



# Lincoln Center



# HISTORY

- **October, 1923**: Deed from City of El Paso to EPISD
- **October, 1969**: Deed from EPISD to State of Texas (to utilize as a staging location for construction and maintenance of the Controlled Access Highways)
- **August, 1973**: City requests from State the use of Right of Way beneath I-10 structures for a public purpose – to develop open space



## ➤ **AUGUST, 1974**

➤ **Resolution authorizing Mayor to sign a Multiple Use Right of Way Agreement with the State of Texas authorizing the City to use State owned Right of Way beneath I-10 structures for public purpose.**

- a. The use of Lincoln School is allowed. All permanent type additions become property of the State.
- b. Upon written notification by either party that the use is discontinued, the City will have 30 days to clear the area, and restore the area to a condition satisfactory to the State.



## ➤ **SEPTEMBER, 1975**

- **Resolution authorizing the Mayor to sign a Nonalienation Agreement with the Economic Development Administration for remodeling the old Lincoln School building into a Recreation Center.**
  - City is to retain title and its leasehold interest for the useful life of the Project Facilities which was determined to be 40 years. (2015)
  - Restrictions & limitations may be waived, modified, or altered with the prior written consent of the Assistant Secretary of Commerce for Economic Development in accordance with the regulations prescribed in Title 13, Code of Federal Regulations.



# **LINCOLN CENTER RENOVATIONS CDBG FUNDS**

- 1976: Lincoln Center Renovation - \$100,000
- 1978: Installation of Elevator - \$56,898
- 1987: Roof replacement - \$24,950
- 1988: Bathroom repair & renovation - \$29,000



# LINCOLN CENTER UTILIZATION

- 1977-1987
  - Park Administration Offices
  - LULAC Project Amistad Offices
  - A Recreation Room – pool tables
  - A meeting room/classroom – informal gatherings
  - Gallery created for local artists – monthly exhibits
- 1988-1998: no longer any services; primarily park administration & expansion of offices for LULAC-gallery continued with local artists; monthly exhibits continue
- 1998-2006: same purpose, however population growth declining – other centers built and/or remodeled in this general area to provide services for youth and seniors



## AUGUST, 2006 – THE FLOOD

- Lincoln Center severely impacted by water damage.
- Microbial Investigation conducted by Sun City Analytical Inc.
  1. Findings concluded asbestos present with positive aspects of mold.
  2. Investigation revealed air contamination with mold permeating entire building
  3. Center staff members reported respiratory ailments due to contaminates.
  4. Dr. Jorge Magana, Director of City-County Health District, **requested closure of the Center and vacation of all personnel.**



# Lincoln Center Demographics

Population	Tract 28			Tract 29			Tract 30		
	1990	2000	2010	1990	2000	2010	1990	2000	2010
0-17	2,779	2,184	2,101	1,307	576	520	1,580	1,528	1,275
18-59	3,419	2,983	2,710	1,408	867	776	2,199	2,137	2,083
60+	940	897	921	363	337	256	829	917	830
<b>Total Population</b>	<b>7,138</b>	<b>6,064</b>	<b>5,732</b>	<b>3,078</b>	<b>1,780</b>	<b>1,552</b>	<b>4,608</b>	<b>4,582</b>	<b>4,188</b>
<b>Population Change</b>		(1,074)	(332)		(1,298)	(228)		(26)	(394)
<b>Population Change (%)</b>		-15.05%	-5.47%		-42.17%	-12.81%		-0.56%	-8.60%

