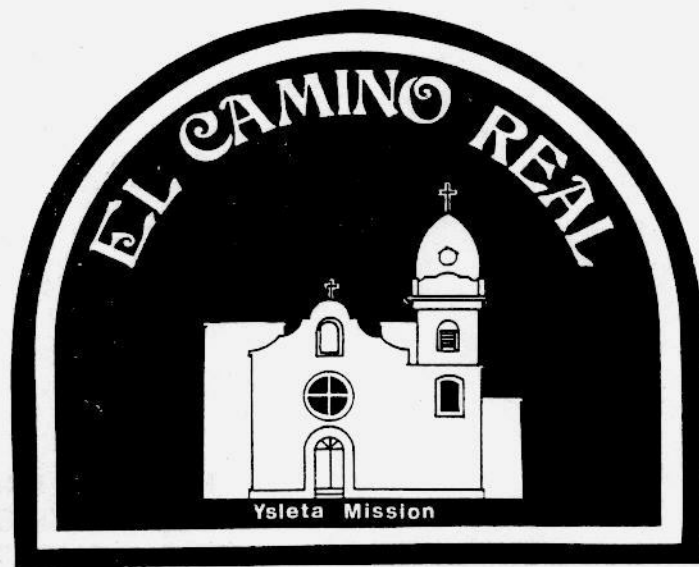


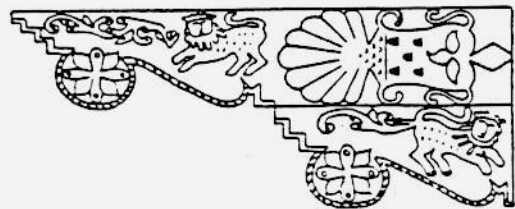
# DESIGN CRITERIA

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## Ysleta Historic District



**HISTORIC PRESERVATION  
URBAN DESIGN DIVISION  
DEPARTMENT OF PLANNING,  
RESEARCH & DEVELOPMENT  
CITY OF EL PASO, TEXAS**



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## Introduction to the Guidelines

Purpose  
Enabling Legislation  
Definitions  
Background

The Design Guidelines for the Ysleta Historic District are a set of recommendations for the rehabilitation, restoration and new construction of structures.

Generally, design guidelines serve to improve the quality of physical change, protect investments, protect existing architectural characteristics, and prevent incompatible new construction. Specifically, these guidelines have been established to preserve the unique character and identity of Ysleta landmarks and their environments. They are also intended to serve as an outline for new construction so that future development will harmonize and support existing structures.

Design Guidelines for the Ysleta Historic District are meant to be utilized not only by professionals but by property owners who aspire to participate in the revitalization of their community.

## **ENABLING LEGISLATION**

The City of El Paso made a commitment to historic preservation in 1978, when City Council passed the El Paso Landmark Preservation Ordinance Number 6243. City Council found and declared that as a matter of public policy:

**The protection, enhancement, preservation and use of historic landmarks is a public necessity and is required in the interest of the culture, prosperity, education and general welfare of the people.**

The purposes of the ordinance are:

**To protect, enhance and perpetuate historic landmarks which represent or reflect distinctive and important elements of the city's, state's, or nation's architectural, archaeological, cultural, social, economic, ethnic and political history and to develop appropriate settings for such places;**

**To safeguard the city's historic and cultural heritage, as embodied and reflected in such historic landmarks by appropriate regulations;**

To stabilize and improve property values in such locations;

To foster civic pride in the beauty and accomplishments of the past;

To protect and enhance the city's attractions to tourists and visitors and provide incidental support and stimulus to business and industry;

To strengthen the economy of the city;

To promote the use of historic landmarks for the culture, prosperity, education and general welfare of the people of the city and visitors to the city.

## **YSLETA HISTORIC DISTRICT**

The Rio Grande Valley of El Paso del Norte was, in the late sixteenth century, a part of the range lands of the Sumas and Mansos Indians. A search for the Seven Cities of Gold brought the Spaniards through the Southwest in 1540. Three Franciscan padres, Agustin Rodriguez, Juan de Santa Maria and Francisco Lopez, arrived at the valley of the Rio del Norte forty-one years later, in 1581, eager to convert the Indians from their native beliefs to the Christian religion.

Ysleta del Sur, named after the original settlement in Isleta, New Mexico, began as a refugee camp primarily for Tigua (Tewa) Indians. In 1681, 305 more Tiguas from upper Isleta came to the camp after an abortive attempt by the Spanish Conquistadors to reconquer New Mexico that same year. In 1684, the Tiguas were formally organized into the village of Sacramento de los Tiguas de Ysleta.

"The first church was made of logs, probably from cottonwood trees which virtually forested the valley at one time. A new mission of Corpus Cristi de los Tiguas de Ysleta was officially bestowed upon Fray Joaquin de Hinojosa by newly appointed Governor Vargas in 1691."

The Ysleta mission church was erected at its present site in 1744, on what was by then established farmlands. Pedro de Rivera, inspecting the northern frontier of New Spain, visited the valley in 1726 and described the irrigated lands which produced all kinds of vegetables, as well as vineyards of superior quality. "The natural fertility of the land is

improved," he wrote, "by the number of irrigation ditches which carry water from the said Rio del Norte, making the farms independent of droughts." A description of El Paso in 1760 recorded by Pedro Tamaron, bishop of Durango, includes an account of the irrigation system. A large ditch took about half the water of the river, and smaller canals conveyed it from the main ditch to the fields. The waters were used to produce grapes, wheat, corn and other grains, and apple, pear, peach, and fig trees.

The second significant event of the times came about in 1751 when the Spanish Crown granted "a league of land" to the Pueblo of San Antonio de Ysleta - a grant of approximately thirty-six square miles surrounding the mission church and encompassing territory on both sides of the Rio Grande. Since most Ysletans lived on the south side of the river, the land on the north side was probably used as ejidos (communal lands). As we shall see, this original spanish grant was later upheld by the Mexican State of Chihuahua, and on February 1, 1854, in what turned out to be an empty gesture, it was also recognized and confirmed by the State of Texas, U.S.A.

Ysleta, along with Socorro and San Elizario, was originally on the south bank of Rio Grande. However, in 1829, a major flood changed the course of the river and cut a new channel which placed the three valley towns on an island between the old river and the new channel. The Missions of Guadalupe, San Lorenzo and Senecu remained on the south bank. Eventually the old channel dried up and Ysleta, Socorro, and San Elizario wound up on the northern or soon to be Texas side.

With the signing of the Guadalupe-Hidalgo Treaty in 1848, Ysleta ("the island") slipped from the grasp of Mexico and became part of the United States. The well-known Compromise of 1850 placed it within the borders of Texas. Since the Mexico-United States border established in the 1850s bisected the Ysleta Grant, Mexico expropriated that portion lying south of the Rio Grande. Texas reciprocated later by granting Ysletans from Senecu land north of the river. That tract, generally identified as the "Inhabitants of Ysleta Grant," was patented by Texas to Ysleta in 1858. Whether any of Ysleta's former Mexican citizens moved across the river to settle in Mexico as they were authorized to do under terms of the Guadalupe-Hidalgo Treaty is not known.

The San Antonio Stagecoach and the Pony Express mail line linked Ysleta and El Paso with San Antonio and Santa Fe in 1850, the Butterfield Stagecoach between San Francisco and St. Louis came through in 1858. Mapping the United States/Mexico boundary in 1852 had clearly located Ysleta in the United States.

The 1870s brought the Texas Rangers to Ysleta to maintain the peace. By 1881 they had finally freed the area from Apache raids. Fortunately for historic purposes, some buildings



used by the Ranger forces still stand as witness to their late 19th century presence, and perhaps serve as reminders to today's Tiguas of their father's valuable service as scouts for the Texas Rangers in the pursuit of peace and security from marauding Indians.

By the turn of the century Ysleta had fallen far behind the city of El Paso, Texas, in growth, and had lost its position as the county seat to the same neighbor. The irrigation system had been modernized and improved with the construction of the Franklin Canal. The Tiguas had adopted a Constitution and By-laws (still in effect today) retaining their ancient tribal organization. The town of Ysleta was to remain unincorporated for another fifty years.

In October, 1947, Ysleta incorporated, but disincorporated after 60 days when the County Government threatened to cut off police service and road construction. Incorporation was again considered in 1953 but dropped since the City of El Paso formally announced "...no present intentions of annexing any part of the area." Indications of pending annexation to El Paso again arose in 1955, and on March 13 Ysleta voters approved incorporation. The City of El Paso filed suit, pleading that the election was illegal; after bitter court battles, Ysleta lost and the community was declared a legal part of the City of El Paso. The Ysleta area is historically significant although the historical importance of the area has been given only passing notice over the years. Historical structures have been largely forgotten and have been permitted to deteriorate. Recent interest in the Tigua Indian nation has awakened interest in the preservation of some of the old structures in the area. Restoration and rehabilitation of this area, with emphasis on the Indian culture and the Mission area, will preserve a part of the heritage of the Southwest and should also create an area of interest to tourists - thereby adding an economic asset to the area. With this in mind, the City Council approved the Ysleta Historic District on June 10, 1986.

Text from *El Paso's Historic Districts* 1986.



## The Ysleta Historic District



Creation of the Ysleta Historic District  
Landmarks  
Architectural Styles  
Core Historic District

## **The Ysleta Historic District**

On June 10, 1986, the City Council passed Ordinance No. 8697 designating the Ysleta Grant an historic site/district:

**That the City Council finds and hereby declares as a matter of public policy that the designation of the property... as an historic site is in the interest of the public and that the protection, enhancement and preservation of the property included within his historic site is required in the interest of the culture, prosperity, education and general welfare of the people and citizens of El Paso.**

## **Landmarks**

The architectural character within the Ysleta Historic District is diverse. Most structures cannot be identified as reflecting one particular architectural style. Rather, the majority of the structures are a mixture of styles, materials and construction techniques.

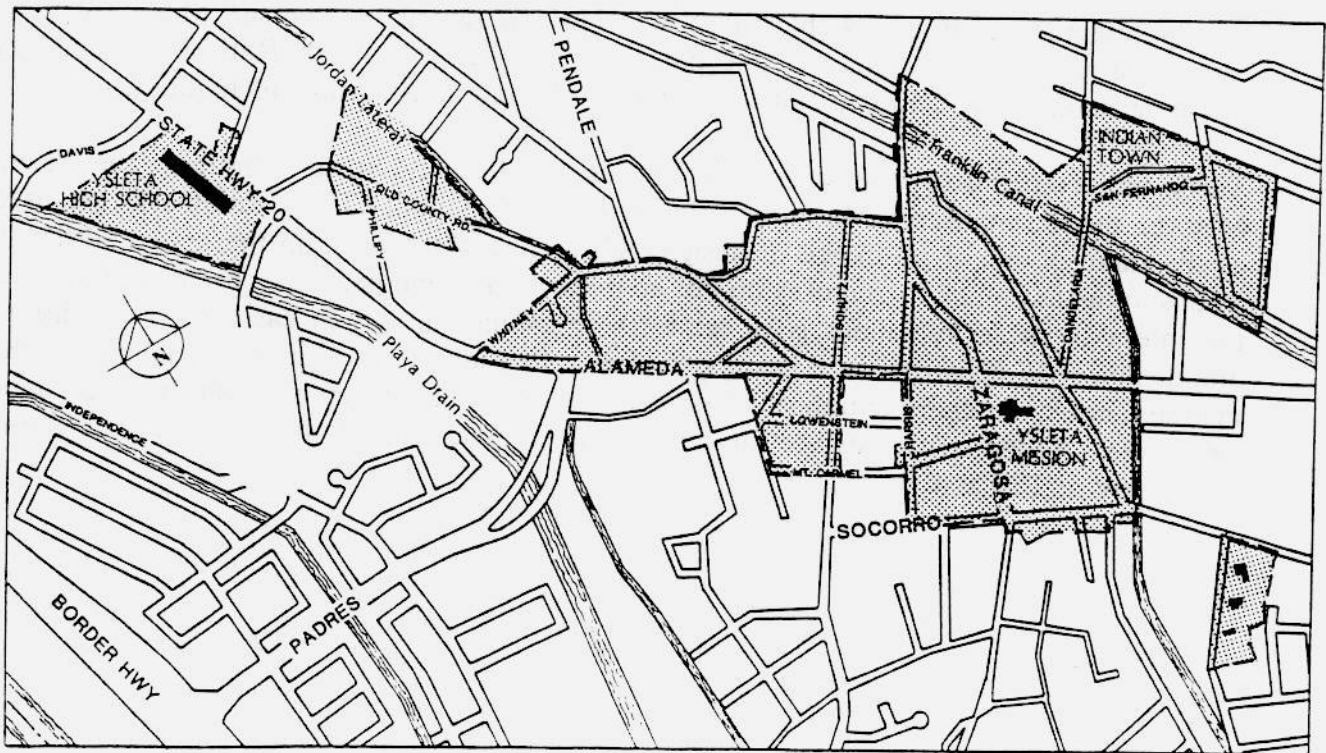
Three important historic landmarks tie the Ysleta Historic District together: the Ysleta Mission, the Quinta Santa Maria, and the Ysleta High School. These landmarks are used as the main points of reference in designating architectural zones in the area. Although a substantial amount of structures do not conform to any one particular architectural style, the intent of these guidelines is to set forth recommendations in cases where additions and/or new infill construction is being proposed. In addition, they provide guidance in the maintenance and rehabilitation of existing non conforming structures, and existing adobe structures. Adobe structures are the typical and original type of construction to this area of the city of El Paso.

## ARCHITECTURAL STYLES

Two focal points to be protected and preserved in respect to architectural styles are the area around Ysleta High School and the combined area of the Ysleta Mission and the Quinta Santa Maria. Certificate of Appropriateness shall be reviewed based on general conformance with the following architectural styles within the Ysleta Historic District: Pueblo Revival, Pueblo Colonial, Mediterranean and one-part commercial. Although most of the architecture within the Ysleta Historic District is vernacular (peculiar to a locality), examples of the mentioned architectural styles can also be identified. It is, therefore, recommended that non-conforming structures and new construction, be modified/constructed to reflect either Pueblo Revival, Pueblo Colonial, Mediterranean and one-part commercial type architecture in order to create unison within the Ysleta area.

As previously mentioned in regard to existing non-conforming styles, it is recommended that the property owner identify and utilize one of the suggested architectural styles. The chosen style should complement the existing structure.

Furthermore, new construction adjacent to non-conforming structures should be of an architectural style that complements the non-conforming structure, and helps to develop character on the block, neighborhood, and/or area.



YSLETA HISTORIC DISTRICT

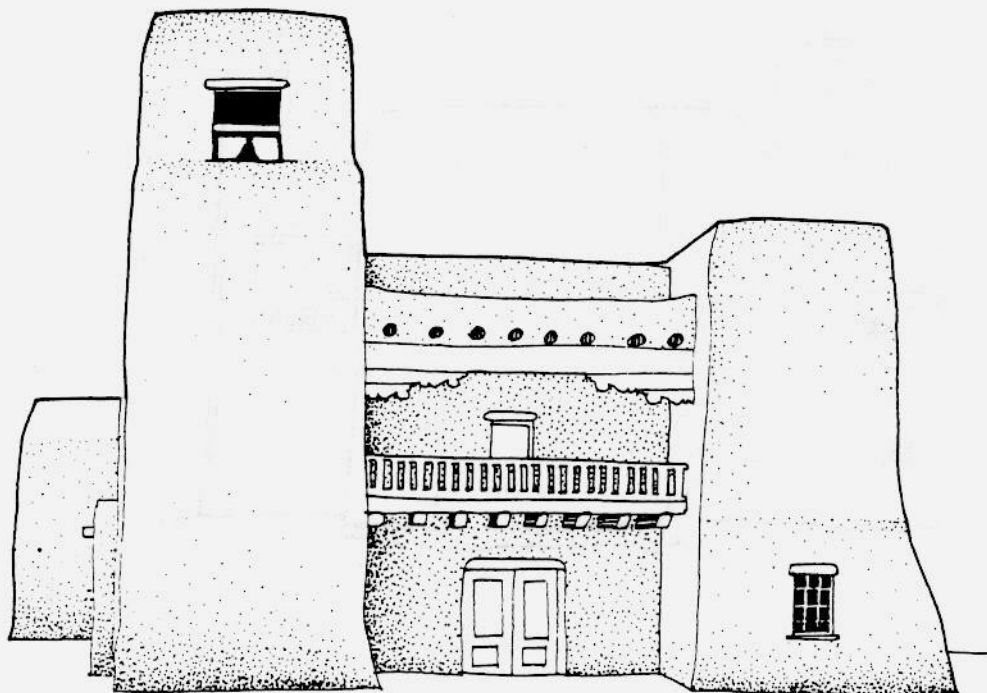
## Pueblo Revival

Typically, original Pueblo structures were part of small villages; living units were grouped together like apartments and entrance was gained by the use of ladders since many of the structures were constructed to heights exceeding two stories (this was done for defensive purposes). This apartment type massing was eventually abandoned for more traditional single family dwellings on platted parcels of land.

Early Pueblos were simple rectangular or square designs made of adobe brick. Hand hewn vigas (exposed roof rafters), and horizontal poles were used to support a flat roof of saplings, twigs and mud. Early floor plans depict several single rooms linked linearly. Original structures probably consisted of only one room, but as the family grew more rooms were added.

Pueblo Revival style architecture emerged around 1910-1920. Pueblo Revival is Pueblo architecture with a few modifications. For example, hand hewn vigas have been replaced with modern sawn lumber, and built-up roofing has replaced the high maintenance mud roofs.

Pueblo Revival is further defined by battered walls with rounder corners, projecting rounded vigas and round unpainted porch posts. Other characteristics include small wood windows, with roughly hewn wooden lintels set deeply into the walls. Some Pueblo Revival architectural features found in the Ysleta Historic District include high ceilings, adobe brick, wood windows and flat roofs with projecting vigas. "Modern" Pueblo structures now use wood framed walls with a stucco finish.

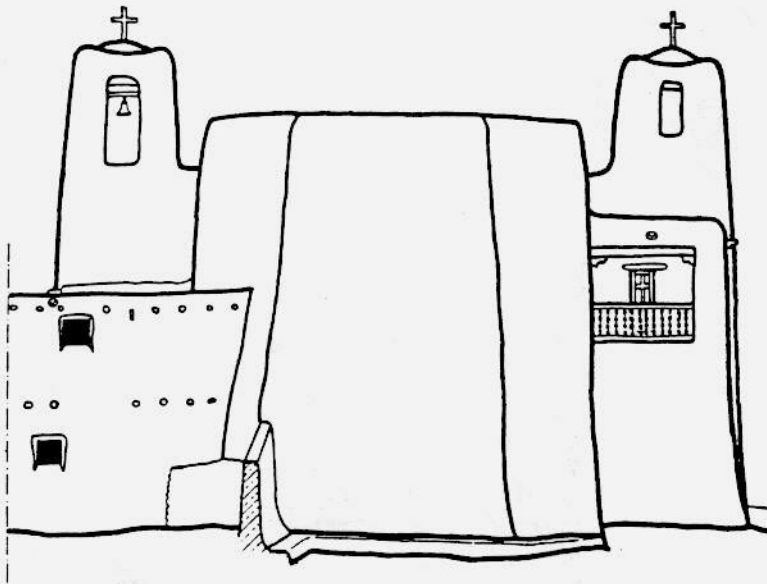


## Pueblo Colonial

Spanish Colonial architecture is derived from the renaissance style in Spain imported to Mexico in the 15th century. Upon arriving in the El Paso territory, the first friars were forced to simplify the style because of a lack of suitable stone and a lack of skilled masons. The friars adopted the Pueblo architectural style invented by the Pueblo Indians who lived along the Rio Grande Valley. Early Pueblos were simple rectangular or square designs. Early floor plans depict several single rooms linked linearly. Adobe was the primary construction material utilized in erecting these structures. These sun dried mud bricks were used for building thick load-bearing walls that were later covered with mud plaster. Closely spaced hand hewn beams and small branches called latillas were used to support a flat roof of saplings, twigs and mud. However, nineteenth century modernization sometimes covered these rustic ceilings with stretched canvases called cielos or pressed tin ceilings (the former more prevalent in Ysleta and the latter in the Socorro community.)

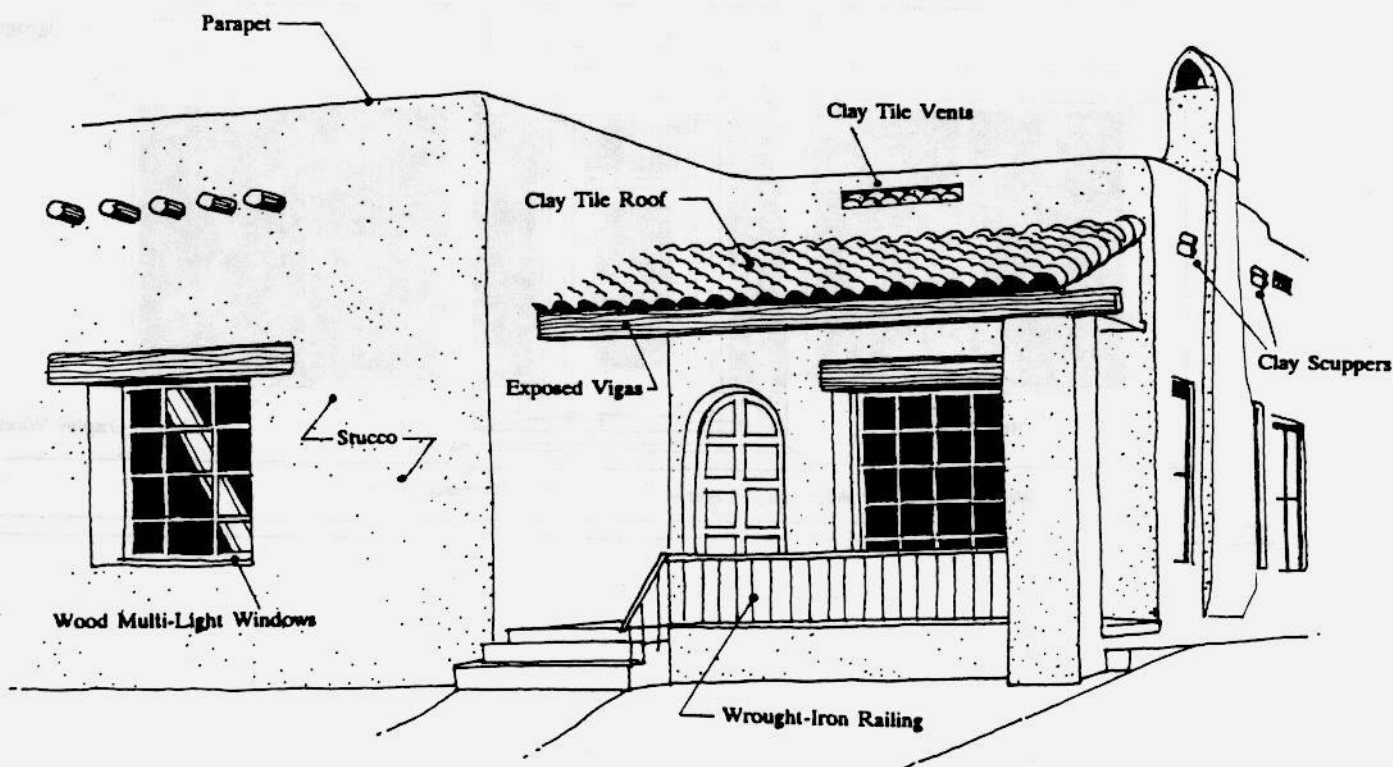
The Ysleta, Socorro and San Elizario missions are excellent examples of Pueblo Colonial architecture. Jesuits in the 19th century, however, "modernized" the facades of some missions with dutch gables.

