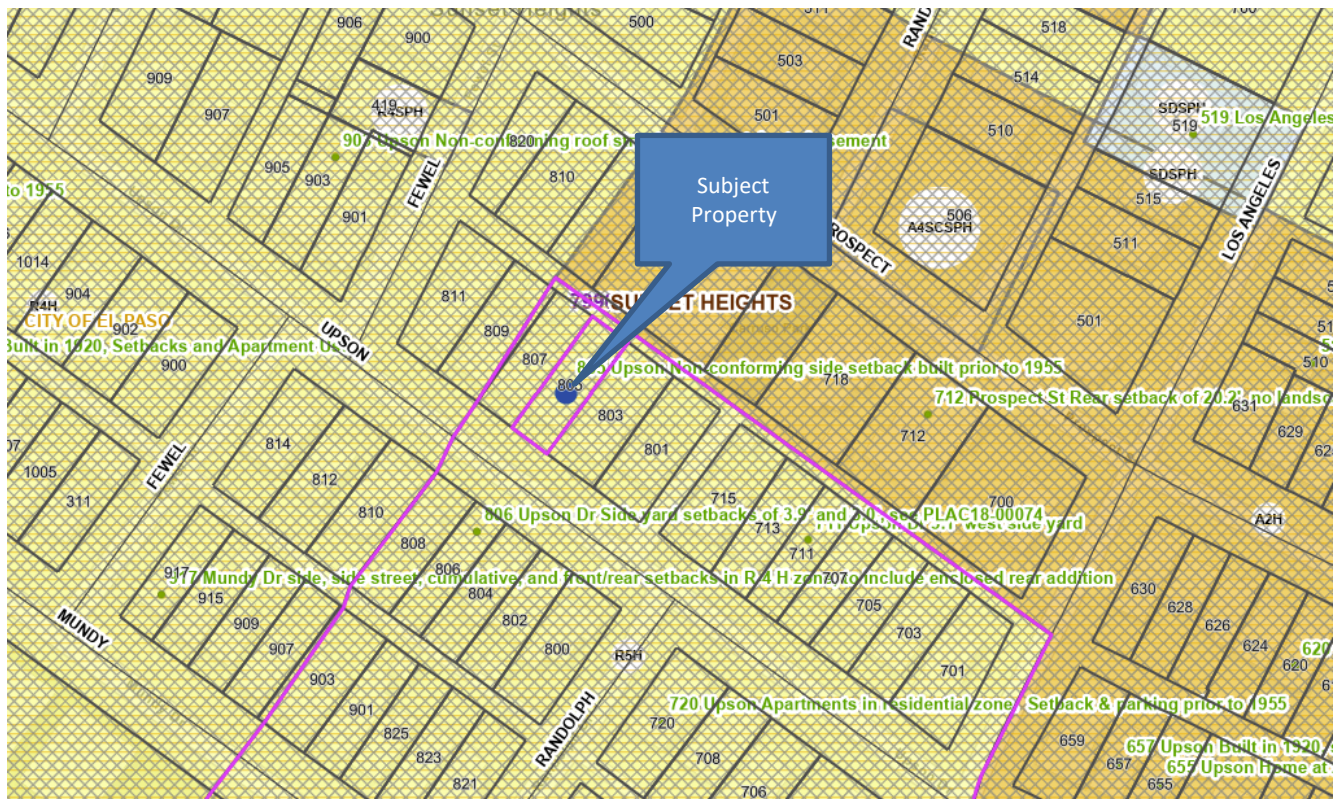




PHAP26-00023

Date: May 28, 2026
Application Type: Certificate of Appropriateness
Property Owner: Nancy Reynolds
Representative: Mark Casavantes
Legal Description: 24 Sunset Heights 17 & E 1/2 Of 18, City of El Paso, El Paso County, Texas
Historic District: Sunset Heights
Location: 805 Upson Drive
Representative District: #8
Existing Zoning: R-4/H (Residential/Historic)
Year Built: 1930
Historic Status: Contributing
Request: Certificate of Appropriateness for infill of the parkway after-the-fact and installation of concrete in front yard
Application Filed: 4/16/2026
45 Day Expiration: 5/31/2026

ITEM #2



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for infill of the parkway after-the-fact and installation of concrete in front yard

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:

- *Landscaping is an inherent part of a building's siting and design. Good landscaping reinforces the architectural qualities of a structure and its context. When new landscaping is planned, it should be designed to complement the structure and the streetscape. Materials which can be documented as being historic to the area should be given first priority.*
- *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.*

The modifications are that the front yard and parkway be landscaped according to the guidelines with a minimum of 50% living ground cover; that the landscaping be installed within three (3) months; and that no new permits are issued until the violation is corrected.

AERIAL MAP



PROPOSED LANDSCAPING

