



MEMO

April 30, 2020

TO: Administrative File
From: Jennifer Carpenter

District: El Paso
County: El Paso
CSJ#: 0924-06-562
Highway: Central Business District (CBD) Phase IV: Oregon St., Kansas St., Campbell St., 6th Ave., and Father Rahm Ave.
Project Limits: Various Locations
Let Date: 05/2021

SUBJECT: Internal review under the Section 106 Programmatic Agreement (Section 106 PA) among the Texas Department of Transportation, Texas State Historic Preservation Officer, Advisory Council on Historic Preservation, and Federal Highway Administration; and the Memorandum of Understanding (MOU) between the Texas Historical Commission and the Texas Department of Transportation

The environmental review, consultation, and other actions required by applicable Federal environmental laws for this project are being, or have been, carried-out by TxDOT pursuant to 23 U.S.C. 327 and a Memorandum of Understanding dated December 9, 2019, and executed by FHWA and TxDOT.

Project Description

See the attachment from TxDOT's Environmental Compliance Oversight System (ECOS) that describes the project, setting, and amount of right-of-way (ROW) and easements necessary for the project.

Determination of Eligibility

The TxDOT Section 106 Programmatic Agreement defines the Area of Potential Effect (APE) for this project as the existing Right-of-Way (ROW). The project's proposed sidewalk improvements also necessitate assessment of adjacent built resources for historical significance given their proximity. Therefore, TxDOT historians utilized a customized APE to include adjacent parcels containing built resources recommended eligible for listing in the National Register of Historic Places (NRHP). Eligible resources included properties recommended individually eligible for the NRHP and properties recommended as contributing to a NRHP-eligible historic district. A total of 67 parcels were identified within the customized APE.

TxDOT historians reviewed the NRHP, the list of State Antiquities Landmarks (SAL), the list of Recorded Texas Historic Landmarks (RTHL), and TxDOT files for information related to resources within the APE. They found one previously evaluated NRHP-eligible historic district partially within APE, the El Segundo Barrio Historic District. A 2008 historic resources survey completed by the City of El Paso identified the historic district but did not include a full inventory and evaluation of

properties. One contributing property belonging to this previously evaluated district is located within the APE. To date, the State Historic Preservation Office (SHPO) has made no formal determination regarding the NRHP eligibility of El Segundo Barrio Historic District.

One NRHP-listed district, the El Paso County Water Improvement District No. 1 Historic District, is partially located within the APE; however, none of its contributing resources are within the APE. One NRHP-eligible individual property, the former Orizaba Hotel, is located within the APE.

TxDOT historians contacted the City of El Paso Historic Preservation Officer and the El Paso County Historical Commission (CHC) Chair to inform them about the project and to inquire about any known historic properties within the APE. To date, the city has not designated any properties within the APE as local landmarks. TxDOT historians also asked the CHC Chair about the Ongoing El Paso County Survey and were directed to speak with the El Paso County Economic Development Department, as the department, and not the CHC, contracted the study. At a meeting with department's Heritage Tourism Coordinator, TxDOT historians reviewed sections of the draft survey but were asked to not utilize any of the document's recommendations due to anticipated comments and revisions from the SHPO.

Based on a reconnaissance survey and examination of historic aerials, TxDOT historians confirmed there is one NRHP-eligible district, El Segundo Barrio Historic District, partially located within the APE. El Segundo Barrio was an early Mexican and Mexican American neighborhood in El Paso; several late 19th and early 20th century homes, businesses, and other community buildings are found in the area. The Chicano Movement of the 1960s and 1970s brought to the forefront the ethnic heritage of the community. Today the neighborhood remains predominately occupied by Mexican and Mexican American families. TxDOT historians determined the district is eligible under Criterion A at the local level of significance in the areas of Community Planning and Development and Ethnic Heritage with a Period of Significance dating from 1884 to 1975 (see pages 17-34 of the Historic Resources Survey Report (HRSR)).

Preliminary district boundaries are South El Paso Street on the west, Cotton Avenue on the east, Paisano Street on the north and Loop 375/Cesar E. Chavez Border Highway on the south. Roughly half of the proposed historic district is within the project's APE. The APE's 67 parcels contain 96 built resources. All buildings on these 67 parcels are recommended as contributing to the El Segundo Barrio Historic District. Additionally, 20 of these properties are recommended individually eligible:¹

- **Robert Krakauer Memorial Charity Building** at 510 S. Oregon Street: Recommended eligible under Criterion A at the local level as one of the first buildings to combine a hostelry and a community health clinic.
- **Sacred Heart Catholic Church complex** at 602 S. Oregon Street (specifically the church, school, rectory, gymnasium, and community gathering space): Recommended eligible under Criterion C at the local level as a distinctive example of Gothic Revival ecclesiastical architecture.
- **605 S. Oregon Street**: Recommended eligible under Criterion A at the local level for its association with the El Paso del Norte printing press, which published the first novel of the Mexican Revolution, *Los de Abajo* by Mariano Azuela.

¹ The building at 619 S. Kansas Street (Resource 54B) is recommended individually eligible under Criteria A and C at the local level in the consultant's HRSR (see pages 414-417). This c. 1900 commercial building historically served as a grocery store on the first level with residential units on the second level. Architectural details include brick siding, decorative banding and dentils, a double door primary entrance, transom windows with arched lintels. Barring future research beyond the scope of this project that may reveal otherwise, TxDOT historians determined that the building did not rise to the level of historical significance needed for individual listing and that the building did not exhibit a distinctive style or method of construction that deemed it worthy of individual listing. The building remains a contributing resource to the El Segundo Barrio Historic District.

- **105 E. Father Rahm Avenue:** Recommended eligible under Criteria A and C at the local level as a distinctive example of an early 20th-century, two-part commercial/residential building in the Mission Revival style.
- **Orizaba Hotel** (International Customs House) at 805 S. El Paso Street: Previously determined eligible under Criteria A and C at the local level for its importance as the oldest known extant building in Segundo Barrio and as a distinctive example of Italianate architecture.
- **721 S. Mesa Street** (Henderson Baby Clinic): Recommended eligible under Criterion A at the local level as an early 20th-century community healthcare clinic.
- **500-504 E. 3rd Avenue:** Recommended eligible under Criteria A and C at the local level as a distinctive example of early 20th-century multi-family housing constructed in the Territorial Revival style.
- **Lydia Patterson Institute** at 517 S. Florence Street: Recommended eligible under Criterion C at the local level as a distinctive example of Midcentury Modern/Contemporary architecture. The associated gymnasium is recommended eligible as a contributing resource.
- **507 S. Kansas Street:** Recommended eligible under Criterion C at the local level as a hall and parlor house with modest Territorial Revival detailing from Segundo Barrio's early development period.
- **Douglass Grammar and High School** at 515 S. Kansas Street: Recommended eligible under Criterion A at the local level as an early example of an educational institution in the neighborhood and, as the only school serving El Paso's African American children before desegregation, an example of the city's institutional discrimination in the early 20th century. (See also Consultation paragraph below for discussion about the school's potential eligibility under Criterion C.)
- **516 S. Kansas Street:** Recommended under Criteria A and C at the local level as a distinctive example of early 20th-century multi-family apartment buildings in the Mission Revival style.
- **608 S. Campbell Street:** Recommended eligible under Criteria A and C at the local level as an early 20th-century example of a multi-family apartment complex with modest Territorial Revival detailing.
- **La Fe Preparatory School** at 616 E. Father Rahm Avenue: Recommended eligible under Criterion A at the local level as an educational facility that has served Segundo Barrio children since 1947.
- **El Paso Public Library Armijo Branch** at 620 E. 7th Street: Recommended eligible under Criterion C at the local level as a distinctive example of Midcentury Modern architecture.
- **1020 S. Campbell Street:** Recommended eligible under Criterion A at the local level as an important early one-story building in the Territorial Revival style that housed commercial enterprises and multi-family dwellings.

Consultation

TxDOT historians informally consulted with the SHPO on April 23rd, 27th, and 30th via email to determine appropriate NRHP criteria recommendations for two resources: the Robert Krakauer Memorial Charity building and the Douglass Grammar and High School. The consultant's reconnaissance survey recommended both resources individually eligible at the local level under Criterion A; upon review, TxDOT historians also determined them worthy of Criterion C consideration. The c. 1920 Robert Krakauer Memorial Charity building is a two-story, brick Mission Revival building designed by the renowned architectural firm Trost and Trost. The 1891 Douglass Grammar and High School is a three-story, brick Eclectic style building designed by architect Walter Parfitt of the New York City-based Parfitt Brothers. SHPO concluded that alterations to the Krakauer building, namely the loss of its mission-style parapet, diminished its integrity of design and workmanship and rendered it not eligible under Criterion C. SHPO also concluded that additional research would be needed to better assess the integrity of the school, which was beyond the scope of the project.

Determination of Effects

TxDOT historians determined that the project poses no adverse effect to the properties recommended as contributing to El Segundo Barrio Historic District or to the properties recommended individually eligible. This is due to the following factors:

- No direct effects as all construction activity will take place within existing ROW and within existing sidewalk and street infrastructure footprints.
- No indirect adverse effects as sidewalks, street networks, lighting, and safety signals previously existed within the area. These features are not considered contributing resources to the historic district.
- Protection notes added to the engineering plans will ensure construction activity does not damage or alter historic properties adjacent to the existing ROW.

TxDOT completed the following actions in order to minimize potential damage to historic structures:

- Protection Notes
The following are notes for the removal of existing sidewalk, pavement, or curb and for construction of new sidewalk, pavement, or curb adjacent to historic buildings at locations shown in the plans or otherwise directed (see captioned photographs on pages 217, 261, 286, 306, 321, and 353 of the HRSR for representative examples of properties where protection notes should be applied). Should a non-historic fence or other built feature separate the sidewalk, pavement, or curb and the historic building, or should the historic building be setback from the ROW, then concrete may be removed and poured using conventional methods.
 - Remove existing concrete by saw cutting sidewalk one foot away from the historic building and/or awning posts. If existing sidewalk is to be removed entirely, the remaining foot between the historic building and/or awning post and the saw cut edge is to be removed by hand.
 - Construct new sidewalk next to the saw cut edge and install an expansion joint in between. If existing sidewalk is removed entirely, install an expansion joint between the historic building and/or awning posts and the new sidewalk.
 - Prevent damage to historic buildings and awning posts during the entire construction project, especially during the saw cutting and hand removal process. Ensure protection of historic building foundations, materials, elevations, and entryways with decorative flooring.
 - Repair or replace in kind, at the contractor's expense, any historic materials damaged while executing the project. Locate replacement source for historic materials damaged during the course of work. Inform TxDOT Environmental Affairs Division of proposed repairs, to facilitate consultation with the Texas Historical Commission.

Therefore, pursuant to Stipulation IX, Appendix 6 "Undertakings with the Potential to Cause Effects per 36 CFR 800.16(i)" of the Section 106 PA and the MOU, TxDOT historians determined that there are no adverse effects to historic, non-archeological properties in the APE. In compliance with the Antiquities Code of Texas and the MOU, TxDOT historians determined project activities have no potential for adverse effects. Individual project coordination with SHPO is not required.

Program Manager Rebekah Dobrasko for TxDOT 5/8/2020
DocuSigned by:
Rebekah Dobrasko
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 Rebekah Dobrasko Date

Approved by DocuSigned by:
Bruce Jensen
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Bruce Jensen, CRM Section Director Date

ECOS Project Description

[Back To List](#)

- WPD Section I - Project Definition
- WPD Section II - Tool
- WPD Section III - Project Work Plan
- WPD Section IV - Findings

[Print this Page](#)

Project Definition

Project Name: Central Business District (CBD) Phase IV

CSJ: 0924 - 06 - 562

Anticipated Environmental Classification: CE

Type: (C)-List

Criterion: c(22)

Is this an FHWA project that normally requires an EIS per 23 CFR 771.115(a)?

Project Association(s)

DCIS Project Funding and Location

DCIS & P6 Letting Dates

DCIS Project Description

Type of Work:

Layman's Description: LANDSCAPE DEVELOPMENT

DCIS Project Classification: RER - REHABILITATE EXISTING ROAD

Design Standard: NA - Not Applicable

Roadway Functional Classification: 5 - Rural major collector or urban collector street

Jurisdiction

Environmental Clearance Project Description

Project Area

Typical Depth of Impacts: 2 (Feet) **Maximum Depth of Impacts:** 15 (Feet)
New ROW Required: 0 (Acres)
New Perm. Easement Required: 0 (Acres) **New Temp. Easement Required:** 0 (Acres)

Project Description

Describe Limits of All Activities: Spell

The proposed project would take place on Campbell Street from Paisano Drive to Loop 375 for approximately 0.46 mile; Kansas Street from Paisano Drive to Loop 375 for approximately 0.45 mile; Oregon Street from Paisano Drive to 6th Avenue for approximately 0.24 mile; Father Rahm Avenue from Santa Fe Street to Campbell Street for approximately 0.38 mile; and 6th Avenue be from El Paso Street to Campbell Street for approximately 0.32 mile. The proposed work on Campbell Street from Paisano Drive to 8th Avenue and Kansas Street from Father Rahm Avenue to 8th Avenue would include reconfiguring the three one-way travel lanes to two two-way travel lanes. The proposed improvements would take place within the existing right-of-way (ROW) along each roadway, which is 70-feet-wide along each roadway.

Describe Project Setting: Spell

The project is located downtown in the City of El Paso in a developed, urban setting. The Paso Del Norte Port of Entry is located southeast of the project area and is a major traffic generator. Land use adjacent to the project area includes residential, commercial, and light industrial uses. The Rio Grande is located south of the project area, but does not cross the project area. The project is located within the El Paso County Water Improvement District (EPCWID) No. 1 Historic District, but the project does not cross any associated canals or irrigation features.

Describe Existing Facility:



Campbell Street

The existing Campbell Street consists of a 50-foot-wide roadway with three varied-width, northbound travel lanes flanked by varied-width parking lanes, parkways, and sidewalks on either side of the roadway from Paisano Drive to 8th Avenue. Campbell Street from 8th Avenue to Loop 375 consists of two two-way travel lanes. Campbell Street does not currently have existing storm sewers, but intersects streets with storm sewer utilities.

Kansas Street

The existing Kansas Street from Paisano Drive to Father Rahm Avenue consists of an 11-foot-wide southbound travel lane that also functions as a streetcar lane, a 10-foot-wide southbound travel lane, and two parking lanes that vary from 9 to 10 feet wide. The roadway is flanked by varied-width parkways and sidewalks on either side of the roadway. The existing Kansas Street from Father Rahm Avenue to 8th Avenue consists of three southbound varied-width travel lanes and varied-width parking lanes, parkways, and sidewalks on either side of the roadway. Kansas Street from 8th Avenue to Loop 375 consists of two two-way travel lanes with no access to Loop 375. Kansas Street has existing storm sewer utilities throughout the project limits.

Oregon Street

The existing Oregon Street consists of two varied-width travel lanes, one northbound and one southbound, with varied-width parking lanes, parkways, and sidewalks on either side of the roadway

Describe Proposed Facility:



The proposed project would consist of roadway reconstruction and parkway improvements, including storm sewers, sidewalks, curbs and gutters, ADA improvements, driveways, traffic signals, lighting, signing and striping, landscaping, and irrigation on Campbell Street, Kansas Street, Oregon Street, Father Rahm Avenue, and 6th Avenue. Campbell Street from Paisano Drive to Loop 375 and Kansas Street from Father Rahm Avenue to Loop 375 would be reconstructed from three one-way travel lanes to two two-way travel lanes.

Campbell Street

The proposed improvements to Campbell Street would include converting one-way into two-way traffic by reconstructing the roadway from three northbound travel lanes to include two 11-foot-wide travel lanes, one in each direction, with 7-foot-wide parking lanes, 5-foot-wide parkways 6-foot-wide bike lanes, and 6-foot-wide sidewalks on either side of the roadway from Paisano Drive to Loop 375. The roadway would be converted to a two-way street from Paisano drive to 8th Street.

Kansas Street

The proposed improvements to Kansas Street from Paisano Drive to Father Rahm Avenue would include converting one-way to two-way traffic by restriping the roadway to include a 10-foot-wide northbound travel lane and a 11-foot-wide southbound travel lane, with 9- to 10-foot-wide parking lanes on either side of the roadway. The roadway would be flanked by 4-foot-wide parkways and 6- to 17-foot-wide sidewalks. The proposed improvements to Kansas Street from Father Rahm Avenue to 8th

<input type="button" value="No"/> Would the project add capacity?
<input type="button" value="+"/> Transportation Planning
<input type="button" value="+"/> Environmental Clearance Information
<input type="button" value="+"/> Project Contacts
Last Updated By: Josh Holguin
Last Updated Date: 03/23/2020 12:14:38



Describe Existing Facility:

Oregon Street
The existing Oregon Street consists of two varied-width travel lanes, one northbound and one southbound, with varied-width parking lanes, parkways, and sidewalks on either side of the roadway from Paisano Drive to 6th Avenue. Oregon Street does not currently have existing storm sewers, but intersects streets with storm sewer utilities.