Other characteristics of this architecture include soft, rounded corners, projecting vigas, canales (scuppers), parapets, arches and bulging buttresses.



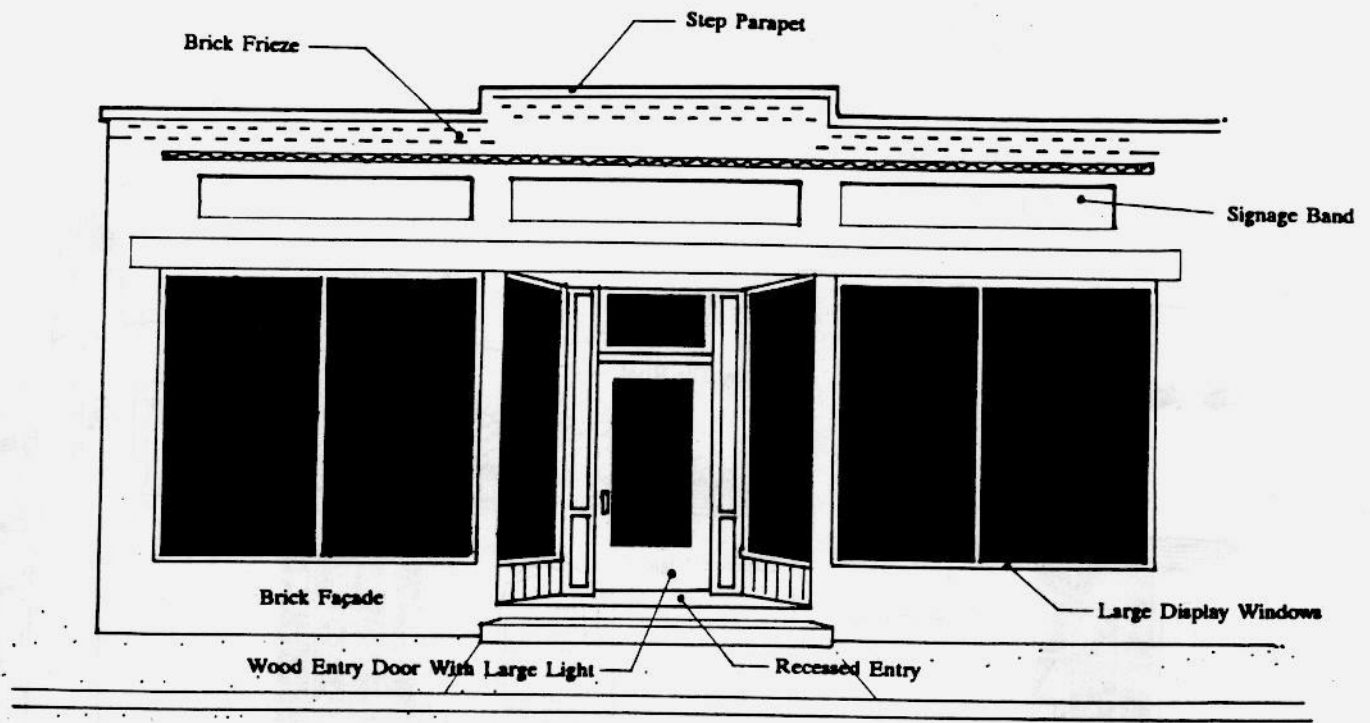
## Mediterranean

Several homes within the Ysleta Historic District reflect Mediterranean architecture. Traditionally, the Mediterranean home was a long one-story building with a covered porch extending along the facade. Walls of the homes were originally built of adobe brick with a white plaster finish, and the parapet of the walls was usually lined with red brick or red clay tile. Corridors or porches were usually covered by extending roof rafters and supported by round and/ or rough squared porch posts. In addition to these porches, courtyards and/or enclosed patios were common. Although certain roofs may be flat, sloping roofs with red clay tiles better reflect the Mediterranean style. Other traditional structural characteristics include: canales (water spouts), portals with beams, corbels and columns and pilasters. Windows covered with ornamental wrought iron were later introduced from the Spanish Colonial style.

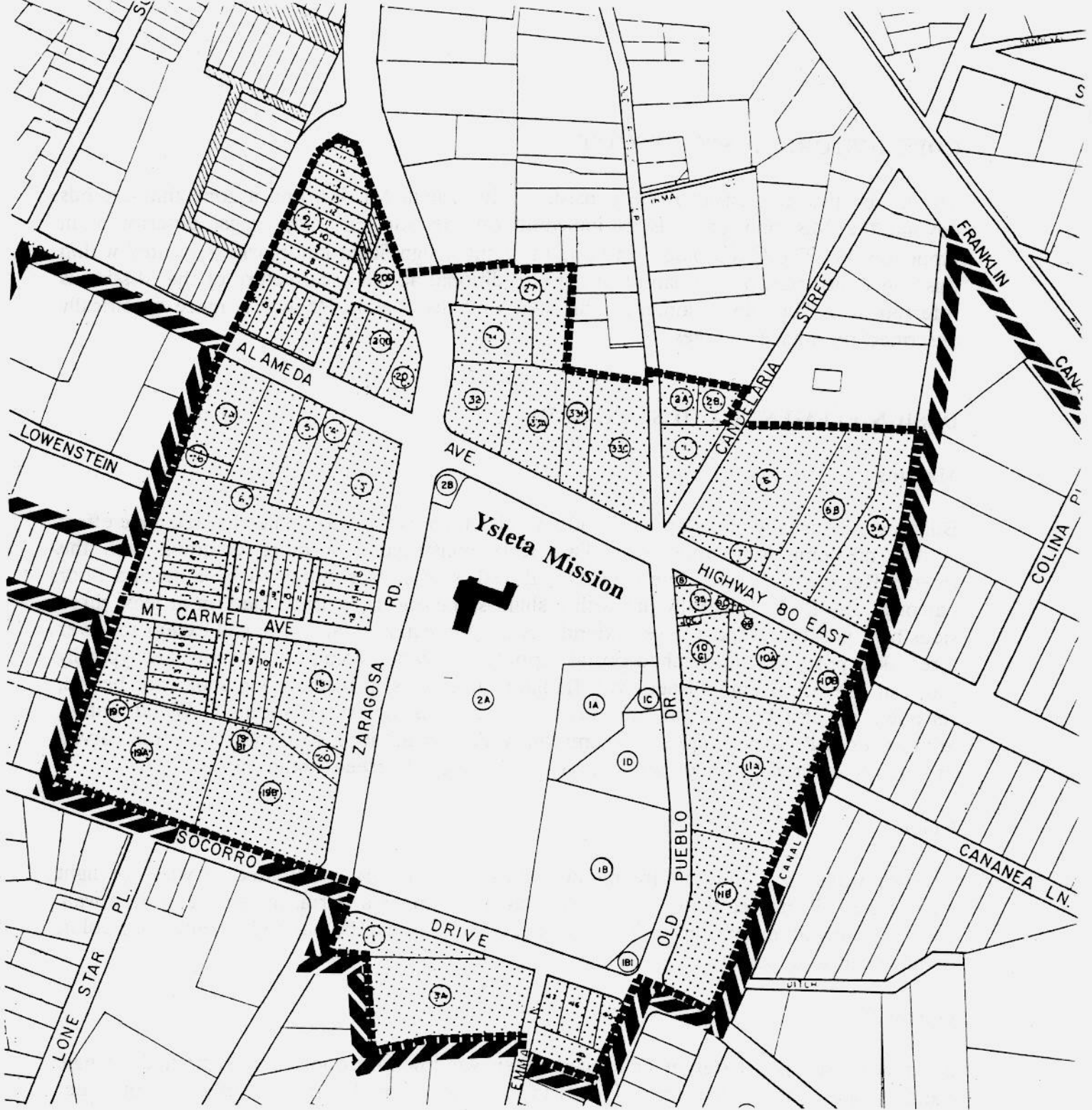


## One-part commercial type

The one-part commercial type building originated from the mid 19th century and primarily functioned as retail stores. All one-part commercial types are single story structures. Although early structures were constructed of wood, masonry construction is now typical of the one-part commercial block. Composed of symmetrical bays, most of these buildings were and are of a simple design; buildings are usually nothing more than "boxes" with decorated facades. Store fronts usually have recessed entry ways with large display windows positioned on either side of the entry. Between the windows and cornice, a large portion of the wall area is used for advertising. These structures are known for their simplicity and have little "embellishment" except near the roof line.







**CORE HISTORIC DISTRICT**

Specific Design Standards would apply within this zone

## **CORE HISTORIC DISTRICT ZONE**

The Core Historic District Zone consists of the Ysleta Mission and a zone that extends beyond the Mission's grounds as indicated on the adjacent map (legal description in Appendix 1). The City's oldest and one of its most significant landmarks is located within this zone. For purposes of simplicity, the traditional adobe architecture of the Mission is referred to as "Pueblo Colonial". This style and the Pueblo Revival is more specifically described on adjacent pages.

## **DESIGN ELEMENTS AND STANDARDS**

### **Massing**

Buildings are usually one story and seldom taller than two stories. The characteristic effect is that of being long and low. Two story construction is more common with the Pueblo Revival than with Pueblo Colonial and is often accompanied by a second floor balcony. Roofs are generally flat with a slight slope and are surrounded on at least three sides by a parapet. Roofs never extend beyond the exterior face of a wall except to cover a recessed portal or an attached portal supported by wood columns. Facades are typically flat, but are often embellished with flanking buttresses, projecting vigas or roof beams, recessed or attached portal and projecting canales or water spouts. Wood lintels, architraves and cornices are also common, which, in addition to doors, are often carved or brightly colored. Arches are seldom used, except in free-standing walls.

### **Colors**

Exterior walls of a building are painted alike. The colors are limited to white or light earth tones. Protected wall surfaces, such as those under a portal or recessed into a wall, are frequently an exception to this rule. These surfaces can be painted a contrasting color, or have mural decorations.

### **Openings**

Solid wall area is greater in any facade than window and door area combined. Single panes of glass larger than thirty inches in any dimension shall not be used except under portals.

## **Roofs**

With the exception of chimneys, flues, vents and aerials, parapets shall conceal skylights, mechanical devices and other necessary roof structures from the view of anyone standing on the street on which the building fronts.

## **Materials**

True Pueblo Colonial Style buildings are constructed of adobe with a mud plaster finish. Construction with masonry blocks, bricks, or other materials is permitted if an adobe effect can be simulated. Exterior walls shall not be less than eight inches thick. Smoothly applied stucco is required.

## **Portals**

A portal over the sidewalk, with columns set near the curb, is a common feature on Pueblo Colonial Style commercial buildings.

## **ARCHITECTURAL CHARACTER**

New construction and renovation within this zone shall achieve harmony through the use of similar materials, color, proportion and general detailing. The dominating effect should be that of adobe construction as prescribed in detail on adjacent pages. Design elements characteristic of Pueblo Colonial and Pueblo Revival should be incorporated and the design standards listed above shall be followed.

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## Guidelines for Residential Buildings

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General Considerations  
Height and Scale  
Setbacks  
Proportion  
Pattern and Rhythm  
Site Details  
Landscaping and Open Space  
Roofs  
Chimneys and Vents  
Openings  
The Three Foot Rule  
Porches  
Foundations  
Secondary and Outbuildings  
Materials and Finishes  
Color  
Mechanical Equipment  
Health and Safety Codes

## **GENERAL CONSIDERATIONS**

Approval must be obtained from the Historic Landmark Commission prior to construction or reconstruction of buildings or any alterations to properties located within the Ysleta Historic District. Proposed plans should address the following concerns to determine the acceptability of modifications.

Do the plans maintain as much of the original building as possible?

Are exterior alterations and changes kept to a minimum?

Is the proposed design compatible in scale, materials, and style to the original design of the structure?

Are the original building materials maintained or restored?

Are all of the proposed building materials compatible with the surrounding historic buildings as well?

Are architectural elements such as parapets, window and door openings, porches, roof lines and vigas retained?

Are the original architectural details such as scroll work, balcony and porch railings and columns kept?

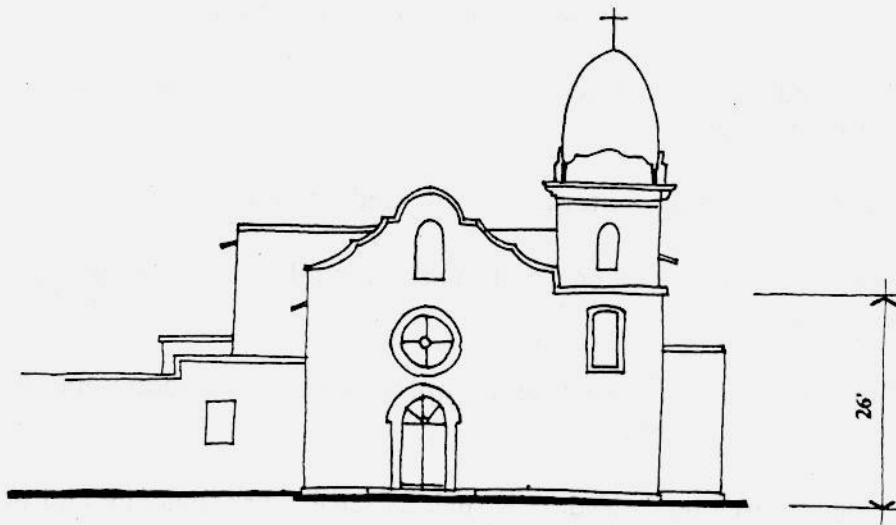
Approval of plans by the HLC will depend on the applicant's documentation of appropriate actions to address these general considerations.

## SITE DEVELOPMENT

The purpose of reviewing proposed alterations to structures within the Ysleta Historic District is to assure compatibility with existing buildings. This also applies to the way a building is situated on its site. Site development is important in maintaining a building's historic integrity.

## HEIGHT AND SCALE

Height limitations are established primarily to ensure the compatibility of height and scale between existing structures and new construction. Height limits for the Ysleta Historic District are specifically established in order to prevent development from dominating and/or obscuring the view of the Ysleta Mission. **No structure within 1000 feet of the Ysleta Mission should exceed 26 feet.** Structures outside of the parameter must comply with the building code requirements as stated in the SBC Code Book, table 400 and the Zoning Ordinance.



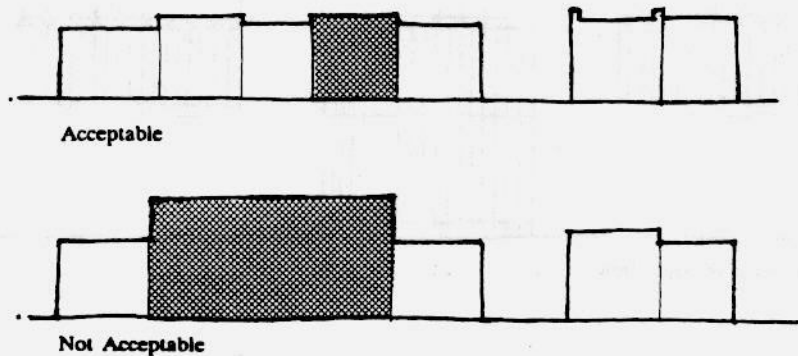
Heights of new buildings should conform to the heights of existing surrounding buildings. If a single story addition is being designed and proposed for a two story structure, it should match the vertical and horizontal dimensions of other nearby/adjacent structures. Avoid overwhelming original massing with excessive additions (heights). Excessive additions can detract from the architectural character of a building.

## SETBACKS

Setbacks help to create a unified rhythm along a street. Maintain the predominant existing building line. **The existing building line along Alameda Avenue from Schutz to Old Pueblo Road shall be maintained.** Existing building lines should not be disturbed by new construction. New construction of structures should be flush with the existing building line, and parking space should be located to the rear of the building. In addition, all other yard requirements as specified in the zoning ordinance shall apply. (Refer to Ch. 20 city ordinance, Zoning and chapters 12.190, 24.090, 36.080 and 42.080.)

## PROPORTION

The relationship between the height and width of a building establishes proportion. The proportions of new buildings should be consistent with the dominant proportions of existing buildings. Proportions of a group of structures defines a pattern which is called a streetscape. Streetscapes help to establish the architectural character of a neighborhood. All new construction and additions to existing structures should preserve and enhance the streetscape.



## PATTERN AND RHYTHM

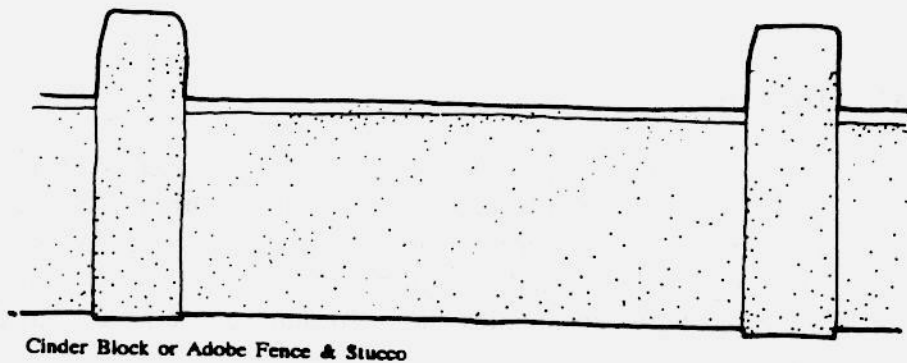
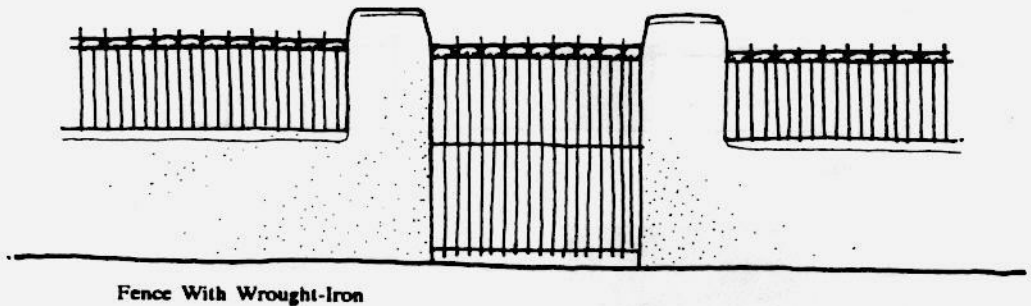
Solids and voids (walls to windows and doors) establishes a pattern in the facade of a building. A pattern of solids and voids establishes rhythm. Other architectural elements such as porches, projections and bays contribute to pattern and rhythm. New construction of additions to existing structures should maintain and reinforce the existing pattern. The proportions of open space between facades should remain constant so that the rhythm of the street is maintained.

## SITE DETAILS: Fencing

If fencing is desired, it should be incorporated into the overall design. Construction of new fences and replacement of older existing fences should be of compatible materials, in order to complement the building. Rock, brick, wood, and wrought iron are generally acceptable materials but each case should be decided individually. For instance, rock with stucco, adobe with stucco, or cement with stucco, are appropriate fencing materials for a Pueblo style structure.

Cinder block with stucco can also be used for fencing but plastics should be avoided. Metal or wrought iron may be used with brick buildings and some adobe structures.

The height of the proposed fence should complement the structure and should not obstruct the public's view of the building. **Solid fencing and/or landscaping on residential and commercial properties shall not exceed 3 feet in height (Zoning Ordinance Section 20.08.320).**

