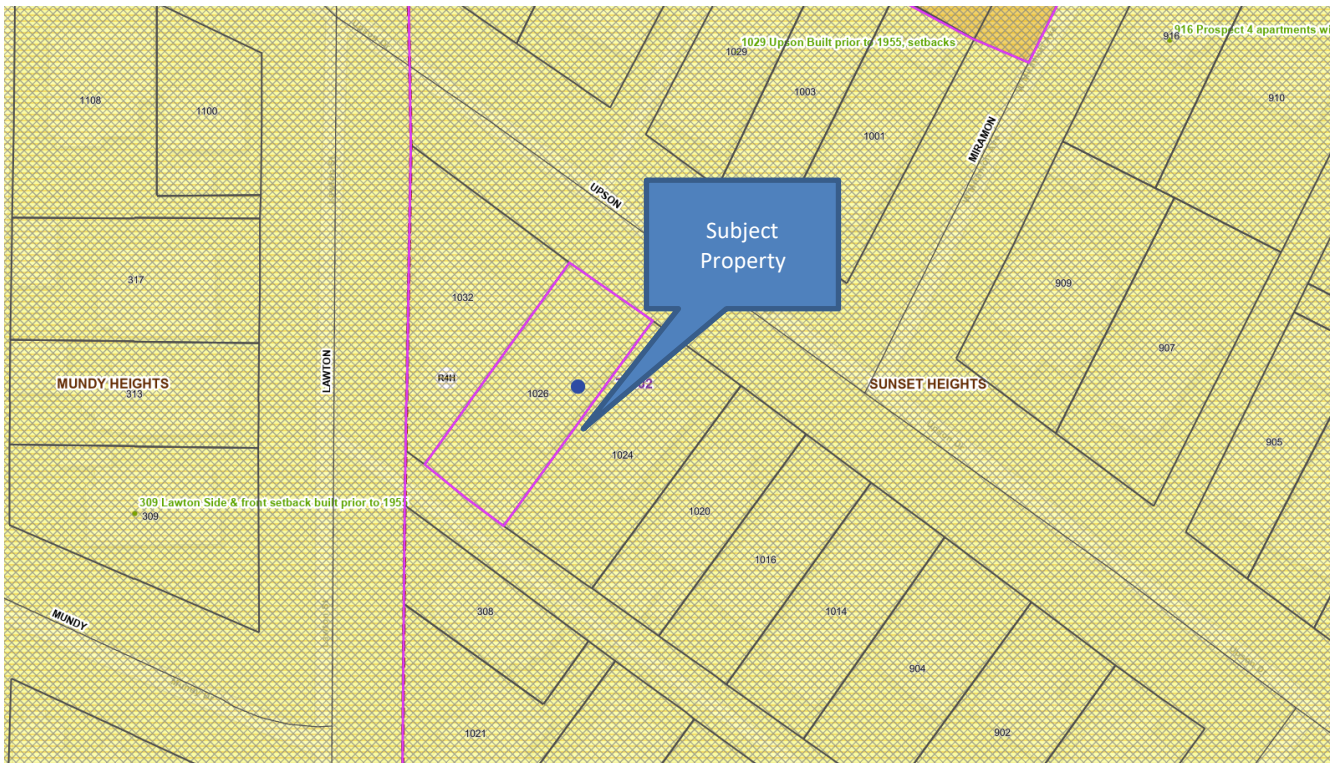




PHAP26-00039

Date: August 20, 2026
Application Type: Certificate of Appropriateness
Property Owner: Eric and Juliet MacDonald
Representative: Eric and Juliet MacDonald
Legal Description: 27 Sunset Heights 14 & 15 (6000 Sq Ft), City of El Paso, El Paso County, Texas
Historic District: Sunset Heights
Location: 1026 Upson Drive
Representative District: #8
Existing Zoning: R-4/H (Residential/Historic)
Year Built: 1903
Historic Status: Contributing
Request: Certificate of Appropriateness for alterations to rear facade including the removal and replacement of a balcony and porch
Application Filed: 8/6/2026
45 Day Expiration: 9/20/2026

ITEM #3



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for alterations to rear facade including the removal and replacement of a balcony 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:

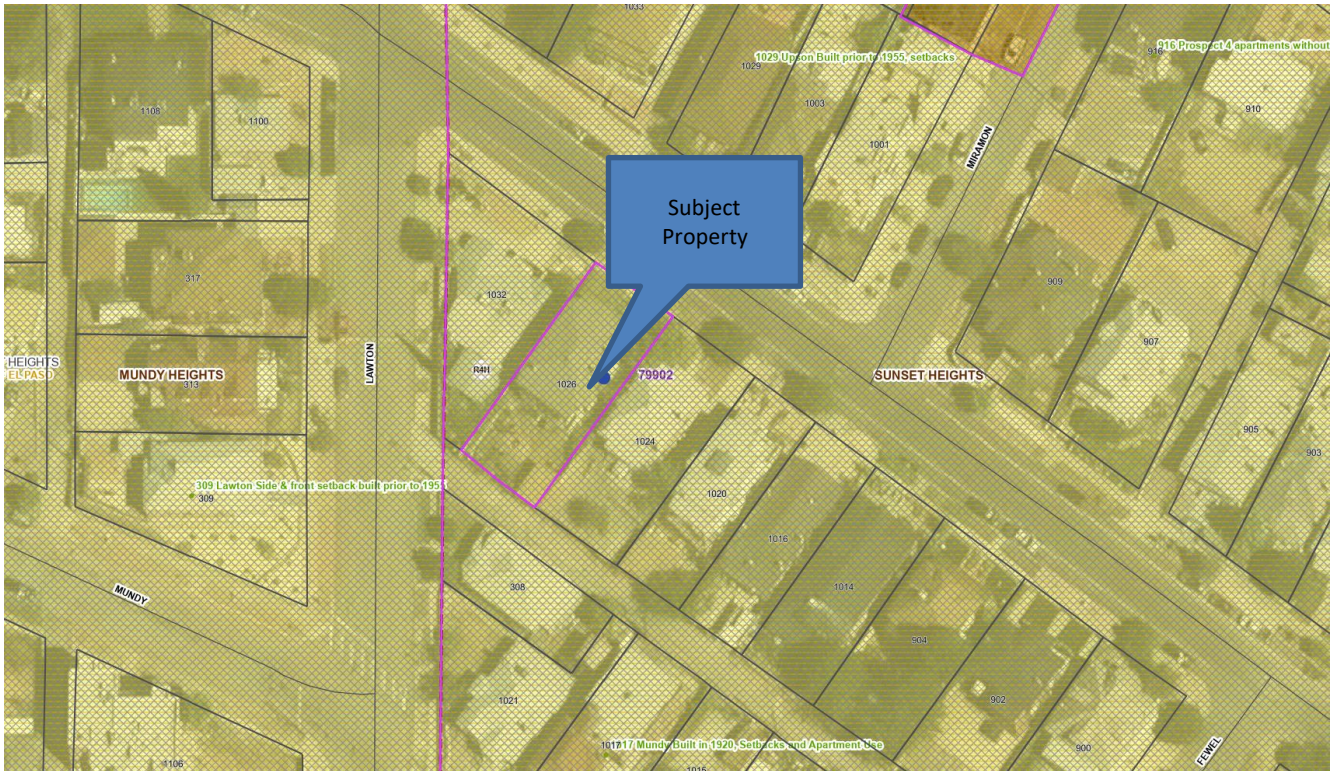
- *Porches are functional as well as decorative features that help to define the overall character of a building. Many buildings feature porches, which are one of the most common architectural features. A porch and all of its architectural elements should be maintained and repaired. If elements must 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.*
- *Locate decks at the rear of the structure, or in a location not readily visible from the street.*
- *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.*
- *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The modifications are that the applicant submit accurate plans, elevations, and sections of the proposal to the Historic Preservation Office prior to getting permits; that the roof not be changed; and that the transom windows above the doors on the rear façade be retained.

AERIAL MAP



PROPOSED RENDERING



PROJECT:

PROPOSED REAR PORCH UPDATE
1026 UPSON DR.
EL PASO, TEXAS

DRAWING:

REAR ELEVATION –
CONCEPT SKETCH

DESCRIPTION:

TWO-STORY STEEL-FRAMED PORCH
WITH WOOD CEILINGS AND
HORIZONTAL STEEL RAILING
(DARK FINISH).
EXISTING HOUSE TO REMAIN.

PREPARED FOR:

HISTORIC PRESERVATION
REVIEW

DATE:

JUNE 2026

REVISION:

REV. A

SCALE:

NTS (CONCEPTUAL)