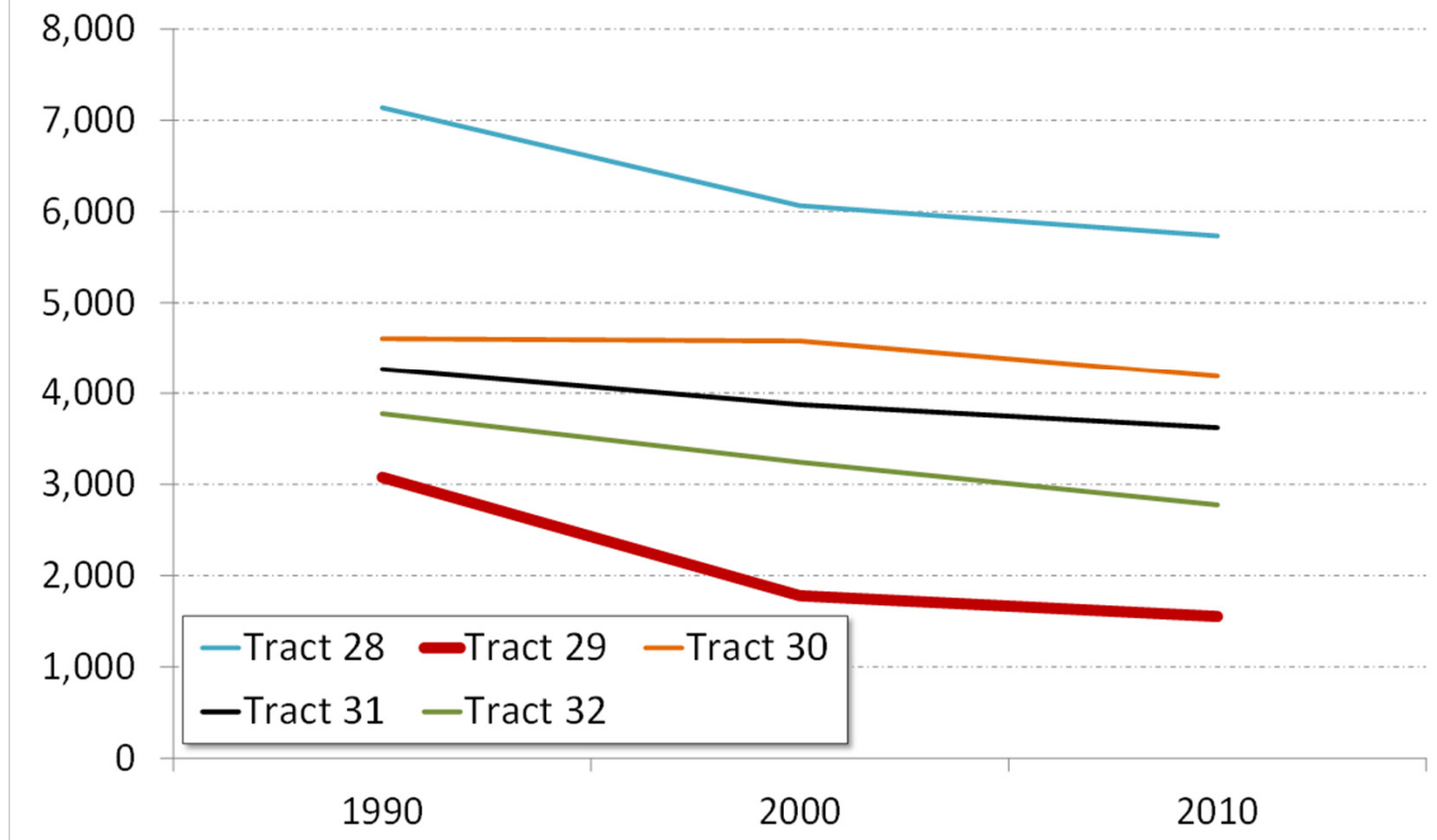
Source: U.S. Census Bureau

Population	Tract 31			Tract 32		
	1990	2000	2010	1990	2000	2010
0-17	1,119	1,072	995	1,154	928	741
18-59	2,113	1,753	1,666	1,910	1,600	1,386
60+	1,035	1,048	961	711	714	647
<b>Total Population</b>	<b>4,267</b>	<b>3,873</b>	<b>3,622</b>	<b>3,775</b>	<b>3,242</b>	<b>2,774</b>
<b>Population Change</b>		(394)	(251)		(533)	(468)
<b>Population Change (%)</b>		-9.23%	-6.48%		-14.12%	-14.44%