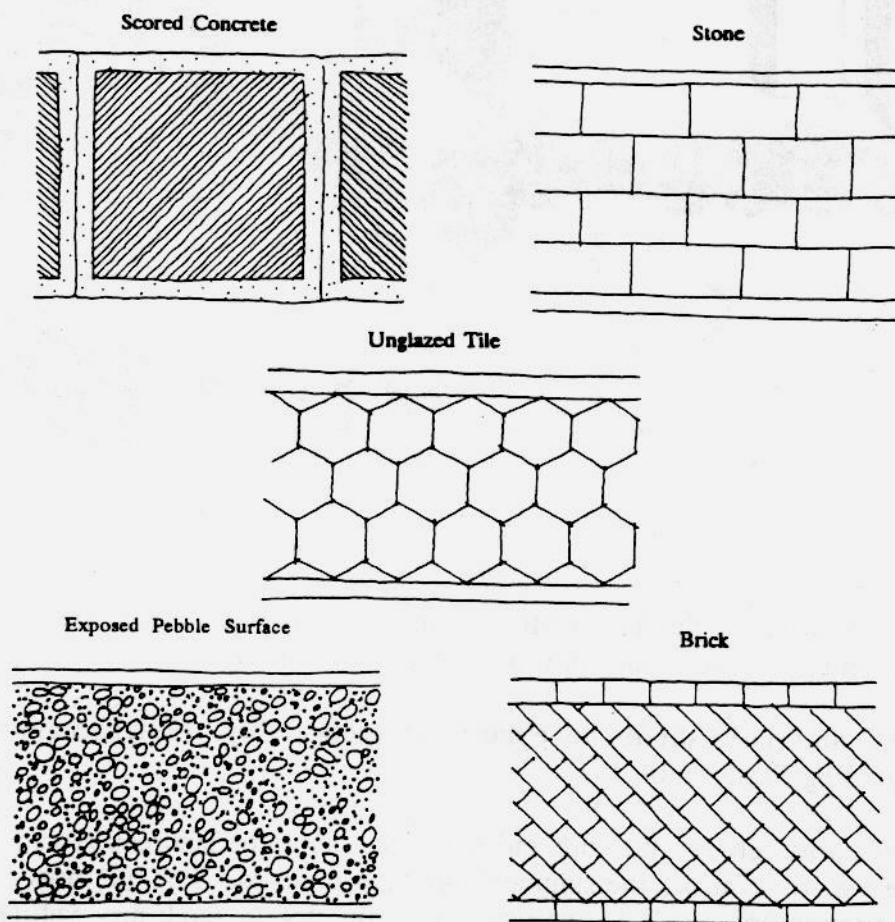




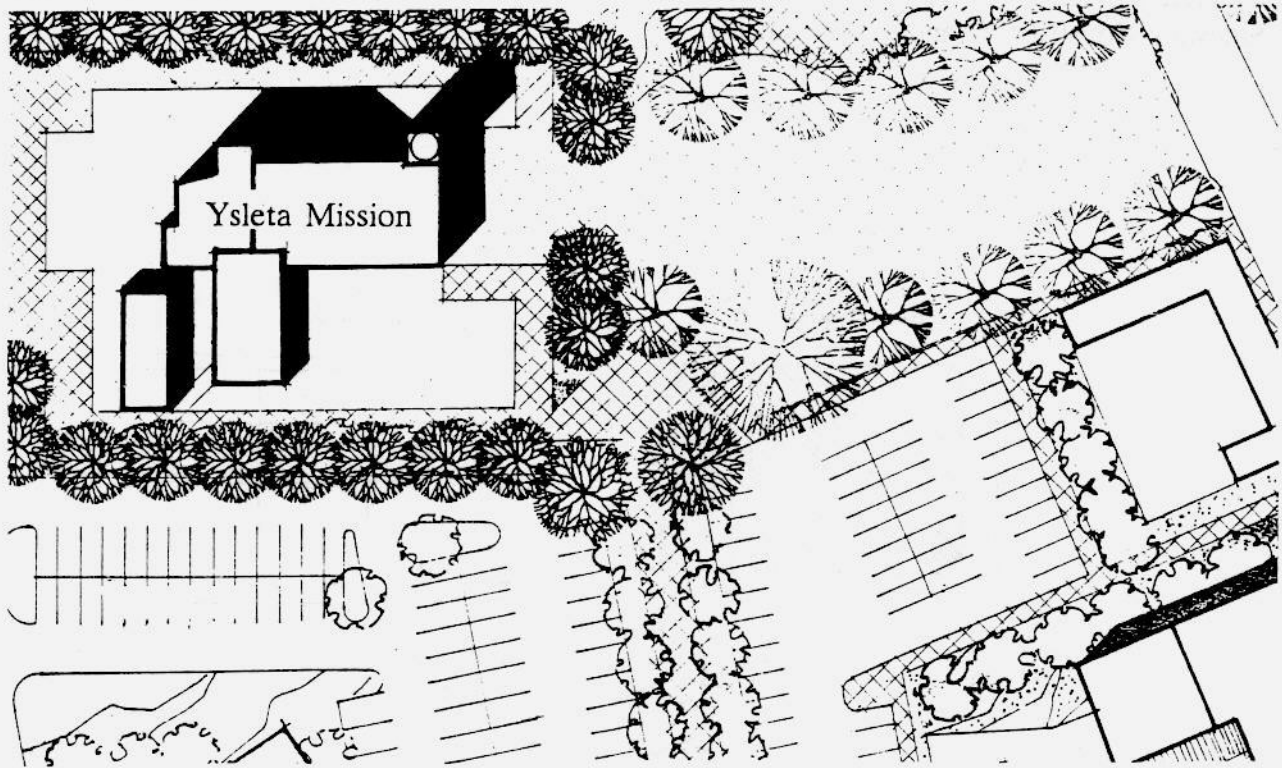
## SITE DETAILS: Sidewalks and Parkways

Sidewalks within the Ysleta Historic District are limited. This is due, in part, to the fact that the community was semi-rural. Urbanization increased following annexation by the City of El Paso in the mid 1950s.

Almost all of the sidewalks in El Paso are made of concrete; however, other alternatives exist. For example, brick and stone pavers are available in a wide assortment of colors and patterns and can contribute to the overall enhancement of an area. Exposed stones and pebbles set in concrete are other possibilities to consider as well. (Refer to Ch. 13 City Ordinance, Street and Sidewalk Construction and Maintenance.)



Concrete sidewalks border around the combined Ysleta Mission and Ysleta Pueblo del Sur area; however, walkways and other hard surfaces should be carefully planned as part of an overall design that will compliment the historic mission and the Indian complex. One alternative is that paths could be left exposed or covered in fine gravel (Chad) to maintain a more authentic environment. The paths could be outlined by wood or small to medium rounded stones. Brick or similar pavers should be used very selectively. The paths would be used to direct visitors in the area to various points of interests. For example, paths could link the Indian Restaurant to the Indian Ceremonial Dancing Grounds and directing pedestrians to the adjacent business district.



Development adjacent to the Ysleta Mission and the Indian Restaurant should use brick and/or stone pavers in earth tone shades in order to tie the areas together.

**All sidewalks and paths should have handicap accessibility.** (Refer local amendments to the Standard Building Section 508.1.)

Parkways, the area between the curb and sidewalk, should be landscaped with drought resistant plants since watering during the summer may be prohibited. For the most part, concreting a parkway is inappropriate. **It is against city ordinance to park any vehicle on parkways.** (Refer to Ch. 20.64.150 City Ordinance, Zoning.)

### **SITE DETAILS: Parking and Driveways**

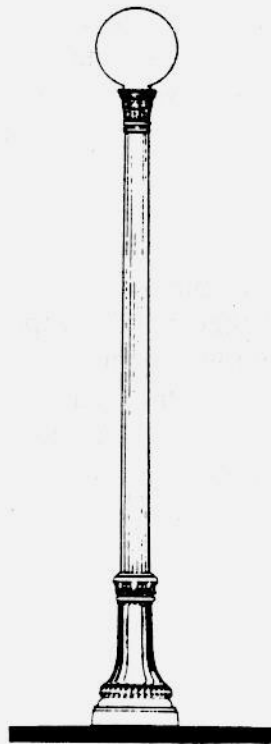
Most residential structures have parking at the rear of the property in the form of a garage or carport. Effort should be taken to maintain the use of the original parking area. When repair or replacement is required, the existing garage or driveway should be replaced in kind.

Paved areas for driveways should be kept to a minimum. Acceptable driveway materials are concrete and gravel.

Use plantings to screen parking areas.

### **SITE DETAILS: Lighting**

Most properties in Ysleta were not lit in a decorative manner. If you wish to accent your property with exterior lighting it is recommended that you first try to find a genuine (or replica) of a late nineteenth or early twentieth century period style fixture. If you are buying a new fixture, keep it as simple as possible such as a plain pole with one globe attached.



## LANDSCAPING AND OPEN SPACE

Landscaping is an inherent part of a building's sitting and design. Good landscaping reinforces and highlights the architectural qualities of a structure. Original vegetation should be maintained in good condition as it takes years for trees, shrubs and lawns to properly mature. When new landscaping is planned, it should be designed to complement the structure and the streetscape.

Zaragosa Drive, Alameda Avenue, Socorro Road, Old Pueblo Road and Candelaria Street are arterials in need of landscaping. Planting trees with a combination of shrubs and/or ground coverings can greatly enhance these streets. Properly designed landscaping can set the tone for immediate and surrounding areas.

Along predominantly residential corridors such as Candelaria Street and Old Pueblo Road, property owners should be encouraged to plant trees with shrubs and/or ground coverings in the parkways. Cooperation from Ysleta residents is essential as part of a neighborhood self-improvement program.



It is recommended that Alameda Avenue, Zaragosa Road and Socorro Road be the focus of a comprehensive and extensive landscaping program. For example, vegetation should be planted on Alameda Avenue from Ysleta High School to at least one mile past the Ysleta Mission. Along Socorro Road, a combination of trees, shrubs and ground coverings should be planted from Schutz Drive down through the Mission Trail. It is recommended that Zaragosa Drive also be landscaped from Sunland Road down to the Zaragosa port of entry.

It should be emphasized that landscaping on main arterials and residential streets must follow landscaping standards established by the Department of Traffic and Transportation for the City of El Paso. For example, on main arterials, trees must clear standard size trucks; 13.5 feet above the pavement. On residential streets, trees shall have a minimum clearance of 10 feet above the street level at the curb line, and graduate toward the centerline of the street to a minimum clearance of 12 feet above the pavement.

The gateways identified in the map below are important features that reflect points where tourists are first introduced to the Ysleta Mission, the Tigua Indian Reservation and other points of interest. Gateways provide excellent opportunities for landscaping.

Arterials in need of landscaping are also identified in the map below.

### KEY

- Arterials 
- Gateways 



There are several indigenous plants that require little water and maintenance, and are appropriate to the Ysleta Historic District. The following are examples of landscaping plants appropriate for residential and public properties, including right-of-ways.

Ice Plant	Honey Mesquite
Mexican Elder	Arizona Ash
Peruvian Verbena	Santolina
Red Yucca	Vitex (Chaste Tree)
Desert Broom	Bird of Paradise
Desert Willow	Arizona Ash
Mexican Paloverde	Purple Leaf Plum
Globe Willow	Spanish Broom

Fruit trees to consider for front yard landscaping include Fig, Jordan Almond, Tilton Apricot and Alberta Peach.

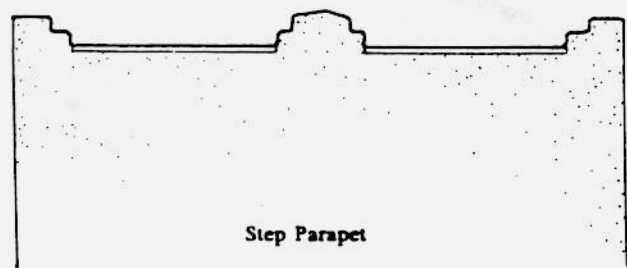
Mulberry trees are not native to the southwest and are inappropriate for landscape use.

Refer to the most current copy of Residential Landscaping for Desert Climates, by The El Paso Water Utilities Company and the Texas Agricultural Experiment Station (Texas A&M University), for further landscaping guidance and information.

**Landscaping proposed for parkways, right of ways, and other areas where vegetation might obscure traffic sight distances, must get approval from the Department of Traffic and Transportation, and must comply with City Ordinance.**

## ROOFS

Roof types in Ysleta vary. For example, flat roofs are characteristic of Pueblo architecture. Mediterranean, however, may have flat roofs or hip roofs with red clay tile.



Essentially, all structures are intended to be wall dominated, "a building's geometry should be more defined by walls than by roofs." The height of the roof above the wall should not be greater than the height of the wall itself.

If roofing is beyond repair, replacing materials should match the original as close as possible. A roof and all roofing materials should be compatible with the structure. **Do not change the style or construction of the roof.** For example, constructing a gable or hip roof on top of an existing flat roof would be inappropriate. If, however, the present roof is noncompatible with the structure (and it needs to be replaced), it is recommended that new compatible roofing materials be used to bring the structure together in overall design.

