

PROJECT REGENERACIÓN

# A COMMUNITY-GENERATED PLAN FOR THE RESTORATION OF DURANGUITO















Most of the buildings in Duranguito's Chihuahua and Overland streets date back to the early 19th century. Each one of these buildings tell a rich and fascinating story of the birth of modern day El Paso, where immigrants from all over the world made their homes. The area houses several of the city's most historic buildings, including the last surviving edifice of the El Paso's early Chinese community, Victorian-era homes constructed in the late 19th century by prominent fronterizo families, and a 1930 firehouse designed by famed architect Henry Trest.



## REBIRTH OF DURANGUITO

EL PASO, TX | DOWNTOWN

This community-generated plan for the preservation and restoration of Duranguito, El Paso's oldest neighborhood, is inspired by kintsugi, the Japanese art of mending broken objects based on the philosophy that when something has suffered damage and has a history, it becomes more beautiful. The City of El Paso currently owns several acres with more than a dozen historic buildings that could form part of an "Old Town Duranguito." This restored neighborhood could showcase the city's rich global border history to visitors from around the world. The Plan for the Rebirth of Duranguito proposes a cultural heritage corridor with museums, markets, performance areas as well as reimagined low-income housing, community gardens and other recreational services that provides a cutting-edge urbanistic model for historic preservation and equitable development that is truly inclusive for all sectors of the community.





# REIMAGINING DURANGUITO

- "Old Town Duranguito:" A Global Border Heritage Corridor.
- