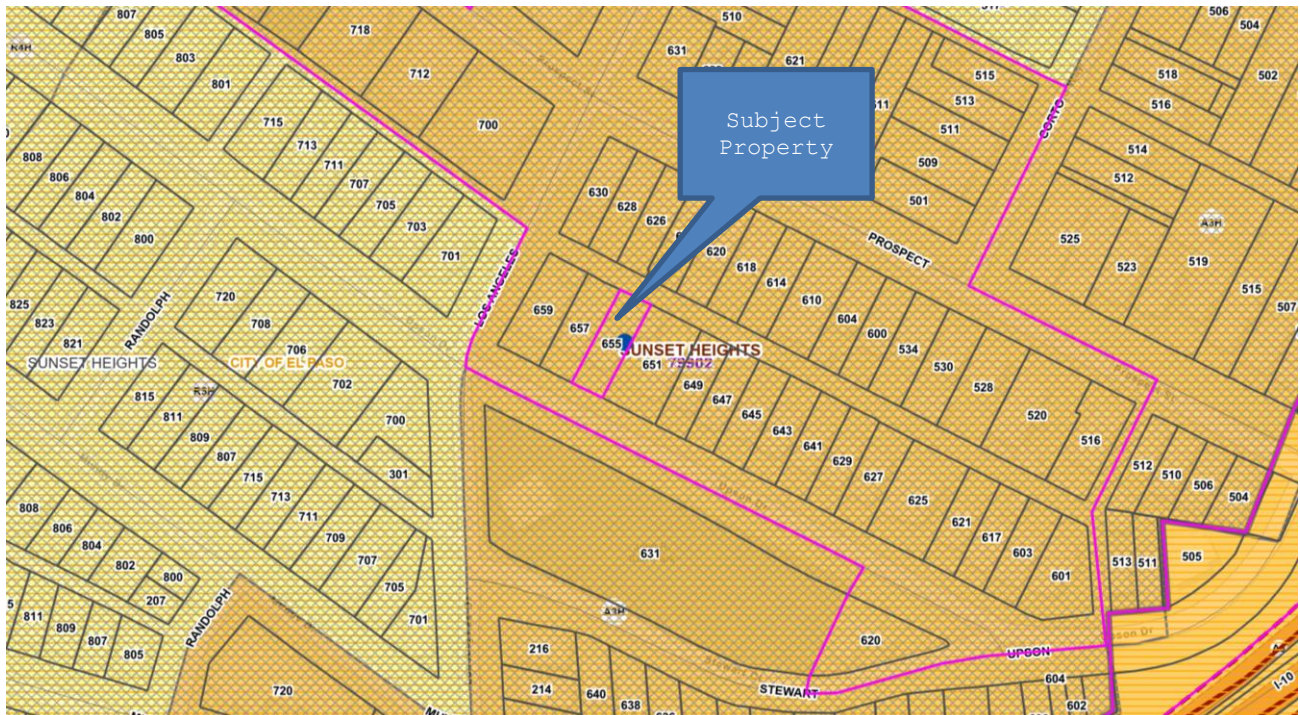




PHAP25-00028

Date: July 24, 2025
Application Type: Certificate of Appropriateness
Property Owner: Nadia Powell
Representative: Nadia Powell
Legal Description: 10 Sunset Heights 41 & E 1/2 Of 40 (4500 Sq Ft), City of El Paso, El Paso County, Texas
Historic District: Sunset Heights
Location: 655 Upson Drive
Representative District: #8
Existing Zoning: A-2/H (Apartments/Historic)
Year Built: 1904
Historic Status: Contributing
Request: Certificate of Appropriateness for landscaping the parkway
Application Filed: 7/10/2025
45 Day Expiration: 8/24/2025

ITEM #4



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for landscaping the parkway

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:

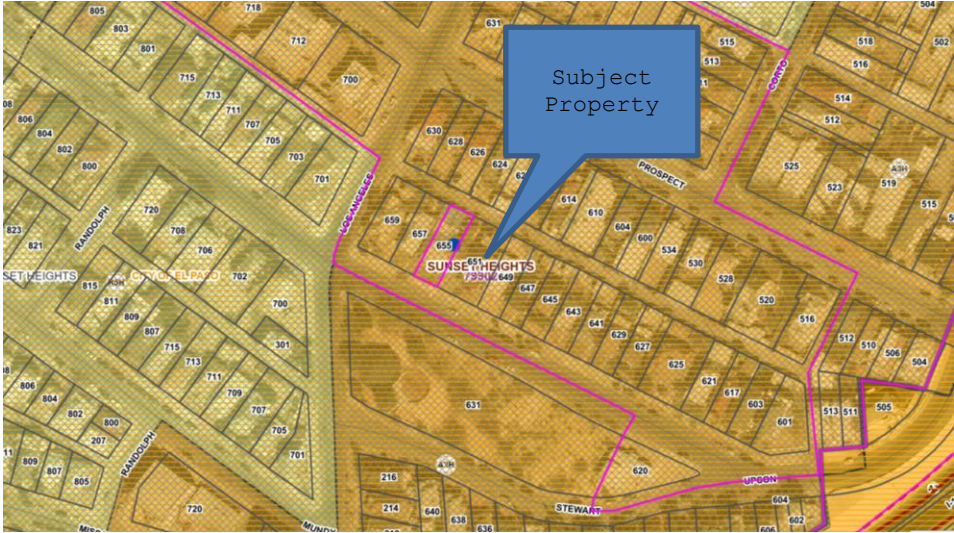
- *Retain mature trees that contribute to the character of the historic district.*
- *When replacing trees that are causing structural problems carefully consider the new location so that the tree will be able to mature in a healthy manner.*
- *Maintain the property's natural topography, and avoid grading that adversely affects drainage and soil stability or could negatively impact existing trees. Slopes shall not be paved.*
- *Retain historic landscape materials such as brick or pavers.*
- *Replace mature trees with similar canopy and in the same location when they are damaged or diseased. When the same site location is not practical, select a location for replacement trees that will enhance the appearance and character of the historic streetscape or provide shade.*
- *Grass and sod may be removed from front yards, side yards on a corner provided not more than 50% of the area is covered with gravel or other masonry.*
- *Grass and sod may be removed from parkways provided not more than 50% of the area is covered with gravel or other masonry that is made of impervious materials (brick pavers, gravel, and masonry pavers). The remaining 50% must be covered with trees and living plants that provide ground cover.*

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 modification is that the parkway be modified to meet the 50% living ground-cover requirements

AERIAL MAP



LANDSCAPE PLAN

	LACE BARK ELM
	CRAPE MYRTLE
	EGYPTIAN STAR CLUSTER
	NANDINA
	RED GAURA
	AGAPANTHUS
	DWARF PITTOSPORUM
	GERMANDER
	DAYLILIES
	LILYTURF
	BULBINE
	GRAMMA B. AMBITION
	GAILLARDIA
	MYOPORUM
	ROSE BUSH
	3/8" DESERT TAN GRAVEL
	BARK MULCH
	BRICK FLOORING
	LIGHT
	PATH LIGHT