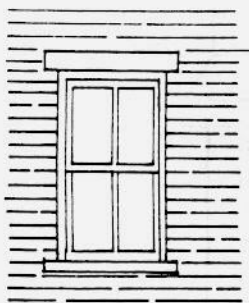
### CHIMNEYS AND VENTS

Existing chimneys and vents should be maintained. If repair is required the original materials, style, color and construction should be matched. New construction should not involve the removal of these elements.

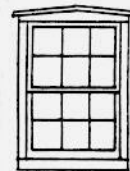
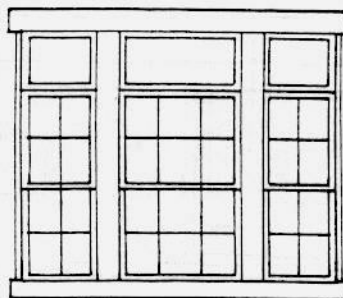
Spark arrestors should complement the termination of the chimney in design, shape and color. Installation of spark arrestors should not disturb the character of the chimney nor the character of the structure. In addition, all spark arrestors must meet city code requirements.

### OPENINGS: Windows

Windows are important character defining features because of significant detailing as in decorative windows, or because they help to define a pattern through the use of voids (see Pattern and Rhythm). Window design will vary with the different architectural styles within the Ysleta Historic District.



Wood, Double-Hung Windows



Windows should be repaired rather than replaced. In most cases this will simply entail removing old paint, installing new weather striping, and then repainting. If windows are damaged beyond repair, replacement windows should match the type, style, material and finish of the original. Do not plug, cover, and/or widen windows if they are on the exterior walls of the original structure.

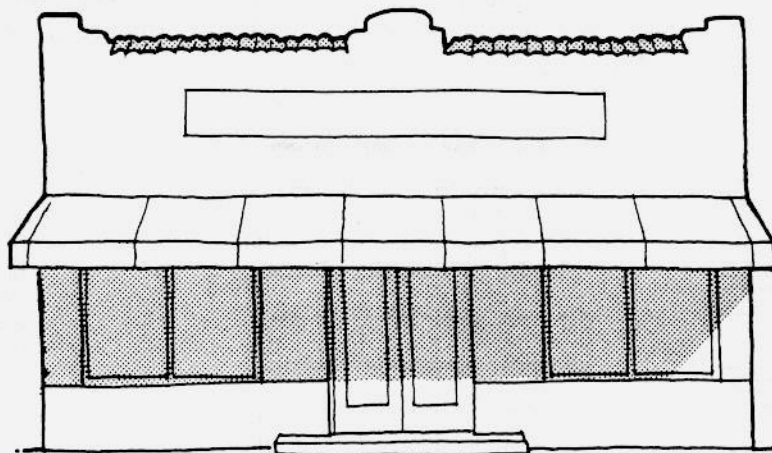
Aluminum sliding windows are not in character with the Ysleta Historic District. Muntins should be installed on existing horizontal windows, so as create the appearance of true divided light.

Window frames and trim are sometimes elaborate. In Ysleta, however, window treatment is usually basic and less ornate. Frames, lintels, and sills should preferably be constructed of wood. Metal alternatives may be used if finished. The finish must be in character with the overall appearance of the structure and adequately complement its' style.

Storm windows should look like part of the building rather than something tacked on. Well proportioned storm windows can be installed without causing adverse visual effect. Color, shape, and general appearance of storm windows should correspond to the inner windows as closely as possible. Avoid using unpainted aluminum, and other unpainted types of storm windows, that may disturb the character of the building.

#### **OPENINGS: Shutters and Awnings**

Shutters and awnings can be utilized if it can be documented that they originally existed. Both should be built to the appropriate proportions, even if they are not operable. Shutters should measure the full height of the window and half of its' width, so as to appear to cover the entire opening when and/or if closed. When opened, shutters should also lie flat against the wall.



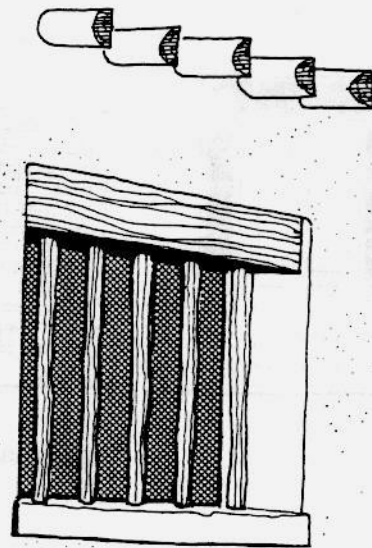
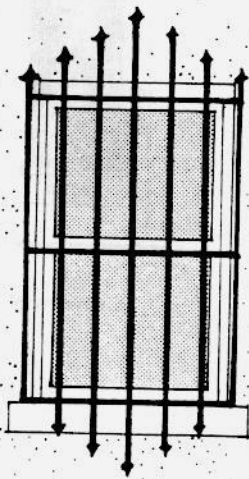


## OPENINGS: Security Considerations

Crime in El Paso and the Ysleta Historic District has become an important factor for citizens to contend with. The security measure most visible in Ysleta, as well as throughout the city, are "security bars." Originally, bars and/or grillwork was more of a decorative treatment found in Mediterranean style architecture. Regardless of whether bars are used for security and/or decoration, improper design and color can adversely affect the architectural style/design of a structure.

Ideally, bars should be installed on the interior of the building envelope. This procedure, however, is not always feasible. Bars can also be mounted within the window opening on the exterior of the building. Each case will have to be considered individually, in order to determine the impact of bar installation on the structure.

Avoid using complex, ornate bar designs. Simple bar designs will complement a structure far better than ornate patterns.



A permit for bar installation must be obtained from the City Department of Public Inspection. Public Inspection will approve only those grill designs, in which the grills over the bedroom windows can easily be pushed open from inside. This is a precautionary measure in the case of fire.

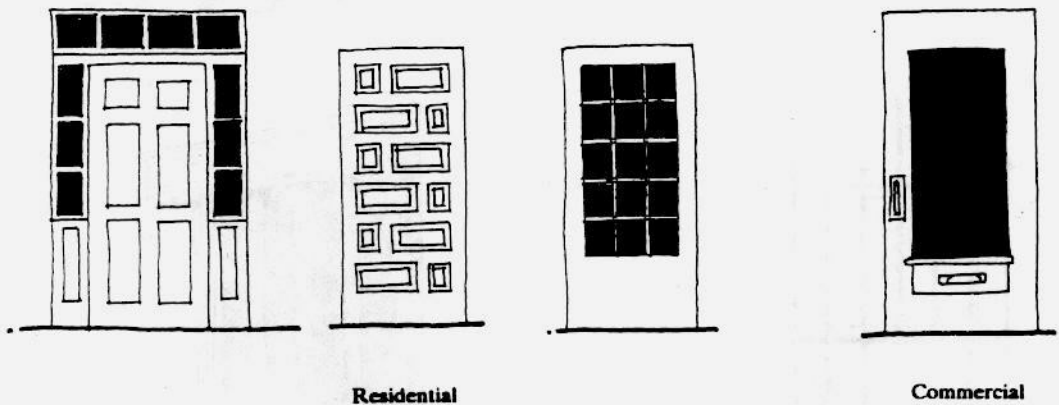
## OPENINGS: DOORS

Doors are important elements contributing to the character of structures. Proportion, composition in elevation, detail and trim are all essential to the overall scheme.

If possible, original doors should be retained. This includes original hardware such as doorknobs, hinges and pulls. Do not widen doorways or attempt to cut new ones, on the exterior walls of the original structure.

If existing doors are beyond repair, new ones should be installed. New doors should match original materials and should also be similar in design.

Doors appropriate to the Ysleta Historic District.

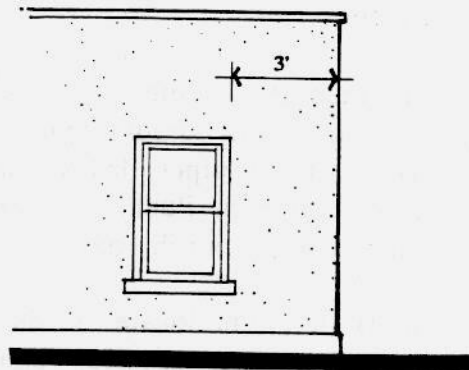


Flat surfaced and contemporary doors with small decorative windows should be avoided.

Like windows, storm doors should appear to be part of the building. Storm doors can be installed without causing adverse visual impact. Converted storm units (those with sliding, stationary glass and screen), can be used if they are proportionally correct. If possible, storm doors and windows should be set back from the surface of the exterior frame, and should be painted to minimize their visual presence.

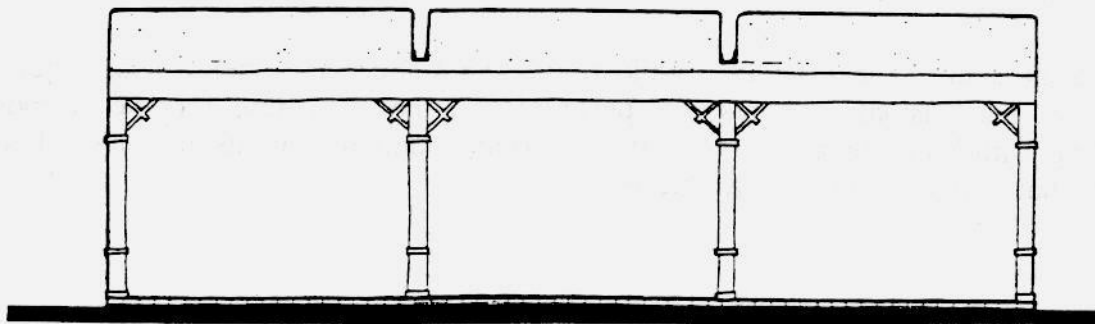
### THREE FOOT RULE

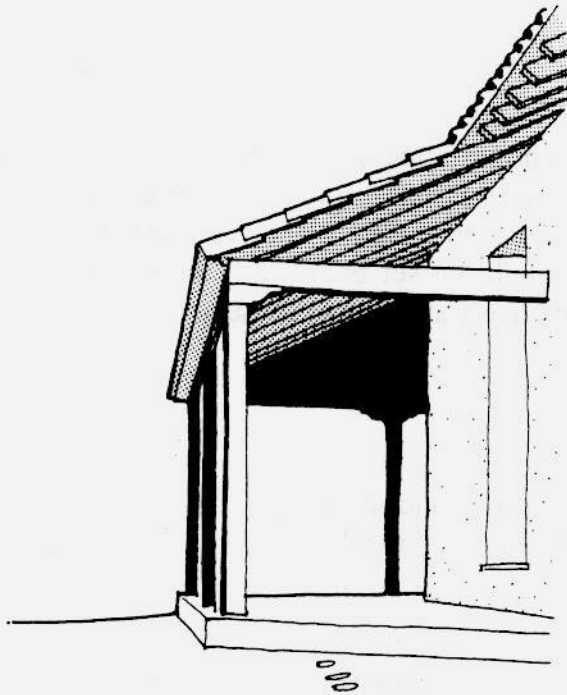
Respect and protect the integrity of adobe style buildings. Windows and doors should not be placed within three feet of the outside corner of the structure, for in practice, the corner is load-bearing.



### PORCHES

Porches (portales) are functional as well as decorative features that help to define the overall character of a building. Pueblo and Mediterranean architecture have each incorporated porch construction at one time or another. Typically, porches are specific contributing features of Mediterranean architecture.





