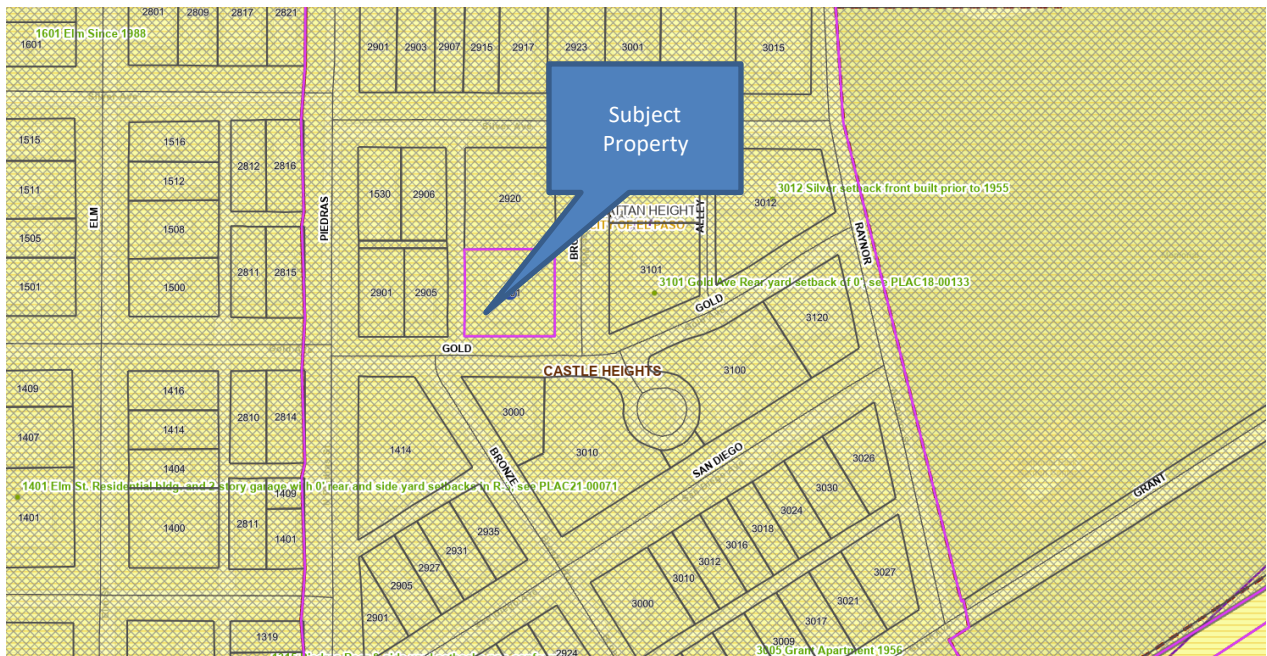




PHAP26-00037

Date: August 20, 2026
Application Type: Certificate of Appropriateness
Property Owner: John H. Lanahan
Representative: John H. Lanahan
Legal Description: 2 Castle Heights 17 To 20 & S 20 Ft Of 16, City of El Paso, El Paso County, Texas
Historic District: Manhattan Heights
Location: 1501 Bronze Way
Representative District: #2
Existing Zoning: R-3/H (Residential/Historic)
Year Built: 1930
Historic Status: Landmark
Request: Certificate of Appropriateness for window removal and replacement
Application Filed: 7/23/2026
45 Day Expiration: 9/6/2026

ITEM #2



INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for window removal and replacement

STAFF RECOMMENDATION:

The Historic Preservation Office recommends APPROVAL of the proposed scope of work based on the following recommendations:

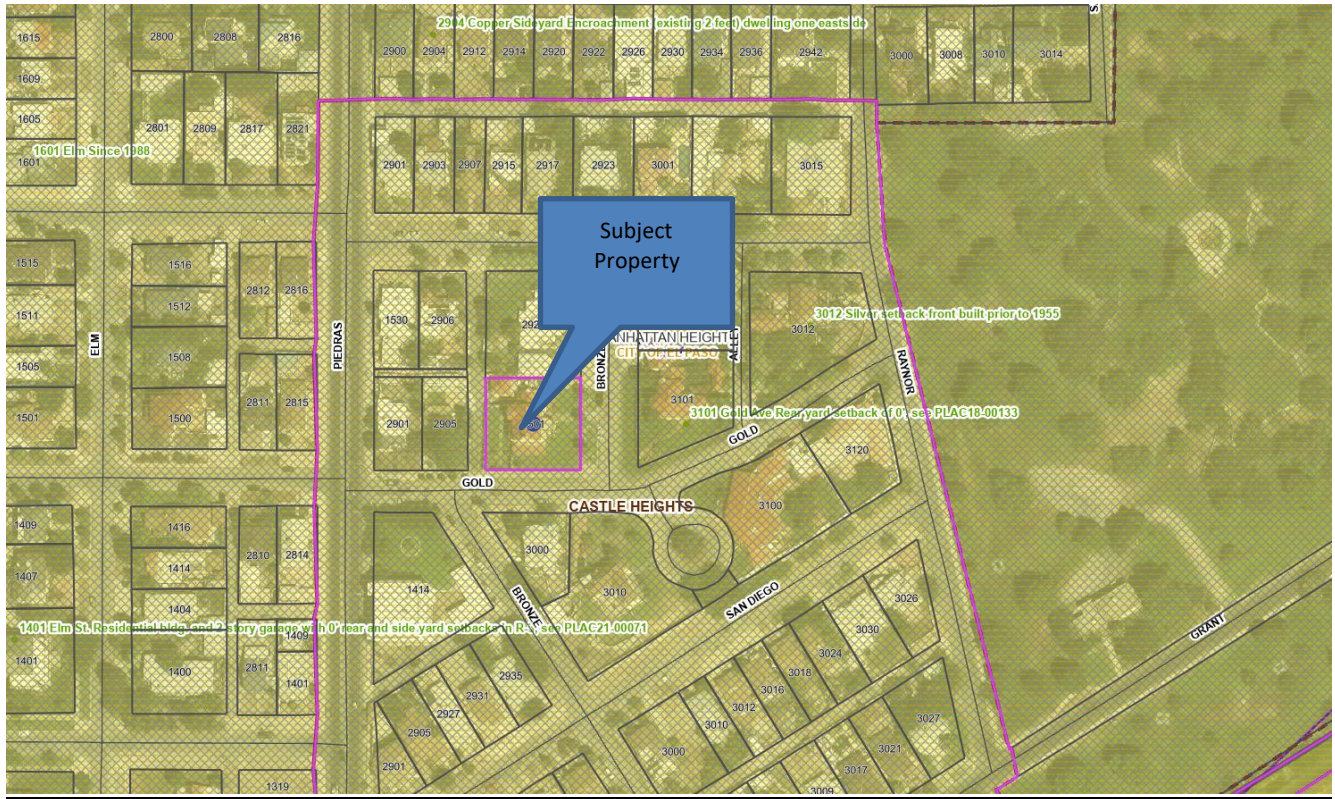
The Design Guidelines for El Paso's Historic Districts, Sites, and Properties recommend the following:

- *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.*

AERIAL MAP



PROPOSED WINDOWS