Father Rahm Avenue

The existing Father Rahm Avenue from Santa Fe Street to Kansas Street consists of an 11-foot-wide westbound travel lane that also functions as a streetcar lane, a 10-foot-wide eastbound travel lane, and 7- to 10-foot-wide parking lanes on either side of the roadway. The roadway is flanked by varied-width parkways and sidewalks. The existing Father Rahm Avenue from Kansas Street to Campbell Street consists of a varied-width westbound lane and a varied-width eastbound lane with varied width parking lanes, parkways, and sidewalks on either side of the roadway. Father Rahm Avenue has existing storm sewer utilities throughout the project limits.

6th Avenue

The existing 6th Avenue consists of a varied-width westbound travel lane and a varied-width eastbound travel lane, with varied-width parking lanes, parkways, and sidewalks on either side of the roadway from El Paso Street to Campbell Street. 6th Avenue does not currently have existing storm sewers, but intersects streets with storm sewer utilities.

Describe Proposed Facility:

Kansas Street

The proposed improvements to Kansas Street from Paisano Drive to Father Rahm Avenue would include converting one-way to two-way traffic by restriping the roadway to include a 10-foot-wide northbound travel lane and a 11-foot-wide southbound travel lane, with 9- to 10-foot-wide parking lanes on either side of the roadway. The roadway would be flanked by 4-foot-wide parkways and 6- to 17-foot-wide sidewalks. The proposed improvements to Kansas Street from Father Rahm Avenue to 8th Avenue would include reconstructing the roadway from three southbound travel lanes to include two 14-foot-wide travel lanes, one in each direction, with 7-foot-wide parking lanes on either side of the roadway. Bike lanes would also be included within the travel lanes. The roadway would be flanked by 4-foot-wide parkways and 10-foot-wide sidewalks.

Oregon Street

The proposed improvements would include restriping the roadway to include an 11-foot-wide northbound travel lane and an 11-foot-wide southbound travel lane, with 7-foot-wide parking lanes on either side of the roadway. The roadway would be flanked by 5-foot-wide parkways, 6-foot-wide bike lanes, and 6-foot-wide sidewalks from Paisano Drive to 6th Avenue.

Father Rahm Avenue

The proposed improvements to Father Rahm Avenue from Santa Fe Street to Kansas Street would include

No Would the project add capacity?

Describe Existing Facility:

Oregon Street

The existing Oregon Street consists of two varied-width travel lanes, one northbound and one southbound, with varied-width parking lanes, parkways, and sidewalks on either side of the roadway from Paisano Drive to 6th Avenue. Oregon Street does not currently have existing storm sewers, but intersects streets with storm sewer utilities.

Father Rahm Avenue

The existing Father Rahm Avenue from Santa Fe Street to Kansas Street consists of an 11-foot-wide westbound travel lane that also functions as a streetcar lane, a 10-foot-wide eastbound travel lane, and 7- to 10-foot-wide parking lanes on either side of the roadway. The roadway is flanked by varied-width parkways and sidewalks. The existing Father Rahm Avenue from Kansas Street to Campbell Street consists of a varied-width westbound lane and a varied-width eastbound lane with varied width parking lanes, parkways, and sidewalks on either side of the roadway. Father Rahm Avenue has existing storm sewer utilities throughout the project limits.

6th Avenue

The existing 6th Avenue consists of a varied-width westbound travel lane and a varied-width eastbound travel lane, with varied-width parking lanes, parkways, and sidewalks on either side of the roadway from El Paso Street to Campbell Street. 6th Avenue does not currently have existing storm sewers, but intersects streets with storm sewer utilities.

Describe Proposed Facility:

Oregon Street

The proposed improvements would include restriping the roadway to include an 11-foot-wide northbound travel lane and an 11-foot-wide southbound travel lane, with 7-foot-wide parking lanes on either side of the roadway. The roadway would be flanked by 5-foot-wide parkways, 6-foot-wide bike lanes, and 6-foot-wide sidewalks from Paisano Drive to 6th Avenue.

Father Rahm Avenue

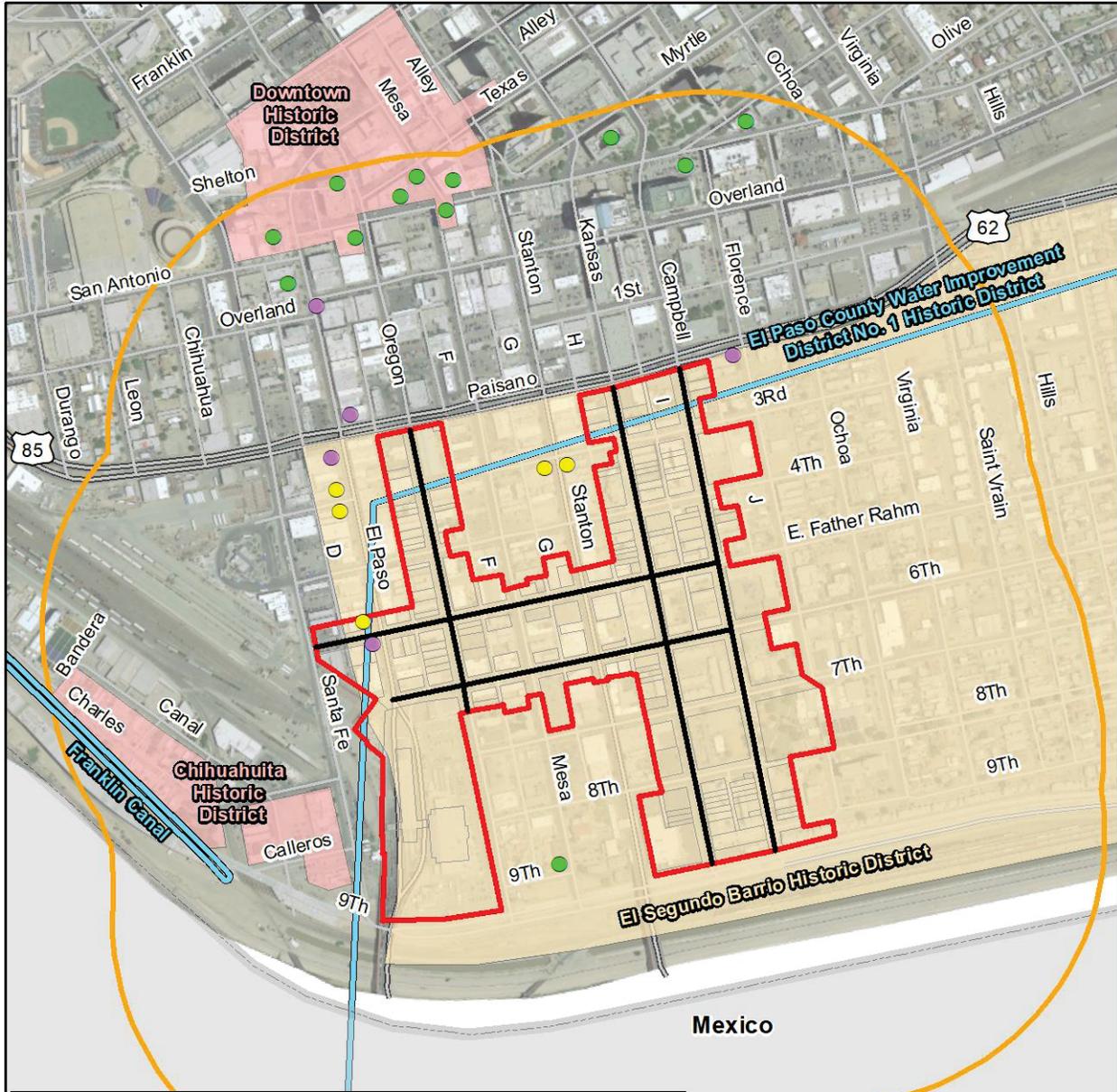
The proposed improvements to Father Rahm Avenue from Santa Fe Street to Kansas Street would include restriping the roadway to include an 11-foot-wide westbound travel lane that also functions as a streetcar lane, a 12-foot-wide eastbound travel lane, and 10-foot-wide parking lanes. The roadway would be flanked by 4-foot-wide parkways and 8- to 15-foot-wide sidewalks. The proposed improvements to Father Rahm Avenue from Kansas Street to Campbell Street would include a 12-foot-wide lane in each direction with 7-foot-wide parking lanes, 4-foot-wide parkways, and 8- to 15-foot-wide sidewalks.

6th Avenue

The proposed improvements to 6th Avenue would include restriping the roadway to include an 11-foot-wide westbound travel lane and an 11-foot-wide eastbound travel lane with 7-foot-wide parking lanes on both sides of the roadway. The roadway would be flanked by 5-foot-wide parkways, 6-foot-wide bike lanes, and 6-foot-wide sidewalks from El Paso Street to Campbell Street.

No Would the project add capacity?

Project Overview Map



Note: According to the Texas Historical Commission's Historic Sites Atlas, there are multiple properties and districts listed in the National Register of Historic Places (NRHP) located within the study area. There are no properties designated as National Historic Landmarks, standing structures designated as State Antiquities Landmarks, or buildings designated as Recorded Texas Historic Landmarks within the APE or study area. According to TxDOT's Historic Districts and Properties of Texas database, there are multiple previously-determined eligible historic resources and historic districts within the study area. Most of the proposed project is within the boundaries of the potential El Segundo Barrio local historic district, and several contributing resources to the potential local historic district are within the APE. According to TxDOT's NRHP Listed and Eligible Bridges database, there are no historic bridges in the APE or study area.

- Project Location
- Area of Potential Effects
- Study Area (1300)
- NRHP-Listed Property
- NRHP-Eligible Property
- Contributing to Potential Local Historic District
- TxDOT Local Potential Historic District
- City Local Potential District
- NRHP-Listed District
- Parcel Boundary



Figure 3
 Project Location on Aerial Base
 Central Business District (CBD)
 Phase IV: Oregon Street, Kansas Street,
 Campbell Street, 6th Avenue, and
 Father Rahm Avenue
 El Paso County, Texas
 CSJ: 0924-06-562

Historical Context Statement and Eligibility Recommendations

- Sanborn Fire Insurance Maps from 1883, 1885, 1888, 1893, 1898, 1900, 1902, 1905, 1908, and 1927
 - USGS aerial photography from 1942, 1946, 1950, 1963, 1964, 1974, and 1991
 - Google.com aerial photography from 2007 to 2017
- National Park Service Bulletins
 - *How to Apply the National Register Criteria for Evaluation*
 - *How to Complete the National Register Registration Form*

Historical Context Statement

Historic Themes and Periods of Significance:

Community Planning and Development: ca. 1884 to ca. 1975

The period of significance for Community Planning and Development begins with the estimated date of the earliest inventoried resource in the APE (**Resource No. 15A**) and ends ca. 1975 when the city of El Paso began an initiative to remove dilapidated housing, thus transforming the environment of Segundo Barrio.

Ethnic Heritage: Hispanic: ca. 1884 to ca. 1975

The period of significance for Hispanic Ethnic Heritage begins with the estimated date of the earliest inventoried resource in the APE (**Resource No. 15A**) because Segundo Barrio was home to El Paso's Mexican and Mexican American community from the city's earliest years of development. The period of significance ends ca. 1975 when the Chicano Movement transitioned from being primarily a grassroots movement to one that was mainstream. The mainstream movement received support, in part, from the federal and local governments with funding and programs to improve neighborhood conditions, support artistic endeavors such as the mural movement, and to integrate El Paso public schools.

Historic Context

In 1848, the United States and Mexico signed the Treaty of Hidalgo, which ended the Mexican War and established the Rio Grande as the border. Several small Anglo American communities were founded on the north bank of the Rio Grande, in what would later become El Paso. While a majority of the population in El Paso was Mexican immigrants or their children, the new Anglo Americans who arrived in El Paso in the early decades of the city's growth quickly asserted themselves as the dominant society.

El Paso County originally thrived on an agriculturally driven economy.¹⁰ The Civil War and the racially-driven Salt War of Elizario in 1877 impacted the settlement, economy, and agricultural endeavors in El Paso. El Paso's economy transformed significantly in the following years due, in part, to the construction of railroads in the early 1880s. Four railroads laid tracks through the city, and El Paso became a hub for international travel and trade.¹¹ El Paso was selected as the county seat in 1883.

In 1887, Mayor R. C. Lightbody and city council members divided El Paso into four barrios (wards) for voting distinctions. The Segundo Barrio was established as the second ward in the city. The district was bordered by the Rio Grande to the south, Paisano Drive to the north, and Santa Fe and El Paso Streets to the west. This area was characterized by overgrown thickets, mosquitos, and adobe shacks.¹² From downtown, residents and visitors traveled down what is now South El Paso Street (within the APE) to the Rio Grande and southern railroad tracks on a dirt trail. Families set up small establishments in the Segundo Barrio to cater to these travelers. Uncle Jack's and the Boss Saloon reportedly sold beer and other grocery items.¹³

In 1887 a Spaniard named Olivas Villanueva Aoy opened a free private school called the Mexican Preparatory School (later Aoy School) for the Mexican children living in South El Paso neighborhoods. The school continued to grow and by 1899, a new brick building was constructed to accommodate 300 students. Although South El Paso was primarily occupied by Mexicans and Mexican Americans, there were also smaller populations of Chinese and African Americans living in the neighborhoods. Subsequently, in 1883 a small school for African American children was founded out of a home and several years later it moved to a new building on Kansas and 4th Streets, renamed the Douglass School.¹⁴ In 1891 a two-story building was constructed at that location and named the Douglass Grammar and High School (**Resource No. 41**). The building added a third story in 1909, and it operated at that location until 1920.¹⁵

¹⁰ El Paso County had more than 12,000 acres of corn, 17,000 acres of wheat, in addition to a growing stock industry in 1860. W.H. Timmons, "El Paso, TX," *Handbook of Texas Online*, <https://tshaonline.org/handbook/online/articles/hde01>, accessed July 1, 2019.

¹¹ The four railroads include the Southern Pacific, Galveston, Harrisburg and San Antonio, and the Santa Fe, Texas and Pacific Railways.

¹² Leon Metz, *El Paso: Guided Through Time* (El Paso, TX: Mangan Books, 1999), 145-146.

¹³ *Ibid*, 147.

¹⁴ Fred Morales, *El Segundo Barrio*, (El Paso, TX: El Paso/Juarez Historical Museum, 2001), 4.

¹⁵ Fred Morales, *El Segundo Barrio*, 12.

Though farmers continued to rebuild the agricultural industry in El Paso County, urban manufacturing increased at a faster rate than agricultural pursuits.¹⁶ The economic boom in the late 1800s brought many travelers to the city. El Paso slowly transitioned from an agriculturally driven economy to a bustling metropolis. Downtown El Paso was lined with saloons, brothels, and even gambling halls in the 1880s and 1890s. The city developed a reputation as “Sin City” as lawlessness pervaded in El Paso. At the time, city officials played into the idea of “Sin City” and profited from such vice-driven establishments.

One argument for the perceived lack of morality in El Paso was the lack of churches in the area. Those wanting to attend a Catholic mass had to cross the Rio Grande to El Paso del Norte in Mexico, until the establishment of Sacred Heart Church and School in the Segundo Barrio in 1893 (**Resource No. 8A**). Father Carlos Pinto opened Sacred Heart Church in an effort to serve the growing Mexican population in El Paso. By 1899, the school added a second floor to make more classroom space. That year, there were 400 students attending Sacred Heart School (**Resource No. 8C**), many of whom were from Juárez, across the Rio Grande.¹⁷

In 1905, the abolition of the duty free “Zona Libre” between Mexico and the U.S. led to a severe economic depression in Juárez, resulting in the immigration of roughly 2,000 Mexicans per month to the El Paso area during the twentieth century’s first decade.¹⁸ By 1910, there were roughly 10,000 Mexicans living in El Paso, out of 15,096 total residents in the city, making it the largest Mexican community in U.S.¹⁹

As development continued in the Segundo Barrio and the overgrown thickets started to vanish in the early 1900s, the barrio was further split into two distinct neighborhoods, South El Paso (Segundo Barrio) and Chihuahuita. By 1909, the second ward had its own trolley (running along present-day Oregon Street in the project area) and a few paved roads. Despite the attempt to improve the Segundo Barrio, many families lived in homes with dirt flooring, thatched roofs, and no windows.

In 1910 the onset of the Mexican Revolution resulted in thousands of Mexicans fleeing the turmoil of war, and between 1910 and 1920 El Paso’s population went from 39,279

¹⁶ In 1890 there were 73 manufacturers in the county, a significant increase from the four establishments just ten years prior. In addition, the population in El Paso had increased to over 10,000, nearly half of the total population of El Paso County. Bryson, “El Paso County.”

¹⁷ Manuel Ramirez, “El Pasoans: Life and Society in Mexican El Paso, 1920-1945,” (PhD dissertation, University of Mississippi, 2000).

¹⁸ W.H. Timmons, *El Paso, A Borderlands History* (El Paso, TX: Texas Western Press), 1990.221.

¹⁹ Timmons, *El Paso, A Borderlands History*, 221; “Texas Almanac: Population History of Counties from 1850 to 2010.” *Texasalmanac.com*. Accessed July 1, 2019. Available at <https://texasalmanac.com/sites/default/files/images/topics/ctypophistweb2010.pdf>.

to 77,560.²⁰ These families moved into Chihuahuita and the Segundo Barrio to seek refuge from the conflict in Mexico. In fact, this area became known as the “Ellis Island of the Border” as it was the most prominent gateway from Mexico into the United States. Built in 1910, **Resource Nos. 4A, 7, 9A, 9B, 17, 18, 19, 22, 24A, 24B, 33A, 33C, 35, 42, 46A through 46C, 49A, 49B, 51, 54A, 56A, and 56B** are examples of resources built in Segundo Barrio to accommodate this growth.

In 1913, the Methodist church opened the Lydia Patterson Institute on Florence Street as a training institute for Methodist preachers, and eventually expanded to include an elementary school, in an effort to spread their faith to the rapidly growing population.²¹

Despite being the overwhelming majority in the city, Mexican residents continued to experience social and economic discrimination. Many early immigrants fleeing economic depression or dictatorship imagined their relocation to the United States was temporary, and as a result did not attempt to assimilate to the dominant Anglo American culture in El Paso. In 1910, roughly 57.4 percent of Spanish-surnamed people in El Paso worked as unskilled laborers or menial service workers, versus 4.2 percent of non-Spanish surnamed people. In contrast, 1.6 percent of Spanish-surnamed people worked in high white-collar positions, versus 17 percent of non-Spanish-surnamed people.²²

During the early decades of the twentieth century, the Mexican immigrants and Mexican Americans were largely physically segregated into low-income communities in El Paso. Historians and scholars, such as Rodolfo Acuña and Tomás Almaguer, have referred to the experience of the Mexicans in the southwest and El Paso as “internal colonialism,” whereby the people were displaced by war or economic necessity, then relegated as second-class citizens, and kept there by institutionalized racism.²³

Refugees in Segundo Barrio constructed jacals, homes made from mud and wood.²⁴ This type of housing was easy to build and could endure the arid climate in El Paso. Additionally, between 1916 and 1918, there was a mass construction of tenement housing, called presidios, in the second ward. At first, these tenements were built for workers of the Union Sugar Beet Company and Western Sugar Beet Company.²⁵ Not long after, however, the housing was used for permanent barrio residents in response to the onslaught of incoming Mexican refugees. This housing was constructed with brick and

²⁰ Timmons, "El Paso, TX;" "Texas Almanac: City Population History from 1850 to 2000"

²¹ Metz, *El Paso: Guided Through Time*, 157.

²² Oscar J. Martinez, *The Chicanos of El Paso, An Assessment of Progress*. *Southwestern Studies*, No. 59. (El Paso: Texas Western Press, 1980),10.

²³ Martinez, 39.

²⁴ Texas Department of Transportation, *A Journey Through Chihuahuita*, Austin, TX: 2018.

²⁵ Ramirez, 77.

each apartment had one or two small rooms. Families shared a community bathroom that was often located outside of the tenement.

In 1925, the El Paso City Planning Commission published the Kessler Report with suggestions for beautification efforts and how to increase urban development and tourism in the city.²⁶ In the report, the Segundo Barrio was noted as having deplorable housing and health conditions. The ward was overcrowded, and residents lived in unsanitary conditions. Those who could afford it moved north toward the center of El Paso. Though city officials recognized the unsafe housing conditions in the second ward, they did little to improve them. In 1931, the city council ordered the demolition of thirteen tenements they deemed too unsafe for dwelling.²⁷ City council members urged tenement housing owners to improve the living conditions for residents, but safe-housing regulations were rarely enforced. In addition, the Kessler Report provided recommendations to make other changes in southern El Paso. One recommendation was to zone part of Chihuahuita and the western portion of the Segundo Barrio for commercial construction and light manufacturing facilities.²⁸

With little to no help from city officials to aid in improving their living situation, Mexican families started to establish themselves in the second ward by opening their own schools, churches, and businesses, including grocery stores, bakeries, and a photo studio. The International Customs House, later the Orizaba Hotel (**Resource No. 15A**), and at least three Mexican markets served the needs of the Segundo Barrio residents.²⁹ As a result, the Segundo Barrio essentially became self-sufficient.

In addition, in the 1920s El Paso Associated Charities tapped the renowned local architecture firm Trost & Trost to design a building that would house a homeless shelter, tuberculosis ward, and later a baby clinic on S. Oregon Street (**Resource No. 5**). In the 1930s the Henderson Health clinic opened on Mesa Street (**Resource No. 23**), the El Paso Boys Club supported young teens at their facility near 5th and Florence Streets, and Bowie High School opened that same year a few blocks nearby.³⁰ Therefore, in the 1930s, El Segundo Barrio became the center of Mexican life in El Paso.

By 1930, El Paso had grown to 102,421 residents. However, the Great Depression of the 1930s saw many industries close, Mexican immigrants return to their home country,

²⁶ "City of El Paso, Texas Comprehensive Plan," available at http://legacy.elpasotexas.gov/muni_clerk/agenda/03-06-12/03061213%20-%20Part%202.pdf, accessed July 2, 2019.

²⁷ Ramirez, 80.

²⁸ Sandra Enriquez, "El Barrio Unido Jamas Sera Vencido!: Neighborhood Grassroots Activism and Community Preservation in El Paso, Texas," (PhD dissertation, University of Houston, 2016) 80.

²⁹ Metz, 152-154.

³⁰ Ibid, 154-159.

and a decline in the city's population by over 5,000 in 1940.³¹ During this time, tensions flared between the Anglo American and Mexican communities of El Paso. Mexicans were pressured to return to their home country, as they were considered a drain on already stretched resources. Furthermore, many of the industries they worked in dried up, and the need for unskilled labor dropped. During this time, thousands returned to Mexico.

Meanwhile in Mexico, Mexican artists Diego Rivera, José Clemente Orozco, and David Alfaro Siqueiros revived the ancient Mexican tradition of muralism as a new way of expressing a national consciousness. The movement sought to impart social and political messages and reunify the country through public art that was accessible to the masses. Many of these murals promoted the ideology of the worker and peasant overcoming the capitalist ruling class.³² These murals were the inspiration for a mural revival that began in the U.S. in the 1930s.

Despite the fact that many Mexicans left El Paso during the 1930s, by 1940 there were reportedly 55,000 Mexicans or Mexican Americans living in El Paso, over 56 percent of the overall population.³³ Until 1940 most Mexicans in El Paso were born in Mexico; however, after 1940 the majority of residents of Mexican descent were born in the United States and were the first generation of the children of the early twentieth century immigrants.³⁴ Many Mexican American residents started to see El Paso as their permanent home, and not a temporary stopping point.

Perhaps as a result, Mexican American residents also saw some slow progress breaking into the higher ranks of the work force by 1940. That year 41.4 percent of Spanish-surnamed residents still worked as unskilled laborers or service workers, versus only 2.8 percent of their non-Spanish-surnamed counterparts. That year only 1.8 percent of Spanish-surnamed residents held high white-collar positions, versus 18.4 percent of non-Spanish-surnamed residents.³⁵ However, there was some growth into semi-skilled and low-blue collar positions, but Spanish-surnamed residents were still unable to break into the upper echelons of the economy.

By 1940, the City of El Paso had zoned most of the second ward for commercial and industrial use, especially near the southern portion bordering the Rio Grande, to “clean up” the community. That year, El Paso received federal funds to create a Housing Authority, and the Alamito Housing Project built 349 dwelling units, a park, and a library

³¹ “El Paso,” *Monthly Business Review, Federal Reserve Bank of Dallas*. Vol. 36, No. 7 (July 1, 1951), 91.

³² Eva Sperling Cockroft and Holly Barnet-Sánchez (eds), *Signs From the Heart: California Chicano Murals* (New Mexico: University of New Mexico Press, 1990), 6.

³³ Department of Planning, City of El Paso, 26

³⁴ Timmons, *El Paso, A Borderlands History*, 222.

³⁵ Martinez, 10.

in the Segundo Barrio.³⁶ However, those efforts could not keep up with the needs of the growing residential population in the following years. Tenements continued to provide unsanitary and unsafe housing, and residents had few alternatives. The area was also overrun with gang activities from the Boogies, Zoot-suiters, and Pachucos gangs.

The population in El Paso had grown to over 130,400 residents, and the city saw the introduction and expansion of manufacturing and the oil and gas industries by 1950.³⁷ Furthermore, Fort Bliss, which became an international training facility after WWII, saw a population increase of 33 percent.³⁸ In 1952, Jesuit priest Father Harold Rahm arrived in the Segundo Barrio where he opened youth centers and helped cut down gang activity by preaching about social justice and putting an end to violence. Eventually, 5th Street was renamed Father Rahm Avenue in honor of his contributions to the neighborhood.

Conditions in Segundo Barrio remained largely unimproved with inferior housing. In the 1950s, there were more than 12,000 substandard dwellings in El Paso, with an average ten people per toilet in the Segundo Barrio.³⁹ Spanish-surnamed residents continued to experience limited upward mobility, primarily remained in low-wage blue collar jobs, and were largely absent from prestigious, political, or leadership roles. As late as 1960, the entry of Spanish-surnamed people into high white-collar positions was only 3.4 percent (versus 21.7 percent non-Spanish surnamed individuals). However, 50.4 percent of Spanish-surnamed individuals worked in low white-collar positions, versus only 1.2 percent who were unskilled laborers or service members.⁴⁰ This likely reflects the urbanization of El Paso, which resulted in less agricultural properties within the city limits and therefore less employment in that sector. Furthermore, living conditions in the barrios of El Paso, such as Segundo Barrio and Chihuahuita, remained substandard. However, on a national level, efforts to address the systemic racism and discrimination towards Mexican Americans began to crystalize into a large-scale movement during this time. In El Paso, one of the early signals of this shift came in 1957, when Raymond Telles became the first Mexican American elected Mayor of El Paso.

Coinciding with the national and regional post-war building boom and subsequent urbanization, El Paso more than doubled from 130,485 to 276,000 residents between

³⁶ City of El Paso, "El Segundo Barrio: Neighborhood Revitalization Strategy," Community and Human Development Department, Neighborhood Services Division (El Paso, TX: 2010), https://www.elpasotexas.gov/~media/files/coep/community%20and%20human%20development/plans/elsegundobarrio_neighrevitalizationstrategy.ashx?la=en, accessed July 2, 2019.

³⁷ See Chapter Nine, *Ibid.*

³⁸ Timmons, *El Paso, A Borderlands History*, 298.

³⁹ Timmons, *El Paso, A Borderlands History*, 295.

⁴⁰ Martinez, 9-10.

1950 and 1960.⁴¹ Along with other national movements that took root in the 1960s, the Mexican Civil Rights Movement, also known as *El Movimiento*, gained significant ground during this time period. This movement was largely in response to decades of discrimination experienced by Mexicans in the U.S., and as a backlash against the homogeneity promoted during the McCarthy era of the 1950s. *El Movimiento* was a way of reclaiming Mexican heritage and culture, and in that vein, the term Chicano, a historically derogatory term for those of Mexican descent, was reclaimed as a term of ethnic pride for many Mexican Americans.⁴² An extension of *El Movimiento*, was the Chicano mural movement of the 1960s which originated in the barrios of the southwestern U.S., where murals were painted on city buildings, churches, and schools, in contrast to the formal art scene of the time. The murals were also a response to urban renewal projects, which tore down dilapidated housing and infrastructure for redevelopment, often demolishing low-income neighborhoods in the process.⁴³ Muralism was effort to reclaim community spaces, and the funding typically came from community groups, churches, or even gangs.

Despite the efforts of the community, living conditions in the Segundo Barrio were slow to improve. In the 1960s, city officials frequented the barrio and forced owners to make improvements to tenements. In 1963, the Chamizal Treaty transferred approximately 600 acres of land from the United States to Mexico to end a near-century long dispute over the territory.⁴⁴ This displaced a number of families who ended up moving into the Segundo Barrio and Chihuahuita. A number of small shops cropped up that catered to the needs of southern El Paso residents, including restaurants and bakeries, entertainment centers, and barbershops.⁴⁵ By the mid-1960s, the Segundo Barrio was a combination of dilapidated housing, small shops, and a few commercial structures.⁴⁶ The area did begin to see some forward progress, however. The Lydia Patterson Institute constructed new school buildings in the Mid-century Modern and Contemporary styles that were popular at the time (**Resource Nos. 37A and 37B**), and shifted its emphasis from a seminary and elementary school to a high school.⁴⁷ The El Paso Public Library also constructed the local Armijo Library Branch and Community Center (**Resource No.**

⁴¹ "Texas Almanac: City Population History from 1850 to 2000."

⁴² Cockroft and Barnet-Sánchez, 7.

⁴³ Marc Simon Rodriguez, *Rethinking the Chicano Movement*, (New York: Routledge, 2015), 142.

⁴⁴ Gladys Gregory and Sheldon Liss, "Chamizal Dispute," *Handbook of Texas Online*, <https://tshaonline.org/handbook/online/articles/nbc01>, accessed July 3, 2019. See also Leon Metz, *City at the Pass: An Illustrated History of El Paso* (Woodland Hills, CA: Windsor Publications, 1980) 83-84.

⁴⁵ Enriquez, 95.

⁴⁶ Enriquez, 84.

⁴⁷ Metz, *El Paso: Guided Through Time*, 157.

62) in the Mid-Century Modern style to serve as an educational and recreational hub for the community.

In the late 1960s and early 1970s, the Chicano movement swept through the Segundo Barrio as area youth organized to fight for social betterment.⁴⁸ Organizations like the Mexican American Youth Association (MAYA) and the Mexican American Committee of Honor and Service (MACHOS) found ways to preserve the culture of the Segundo Barrio while improving the neighborhood. Part of their movement called for painting the interior and exterior of walls, installing lighting, developing parks and playgrounds, and the improving and refurbishing tenement housing. These organizations also worked to create community gardens and murals in celebration of the barrio's culture and heritage.

When the city's mayor Fred Hervey ordered the demolition of 90 tenements in the mid-1970s, it displaced 800 families, furthering the shortage of low-income housing. In response, La Campaña Pro La Preservación del Barrio (the campaign for the preservation of the neighborhood) was founded around 1975 to stop the splintering of the community. That year, La Campaña spearheaded a large mural project called *Los Murales del Barrio/The Murals of the Neighborhood*, employing 23 people to paint murals under the supervision of five local professional artists.⁴⁹ One of these murals was painted in 1975 by "Los Muralistas Del Barrio" Arturo Avalos, Gabriel Ortego, Pablo Schaffino, and Pascual Ramírez. The "quintessential" Segundo Barrio mural depicted a geometric Aztec design and became a symbol of the neighborhood (**Resource No. 56B**).⁵⁰ By the end of the 1970s, there were over 100 murals in El Paso.⁵¹

By 1976, Spanish-surnamed individuals held over 40 percent of elected county offices, and Mexican immigrants and Mexican Americans were 60 percent of the city's population in 1978. However, that year the *El Paso Times* found that not a single Mexican American was among the top 25 economic "elites" in the city. Furthermore, neighborhoods classified as "high income" only had 12 percent of heads of household with Spanish surnames.⁵² Until the election of Ray Salazar in 1977, only one other

⁴⁸ Arnoldo De Leon, "Chicano," *Handbook of Texas Online*, <https://tshaonline.org/handbook/online/articles/pfc02>, accessed July 3, 2019.

⁴⁹ Miguel Juárez. *Colors on Desert Walls*. (El Paso: Texas Western Press, 1997), 9.

⁵⁰ Texas Mountain Trail, "El Segundo Barrio Murals," accessed November 18, 2017, (http://texasmountaintrail.com/public/upload/texasmountaintrail_com/files/El%20Segundo%20Mural%20Brochure1.pdf).

⁵¹ Rodriguez, 154.

⁵² Martinez, 8, 11, and 16.

Spanish surnamed person (Raymond Telles) had served as mayor of the city since its incorporation in 1873.⁵³

El Paso's population continued to grow in the 1970s, increasing from 332,000 to 425,000 between 1970 and 1980.⁵⁴ By the early 1980s, professional muralists and artists continued working with at-risk youth to help complete local mural projects.⁵⁵ The City of El Paso Gang Intervention Department and the city's Arts Resources Department sponsored numerous youth projects in Segundo Barrio and Chihuahuita and dozens of mural projects were completed throughout the El Paso area.

Since the 1980s, the City of El Paso has made several zoning laws and procured funding to improve the sidewalks, street lighting, and landscaping in southern El Paso.⁵⁶ Housing continued to be the main concern for residents in the area. In the early 1990s when property owners started to use and sell residences for commercial development, the City Council approved zoning laws that mandated that only 30 percent of apartment buildings could be used for commercial development.⁵⁷

The tradition of muralism continued in the Segundo Barrio neighborhood. In 2007 the Sacred Heart Church commissioned a mural on their community building (**Resource No. 8D**) in protest of the city's Downtown Revitalization Plan. The mural depicts a crucified Jesus Christ surrounded by significant members of the Segundo Barrio community.⁵⁸

Today, the Segundo Barrio in El Paso is still predominantly occupied by Mexican and Mexican American families. Over 498 of the housing options in the neighborhood were built prior to 1939, though the city has continued to make plans for infrastructure improvements.⁵⁹ Review of historic aerial photographs indicates much of the tenement and adobe housing constructed in early 1900s (within the APE) is still standing. Some of this housing has been rehabilitated and/or replaced with more modern apartment housing, though many residents have made small modifications to their homes to retain the original character. In 2017, El Paso had an estimated population of 683,577, and trends suggest that the city will continue to expand in the coming years.⁶⁰ The *Plan for El Paso*, a twenty-five-year revitalization plan for the Segundo Barrio (established in 2010

⁵³ Martinez, 16.

⁵⁴ Timmons, *El Paso, A Borderlands History*, 287.

⁵⁵ Juárez, *Colors on Desert Walls*, 12.

⁵⁶ City of El Paso, "El Segundo Barrio: Neighborhood Revitalization Strategy," 13.

⁵⁷ Ibid.

⁵⁸ Texas Mountain Trail, "El Segundo Barrio Murals"

⁵⁹ "Segundo Barrio Neighborhood in El Paso, Texas, 79901 Detailed Profile," City-data.com, <http://www.city-data.com/neighborhood/Segundo-Barrio-El-Paso-TX.html>, accessed July 2, 2019.

⁶⁰ "Population Estimates of Texas Cities, 2010-2017," *Texas State Library and Archives Commission*, <https://www.tsl.texas.gov/ref/abouttx/popcity6.html>, accessed July 2, 2019.

and set for completion in 2025) intends to preserve the residential character of the barrio while limiting commercial encroachment.⁶¹

National Register Eligibility Recommendations

- **Eligible Properties/Districts**
- B&A applied the NRHP Criteria for Evaluation and recommends there is one NRHP-eligible historic district with 67 contributing properties with 96 resources within the APE. Of these resources, B&A also recommends there are 21 individually NRHP-eligible historic properties within the APE. The following provides the discussion for each recommendation.

Segundo Barrio Historic District

The Segundo Barrio is recommended NRHP-eligible under Criterion A at the local level of significance in the areas of Community Planning and Development and Ethnic Heritage.

Segundo Barrio has long been the center of Mexican life in El Paso. By the mid-twentieth century, it was a self-sufficient neighborhood that included single- and multi-family residential, commercial/retail, education, and religious properties to serve the needs of its residents. There is a large enough concentration of historic-age properties that retain sufficient integrity to provide a cohesive understanding of the neighborhood's important role in the City's history. Although there have been modest amounts of infill construction throughout the neighborhood, and some individual buildings have seen changes over time such as replacement windows and doors or changes in function, these do not impact Segundo Barrio's historic integrity to such an extent the neighborhood can no longer convey its significance.

As such, B&A recommends the Segundo Barrio is eligible for NRHP listing under Criterion A at the local level of significance in the areas of Community Planning and Development and Ethnic Heritage. The recommended preliminary period of significance begins with the estimated date of the earliest inventoried resource in the APE (**Resource No. 15A**), which reflects the earliest period of development of the neighborhood. It ends ca. 1975 when the Chicano Movement transitioned from being primarily a grassroots movement to one that was mainstream. When the movement became mainstream, it received support, in part, from the federal and local governments with funding and programs to improve neighborhood conditions, support artistic endeavors such as the mural movement, and to integrate El Paso public schools. In the City of El Paso's 2008 Paso Del Norte Facility

⁶¹ The plan also includes the promotion of mixed-use development, continued beautification of the downtown area, and finding ways to preserve historic districts in the Segundo Barrio. City of El Paso, "El Segundo Barrio: Neighborhood Revitalization Strategy," 14-16.

Improvements Historic Resources Survey the boundaries for the Segundo Barrio Historic District were identified as follows: South El Paso Street on the west, Cotton Avenue on the east, Paisano Street on the north, and Loop 375/Cesar E. Chavez Border Highway on the south. The report's recommended boundary within the APE appears to be accurate and B&A does not recommend any changes to it. The period of significance and boundary recommendations are preliminary for the purposes of this project because a survey and NRHP evaluation of the entire Segundo Barrio neighborhood are beyond the scope of this project. As such, a survey and NRHP evaluation of the entire neighborhood for a future project may result in refinement of the period of significance and the boundaries.

The following, organized by property type, provides a discussion of the inventoried resources within the APE that are recommended as contributing resources to the recommended NRHP-eligible Segundo Barrio Historic District. Details for each resource can also be found on its inventory form in **Appendix C**.

Domestic Resources

There were 48 properties with 67 resources that either historically or currently function wholly, or in part, as domestic resources. These include single family dwellings, row houses, apartments, duplexes, and one former hotel. Historically, the Segundo Barrio was established as a stopping point for new arrivals to El Paso, primarily from Mexico. In the late nineteenth and early twentieth century there was a mass migration of immigrants from Mexico, and subsequently numerous row houses, tenements, and apartments were constructed to house the growing population. The majority of the domestic resources within the APE date to that time period (59 of the 67 domestic resources were constructed prior to 1930). The remaining eight domestic resources were constructed between 1930 and 1955.

Most of the domestic resources are simple, unadorned buildings constructed of brick or adobe, largely devoid of architectural details. However, of the resources within the APE that do exhibit stylistic details, the most common architectural style was Territorial Revival (**Resource Nos. 7, 12, 20, 24A-B, 26A-D, 50A-C, 36A, 38A, and 67**).

Several domestic resources exhibit other styles, including one resource with extant wood trim that suggests it was formerly a Queen Anne style residence (**Resource No. 53**), one resource with some Mission Revival details (**Resource No. 43**), and one resource that exhibits minimal Classical Revival details (**Resource No. 9A**).

Finally, one domestic hotel resource, the former Orizaba Hotel (**Resource No. 15A**), exhibits the Italianate style. All of the domestic resources within the APE represent the development of the neighborhood over time.

Commercial Resources

There are 32 commercial resources on 24 properties within the APE that either historically or currently function partially or a wholly as a business. Of these buildings, 15 resources either currently or historically also function as domestic resources, many consisting of storefronts on the first story and apartments on the second or third stories. The buildings range in date from 1884 (**Resource No. 15A**) to 1959, although the majority (21) of the buildings were constructed between 1895 and 1930. Similar to the domestic resources, this coincides with a period of mass migration of Mexican immigrants to the El Paso area, and particularly the Segundo Barrio neighborhood. Subsequently, businesses opened in the area to cater to the needs of the growing community.

Most commercial resources within the APE are simple, architecturally unassuming buildings constructed of brick, adobe, or with stucco siding. Several exhibit design details that evoke the Territorial Revival, Mission Revival, or modest Classical Revival styles. As previously mentioned, **Resource No. 15A**, the former Orizaba Hotel, was constructed in the Italianate style.

In order to evolve with the neighborhood, many of the commercial resources within the APE have undergone some alterations, including replacement storefront windows and the installation of metal security gates or roll down security shutters, which are generally removable (examples include **Resource Nos. 1, 4A, 4B, 13, 15B, 22, 29A, and 31**).

Education Resources

There are five properties within the APE that currently or historically function in whole or in part as a school or education facility. All of the education resources within the APE are also recommended individually eligible for the NRHP. These include **Resource No. 8B**, the 1893 Territorial Style Sacred Heart Catholic school associated with the Sacred Heart Catholic Church (**Resource No. 8A**). **Resource No. 41** was constructed in the Eclectic style in 1891. It was historically the Douglass Grammar and High School, the first school in El Paso to cater to African-American students. **Resource Nos. 37A and 37B** are the school and gymnasium for the Lydia Patterson Institute. The 1960s Mid-century Modern/Contemporary style buildings replaced the facility's earlier 1913 buildings at the same location. **Resource Nos. 58 and 62**, the La Fe Preparatory School and the El Paso Public Library Armijo Branch, respectively, were also constructed in the Mid-century Modern style popular in the post-war era.

Religious Resources

There are four religious properties within the APE: the aforementioned Sacred Heart Catholic Church and associated school, rectory, and community gathering space (**Resources Nos. 8A-8D**), the Lydia Patterson Institute which is run by the United Methodist Church (**Resource Nos. 37A and 37B**), and the ca. 1905 Spanish Assemblies

of God Church (**Resource No. 48**). Finally, there is one resource that was indicated in the Ongoing El Paso County Survey as a ca. 1905 church (**Resource No. 21**); however, the building has since been converted to a duplex and no longer conveys its former function as a church.

Individually NRHP-Eligible Properties

In addition to being contributing resources to the recommended NRHP-eligible Segundo Barrio Historic District, the following resources are also recommended individually NRHP-eligible at the local level of significance.

- **Resource No. 5:** The former Robert Krakauer Memorial Charity building was constructed ca. 1920. The symmetrical brick building with arched entrance was designed by renowned local architecture firm Trost & Trost. It historically housed a homeless shelter, baby clinic, and tuberculosis clinic. It is recommended individually eligible under Criterion A at the local level as one of the first buildings to combine a hostelry and a health clinic.⁶²
- **Resource Nos. 8A-8D:** **Resource Nos. 8A through 8D** are associated with the Sacred Heart Catholic Church. They include the 1929 brick Gothic Revival church that replaced an earlier church (**Resource No. 8A**), the 1893 brick Territorial Revival school (**Resource No. 8B**), the 1898 brick Territorial Revival rectory building (**Resource No. 8C**), and the ca. 1950 gymnasium, event space, catering business, and community gathering space (**Resource No. 8D**). The Sacred Heart Catholic Church complex is recommended eligible under Criterion A for its role in the neighborhood residents' cultural and educational lives. Additionally, the Sacred Heart Catholic Church (**Resource No. 8A**) is recommended individually eligible under Criterion C as a distinctive example of Gothic Revival ecclesiastical architecture.
- **Resource No. 9A:** This two-story, ca. 1910 residential and commercial building features minimal Classical Revival details along the parapet. The building originally housed the printing press El Paso del Norte, which published the first novel of the Mexican Revolution, *Los de Abajo* by Mariano Azuela. The novel was based on the author's experiences during the Mexican Revolution as a medical officer and was the first of its type to be translated to English. **Resource No. 9A** is recommended individually eligible under Criterion A for its association with El Paso del Norte and the publication of *Los de Abajo*.⁶³ Although the building has been fully converted to residential use, this does not impact its integrity to such a

⁶² "Robert Krakauer Memorial Building," *The Trost Society* website. Available at <https://trostsociety.org/buildings/robert-krakauer-memorial-building/>. Accessed March 6, 2020.

⁶³ Stanley L. Robe. *Azuela and the Mexican Underdogs*. (Berkeley, CA: University of California Press, 1979), 83.

degree that the building can no longer convey its significance as it appears to have had no changes in fenestration patterns due to the conversion.

- **Resource No. 13:** This 1920 two-part commercial and residential building features storefront on the first story and apartments on the second and third stories. There is decorative brickwork and cast stone or concrete elements atop the parapet. **Resource No. 13** is recommended individually eligible under Criteria A and C at the local level as a distinctive example of a two-part commercial building that has stores on the first level and multi-family residential units on the second and third floors.
- **Resource No.15A:** This 1884 Italianate building was originally the International Customs House, and later the Orizaba Hotel. It is the oldest known building in the Segundo Barrio.⁶⁴ The two-part commercial block, brick building features overhanging eaves, large decorative brackets under an ornamental cornice, tall, narrow pedimented windows on the second story, and storefronts on the first story. **Resource No. 15A** was previously determined individually NRHP eligible under Criteria A and C (TxDOT CSJ No. 0924-06-415). While the building has experienced some alterations such as window and door replacements and installation of roll-down security doors, it retains sufficient integrity to convey its significance as a late-nineteenth century building important to Segundo Barrio's residents. B&A recommends that TxDOT maintain the previous determination of NRHP eligibility.
- **Resource No. 23:** This Spanish Colonial Revival building was constructed in 1933 as the Henderson Baby Clinic and features stucco siding, central entrance with elaborate door surround, and an elevated hipped roof element with clerestory windows, metal cupola, and Spanish tile roof.⁶⁵ The clinic was built with funds Percival Henderson, a local resident who became wealthy in the cattle and mining industries, bequeathed in his will.⁶⁶ **Resource No. 23** is recommended NRHP eligible under Criterion A as an early twentieth century clinic established in Segundo Barrio to provided healthcare to its residents. Although an ADA ramp has been added to the front of the building, windows and the primary door have been replaced, and metal security bars cover the windows, the alterations do not diminish the building's integrity to such a degree it can no longer convey its significance.

⁶⁴ Metz, *El Paso: Guided Through Time*, 154.

⁶⁵ Metz, *El Paso: Guided Through Time*, 152.

⁶⁶ "1939: Pioneer Cavalryman will be honored in figure to be erected here," *El Paso Times*, November 28, 1939. Available at <https://www.elpasotimes.com/story/news/history/blogs/tales-from-the-morque/2010/08/03/1939-pioneer-cavalryman-will-be-honored-in-figure-to-be-erected-here/31511299/>. Accessed March 13, 2020.

- **Resource No. 36A:** This ca. 1905 Territorial Revival row house features brick siding, brick banding at the roofline, wood frame windows and doors, and alternating gable and shed roof awnings supported by wood brackets with red tile roofs. **Resource No. 36A** is recommended NRHP-eligible under Criteria A and C as a distinctive example of early twentieth century multi-family housing constructed in the Territorial Revival style. The only apparent alterations are the replacement of some windows and doors, and the addition of metal security bars over doors and windows.
- **Resource Nos. 37A-37B:** The ca. 1960 Mid-century Modern/Contemporary Lydia Patterson Institute (37A) exhibits large expanses of brick siding interrupted by decorative brise soleil screening, folded concrete plat dome roof at the circular entrance, and inset stained glass panels adjacent to the support beams. The associated ca. 1960 gymnasium (37B) is a simple brick and concrete building that emphasizes clean lines. **Resource No. 37A** is recommended NRHP-eligible under Criterion C as a distinctive example of Mid-century Modern/Contemporary architecture in Segundo Barrio. **Resource No. 37B**, the associated gymnasium constructed in a more simplified version of the architectural style, is recommended NRHP-eligible as a contributing resource to the historic property.
- **Resource No. 38A:** This ca. 1895 hall and parlor residence features Territorial Revival style details, particularly in the decorative brickwork at the roofline and painted window and door surrounds. **Resource No. 38A** is recommended NRHP-eligible under Criterion C as a hall and parlor house with modest Territorial Revival detailing from Segundo Barrio's early development period. While the doors and windows have been replaced, these alterations do not diminish the house's integrity to such a degree it can no longer convey its significance.
- **Resource No. 41:** This 1891 Eclectic style building served as the first African-American school in El Paso. Known as the Douglass Grammar and High School, it served El Paso's African American community between 1891 and 1920. The three-story building features stucco siding, arched windows and entrances, and an irregular roof shape. **Resource No. 41** is recommended NRHP-eligible individually under Criterion A as an example of the institutional discrimination that Segundo Barrio was built upon in the early twentieth century, as well as an early example of an educational institution in the neighborhood.
- **Resource No. 43:** This ca. 1905 Mission Revival-style apartment features Mission-shaped parapet with brick coping, wood frame windows and doors, and projecting gable awnings supported by wood brackets and with Spanish tile roofs. **Resource No. 43** is a distinctive, local example of the early-twentieth-century multi-family apartment buildings built in Segundo Barrio that retains a high

degree of integrity. As such, it is recommended NRHP-eligible at the local level under Criteria A and C.