A porch and all of its architectural elements should be maintained and repaired. If elements must be replaced, materials should match the original construction. Porch railings should be of wood. **Steel pipes, brick columns and wrought iron** are not characteristic of porch construction in Pueblo or Mediterranean architecture, and are therefore inappropriate materials for porch construction.

Exterior stairs to upper floors should be located to the side and/or rear of a structure; not adjacent to the porch. Where major structural repairs are required, new construction should replicate the original work.

## FOUNDATIONS

All buildings have foundations of one kind or another; wooden post and beam, rock, or cinder block for example. The majority of the structures found in the Ysleta Historic District, however, do not have exposed foundations. The exception is the one-part commercial type and some adobe buildings that have been rehabilitated. In these cases a thick coating of cement has been applied to the bottom courses to protect them from water damage.

The finished skin of the structure should run to the grade line or below it as required by building codes. Isolation joints are permitted at the floor line for the purpose of complying with code requirements. It is recommended that joints be finished with a color(s) that complements the structure.

## **SECONDARY AND OUT BUILDINGS**

An secondary building is a free standing structure near the primary building. A garage, for example, would be considered a secondary building. Since most secondary buildings were usually built at the same time and in the same style as the primary structure, they contribute to the architectural character of the property. Same attention to detail should be taken while planning construction for a secondary structure as was taken for the primary structure. In respect to modernization, the most common element impacted is the door. Original doors should be repaired, but if replacement is necessary, new doors should match the original design as closely as possible. (See Doors)

## **MATERIALS AND FINISHES**

Much of a structure's character is determined by the way materials and finishes are combined. The character of the Ysleta Historic District should be preserved through proper design and construction practices.

### **MATERIALS: Masonry**

Appropriate masonry for the Ysleta Historic District includes brick, stone, terra cotta, stucco finishes or synthetic coatings, and adobe.

Adobe is part of the southwest tradition of wall construction. Adobe bricks are essentially composed of three elements: 20-30% is caliche or clay, the bonding agent; 50-60% sand or fine gravel for compressive strength, and 3% organic fiber (straw, grass, etc.) used as an agent to prevent cracking during curing. Although water is another important element, it evaporates as the brick dries. Adobe structures, like the Ysleta Mission, reflect the durability this type of masonry has to offer. There are several adobe structures within the Ysleta Historic District dating from the 1700s that exemplify this durability. Although keeping water out of adobe walls can be a principle problem, routine maintenance will help to preserve a structure. Any rehabilitation effort and all new construction should refer to the City of El Paso Adobe Code, Ch. 18 section 8.160.

Masonry requires little maintenance. Adobe and brick, however, are the most easily damaged and/or destroyed materials as result from improper cleaning and repair methods, such as sand blasting.

It is necessary to clean masonry surfaces and repoint mortar joints every 50 to 60 years or when deterioration occurs. Masonry should be cleaned with low pressure water combined with detergents, and scrubbed with natural bristle brushes. There are also many chemicals available that can be used to remove paint gently, including "spray on-peel off" to "paint on-wash off".

Before cleaning any building, consult local experts on restoration who can help to research the surface of the buildings and determine the safest and most efficient cleaning method. **Sandblasting causes irreparable damage to brick, stone, terra cotta, adobe and stucco finishes.**

If masonry is beyond repair, use similar materials that match the color, size and texture of the material being replaced. Mortar should also duplicate the composition, color, texture, joint size and joint profile of the original construction. If a brick surface has previously been stuccoed, it should probably remain stuccoed since removal may damage the underlying masonry.

It is recommended that the services of a reputable building contractor and a consulting structural engineer, be obtained prior to repair or replacement of major structural support members.

### **MATERIALS: Wood**

With the availability of natural clays (adobe) and stone, very little wood construction is found within the Ysleta Historic District. Wood is predominantly used in new construction of framework. Wood is also used for highlighting. For example, it is commonly used for trimming around windows and doors. When working with exposed wood elements, original materials should be maintained where at all possible.

If surface paint must be removed, safe chemical compounds are available to do so. Check for leaks. Undetected moisture may penetrate behind the exterior surface of the building causing insect growth. More importantly, undetected moisture may cause rot and lead to eventual wood decay.

If wood is deteriorated beyond repair, replace with wood to match the existing as close as possible. Metal, vinyl, asbestos, and other synthetic materials are inappropriate, although some of these may be considered on an individual basis. Metal, vinyl, and synthetic materials may be used when a) proposed materials match existing material, b) original detailing is not altered, c) window and door trim is properly detailed, d) unique finishes are not covered or damaged.

### **MATERIALS: Metals**

Like wood, very little exterior metal has been used for construction within the Ysleta Historic District. For the most part, metal is used for stair railings, balconies, windows, and fencing. Mediterranean architecture utilizes iron grill work as decoration, as well as for protection, over windows and doors. This architecture also uses grill work in the ornamentation of balconies.

Metal functioning as structural hardware can also be decorative when used as a highlight on wood construction. For example, metal wood connectors used to support beams and columns, or as hardware with a black metal finishes on wooden gates.

## COLOR

Color is one of the most personal decisions facing property owners. There are general guidelines, however, that should be taken into consideration. Before painting, keep in mind the relationship that buildings have to one another on a street. The color of one building can set the tone for an entire street and can either blend or clash with neighboring structures.

The natural color of originally exposed materials should be maintained. It is not appropriate to paint, stucco, or spray texture on brick. It is recommended to clean brick never to paint over it.

If it can be determined, a structure's original color should be given first priority as a color choice. Documentation of colors for architectural styles and for certain periods in history is available in trade journals. Color choices should primarily be made from these documented palates.

### RECOMMENDED COLOR CHART FOR ARCHITECTURAL STYLES

STYLE	SHUTTER, WINDOW, & DOOR COLOR	WALL COLOR	TRIM
Mediterranean	white	white to beige and brick colors	terra cotta, light neutral
Pueblo Revival	earth tones light blue	earth tones to white wash	earth tone stains light blue
Pueblo Colonial	natural finish	white wash	natural finish
One-part commercial type	white	red brick	white

## **MECHANICAL EQUIPMENT**

Mechanical, electrical and telephone equipment, as well as other obtrusive elements and/or structures, should be screened from view. Obtrusive structures include satellite dishes, air conditioning units, and radio and television antennae.

## **HEALTH AND SAFETY CODES**

Most structures that are 50 years and/or older fail to meet the standard requirements of modern health and safety codes. Plumbing, for example, that was installed in the early 1900s might meet current codes, but pipes will more than likely be in need of repair and/or replacement.

Electrical and mechanical systems are other important considerations in respect to safety. For example, electrical wiring was originally wrapped in cloth, as opposed to modern plastics commonly used today. In addition, older circuits were not designed to accommodate modern appliances such as microwaves, stereos, televisions and specialty lighting.

It is important to check code compliance for fire prevention, building construction, mechanical, electrical, and plumbing systems, not only for new construction, but for responsible maintenance as well.





## Guidelines for Non-Residential Buildings

Storefronts  
Signs  
Parking

## **GENERAL CONSIDERATIONS**

The guidelines and recommendations previously mentioned apply to all commercial structures. Site development, building elements, materials and finishes, modernization, etc., are all applicable to commercial properties but may require modification in certain cases.

## **STOREFRONTS**

Brick work, pressed metal decorations, awnings, and large, wood framed display windows are important storefront elements. Storefronts are the predominant elements of a commercial streetscape and should be restored whenever possible. If materials and/or elements are beyond repair, replacing materials should match the originals as close as possible.

Although there are a variety of different storefront styles within the Ysleta area, specifically along Alameda Avenue, the following guidelines are flexible in that they are focused towards all storefronts in general.

Storefronts should be fabricated from wood, but metal storefronts will be acceptable provided that:

- frames are painted
- the design complements the architectural style of the facade and the surrounding area
- entry doors complement the structure's architectural style

Security grill work should be installed in such a manner that assembly, and the grill work itself, does not detract/disturb from the storefront and its facade.

## SIGNS

Signs are any public display boards bearing information or advertising. Chapter 20.66 of the El Paso Municipal Code specifically regulates design, color, material, location, and size of signs within the city. There are two types of signs: on-premise (those signs advertising the actual business) and off-premise (billboards).

These guidelines present recommendations for both signage types, and cover a few of the basic sign regulations only. A copy of the sign ordinance is included in the Appendix and should be reviewed before making any decisions.

## LOCATION

In respect to historic districts, Ch. 20, Section 66.230 of the sign ordinance specifically identifies areas restricted from signage:

No off-premise signs are permitted within 1200 ft. from the Ysleta Mission steeple.  
No signage on Zaragosa Road, from the Zaragosa port of entry to Socorro Road.  
No off-premise signs are permitted within the boundaries of the district and no off-premise signs shall be installed within 250 feet of the center line of streets forming the boundaries of the district.

(Existing nonconforming signs should refer to Ch. 20 Section 66.150 of the sign ordinance.)

Signs should not hide or cover any significant detailing and/or architectural features of the building. On-premise signage should not cover windows, doors, or air vents. On-premise signs should be located in close proximity to the activity it is identifying. In most cases, the best location is usually above, on, and/or near the front door.

## SIZE

Signs shall not exceed thirty square feet in all commercial and manufacturing districts, and should not exceed six feet in height.

## MATERIALS

Signs constructed for landmark buildings or sites must be made of materials attributed to the era in which the building or site was constructed.  
Plastics are not permitted.

## NUMBER

For single tenant buildings there may be a maximum of one sign for each street frontage per landmark structure or site. For multitenant buildings, one sign is allowed for each storefront tenant.

## ILLUMINATION/MOTION

Neon is permissible if implemented appropriately.  
Flashing, backlit, intermittent or moving light or lights are prohibited.  
Twirling and/or revolving signs are prohibited.

## COLOR/DESIGN

Colors should complement the building and/or the surrounding area.  
Flourescents should be avoided.  
Designs should be artistic, innovative, yet compatible with the building and/or the surrounding area.  
Lettering should not exceed 40% of the total area.

## BANNERS/AWNINGS

Banners are prohibited, with the exception that they may be used for a period not exceeding 10 days for grand openings and charitable functions only.  
Signage should be limited to the drop flaps of the awning.  
Awnings made of fabric are more appropriate to the Ysleta area, and colors should coordinate and complement the building, adjacent buildings, and the general vicinity.

## WALL SIGNS

A minimum border of three feet is required between the sign and the sides and the top of the building wall.  
There must be a minimum clearance of at least eight feet, between the bottom of the sign and the ground level of the building wall.  
Signs mounted perpendicular to the front facade of the building should not be attached above the sill of the top story window.  
Signs may be placed on bland wall surfaces only.

## FREESTANDING SIGNS

These signs may be placed in the front yard no closer than 5 feet to the property line; the setback shall be 15 feet where the property line is located at the curb line.

Signs shall be pedestrian oriented and should not detract from any historic landmarks.

There must be 35 feet of spacing between freestanding signs.

Freestanding auxiliary signs should not exceed 2.5 feet in height and 3 square feet in area.

