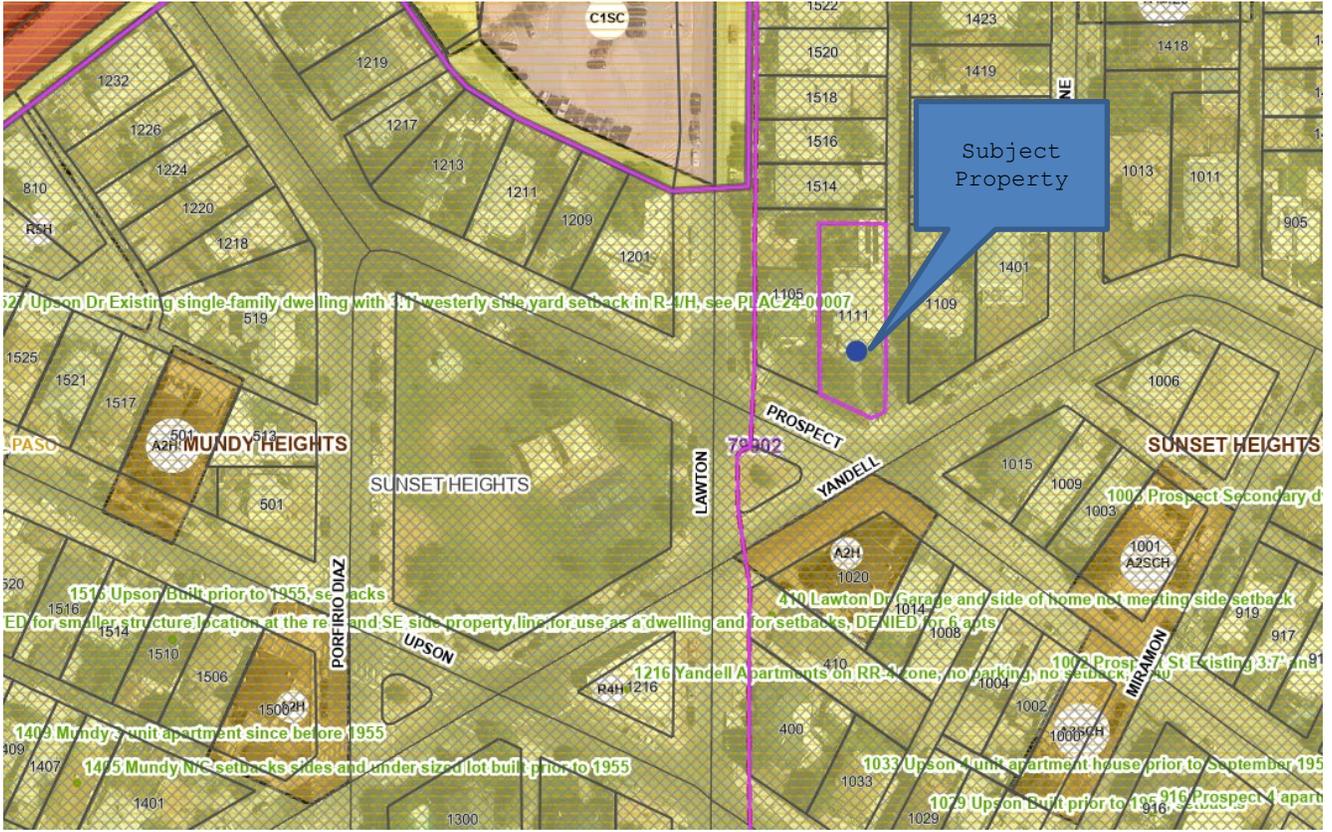
- *Doors and windows are considered important character-defining features because of significant detailing. When windows are involved in the construction process it is recommended to repair rather than replace. In many cases this will entail only the replacement of a broken sash cord, new weather stripping, removing old paint and repainting.*
- *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.*

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

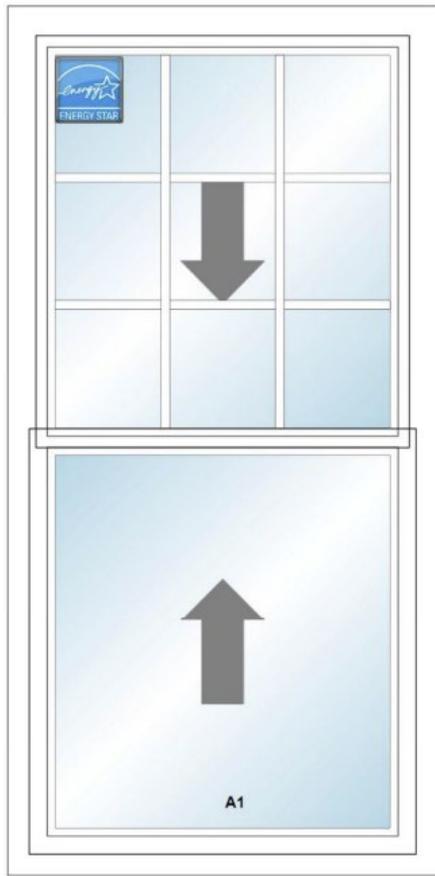
- *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- *New additions, exterior alterations, or related new construction will not destroy historic materials, features,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

AERIAL MAP



PROPOSED WINDOW



Window Elevation

For Windows #'s

1 2 3 4 5 6 7 8 9

10 11 12 13 14 15

32
