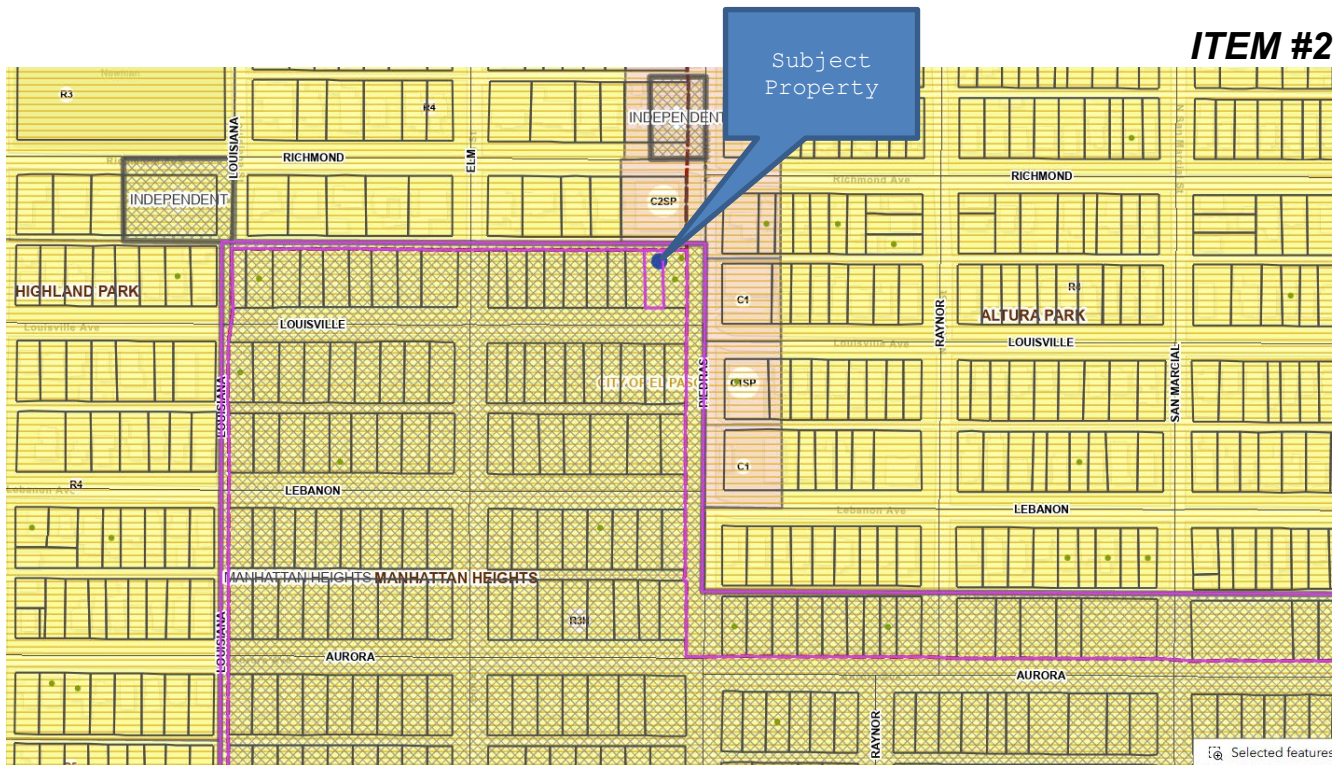




PHAP25-00034

Date: September 18, 2025
Application Type: Certificate of Appropriateness
Property Owner: Emma L. Flores
Representative: Fermin Dorado
Legal Description: 1 Manhattan Heights 14 & E 12.5 Ft of 13 (4255.00 Sq Ft), City of El Paso, El Paso County, Texas
Historic District: Manhattan Heights
Location: 2827 Louisville Avenue
Representative District: #2
Existing Zoning: R-3/H (Residential/Historic)
Year Built: 1920
Historic Status: Contributing
Request: Certificate of Appropriateness for window replacement after-the-fact
Application Filed: 9/4/2025
45 Day Expiration: 10/19/2025