## PROJECTING SIGNS

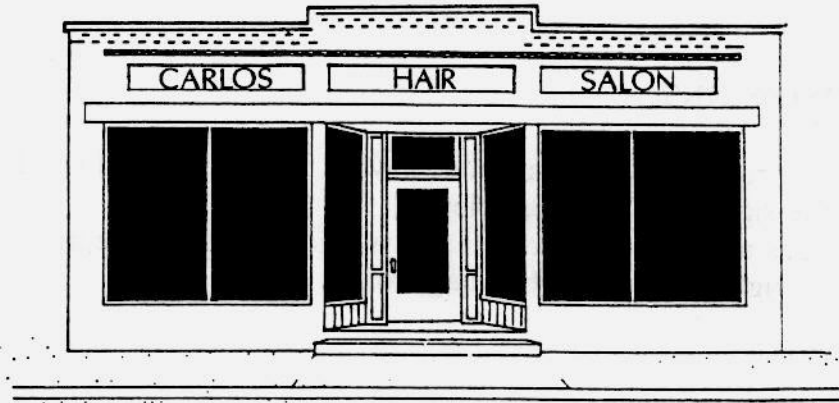
Double-faced projecting wall signs must have a minimum nine foot clearance between the bottom of the sign and the ground level.

Projecting signs are prohibited at the intersection of building corners, with the exception if they are at right angles to a building front.

**"All signs are subject to review by the El Paso Historic Landmark Commission for a Certificate of Appropriateness." (Ch. 20 section 66.350k.)**

# EXAMPLES OF SIGNS

Band Sign



Shingle Sign



Freestanding Sign



## **PARKING**

Follow these guidelines in designing parking for commercial properties.

Place the parking area where it will have minimal visual impact on the area. Commercial parking should generally be located to the rear of the property. Parking areas should not be placed in front or side yards.

Parking presently located in front of a structure should be screened with compatible fencing materials and/or landscaping. (See Landscaping and Fencing.) The combining of vegetation with fencing materials will enhance the quality of the site.



**Guidelines for New Construction**

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Infill Construction  
Additions



## GENERAL CONSIDERATIONS

There is currently a large amount of undeveloped land within the Ysleta Historic District. New construction and design should not detract or adversely affect existing historic properties in any way.

New construction may be defined in two ways; new infill construction on vacant land or the building of additions to an existing building. In either case, all of the general guidelines previously mentioned should be adhered to. Any new construction must be compatible in size, texture, color, design, proportion and detail to adjacent buildings and streetscapes, and must follow the specific architectural styles designated appropriate for that particular zone. Incorporating existing architectural features with new design elements can contribute added interest and compatibility.

### Infill Construction

New structures should respect the integrity of existing buildings. Existing historic structures and streetscape need be taken into consideration **before** designing new infill construction. Setbacks, proportion, rhythm, and building elements should all be addressed. As previously stated, infill construction must follow the architectural styles deemed appropriate for that particular zone.

### Additions

"New additions should be planned so that they are constructed to the rear of the property or on a non-character defining elevation." According to the Standards for Rehabilitation, new additions should be designed and constructed so that the character-defining features of buildings are not radically changed, obscured, damaged, or destroyed in the process of rehabilitation. Do not add on top of an original historic structure. Rather, add to a more recent addition, or start a new one-to-two story addition on the side or rear of the building.

Additions should complement the original structure, but not necessarily attempt to duplicate or copy it. The older structure should be identifiable from the new addition.

## Maintenance



## MAINTENANCE

Property owners should practice general upkeep in order to maintain structures and/or properties. Buildings should be preserved against decay, deterioration and structural defects. General maintenance considerations include roofs and ceilings, walls and fences, and foundations.

Ceilings, roofs and roof supports that sag, split or buckle due to deterioration or defective materials, should be repaired and/or replaced.

Walls, partitions, and fencing that lean, split, buckle or are crumbling, should also be repaired and/or replaced. Loose plaster should be replastered before any possible deterioration occurs. Again, reasons for such occurrences may be a result of deterioration or defective materials.

Faults in a building or structure that render it structurally unsafe should be repaired as soon as possible. Other structural defects, such as damaged columns for example, should also be corrected as soon as possible.

It is also recommended that waterproofing and weather protection be included in maintenance. Protect a structure by waterproofing exterior walls, roofs, foundations, floors, windows, and doors. Exterior walls should be repainted when necessary, or other protective coverings should be used to protect a structure from weather beating elements.



**Office Procedure**

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Certificate of Appropriateness  
Certificate of Demolition

## **CERTIFICATE OF APPROPRIATENESS**

Created in 1978, the Historic Landmark Commission (HLC) is responsible for reviewing requests for modifications, alterations, additions, new infill construction, and demolitions of historic structures and/or of any structure located within a historic district. It is essential to identify and define the scope of the project in the request. **New construction** is the construction of new structures or additions. For example, building a new home or adding a room to an existing building. **Rehabilitation** is the repair and/or replacement of general building elements. For example, roofs, windows, wall finishes, etc. It might also be an attempt to bring a building back up to code, using original and/or similar materials. **Maintenance** refers to general upkeep. (Exception - changing color(s) of a structure.) The following describes the steps of the application process, once the scope of work has been identified by the applicant.

1. Identify if the property is located within the Ysleta Historic District. Then identify what zone it falls under. Identify whether it is a non-contributing, a contributing or a landmark structure.

### **FILL OUT CERTIFICATE OF APPROPRIATENESS APPLICATION FORM, FROM THE OFFICE OF HISTORIC PRESERVATION**

2. Prepare application and necessary documents for the intended scope of work:

#### **DOCUMENTATION REQUIREMENTS**

##### **I. New Construction:**

1. Scope of work
2. Drawings (2 sets) to include the following:
  - Site plan clearly indicating location of structure and site improvement elements.
  - Floor plans
  - Elevations indicating finishes of all four sides of the structure
  - Roof plan should identify material, roof slope, mechanical elements, and chimneys if intended.
  - Details of architectural elements impacting the appearance and/or character of the structure
3. Photographs
4. Sample materials
5. Description of proposed work

2. Drawings (2 sets) to include the following:
  - Site plan clearly indicating location of structure and site improvement elements.
  - Floor plans
  - Elevations indicating finishes of all four sides of the structure
  - Roof plan should identify material, roof slope, mechanical elements, and chimneys if intended.
  - Details of architectural elements impacting the appearance and/or character of the structure
3. Photographs
4. Sample materials
5. Description of proposed work

II. Rehabilitation: Provide the documentation that directly relates to the scope of work

1. Scope of work
2. Drawings (2 sets) to include the following:
  - Site plan clearly indicating location of structure and scope of work
  - Floor plans of structure impacted by scope of work
  - Full elevations of structure impacted by scope of work
  - Roof plans (if applicable) indicating roofing material
  - Details of architectural elements impacting the appearance and/or character of the structure
3. Photographs
4. Sample materials

III. Maintenance:

1. Scope of work
2. Photographs of areas to be worked on, clearly identifying the existing structure
3. Submit application and all necessary documentation to the Office of Historic Preservation, on the first Tuesday of every month. All documentation must be complete before the Historic Landmark Commission can consider it for review.
4. Requests for general maintenance, new construction, and rehabilitation of non-conforming and non-contributing structures will be reviewed by the Office of Historic Preservation. Once approval is granted, obtain all necessary permits from the Department of Public Inspection, in order to begin work. Should the applicant disagree with the decision made by the Office of Historic Preservation, the applicant may appeal to the Historic Landmark Commission. The HLC must take action within 60 days from the date first submitted the

request to the Office of Historic Preservation. The HLC meets on the third Tuesday of every month, at City Hall.

#### OUTCOMES OF HLC REVIEW:

- Approval with no stipulations
- Approval with stipulations
- Deferred to sub-committee for further study
- Re-submittal
- Denial

Should the applicant disagree with the decision of the HLC, he has the right to appeal to City Council within 30 days from the date of action taken by the HLC.

The City Council decision is binding and final.

Failure to appeal within the prescribed time will automatically make the HLC decision binding and final.

5. After receiving project approval, the applicant shall secure all necessary building permits from the department of Public Inspection, in order to begin work.
- \* If drastic changes are made during the scope of work, re-submittal for approval is required. Failure to comply with approved drawings and scope of work will revoke the Certificate of Appropriateness.

#### CERTIFICATE OF DEMOLITION

Once a property is demolished it is gone forever and can never be replaced. The demolition of any structure is a dangerous alteration, causing permanent change and damage to the character of an area. Plans to demolish a structure in part or in whole shall not be approved until attempts have been made to work with the existing structure, and approval has been granted by the Historic Landmark Commission. Certificates of Demolition are generally only granted where a significant threat to public health and safety exists.

An application for a Certificate of Demolition must be submitted to the Office of Historic Preservation. Information should include but not be limited to photographs, drawings, and a written description detailing the scope of work.

After receiving project approval, secure the necessary permit from the Department of Public Inspection, in order to begin demolition.





## Appendix

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Core Historic District Zone Legal Description. Ysleta Grant; lots 42-1, 42-3A, 44-1A, 44-2A, 44-1B, 44-2B, 44-1C, 44-1D, 44-3, 44-4, 44-5, 44-6, 44-7A, 44-7B, 44-18, 44-19A, 44-19B, 44-19C, 44-19B1, 45-1, 45-2A, 45-2B, 45-27A, 45-31, 45-32, 48-5A, 48-5B, 48-6, 48-7, 48-8, 48-9A, 48-9B, 48-9C, 48-10A, 48-10B, 48-10C, 48-10C1, 48-11A, 48-11B.

Frymuth Home Improvement No. 2: Blk 4, lots 1 to 15, Blk 5, lots 1 to 11; Alexander: Blk 1, lot 1; Blk 2, lots 45, 46, 47.

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## ACKNOWLEDGEMENTS

### Mayor City Council

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Mateele B. Rittgers  
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Ricardo Gonzalez,  
Chairman  
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R E S O L U T I O N

WHEREAS, the City of El Paso has initiated the process for the creation of an Ysleta Historic District in order to preserve the unique and historic character of Ysleta landmarks and their environments; and

WHEREAS, Chapter 20.67 (Historic Landmark Preservation), Section 20.67.070 of the El Paso Municipal Code, requires the Historic Landmark Commission to prepare guidelines to be used in determining whether to grant Certificates of Appropriateness for construction on, and Certificates of Demolition for the removal of designated historic landmarks; and

WHEREAS, on November 20, 1990 the El Paso Historic Landmark Commission recommended the adoption of the Design Criteria: Ysleta Historic District, a copy of which is attached to this Resolution and incorporated as Exhibit "A"; and

WHEREAS, on January 17, 1991 the El Paso City Plan Commission also recommended the adoption of the attached Design Criteria: Ysleta Historic District;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

THAT the findings and recitations set out in the preamble to this Resolution are found to be true and correct, and that they are hereby adopted and made a part hereof for all purposes; and

THAT the El Paso City Council hereby adopts the Design Criteria: Ysleta Historic District, a copy of which is attached and incorporated as Exhibit "A", in order to preserve the unique

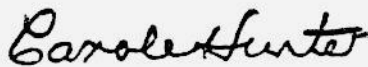
and historic character and identity of the Ysleta landmarks and their environments, to be used in the review by the Historic Landmark Commission of requests for Certificates of Appropriateness and Certificates of Demolition.

ADOPTED this 24 day of FEB.,  
1991.

THE CITY OF EL PASO

Mayor 

ATTEST:

  
City Clerk

APPROVED AS TO FORM:

  
Assistant City Attorney

APPROVED AS TO CONTENT:

  
Historic Preservation Coordinator

