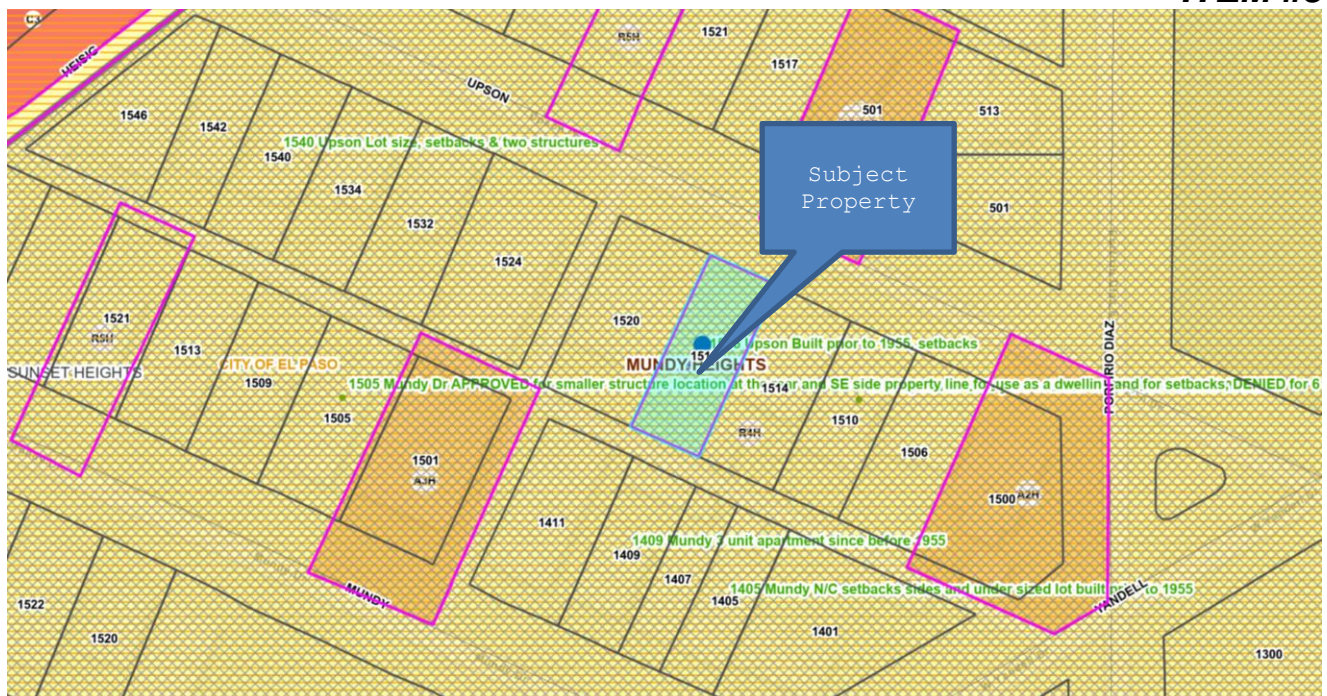




PHAP25-00027

Date: July 24, 2025
Application Type: Certificate of Appropriateness
Property Owner: Yelena Kaplivech
Representative: Yelena Kaplivech
Legal Description: 8 Mundy Heights 9 & 10 (6000 Sq Ft), City of El Paso, El Paso County, Texas
Historic District: Sunset Heights
Location: 1516 Upson Drive
Representative District: #8
Existing Zoning: R-4/H (Residential/Historic)
Year Built: 1916
Historic Status: Contributing
Request: Certificate of Appropriateness for construction of a metal structure in the rear yard for solar panels
Application Filed: 7/10/2025
45 Day Expiration: 8/24/2025

ITEM #3



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for construction of a metal structure in the rear yard for solar panels

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:

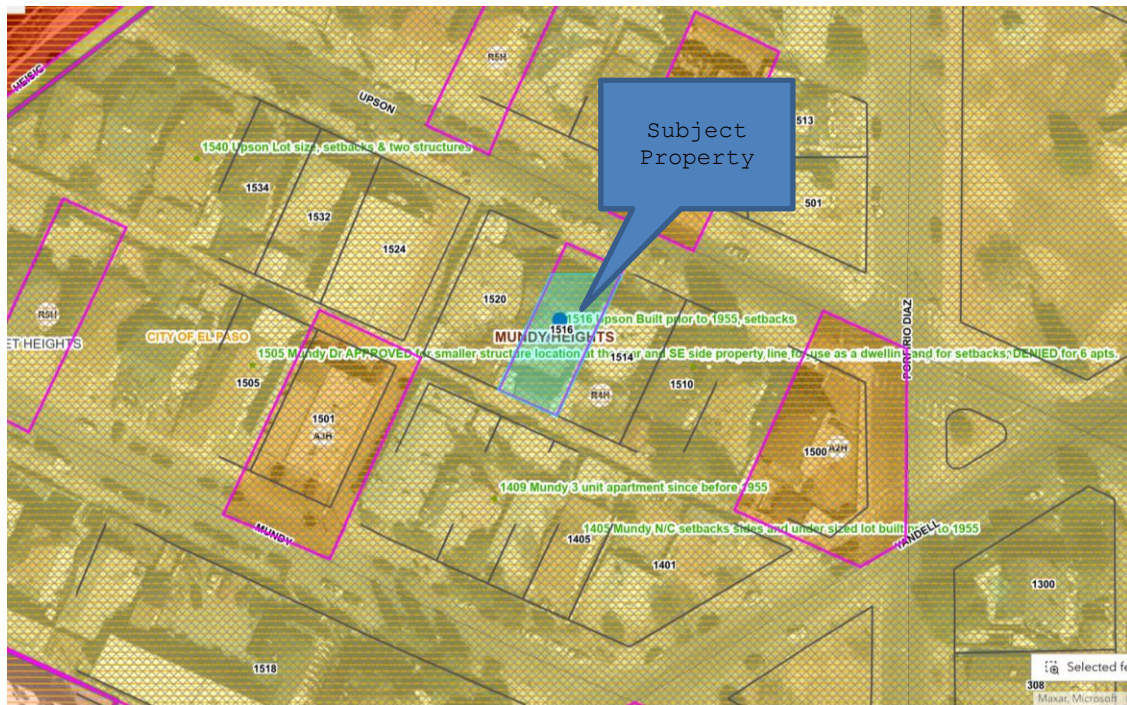
- *New additions should be designed and constructed so that the character-defining features of the historic building are not radically changed, obscured, damaged or destroyed in the process of rehabilitation.*
- *Any new addition should be planned so that it is constructed to the rear of the property or on a non-character defining elevation and is minimally visible from the public right of way.*
- *Introduce additions in locations that are not visible from the street-generally on rear elevations.*
- *Locate additions carefully so they do not damage or conceal significant building features or details.*
- *It is not appropriate to introduce an addition if it requires the removal of character-defining building features such as patios, mature vegetation or a detached structure.*
- *Design an addition so it is compatible in roof form, proportions, materials and details with the existing structure.*
- *The installation of mechanical equipment, such as air conditioning units, television, radio antennae, satellite dishes, and solar panels often results in a visually cluttered appearance to a building's exterior. Mechanical equipment should be installed in the least-visibly obtrusive location on the building, preferably at the rear of the building. In no case should mechanical equipment be installed on a visually-prominent point on a roof or where it becomes the most noticeable component of the building.*
- *If a new mechanical system is needed, install it so that it causes the least amount of alteration to the building's exterior facades, historic building fabric, and site features.*
- *Locate new mechanical equipment and utilities, including heating and air-conditioning units, meters, exposed pipes, and fuel tanks, in the most inconspicuous area, usually along a building's rear façade, screened from public view.*

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

- *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
- *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 solar panels be placed on the rear portion of the roof or on the roof of the secondary structure in the back yard.

AERIAL MAP



CHIKOUSA PREMIER CARPORT