Source: U.S. Census Bureau

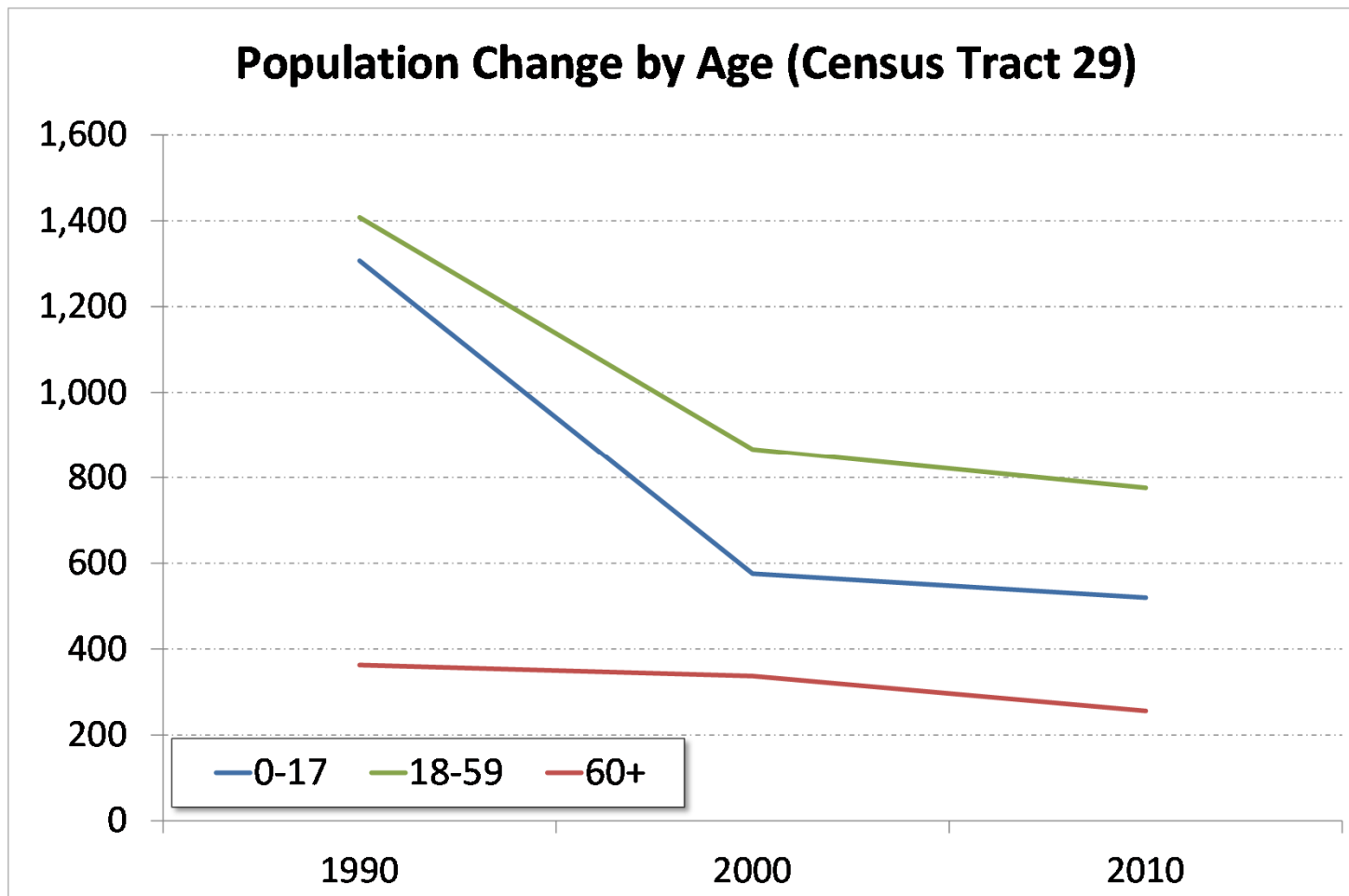


## Population Change by Census Tract



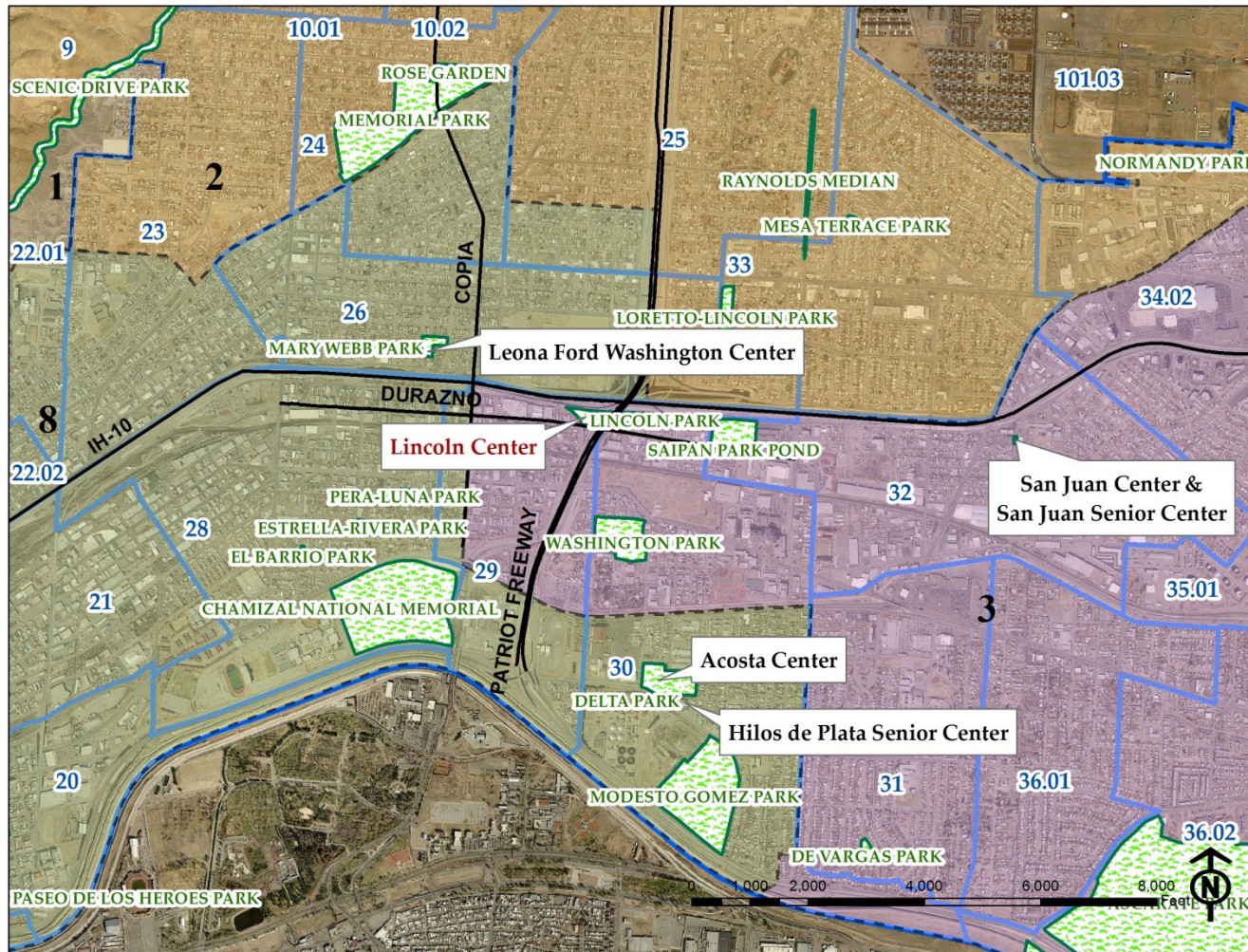


# Lincoln Center Demographics





# Lincoln Center Area Map





# **LETTER FROM TxDOT TO CITY**

## **JULY, 2011**

- Determined that Center is not eligible as an historical structure nor is its use contemplated in the future.
- Demolition by the City is acceptable to TxDOT.
- Approve demolition subject to State procedures & City responsible for all costs.



## OPTIONS GOING FORWARD

### ➤ **Demolition of Center:**

- Cost \$428,000 – funds budgeted

### ➤ **Recapture footprint** of Center – incorporate new amenities in the park to include:

- **Phase I**

- New turf, irrigation, trees
- Construction cost - \$377,900

- **Phase II/III+**

- Create path connection (\$152,000)
- Install shaded benches, gazebo, fitness stations (\$697,800)
- Build new urban style skate park (\$986,000)

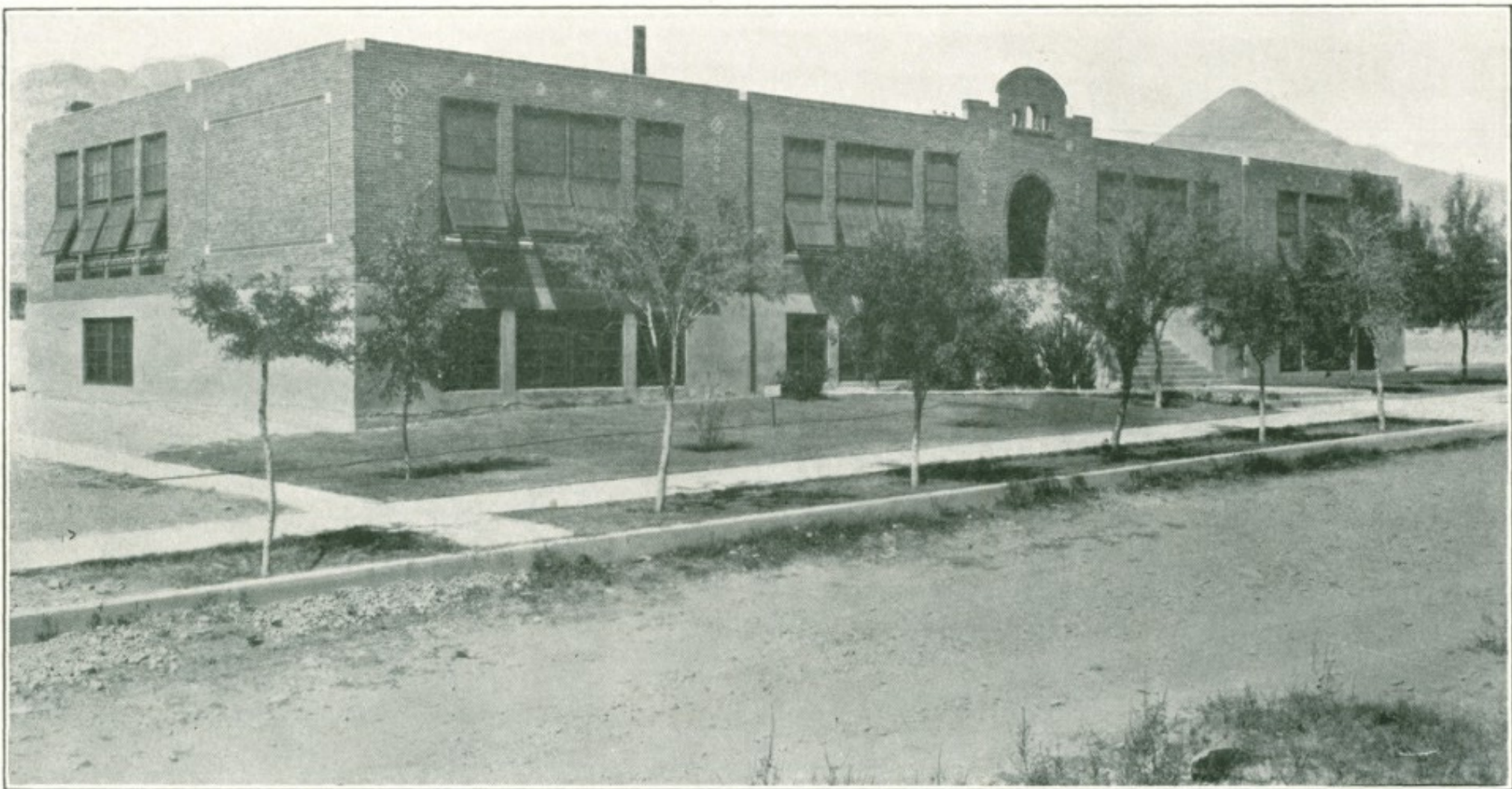


- **Renovation of the Center into full service Recreation Center:**
  - Construction cost - \$3.6 million
  - Parks Annual O&M - \$285,150
  - General Services O&M - \$108,550
  
- **Return the full interest in Lincoln Center to the State of Texas for their consideration**