- **Resource Nos. 50A-50C:** These two-story Territorial Revival style apartments feature brick siding, brick banding and corbels at the roofline, stone or concrete lintels and brick sills, and wraparound second story porches. **Resource Nos. 50A through 50C**, which comprises a complex of apartments, are recommended NRHP-eligible under Criteria A and C as an early-twentieth-century multi-family complex designed with modest Territorial Revival detailing. Although some doors and transom windows have been covered and metal security bars cover doors and windows, the buildings retain sufficient integrity to convey significance.
- **Resource No. 54B:** This ca. 1900 two-part commercial block features brick siding, brick banding and dentils, arched windows with brick sills and hoods, and storefront on the first story. The building is recommended NRHP eligible under Criterion A and C as a two-part commercial block within Segundo Barrio that houses a commercial/retail enterprise (it was a grocery store, historically) on the first floor and residential units on the second floor. The minor alterations to the building do not diminish its integrity to such a degree it no longer conveys significance. Although **Resource No. 54A** shares a common wall with **Resource No. 54B**, it is not recommended as a contributing resource to **Resource No. 54B** as they don't appear to be historically associated.
- **Resource No. 58:** This Mid-century Modern school building was constructed in 1947 and features brick siding, wide overhanging eaves, and grouped windows. Now known as the La Fe Preparatory School, the school was formerly the Roosevelt Elementary School from 1947 until it closed in 2007. A local organization known as the Centro De Salud Familiar La Fe, Inc., which operates health clinics and provides other services to Segundo Barrio residents, opened the public charter La Fe Preparatory School in the building ca. 2013. B&A recommends **Resource No. 58** is individually NRHP-eligible under Criterion A as a school that has provided Segundo Barrio students with an education since 1947. Although pavilion structures have been added in front of the school and the entire property has been fenced with an iron and stone fence, the building itself retains sufficient integrity to convey its significance in the education of Segundo Barrio students.
- **Resource No. 62:** This resource serves a dual function as both the El Paso Public Library Armijo Branch (west) and Marcus B. Armijo Community Center (east). It was constructed in the Mid-century Modern style with an emphasis on clean lines, large expanses of brick, overhanging boxed eaves, and specifically placed clerestory windows and window walls to highlight the vertical and horizontal planes. The complex retains a high degree of integrity and is recommended NRHP-eligible under Criterion C at the local level as a distinctive example of Mid-

century Modern architecture executed for a public library and community center. The park located on the west side of the complex is recommended as non-contributing due to the changes over time in its components.

- **Resource No. 67:** This ca. 1920 commercial and residential building historically housed Jose Silva's Grocery and numerous small residential units. It features stucco siding, arched windows with brick hoods, and brick banding along the roofline. B&A recommends **Resource No. 67** is NRHP-eligible at the local level under Criterion A as an important early one-story building built in Segundo Barrio to house commercial/retail enterprises and to provide for multi-family dwellings. The building has had minor alterations that do not diminish its integrity to such a degree it can no longer convey its significance.

- **Ineligible Properties/Districts**

This current effort only inventoried and documented NRHP-eligible properties.

- **Recommendations for Further Study**

None

Determination of Section 106 Effects Recommendations

- **Direct Effects**

*Note: The schematics for each property, as well as photographs of proposed improvement locations, are in the survey forms in **Appendix B**. This section is organized to begin with an assessment of direct effects to the recommended NRHP-eligible El Segundo Barrio historic district as whole, followed by an evaluation of direct effects to contributing resources within the historic district. This section then assesses direct effects to recommended individually NRHP-eligible properties.*

Direct Effects Recommendations for Recommended NRHP-eligible El Segundo Barrio Historic District

The proposed project would entail roadway reconstruction and parkway improvements, including storm sewers, sidewalks, curbs and gutters, ADA improvements, driveways, light signals, lighting, signing and striping, landscaping, and irrigation on Campbell Street, Kansas Street, Oregon Street, Father Rahm Avenue, and 6th Avenue. Campbell Street from Paisano Drive to Loop 375 and Kansas Street from Father Rahm to Loop 375 would be reconstructed from three one-way travel lanes to two-way travel lanes. Each of the proposed project locations is within the proposed preliminary boundaries of the recommended NRHP-eligible El Segundo Barrio Historic District.

Block-by-Block Project Map



Figures 4.1
Inventoried Resources
Central Business District (CBD)
Phase IV: Oregon Street, Kansas Street,
Campbell Street, and Father Rahm Avenue
El Paso County, Texas
CSJ: 0924-06-562

Basemap: 2017 ESRI Aerial Imagery

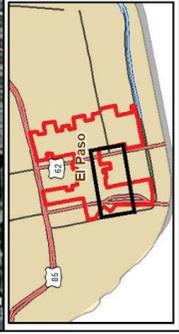


- Recommended Contributing to an NRHP-Eligible Historic District
- Recommended Contributing to an NRHP-Eligible Historic District and Recommended Individually NRHP-Eligible
- Proposed Project
- ▭ Parcel Boundary (APE)



Basemap: 2017 ESRI Aerial Imagery

Figures 4.2
Inventoried Resources
Central Business District (CBD)
Phase IV: Oregon Street, Kansas Street,
Campbell Street, and Father Rahm Avenue
El Paso County, Texas
CSJ: 0924-06-562



- Recommended Contributing to an NRHP-Eligible Historic District
- Recommended Contributing to an NRHP-Eligible Historic District and Recommended Individually NRHP-Eligible
- Proposed Project
- ▭ Parcel Boundary (APE)

Figures 4.3
Inventoried Resources
Central Business District (CBD)
Phase IV: Oregon Street, Kansas Street,
Campbell Street, and Father Rahm Avenue
El Paso County, Texas
CSJ: 0924-06-562

Basemap: 2017 ESRI Aerial Imagery



- Recommended Contributing to an NRHP-Eligible Historic District
- Recommended Contributing to an NRHP-Eligible Historic District and Recommended Individually NRHP-Eligible
- Proposed Project
- ▭ Parcel Boundary (APE)



Basemap: 2017 ESRI Aerial Imagery

Figures 4.4
Inventoried Resources
Central Business District (CBD)
Phase IV: Oregon Street, Kansas Street,
Campbell Street, and Father Rahm Avenue
El Paso County, Texas
CSJ: 0924-06-562



- Recommended Contributing to an NRHP-Eligible Historic District
- Recommended Contributing to an NRHP-Eligible Historic District and Recommended Individually NRHP-Eligible
- Proposed Project
- ▭ Parcel Boundary (APE)



Basemap: 2017 ESRI Aerial Imagery

Figures 4.5
Inventoried Resources
Central Business District (CBD)
Phase IV: Oregon Street, Kansas Street,
Campbell Street, and Father Rahm Avenue
El Paso County, Texas
CSJ: 0924-06-562

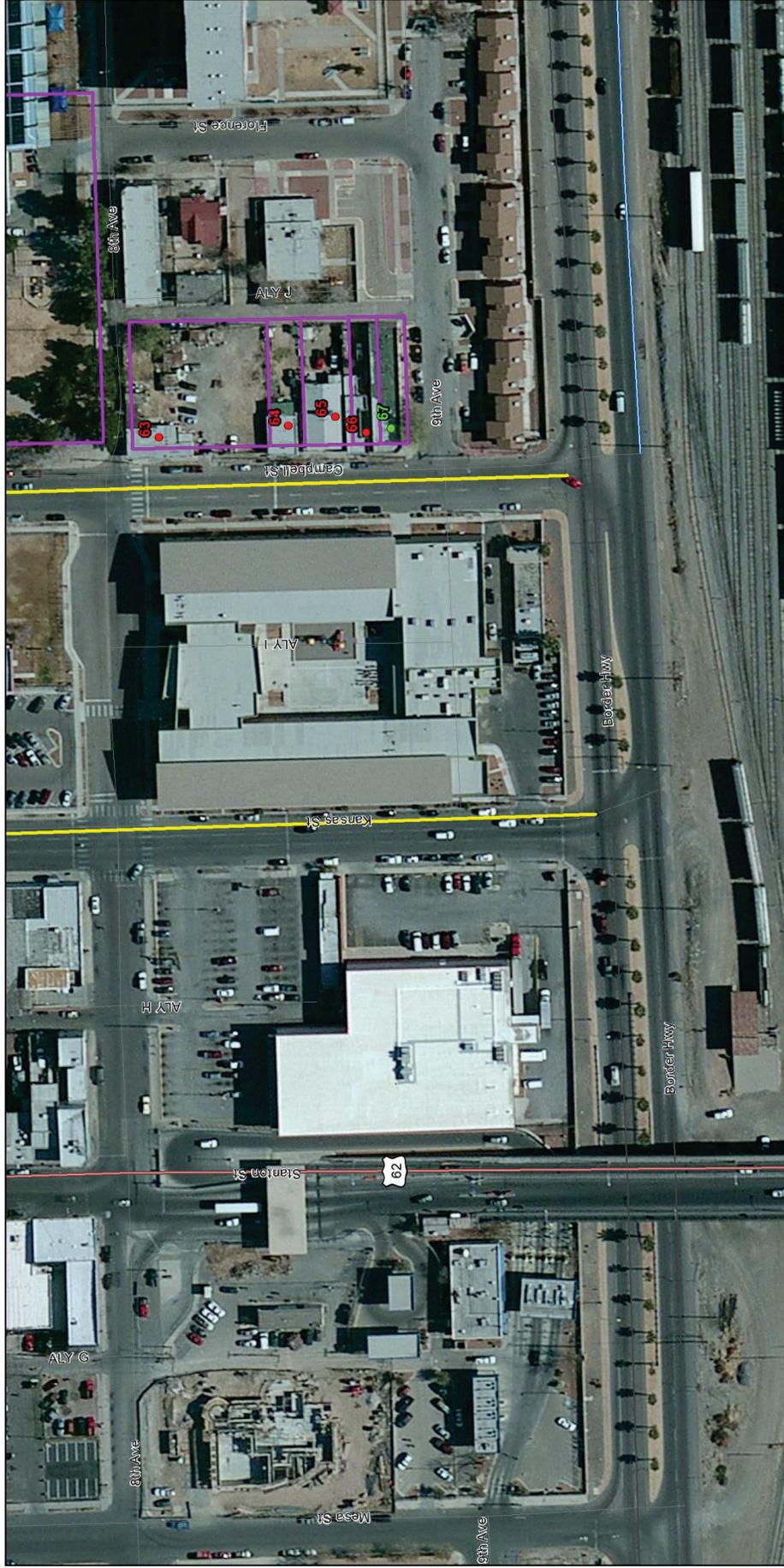


- Recommended Contributing to an NRHP-Eligible Historic District
- Recommended Contributing to an NRHP-Eligible Historic District and Recommended Individually NRHP-Eligible
- Proposed Project
- ▭ Parcel Boundary (APE)



Basemap: 2017 ESRI Aerial Imagery

Figures 4.6
Inventoried Resources
Central Business District (CBD)
Phase IV: Oregon Street, Kansas Street,
Campbell Street, and Father Rahm Avenue
El Paso County, Texas
CSJ: 0924-06-562



- Recommended Contributing to an NRHP-Eligible Historic District
- Recommended Contributing to an NRHP-Eligible Historic District and Recommended Individually NRHP-Eligible
- Proposed Project
- ▭ Parcel Boundary (APE)



Basemap: 2017 ESRI Aerial Imagery

Figures 4.7
Inventoried Resources
Central Business District (CBD)
Phase IV: Oregon Street, Kansas Street,
Campbell Street, and Father Rahm Avenue
El Paso County, Texas
CSJ: 0924-06-562

Representative Streetscape Photographs

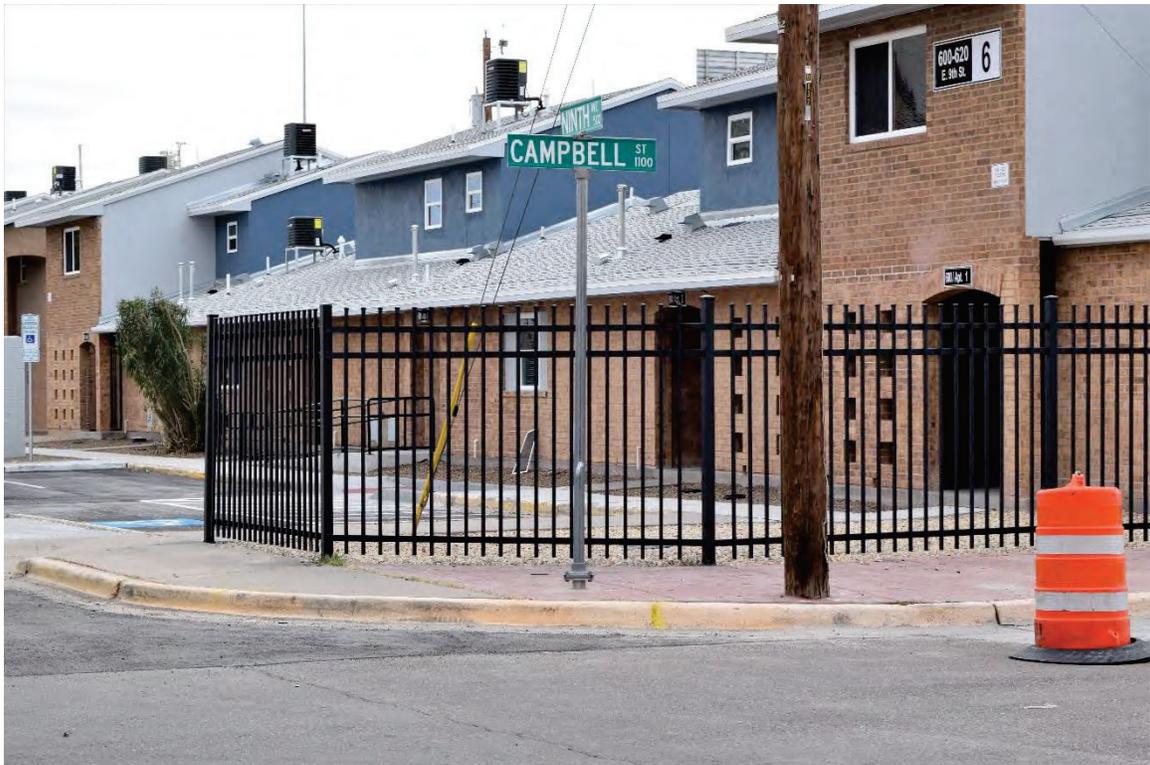


Photo F1: Non-historic-age apartment buildings on the corner of E. Ninth Avenue and S. Campbell Street, facing southeast



Photo F2: Overview of S. Campbell Street at E. Seventh Avenue, facing north (note the non-historic-age apartment complex on the left)



Photo F3: View of new construction adjacent to Resource No. 44, facing northwest at S. Campbell Street and E. Father Rahm Avenue



Photo F4: Overview of S. Kansas Street at E. Father Rahm Avenue, facing south (note the non-historic-age apartment complex on the left)

Properties Recommended Individually Eligible

Survey Date: January 2020

Resource No: 5

Project Location: El Paso County, Texas

Project Name and CSJ: Central Business District (CBD) Phase IV: Oregon St., Kansas St., Campbell St., 6th Ave., and Father Rahm (CSJ: 0924-06-562)

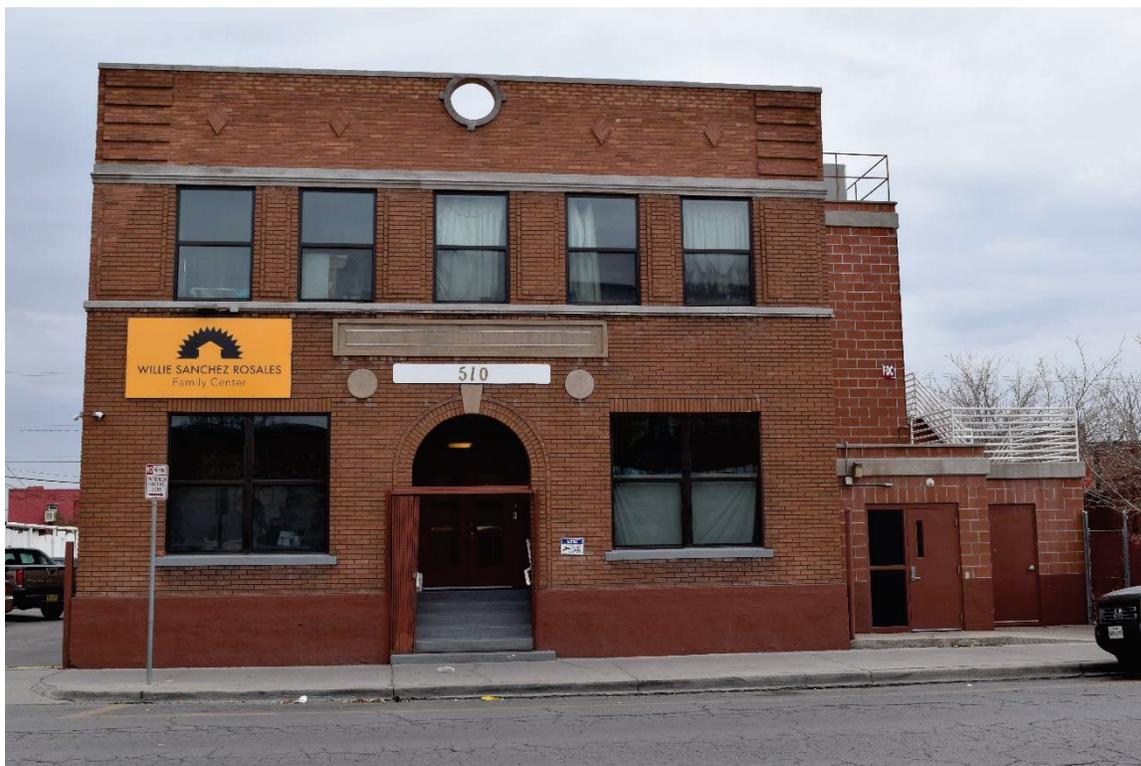
Address, Lat/Long: 510 S. Oregon Street, El Paso, Texas 79901
Latitude: 31.754121°/Longitude: -106.486593°

Function/Sub-function: Social/Charity

Construction Date: Ca. 1920

NRHP Eligibility: Contributing Resource to the recommended NRHP-eligible Segundo Barrio Historic District; Recommended individually NRHP eligible under Criterion A at the local level

Integrity/Comments: This two-story brick building originally housed the Robert Krakauer Memorial charity building. It was designed by the renowned local architecture firm Trost and Trost. The building features an arched entrance flanked by paired windows, and a series of five smaller windows on the second story. Decorative brickwork and concrete coursework adorn the top of the building and single and paired windows with concrete sills and lintels line the north elevation. A large concrete block addition was added to the south (secondary) elevation. Additional alterations include the removal of an arch element from the roofline, replacement windows and doors, and removal of the original signage above the archway. Resource No. 5 is recommended as a contributing resource to the recommended NRHP-eligible Segundo Barrio Historic District. Additionally, B&A recommends the building is individually NRHP eligible at the local level as one of the first buildings to combine a hostelry and a health clinic.



Facing east

Survey Date: January 2020

Resource No: 5

Project Location: El Paso County, Texas

Project Name and CSJ: Central Business District (CBD) Phase IV: Oregon St., Kansas St., Campbell St., 6th Ave., and Father Rahm (CSJ: 0924-06-562)

Address, Lat/Long: 510 S. Oregon Street, El Paso, Texas 79901
Latitude: 31.754121° /Longitude: -106.486593°

Function/Sub-function: Social/Charity

Construction Date: Ca. 1920

NRHP Eligibility: Contributing Resource to the recommended NRHP-eligible Segundo Barrio Historic District; Recommended individually NRHP eligible under Criterion A at the local level

Integrity/Comments: This two-story brick building originally housed the Robert Krakauer Memorial charity building. It was designed by the renowned local architecture firm Trost and Trost. The building features an arched entrance flanked by paired windows, and a series of five smaller windows on the second story. Decorative brickwork and concrete coursework adorn the top of the building and single and paired windows with concrete sills and lintels line the north elevation. A large concrete block addition was added to the south (secondary) elevation. Additional alterations include the removal of an arch element from the roofline, replacement windows and doors, and removal of the original signage above the archway. Resource No. 5 is recommended as a contributing resource to the recommended NRHP-eligible Segundo Barrio Historic District. Additionally, B&A recommends the building is individually NRHP eligible at the local level as one of the first buildings to combine a hostelry and a health clinic.



Historic photograph of Resource No. 5, courtesy of the Portal to Texas History.
Note the original arched element at the roofline.

Survey Date: January 2020

Resource No: 8A

Project Location: El Paso County, Texas

Project Name and CSJ: Central Business District (CBD) Phase IV: Oregon St., Kansas St., Campbell St., 6th Ave., and Father Rahm (CSJ: 0924-06-562)

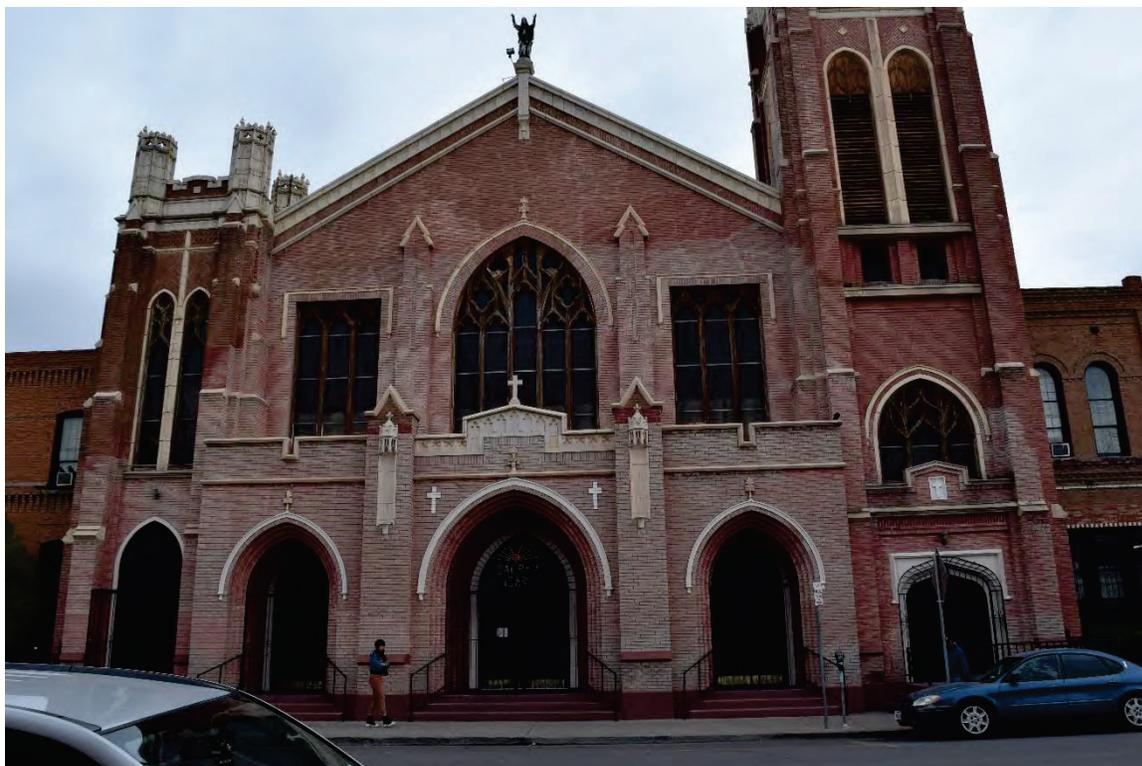
Address, Lat/Long: 602 S. Oregon Street, El Paso, Texas 79901
Latitude: 31.753284°/Longitude: -106.486138°

Function/Sub-function: Religion/Church

Construction Date: 1929

NRHP Eligibility: Recommended a contributing resource to the recommended NRHP-eligible Segundo Barrio Historic District; Recommended individually NRHP eligible under Criteria A and C at the local level

Integrity/Comments: The cruciform Gothic Revival Sacred Heart Catholic Church features brick siding. It also features cast stone coursework, decorative detailing at the windows and along the roofline, on the squared church towers that flank the nave, and at the turrets. Wooden tracery adorns the rectangular and arched windows. Specially designed metal security gates protect the first floor entrances. The 1929 church replaced the earlier 1893 church at the same location. Alterations include some replacement doors. The Sacred Heart Catholic Church complex, of which Resource No. 8A is the primary component, is recommended individually eligible under Criterion A at the local level as a component of the larger church complex for its role in the neighborhood residents' cultural and educational lives. Resource No. 8A is also recommended individually eligible under Criterion C at the local level for its distinctive Gothic Revival Ecclesiastical architecture. Furthermore, it is recommended as a contributing resource to the recommended NRHP-eligible Segundo Barrio Historic District.



View facing east

Survey Date: January 2020

Resource No: 8B

Project Location: El Paso County, Texas

Project Name and CSJ: Central Business District (CBD) Phase IV: Oregon St., Kansas St., Campbell St., 6th Ave., and Father Rahm (CSJ: 0924-06-562)

Address, Lat/Long: 602 S. Oregon Street, El Paso, Texas 79901
Latitude: 31.753049°/Longitude: -106.486161°

Function/Sub-function: Religion/School

Construction Date: 1893

NRHP Eligibility: Recommended a contributing resource to the recommended NRHP-eligible Segundo Barrio Historic District; Recommended individually NRHP eligible under Criterion A at the local level

Integrity/Comments: The two-story brick Territorial Revival school building is attached to Resource No. 8A on its south elevation. It features a symmetrical front façade with arched inset entryway, decorative brick coursework and dentils at the roofline and demarcating the second story, and arched windows. Alterations appear to include replacement windows and doors and a non-original wheelchair ramp. The Sacred Heart Catholic Church complex, of which Resource No. 8B is a component, is recommended individually eligible under Criterion A at the local level as a component of the larger church complex for its role in the neighborhood residents' cultural and educational lives. Resource No. 8B is also recommended as a contributing resource to the recommended NRHP-eligible Segundo Barrio Historic District.



Facing east

Survey Date: January 2020

Resource No: 8C

Project Location: El Paso County, Texas

Project Name and CSJ: Central Business District (CBD) Phase IV: Oregon St., Kansas St., Campbell St., 6th Ave., and Father Rahm (CSJ: 0924-06-562)

Address, Lat/Long: 602 S. Oregon Street, El Paso, Texas 79901
Latitude: 31.753480°/Longitude: -106.486332°

Function/Sub-function: Religion/Rectory

Construction Date: 1898 with 1911 additions

NRHP Eligibility: Recommended a contributing resource to the recommended NRHP-eligible Segundo Barrio Historic District; Recommended individually NRHP eligible under Criterion A at the local level

Integrity/Comments: This two-story brick Territorial Revival rectory building features decorative brickwork along the roofline, at the building corners, and demarcating the second story. It features brick window sills and arched brick window hoods, a central entrance with ornate wood door, decorative metal grillwork, and projecting mansard awning. Alterations include replacement windows and the addition of a wheelchair accessible ramp. The Sacred Heart Catholic Church complex, of which Resource No. 8C is a component, is recommended individually eligible under Criterion A at the local level as a component of the larger church complex for its role in the neighborhood residents' cultural and educational lives. Resource No. 8C is also recommended as a contributing resource to the recommended NRHP-eligible Segundo Barrio Historic District.



Facing west

Survey Date: January 2020

Resource No: 8D

Project Location: El Paso County, Texas

Project Name and CSJ: Central Business District (CBD) Phase IV: Oregon St., Kansas St., Campbell St., 6th Ave., and Father Rahm (CSJ: 0924-06-562)

Address, Lat/Long: 602 S. Oregon Street, El Paso, Texas 79901
Latitude: 31.753177°/Longitude: -106.485669°

Function/Sub-function: Religion/Religious facility

Construction Date: Ca. 1950

NRHP Eligibility: Recommended a contributing resource to the recommended NRHP-eligible Segundo Barrio Historic District; Recommended individually NRHP eligible under Criterion A at the local level

Integrity/Comments: Although located on a separate legal parcel, this resource is owned and operated by the Sacred Heart Catholic Church and is therefore inventoried with Resource Nos. 8A-8C. Resource No. 8D is comprised of a front-gable central mass with shed-roof wings flanking the central mass. It is clad in stucco and vertical wood siding. Known as La Tilma, Resource No. 8D serves as a gymnasium, event space, and restaurant and catering service that provides employment and training opportunities for the surrounding community. As a community gathering space, Resource No. 8D is a continuation of the Sacred Heart Church's mission to cater to the needs of the surrounding area. The building features a large mural on the south elevation depicting the church's relationship with the surrounding community. Alterations appear to include some replacement siding. The Sacred Heart Catholic Church complex, of which Resource No. 8D is a component, is recommended individually eligible under Criterion A at the local level for its role in the neighborhood residents' cultural and educational lives. Resource No. 8D is also recommended as a contributing resource to the recommended NRHP-eligible Segundo Barrio Historic District.



Facing northeast

Survey Date: January 2020

Resource No: 9A

Project Location: El Paso County, Texas

Project Name and CSJ: Central Business District (CBD) Phase IV: Oregon St., Kansas St., Campbell St., 6th Ave., and Father Rahm (CSJ: 0924-06-562)

Address, Lat/Long: 605 S. Oregon Street, El Paso, Texas 79901
Latitude: 31.753227°/Longitude: -106.486644°

Function/Sub-function: Domestic/Multiple dwelling and Commerce/Business

Construction Date: 1910 (El Paso CAD)

NRHP Eligibility: Recommended a contributing resource to recommended NRHP-eligible Segundo Barrio Historic District; Recommended individually NRHP eligible under Criteria A at the local level

Integrity/Comments: This two-story building features modest Classical Revival details at the roofline. The building consists of some commercial storefronts on the first story along Oregon Street, and apartment building at the rear of the building and on the second story. Research indicates the building historically housed the El Paso del Norte printing press which published Mariano Azuela's novel *Los de Abajo*, the first novel of the Mexican Revolution, in 1915. The building was converted to the Pablo Baray apartments in the 1930s. The building features a stepped false front parapet with cast stone elements, alternating windows and doors on the second story and second story balcony, and transom windows over the first floor paired windows. Alterations include some replacement windows and doors and the removal of the balcony at the second story on the north elevation. Resource No. 9A is a contributing resource to the recommended NRHP-eligible Segundo Barrio Historic District. It was also recommended individually NRHP eligible under Criterion A at the local level for its association with El Paso del Norte printing press and its publication of *Los de Abajo*.



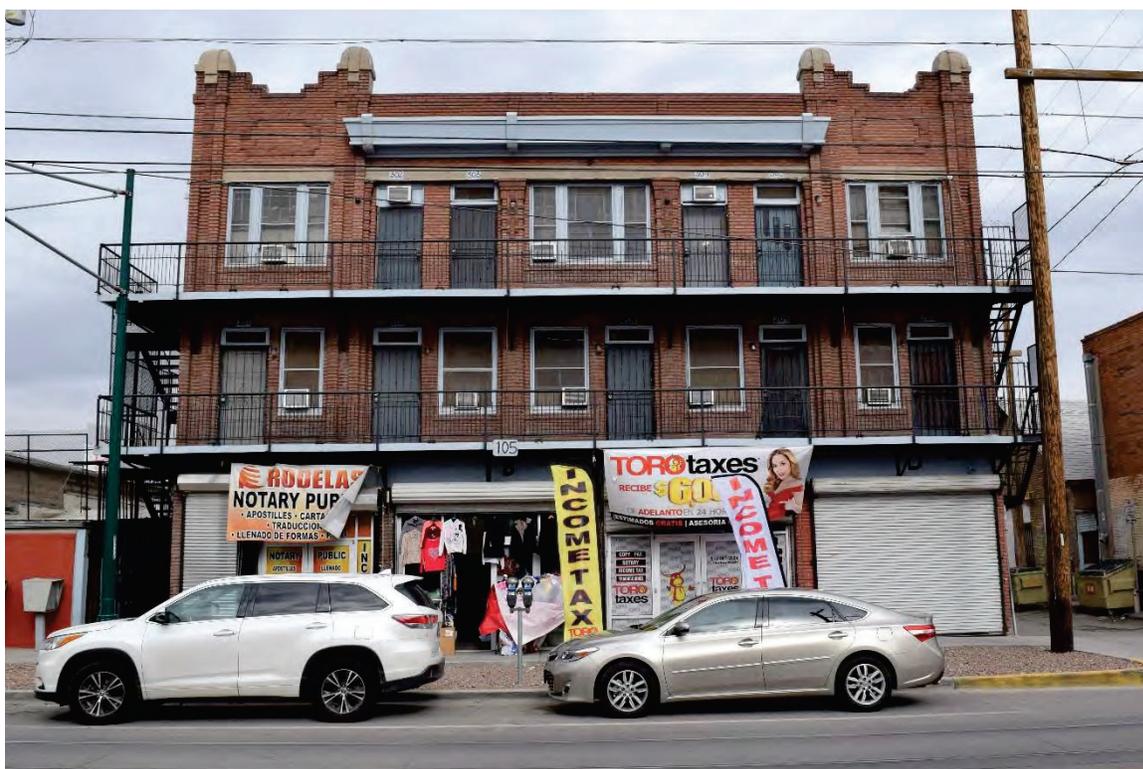
Facing east

Survey Date: January 2020
 Resource No: 13
 Project Location: El Paso County, Texas
 Project Name and CSJ: Central Business District (CBD) Phase IV: Oregon St., Kansas St., Campbell St., 6th Ave., and Father Rahm (CSJ: 0924-06-562)

Address, Lat/Long: 105 E. Father Rahm Avenue, El Paso, Texas 79901
 Latitude: 31.752759°/Longitude: -106.486986°

Function/Sub-function: Domestic/Multiple dwelling and Commerce/Business
 Construction Date: 1920 (El Paso CAD)
 NRHP Eligibility: Recommended a contributing resource to the recommended NRHP-eligible Segundo Barrio Historic District; Recommended individually NRHP eligible under Criteria A and C at the local level

Integrity/Comments: This two-part commercial block with Mission Revival details consists of storefronts along the first story and apartments on the second and third stories. Decorative brickwork adorns the primary (south) façade with cast stone or concrete elements atop the parapet. Iron balconies access the second and third story apartments via staircases on the east and west elevations. Alterations include replacement windows and doors, non-original storefronts, and the installation of roll down security shutters in front of the storefronts. Resource No. 13 is recommended individually NRHP eligible under Criteria A and C at the local level as a distinctive two-part commercial building that has stores on the first level and multi-family residential units on the second and third floors. Resource No. 13 is also recommended as a contributing resource to a recommended NRHP-eligible Segundo Barrio Historic District.