ITEM #2



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for window replacement after-the-fact

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:

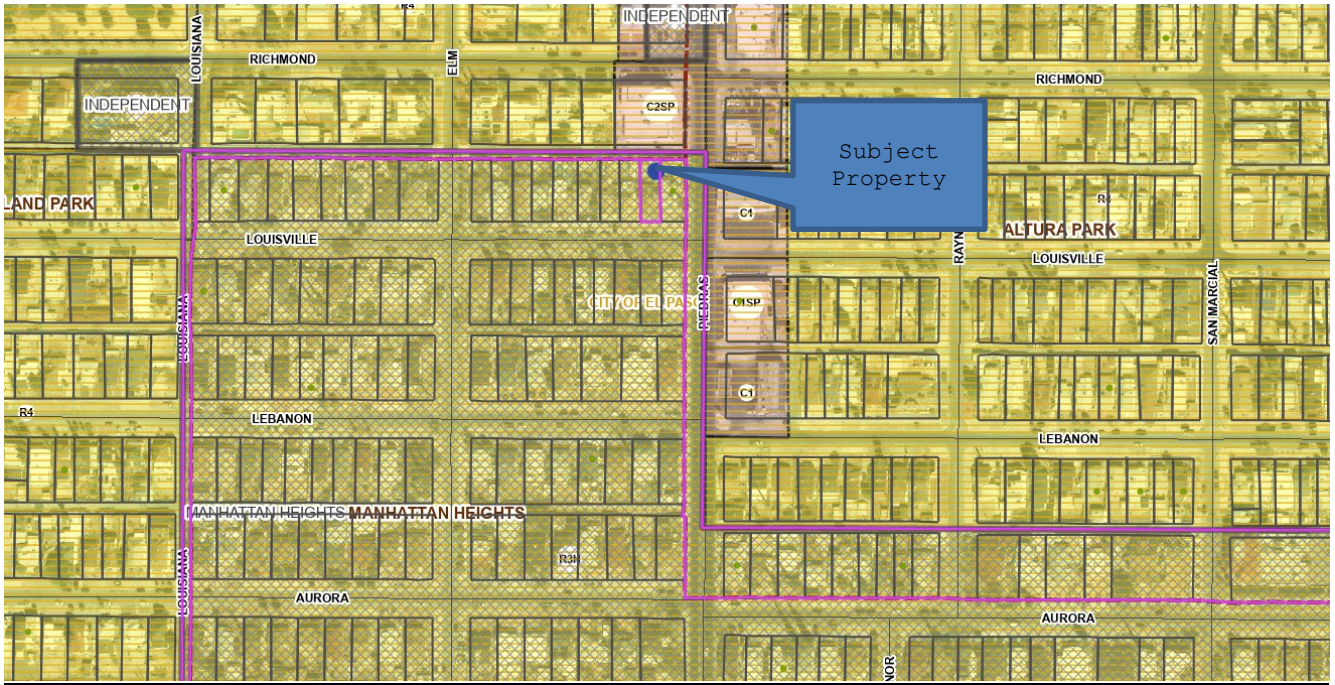
- *However, if windows are damaged beyond repair, replacement windows should match the type (such as double hung), style (for example six panes over six panes), and finish (paint). Replacement windows on the main façade shall be comprised of the operable portions of the window and match the type, style, operation, configuration and finish of the original windows. Do not use single pane picture windows or horizontal sliding windows if they are not the original window types. Installation of windows similar to the original in appearance and structural purpose, regardless of construction materials is permitted. Windows in secondary facades shall be reviewed on a case-by-case basis.*
- *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.*

The modification is that the windows be replaced with new windows matching the historic windows in terms of operation, configuration, dimensions, placement, and finish.

AERIAL MAP



BEFORE PHOTOGRAPH



AFTER PHOTOGRAPH