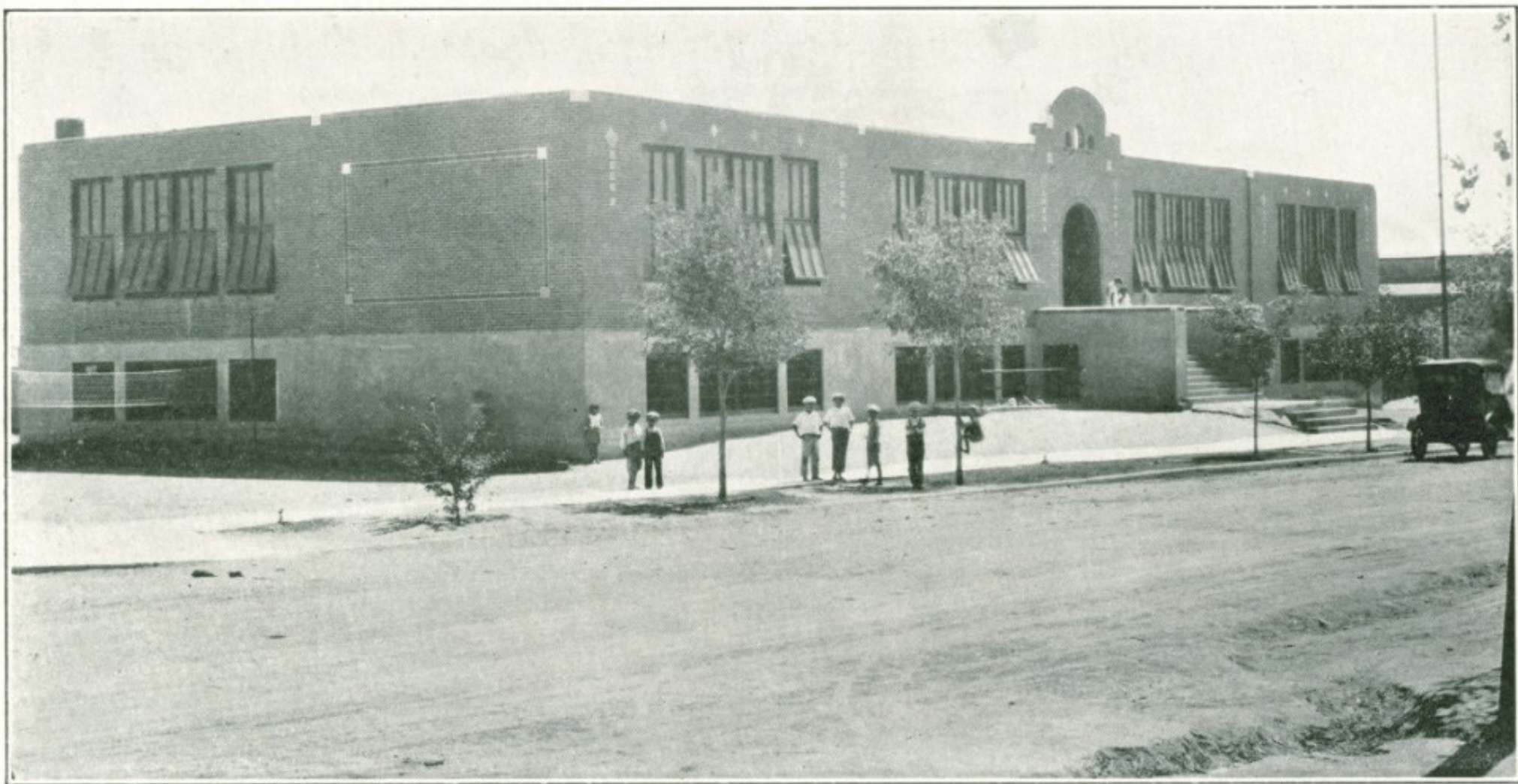


# Questions / Comments





Rusk School (1915), kindergarten through sixth. One of the newer type of elementary school buildings, capacity about 400, in the northeasternmost section of the city, overlooking Fort Bliss Military Post.



Lincoln Park School (1915), grades 1-6. One of a fairly recent type of elementary school buildings, in the southeastern section of the city, capacity about 400.





NO PARKING FIRE LANE

## CITY OF EL PASO HISTORIC PRESERVATION OFFICER ANALYSIS OF LINCOLN CENTER

Staff went out to photograph the building yesterday and did some research. This is what we know:

1. The architect is unknown. We haven't found out who designed the building but it's a duplicate of the Rusk School.
2. The building was constructed around 1915.
3. The building has been altered considerably since it was first constructed (see the attached photos). It has been stuccoed over, the windows have been changed, and the parapet (which was a character defining feature) has been removed. It doesn't look anything like the original design.
4. The building has some additions on the side. Can't tell if they're original.
5. We have no information on anyone of prominence who attended the school.
6. We have no information on anything of significance that happened in the building.
7. We have no information on whether or not this site is of archaeological value.

We have eleven criteria for designation and, at this point, the school building doesn't seem to meet any of them:

### 20.20.050 – Historic landmarks designation criteria

In making designations set forth in this chapter, the HLC, the city plan commission, and city council shall consider, but shall not be limited to, one or more of the following criteria:

- A. Character, interest or value as part of the development, heritage or cultural characteristics of the city, state or the United States;
- B. Recognition as a Recorded Texas Historic Landmark, a National Historic Landmark, or entry into the National Register of Historic Places;
- C. Embodiment of distinguished characteristics of an architectural type or specimen;
- D. Identification as the work of an architect or master builder whose individual work has influenced the development of the city;
- E. Embodiment of distinguished elements of architectural design, detail, materials or craftsmanship which represent a significant architectural innovation;
- F. Relationship to other distinctive buildings, sites or areas which are eligible for preservation according to a plan based on architectural, historic or cultural motif;
- G. Portrayal of the environment of a group of people in an area of history characterized by a distinctive architectural style;
- H. Archaeological value, in that it has produced or can be expected to produce data affecting theories of historic or prehistoric interest;
- I. Exemplification of the cultural, economic, social, ethnic or historical heritage of the city, state or the United States;
- J. Location as the site of a significant historic event;
- K. Identification with a person or persons who significantly contributed to the culture and development of the city, region, state or the United States.