Facing north

Survey Date: January 2020
 Resource No: 15A
 Project Location: El Paso County, Texas
 Project Name and CSJ: Central Business District (CBD) Phase IV: Oregon St., Kansas St., Campbell St., 6th Ave., and Father Rahm (CSJ: 0924-06-562)

Address, Lat/Long: 805 S. El Paso Street, El Paso, Texas 79901
 Latitude: 31.752285°/Longitude: -106.487505°

Function/Sub-function: Domestic/Hotel and Commerce/Business (historically) - Commerce/Business (currently)
 Construction Date: 1884 (1910 El Paso CAD)
 NRHP Eligibility: Contributing Resource to the recommended NRHP-eligible Segundo Barrio Historic District; Previously determined individually NRHP eligible under Criteria A and C

Integrity/Comments: This two-part commercial block, brick, Italianate building features overhanging eaves, large decorative brackets under an ornamental cornice, tall narrow pedimented windows on the second story, and a series of smaller and one larger storefronts on the first story. The building historically functioned as the International Customs House and Orizaba Hotel. Alterations include replacement windows and doors, some infilled storefront, and the installation of roll down security shutters. Resource No. 15A was previously determined NRHP eligible under Criteria A and C. While the building has experienced some alterations, it retains sufficient integrity to convey its significance as a late-nineteenth century building important to the Segundo Barrio's residents. B&A recommends that TxDOT maintains the previous determination of eligibility. It is recommended as a contributing resource to the recommended NRHP-eligible Segundo Barrio Historic District.



Facing southwest

Survey Date: January 2020

Resource No: 23

Project Location: El Paso County, Texas

Project Name and CSJ: Central Business District (CBD) Phase IV: Oregon St., Kansas St., Campbell St., 6th Ave., and Father Rahm (CSJ: 0924-06-562)

Address, Lat/Long: 721 S. Mesa Street, El Paso, Texas 79901
Latitude: 31.752251°/Longitude: -106.485369°

Function/Sub-function: Medical/Clinic

Construction Date: 1933

NRHP Eligibility: Recommended a contributing resource to the recommended NRHP-eligible Segundo Barrio Historic District; Recommended individually NRHP eligible under Criterion A at the local level

Integrity/Comments: This one-story Spanish Colonial Revival historically served as the Henderson Health Clinic. It features stucco siding, prominent central entrance with elaborate door surround and elevated hipped roof featuring clerestory windows, metal cupola, and Spanish tile roof. Alterations include replacement doors and windows, some replacement siding, and the installation of a wheelchair accessible ramp and metal security fencing. The clinic was built with funds Percival Henderson, a local resident who became wealthy in the cattle and mining industries, bequeathed in his will. Resource No. 23 is recommended individually NRHP eligible under Criterion A as an early twentieth century clinic that served Segundo Barrio residents. The minor alterations to the building do not diminish the building's integrity to such a degree it can no longer convey its significance. The resource is also recommended as a contributing resource to the recommended NRHP-eligible Segundo Barrio Historic District.



Facing west

Survey Date: January 2020

Resource No: 36A

Project Location: El Paso County, Texas

Project Name and CSJ: Central Business District (CBD) Phase IV: Oregon St., Kansas St., Campbell St., 6th Ave., and Father Rahm (CSJ: 0924-06-562)

Address, Lat/Long: 500-504 E. 3rd Avenue, El Paso, Texas 79901
Latitude: 31.755139°/Longitude: -106.483530°

Function/Sub-function: Domestic/Multiple dwelling

Construction Date: Ca. 1905

NRHP Eligibility: Recommended a contributing resource to the recommended NRHP-eligible Segundo Barrio Historic District; Recommended individually NRHP-eligible under Criteria A and C at the local level

Integrity/Comments: This one-story, flat roof row house has Territorial Revival stylistic influences. It features brick construction, brick banding along the roofline, wood sash windows with concrete or stone lintels and sills, and alternating shed roof and gable roof awnings with Spanish tile and wood brackets over the entrances. Alterations include some replacement windows and doors and the installation of metal security bars over windows and doors. Resource No. 36A is recommended individually NRHP eligible under Criteria A and C as a distinctive, early twentieth century multi-family housing constructed in the Territorial Revival style. The resource is also recommended as a contributing resource to the recommended NRHP-eligible Segundo Barrio Historic District.



Resource Nos. 36A and 36B, facing southeast

Survey Date: January 2020

Resource No: 37A

Project Location: El Paso County, Texas

Project Name and CSJ: Central Business District (CBD) Phase IV: Oregon St., Kansas St., Campbell St., 6th Ave., and Father Rahm (CSJ: 0924-06-562)

Address, Lat/Long: 517 S. Florence Street, El Paso, Texas 79901
Latitude: 31.755230°/Longitude: -106.481841°

Function/Sub-function: Religion/School

Construction Date: Ca. 1960 (1950 El Paso CAD)

NRHP Eligibility: Recommended a contributing resource to the recommended NRHP-eligible Segundo Barrio Historic District; Recommended individually NRHP-eligible under Criterion C at the local level

Integrity/Comments: The Lydia Patterson Institute is an educational institution that historically catered to Mexican and Mexican-American children and is operated by the United Methodist Church. The brick educational building exhibits unique design elements characteristic of the Mid-century Modern and Contemporary styles, including broad expanses of uninterrupted brick walls, an emphasis on vertical and horizontal geometry punctuated by large brise soleil screens and continuous bands of aluminum windows, specially designed steel gates and stair rails, and a prominent circular front entrance with vertical beams flanked by stained glass windows and a thin shell, folded concrete plate dome roof. Resource No. 37A appears to retain a majority of its original features and no alterations were discernable. Resource No. 37A is recommended individually NRHP eligible under Criterion C for its distinctive Mid-century Modern and Contemporary architecture in Segundo Barrio. Resource No. 38B, which reflects modest details of the same architectural styles, contributes to the overall complex. It is also recommended as a contributing resource to the recommended NRHP-eligible Segundo Barrio Historic District.



Facing southwest

Survey Date: January 2020

Resource No: 37B

Project Location: El Paso County, Texas

Project Name and CSJ: Central Business District (CBD) Phase IV: Oregon St., Kansas St., Campbell St., 6th Ave., and Father Rahm (CSJ: 0924-06-562)

Address, Lat/Long: 517 S. Florence Street, El Paso, Texas 79901
Latitude: 31.755267 °/Longitude: -106.482411 °

Function/Sub-function: Religion/Recreation/Gymnasium

Construction Date: Ca. 1960 (1950 El Paso CAD)

NRHP Eligibility: Recommended a contributing resource to the recommended NRHP-eligible Segundo Barrio Historic District; Recommended individually NRHP eligible under Criterion C at the local level.

Integrity/Comments: Resource No. 37B is a flat roof gymnasium building for the Lydia Patterson Institute. The building exhibits design elements characteristic of the Mid-century Modern and Contemporary styles, including broad expanses of uninterrupted brick walls, an emphasis on vertical and horizontal geometry punctuated through the use of visible concrete elements, and specially designed steel gates railings. The building appears to retain a majority of its original features and no alterations were discernable. As part of the larger Lydia Patterson Institute complex, Resource No. 37B is recommended individually NRHP eligible under Criterion C for its distinctive Mid-century Modern and Contemporary architecture in Segundo Barrio. It is also recommended as a contributing resource to the recommended NRHP-eligible Segundo Barrio Historic District.



Facing southwest

Survey Date: January 2020

Resource No: 38A

Project Location: El Paso County, Texas

Project Name and CSJ: Central Business District (CBD) Phase IV: Oregon St., Kansas St., Campbell St., 6th Ave., and Father Rahm (CSJ: 0924-06-562)

Address, Lat/Long: 507 S. Kansas Street, El Paso, Texas 79901
Latitude: 31.754831°/Longitude: -106.483913°

Function/Sub-function: Domestic/Single dwelling

Construction Date: Ca. 1895 (1936 El Paso CAD)

NRHP Eligibility: Recommended a contributing resource to the recommended NRHP-eligible Segundo Barrio Historic District; Recommended individually NRHP-eligible under Criterion C at the local level

Integrity/Comments: This one-story, flat roof, Territorial Revival residence features stucco or adobe siding, decorative detailing along the roofline, symmetrical front façade consisting of two entrance doors flanked by a single window, a projecting front porch supported by wood posts, and arched windows on the side elevations. Alterations include replacement windows and doors, non-original front porch, and several rear (west) additions. Resource No. 38A is recommended individually NRHP eligible under Criterion C as a hall and parlor house with modest Territorial Revival detailing from Segundo Barrio's early development period. While the house has had some alterations, these do not diminish its integrity to such a degree it can no longer convey its significance. Resource No. 38A is also recommended as a contributing resource to the recommended NRHP-eligible Segundo Barrio Historic District.



Facing west

Survey Date: January 2020

Resource No: 41

Project Location: El Paso County, Texas

Project Name and CSJ: Central Business District (CBD) Phase IV: Oregon St., Kansas St., Campbell St., 6th Ave., and Father Rahm (CSJ: 0924-06-562)

Address, Lat/Long: 515 S. Kansas Street, El Paso, Texas 79901
Latitude: 31.754568°/Longitude: -106.483869°

Function/Sub-function: Education/School (originally)

Construction Date: 1891

NRHP Eligibility: Recommended a contributing resource to the recommended NRHP-eligible Segundo Barrio Historic District; Recommended individually NRHP-eligible under Criterion A

Integrity/Comments: In 1891 the original Douglass Grammar and High School opened in the heart of the community to serve the city's African American children. The school operated at this location until 1920. The three-story Eclectic style building features stucco siding, arched windows and entrances, and an irregular roof shape. Alterations include infilled windows throughout and a replacement roof. It is unknown how the building is currently used, if at all. An Official Texas Historical Marker commemorating the former school's history is located at the southeast corner of the property. Resource No. 41 is recommended individually NRHP eligible under Criterion A at the local as an early educational institution in the neighborhood that reflects the institutional discrimination that Segundo Barrio was built upon in the early twentieth century. It is also recommended a contributing resource to the recommended NRHP-eligible Segundo Barrio Historic District.



Facing northwest

Survey Date: January 2020

Resource No: 43

Project Location: El Paso County, Texas

Project Name and CSJ: Central Business District (CBD) Phase IV: Oregon St., Kansas St., Campbell St., 6th Ave., and Father Rahm (CSJ: 0924-06-562)

Address, Lat/Long: 516 S. Kansas Street, El Paso, Texas 79901
Latitude: 31.754517 °/Longitude: -106.483387 °

Function/Sub-function: Domestic/Multiple dwelling

Construction Date: Ca. 1905

NRHP Eligibility: Recommended a contributing resource to the recommended NRHP-eligible Segundo Barrio Historic District; Recommended individually NRHP-eligible under Criteria A and C at the local level

Integrity/Comments: This flat roof, brick, Mission Revival apartment building consist of two separate buildings connected by a partially enclosed breezeway and stairwell. The building features wood frame windows and doors, a second-story wood and steel balcony, and projecting gable awnings with Spanish tile supported by wood brackets over the second story entrances. Metal security gates cover many of the first story windows. The resource appears to retain a majority of the original features, although some portions of the balcony have likely been replaced. Resource No. 43 is recommended individually NRHP eligible at the local level as a distinctive Mission Revival style, early-twentieth-century multi-family apartment building in Segundo Barrio. It is also recommended as a contributing resource to the recommended NRHP-eligible Segundo Barrio Historic District.



Facing northeast

Survey Date: January 2020

Resource No: 50B

Project Location: El Paso County, Texas

Project Name and CSJ: Central Business District (CBD) Phase IV: Oregon St., Kansas St., Campbell St., 6th Ave., and Father Rahm (CSJ: 0924-06-562)

Address, Lat/Long: 612 S. Campbell Street, El Paso, Texas 79901
Latitude: 31.754122°/Longitude: -106.482186°

Function/Sub-function: Domestic/Multiple dwelling

Construction Date: 1917 (El Paso CAD)

NRHP Eligibility: Recommended a contributing resource to the recommended NRHP-eligible Segundo Barrio Historic District; Recommended individually NRHP-eligible under Criteria A and C at the local level

Integrity/Comments: See *Integrity/Comments* on the other survey form for full description of Resource No. 50B. The complex comprised of Resource Nos. 50A through 50C are recommended individually NRHP eligible under Criteria A and C at the local level as an early-twentieth century multi-family complexes designed with modest Territorial Revival detailing. Resource No. 50B is also recommended as a contributing resource to the recommended NRHP-eligible Segundo Barrio Historic District.



Facing southeast. All proposed work at this location would occur within the existing ROW/sidewalk footprint. Proposed improvements include converting one-way into two-way traffic by reconstructing the roadway from three northbound travel lanes to include two 11-foot-wide travel lanes, one in each direction, with 7-foot-wide parking lanes, 5-foot-wide parkways, 6-foot-wide bike lanes, and 6-foot-wide sidewalks on either side of the roadway. Resource protection notes are recommended for this location since the work would be directly adjacent to the building.

Survey Date: January 2020

Resource No: 58

Project Location: El Paso County, Texas

Project Name and CSJ: Central Business District (CBD) Phase IV: Oregon St., Kansas St., Campbell St., 6th Ave., and Father Rahm (CSJ: 0924-06-562)

Address, Lat/Long: 616 E. Father Rahm Avenue, El Paso, Texas 79901
Latitude: 31.753491°/Longitude: -106.481366°

Function/Sub-function: Education/School

Construction Date: 1947

NRHP Eligibility: Recommended a contributing Resource to the recommended NRHP-eligible Segundo Barrio Historic District; previously recommended individually NRHP-eligible under Criterion A at the local level

Integrity/Comments: This two-story Mid-century Modern school building features brick siding, flat roof with overhanging eaves and an emphasis on clean lines and horizontal and vertical geometry evidenced by the large grouped windows along the first and second stories. Alterations include some replacement windows and doors. Free-standing pavilion structures have been constructed to the east side of the building, and the entire property has been fenced with a non-historic-age metal fence with stone posts. Resource No. 58 is recommended individually NRHP eligible under Criterion A at the local level as a school that has provided Segundo Barrio students with an education A since 1947. It is also recommended as a contributing resource to the recommended NRHP-eligible Segundo Barrio Historic District.