Date: 9/25/11

Representative Morgan City  
Civic Center Plaza  
El Paso, Texas 79901

Dear Representative:

I am writing to you ask that the City of El Paso stop the demolition of the historic Lincoln Center Building, located at 4001 Durazno Street in the Lincoln Park neighborhood. This center is the last public building for the Lincoln Park Community and the building that was once an important recreational and community center for the Chamizal, Durazno, and Lincoln neighborhoods. The nearest community center now (The O'Rourke Center at 701 Montana Ave.) is more than 4 miles away and is blocked off from these communities by I-10. The O'Rourke Center will not be a replacement for Lincoln Center. The building, nearing its 100-year anniversary holds tremendous historical significance and we the community do not want it demolished. Thank you.

We urge you to **Stop the Demolition of Lincoln Center** so that El Paso and the Lincoln Park Conservation Committee (a neighborhood association — that advocates for the Lincoln Park) can explore various options with the City for the benefit of the community. Thank you.

Sincerely,

Signature: Christina Walter

Printed Name: Christina Walter

Address: 521 Mangrum Apt. 54  
El Paso TX 79912

Please send me confirmation that you received my request, e-mail me at:

cwalter@projecthavo.org

CITY CLERK DEPT.  
2011 OCT -4 AM 9:20

Date: 9-26-11

Representative Morgan Lily  
Civic Center Plaza  
El Paso, Texas 79901

Dear Representative:

I am writing to you ask that the City of El Paso stop the demolition of the historic Lincoln Center Building, located at 4001 Durazno Street in the Lincoln Park neighborhood. This center is the last public building for the Lincoln Park Community and the building that was once an important recreational and community center for the Chamizal, Durazno, and Lincoln neighborhoods. The nearest community center now (The O'Rourke Center at 701 Montana Ave.) is more than 4 miles away and is blocked off from these communities by I-10. The O'Rourke Center will not be a replacement for Lincoln Center. The building, nearing its 100-year anniversary holds tremendous historical significance and we the community do not want it demolished. Thank you.

We urge you to **Stop the Demolition of Lincoln Center** so that El Paso and the Lincoln Park Conservation Committee (a neighborhood association — that advocates for the Lincoln Park) can explore various options with the City for the benefit of the community. Thank you.

Sincerely,

Signature: Stefanie Morales

Printed Name: Stefanie Morales

Address: 6201 Escondido Dr #181

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please send me confirmation that you received my request, e-mail me at:

SMorales8@miners.utep.edu

CITY CLERK DEPT.  
2011 OCT -4 AM 9:20

Date: 9/28/11

Representative Lily Morgan  
Civic Center Plaza  
El Paso, Texas 79901

Dear Representative:

I am writing to you ask that the City of El Paso stop the demolition of the historic Lincoln Center Building, located at 4001 Durazno Street in the Lincoln Park neighborhood. This center is the last public building for the Lincoln Park Community and the building that was once an important recreational and community center for the Chamizal, Durazno, and Lincoln neighborhoods. The nearest community center now (The O'Rourke Center at 701 Montana Ave.) is more than 4 miles away and is blocked off from these communities by I-10. The O'Rourke Center will not be a replacement for Lincoln Center. The building, nearing its 100-year anniversary holds tremendous historical significance and we the community do not want it demolished. Thank you.

We urge you to **Stop the Demolition of Lincoln Center** so that El Paso and the Lincoln Park Conservation Committee (a neighborhood association — that advocates for the Lincoln Park) can explore various options with the City for the benefit of the community. Thank you.

Sincerely,

Signature: Lydia Lima

Printed Name: Lydia Lima

Address: 1281 Southwestern Dr  
El Paso TX 79912

Please send me confirmation that you received my request, e-mail me at:

lydia.h - 2004@hotmail.com  
↑  
underscore

CITY CLERK DEPT.  
2011 OCT -4 AM 9:20

Date: 9/25/11

Representative MORGAN LILLY  
Civic Center Plaza  
El Paso, Texas 79901

Dear Representative:

I am writing to you ask that the City of El Paso stop the demolition of the historic Lincoln Center Building, located at 4001 Durazno Street in the Lincoln Park neighborhood. This center is the last public building for the Lincoln Park Community and the building that was once an important recreational and community center for the Chamizal, Durazno, and Lincoln neighborhoods. The nearest community center now (The O'Rourke Center at 701 Montana Ave.) is more than 4 miles away and is blocked off from these communities by I-10. The O'Rourke Center will not be a replacement for Lincoln Center. The building, nearing its 100-year anniversary holds tremendous historical significance and we the community do not want it demolished. Thank you.