Facing southeast

Survey Date: January 2020

Resource No: 62

Project Location: El Paso County, Texas

Project Name and CSJ: Central Business District (CBD) Phase IV: Oregon St., Kansas St., Campbell St., 6th Ave., and Father Rahm (CSJ: 0924-06-562)

Address, Lat/Long: 620 E. 7th Street, El Paso, Texas 79901
Latitude: 31.751853°/Longitude: -106.480741°

Function/Sub-function: Education/Library and Recreation/Recreation Center

Construction Date: Ca. 1970

NRHP Eligibility: Recommended a contributing resource to the recommended NRHP-eligible Segundo Barrio Historic District; Recommended individually NRHP-eligible under Criterion C at the local level

Integrity/Comments: This resource consists of the El Paso Public Library Armijo Branch (west) and Marcus B. Armijo Community Center (east) that both exhibit Mid-century Modern architectural style through the emphasis on clean lines and minimal details, large expanses of brick and stone aggregate siding, an emphasis on vertical and horizontal geometry punctuated through the selective use of windows, wide overhanging eaves, designed metal window grates, and grooved siding. There were no discernable alterations to the buildings. There is a park with non-historic-age amenities located to the west of the building complex. An Official Texas Historical Marker is located at the southwest corner of the park. The complex is recommended NRHP-eligible under Criterion C at the local level for its distinctive Mid-century Modern architecture executed for a public library and community center. The park located on the west side of the complex is recommended as non-contributing due to the changes over time in its components.



Facing south

Survey Date: January 2020

Resource No: 67

Project Location: El Paso County, Texas

Project Name and CSJ: Central Business District (CBD) Phase IV: Oregon St., Kansas St., Campbell St., 6th Ave., and Father Rahm (CSJ: 0924-06-562)

Address, Lat/Long: 1020 S. Campbell Street, El Paso, Texas 79901
Latitude: 31.750398°/Longitude: -106.481007°

Function/Sub-function: Domestic/Multiple dwelling and Commerce/Business

Construction Date: Ca. 1920 (1959 El Paso CAD)

NRHP Eligibility: Recommended a contributing resource to the recommended NRHP-eligible Segundo Barrio Historic District; Recommended individually NRHP-eligible under Criteria A at the local level

Integrity/Comments: This one-story, flat roof Territorial Revival commercial and residential building features a clipped corner where historically Jose Silva's Grocery operated. The remainder of the building served as small residences and features arched windows and doors with brick hoods and sills, brick banding along the roofline, wood frame windows and doors, stucco siding, and metal canals. Alterations include some replacement siding, doors, and canals (downspouts) and the addition of non-original metal security gates. Resource No. 67 is recommended NRHP eligible under Criterion A at the local level as an important early one-story buildings built in Segundo Barrio to house commercial/retail enterprises and to provide for multi-family dwellings.



Facing northeast

Representative Examples of Properties Needing Protection Notes

Survey Date: January 2020

Resource No: 25

Project Location: El Paso County, Texas

Project Name and CSJ: Central Business District (CBD) Phase IV: Oregon St., Kansas St., Campbell St., 6th Ave., and Father Rahm (CSJ: 0924-06-562)

Address, Lat/Long: 800 S. Oregon Street. El Paso, Texas 79901
Latitude: 31.751801°/Longitude: -106.485782°

Function/Sub-function: Domestic/Multiple dwelling

Construction Date: 1928 (El Paso CAD)

NRHP Eligibility: Recommended a contributing resource to the recommended NRHP-eligible Segundo Barrio Historic District; Not individually NRHP-eligible under Criterion A, B, or C

Integrity/Comments: See Integrity/Comments on other survey forms for full description of Resource No. 25. Resource No. 25 is recommended as a contributing resource to the recommended NRHP-eligible Segundo Barrio Historic District. However, it does not rise to the level necessary to be individually NRHP-eligible under Criterion A, B, or C.



View of Resource No. 25 and adjacent sidewalk along E. 6th Avenue, facing east. Proposed improvements would occur within existing ROW/sidewalk footprint along the building's west and north elevations. Along the building's north (secondary) elevation on E. 6th Avenue, proposed improvements include restriping the roadway to include an 11-foot-wide westbound travel lane and an 11-foot-wide eastbound travel lane with 7-foot-wide parking lanes on both sides of the roadway. The roadway would be flanked by 5-foot-wide parkways, 6-foot-wide bike lanes, and 6-foot-wide sidewalks. On the building's north elevation, proposed improvements along S. Oregon Street for a short distance south of its intersection with E. 6th Avenue would include restriping the roadway to include an 11-foot-wide northbound travel lane and an 11-foot-wide southbound travel lane, with 7-foot-wide parking lanes on either side of the roadway. The roadway would be flanked by 5-foot-wide parkways, 6-foot-wide bike lanes, and 6-foot-wide sidewalks. Resource protection notes are recommended at this location since work would occur directly adjacent to this building.

Survey Date: January 2020

Resource No: 30B

Project Location: El Paso County, Texas

Project Name and CSJ: Central Business District (CBD) Phase IV: Oregon St., Kansas St., Campbell St., 6th Ave., and Father Rahm (CSJ: 0924-06-562)

Address, Lat/Long: 701 S. Kansas Street, El Paso, Texas 79901
Latitude: 31.752959°/Longitude: -106.483313°

Function/Sub-function: Agriculture/Food processing

Construction Date: Ca. 1905 (1930 El Paso CAD)

NRHP Eligibility: Recommended a contributing resource to the contributing NRHP-eligible Segundo Barrio Historic District; Not individually NRHP-eligible under Criterion A, B, or C

Integrity/Comments: This Mission Revival food processing facility features stucco siding, Mission-shaped parapets with decorative Spanish tile, arched doorway and cutouts, and rectangular windows. Alterations include some replacement windows and some infilled windows, doors, and possibly storefront. Although located on separate legal parcels, Resource Nos. 30A and 30B share the same owner and appear to function together for one business. Resource No. 30B is recommended as a contributing resource to the recommended NRHP-eligible Segundo Barrio Historic District. However, it does not rise to the level necessary to be individually NRHP-eligible under Criterion A, B, or C.



View of sidewalk adjacent to Resource No. 30B, facing west. All proposed work at this location would occur within the existing ROW/sidewalk footprint. Along the building's north elevation shown here, the proposed improvements include restriping the roadway to include an 11-foot-wide westbound travel lane that also functions as a streetcar lane, a 12-foot-wide eastbound travel lane, and 10-foot-wide parking lanes. The roadway would be flanked by 4-foot-wide parkways and 8- to 15-foot-wide sidewalks. Resource protection notes are recommended for this location since the work would be directly adjacent to the building.

Survey Date: January 2020

Resource No: 33A

Project Location: El Paso County, Texas

Project Name and CSJ: Central Business District (CBD) Phase IV: Oregon St., Kansas St., Campbell St., 6th Ave., and Father Rahm (CSJ: 0924-06-562)

Address, Lat/Long: 415 S. Campbell Street, El Paso, Texas 79901
Latitude: 31.755534°/Longitude: -106.483020°

Function/Sub-function: Domestic/Multiple dwelling

Construction Date: 1910 (El Paso CAD)

NRHP Eligibility: Recommended a contributing resource to the recommended NRHP-eligible Segundo Barrio Historic District; Not individually NRHP-eligible under Criterion A, B, or C

Integrity/Comments: This one-story row house features stucco siding and a series of entrances with a front door that has a transom window above the door. The entrances are flanked by multi-pane windows. The rectangular building is clipped at the corner, where it appears a once larger opening, possibly a storefront, was infilled and replaced by a smaller non-original door. Additional alterations include metal security gates over the windows and doors, replacement and some infilled windows and doors, and some replacement siding. Resource No. 33A is recommended as a contributing resource to the recommended NRHP-eligible Segundo Barrio Historic District. However, it does not rise to the level necessary to be individually NRHP-eligible under Criterion A, B, or C.



Resource No. 33A in relation to sidewalk, facing north. All proposed work at this location would occur within the existing ROW/sidewalk footprint along the building's east elevation on S. Kansas Street. The proposed improvements include converting one-way to two-way traffic by restriping the roadway to include a 10-foot-wide northbound travel lane and a 11-foot-wide southbound travel lane, with 9- to 10-foot-wide parking lanes on either side of the roadway. The roadway would be flanked by 4-foot-wide parkways and 6- to 17-foot-wide sidewalks. Resource protection notes are recommended for this location since the work would be directly adjacent to the building.

Survey Date: January 2020

Resource No: 36A

Project Location: El Paso County, Texas

Project Name and CSJ: Central Business District (CBD) Phase IV: Oregon St., Kansas St., Campbell St., 6th Ave., and Father Rahm (CSJ: 0924-06-562)

Address, Lat/Long: 500-504 E. 3rd Avenue, El Paso, Texas 79901
Latitude: 31.755139°/Longitude: -106.483530°

Function/Sub-function: Domestic/Multiple dwelling

Construction Date: Ca. 1905

NRHP Eligibility: Recommended a contributing resource to the recommended NRHP-eligible Segundo Barrio Historic District; Recommended individually NRHP-eligible under Criteria A and C at the local level

Integrity/Comments: This one-story, flat roof row house has Territorial Revival stylistic influences. It features brick construction, brick banding along the roofline, wood sash windows with concrete or stone lintels and sills, and alternating shed roof and gable roof awnings with Spanish tile and wood brackets over the entrances. Alterations include some replacement windows and doors and the installation of metal security bars over windows and doors. Resource No. 36A is recommended individually NRHP eligible under Criteria A and C as a distinctive, early twentieth century multi-family housing constructed in the Territorial Revival style. The resource is also recommended as a contributing resource to the recommended NRHP-eligible Segundo Barrio Historic District.



View facing east. All proposed work at this location would occur within the existing ROW/sidewalk footprint. Proposed improvements include converting one-way into two-way traffic by reconstructing the roadway from three northbound travel lanes to include two 11-foot-wide travel lanes, one in each direction, with 7-foot-wide parking lanes, 5-foot-wide parkways, 6-foot-wide bike lanes, and 6-foot-wide sidewalks on either side of the roadway. Resource protection notes are recommended for this location since the work would be directly adjacent to the building.

Survey Date: January 2020

Resource No: 43

Project Location: El Paso County, Texas

Project Name and CSJ: Central Business District (CBD) Phase IV: Oregon St., Kansas St., Campbell St., 6th Ave., and Father Rahm (CSJ: 0924-06-562)

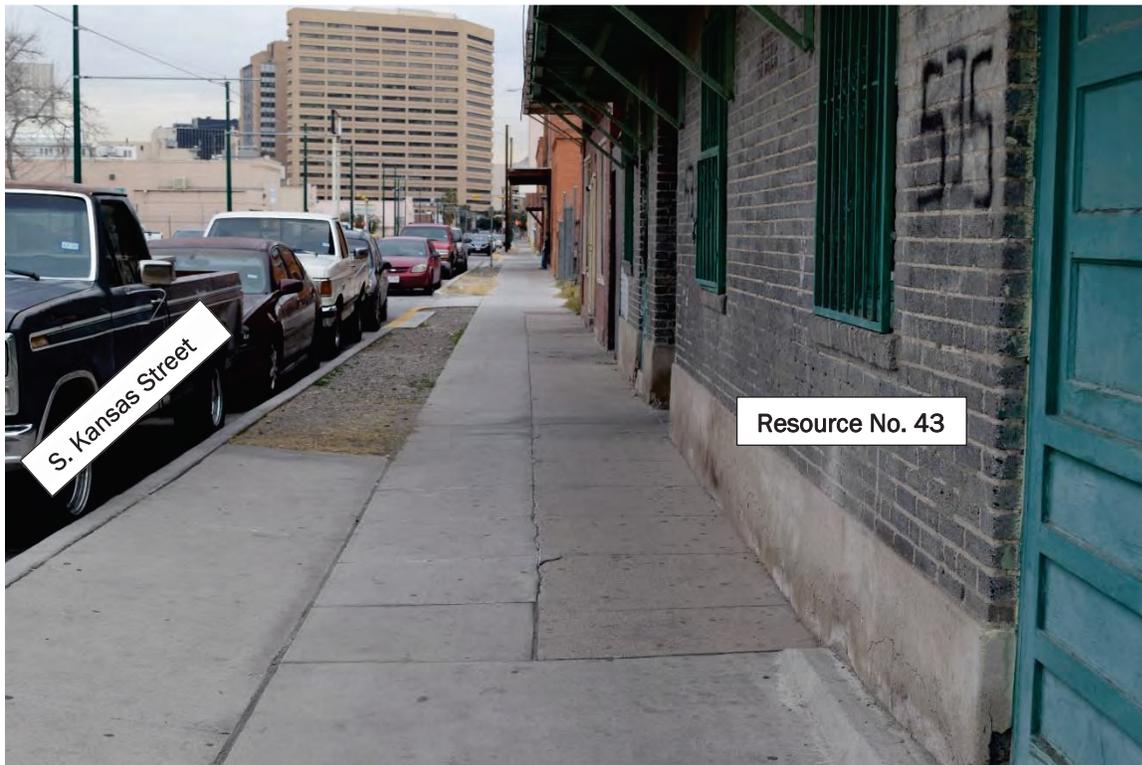
Address, Lat/Long: 516 S. Kansas Street, El Paso, Texas 79901
Latitude: 31.754517 °/Longitude: -106.483387 °

Function/Sub-function: Domestic/Multiple dwelling

Construction Date: Ca. 1905

NRHP Eligibility: Recommended a contributing resource to the recommended NRHP-eligible Segundo Barrio Historic District; Recommended individually NRHP-eligible under Criteria A and C at the local level

Integrity/Comments: See *Integrity/Comments* on other survey forms for full description of Resource No. 43. Resource No. 43 is recommended individually NRHP eligible at the local level as a distinctive Mission Revival style, early-twentieth-century multi-family apartment building in Segundo Barrio. It is also recommended as a contributing resource to the recommended NRHP-eligible Segundo Barrio Historic District.



View of Resource No. 43 and adjacent sidewalk along S. Kansas Street, facing north. All proposed work along the building's west elevation on S. Kansas Street would occur within the existing ROW/sidewalk footprint and existing driveways. Proposed improvements include converting one-way to two-way traffic by restriping the roadway to include a 10-foot-wide northbound travel lane and a 11-foot-wide southbound travel lane, with 9- to 10-foot-wide parking lanes on either side of the roadway. The roadway would be flanked by 4-foot-wide parkways and 6- to 17-foot-wide sidewalks. Resource protection notes are recommended for this location since the work would be directly adjacent to the building.

Survey Date: January 2020

Resource No: 37B

Project Location: El Paso County, Texas

Project Name and CSJ: Central Business District (CBD) Phase IV: Oregon St., Kansas St., Campbell St., 6th Ave., and Father Rahm (CSJ: 0924-06-562)

Address, Lat/Long: 517 S. Florence Street, El Paso, Texas 79901
Latitude: 31.755267 °/Longitude: -106.482411 °

Function/Sub-function: Religion/Recreation/Gymnasium

Construction Date: Ca. 1960 (1950 El Paso CAD)

NRHP Eligibility: Recommended a contributing resource to the recommended NRHP-eligible Segundo Barrio Historic District; Recommended individually NRHP eligible under Criterion C at the local level.

Integrity/Comments: See *Integrity/Comments* on other survey forms for full description of Resource No. 37B. As part of the larger Lydia Patterson Institute complex, Resource No. 37B is recommended individually NRHP eligible under Criterion C for its distinctive Mid-century Modern and Contemporary architecture in Segundo Barrio. It is also recommended as a contributing resource to the recommended NRHP-eligible Segundo Barrio Historic District.



View of sidewalk along S. Campbell Street adjacent to Resource No. 37B, facing south. All proposed work at this location would occur within the existing ROW/sidewalk footprint along the building's west (secondary) elevation on S. Campbell Street. Proposed improvements include converting one-way into two-way traffic by reconstructing the roadway from three northbound travel lanes to include two 11-foot-wide travel lanes, one in each direction, with 7-foot-wide parking lanes, 5-foot-wide parkways, 6-foot-wide bike lanes, and 6-foot-wide sidewalks on either side of the roadway. Resource protection notes are recommended for this location since the work would be directly adjacent to the building.

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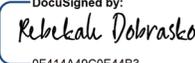
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Envelope Summary Events	Status	Timestamps
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Certified Delivered	Security Checked	5/8/2020 10:48:58 AM

Envelope Summary Events	Status	Timestamps
Signing Complete	Security Checked	5/8/2020 10:49:21 AM
Completed	Security Checked	5/8/2020 10:49:21 AM

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Required hardware and software

Operating Systems:	Windows2000? or WindowsXP?
Browsers (for SENDERS):	Internet Explorer 6.0? or above
Browsers (for SIGNERS):	Internet Explorer 6.0?, Mozilla FireFox 1.0, NetScape 7.2 (or above)
Email:	Access to a valid email account
Screen Resolution:	800 x 600 minimum
Enabled Security Settings:	<ul style="list-style-type: none"> •Allow per session cookies •Users accessing the internet behind a Proxy Server must enable HTTP 1.1 settings via proxy connection

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