We urge you to **Stop the Demolition of Lincoln Center** so that El Paso and the Lincoln Park Conservation Committee (a neighborhood association — that advocates for the Lincoln Park) can explore various options with the City for the benefit of the community. Thank you.

Sincerely,

Signature: Oscar Moya

Printed Name: OSCAR MOYA

Address: 1281 South Western Dr.  
EL PASO TX 79912

Please send me confirmation that you received my request, e-mail me at:

OSCARMOYA@SBCGLOBAL.NET

CITY CLERK DEPT.  
2011 OCT -4 AM 9:20

Date: 9/25/11


Representative Morgan Lily  
Civic Center Plaza  
El Paso, Texas 79901

Dear Representative:

I am writing to you ask that the City of El Paso stop the demolition of the historic Lincoln Center Building, located at 4001 Durazno Street in the Lincoln Park neighborhood. This center is the last public building for the Lincoln Park Community and the building that was once an important recreational and community center for the Chamizal, Durazno, and Lincoln neighborhoods. The nearest community center now (The O'Rourke Center at 701 Montana Ave.) is more than 4 miles away and is blocked off from these communities by I-10. The O'Rourke Center will not be a replacement for Lincoln Center. The building, nearing its 100-year anniversary holds tremendous historical significance and we the community do not want it demolished. Thank you.

We urge you to **Stop the Demolition of Lincoln Center** so that El Paso and the Lincoln Park Conservation Committee (a neighborhood association — that advocates for the Lincoln Park) can explore various options with the City for the benefit of the community. Thank you.

Sincerely,

Signature: 

Printed Name: David Lopez

Address: 5953 West Valley Cir.  
El Paso TX

Please send me confirmation that you received my request, e-mail me at:

\_\_\_\_\_

CITY CLERK DEPT.  
2011 OCT -4 AM 9:20

Date: 9-25-2011

Representative \_\_\_\_\_  
Civic Center Plaza  
El Paso, Texas 79901

Morgan Lily

Dear Representative:

I am writing to you ask that the City of El Paso stop the demolition of the historic Lincoln Center Building, located at 4001 Durazno Street in the Lincoln Park neighborhood. This center is the last public building for the Lincoln Park Community and the building that was once an important recreational and community center for the Chamizal, Durazno, and Lincoln neighborhoods. The nearest community center now (The O'Rourke Center at 701 Montana Ave.) is more than 4 miles away and is blocked off from these communities by I-10. The O'Rourke Center will not be a replacement for Lincoln Center. The building, nearing its 100-year anniversary holds tremendous historical significance and we the community do not want it demolished. Thank you.

We urge you to **Stop the Demolition of Lincoln Center** so that El Paso and the Lincoln Park Conservation Committee (a neighborhood association — that advocates for the Lincoln Park) can explore various options with the City for the benefit of the community. Thank you.

Sincerely,

Signature: \_\_\_\_\_

Tony Balsach

Printed Name: \_\_\_\_\_

Tony Balsach

Address: \_\_\_\_\_

5300 Carusel DR 79912

Please send me confirmation that you received my request, e-mail me at:

asori.Mountainpeak@gmail.com

CITY CLERK DEPT.  
2011 OCT -4 AM 9:20

Date: 9-25-11

Representative Morgan Lily  
Civic Center Plaza  
El Paso, Texas 79901

Dear Representative:

I am writing to you ask that the City of El Paso stop the demolition of the historic Lincoln Center Building, located at 4001 Durazno Street in the Lincoln Park neighborhood. This center is the last public building for the Lincoln Park Community and the building that was once an important recreational and community center for the Chamizal, Durazno, and Lincoln neighborhoods. The nearest community center now (The O'Rourke Center at 701 Montana Ave.) is more than 4 miles away and is blocked off from these communities by I-10. The O'Rourke Center will not be a replacement for Lincoln Center. The building, nearing its 100-year anniversary holds tremendous historical significance and we the community do not want it demolished. Thank you.

We urge you to **Stop the Demolition of Lincoln Center** so that El Paso and the Lincoln Park Conservation Committee (a neighborhood association — that advocates for the Lincoln Park) can explore various options with the City for the benefit of the community. Thank you.

Sincerely,

Signature: 

Printed Name: Armando Romero

Address: 7749 Wardo Goodman 79912  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please send me confirmation that you received my request, e-mail me at:  
\_\_\_\_\_

CITY CLERK DEPT.  
2011 OCT -4 AM 9:20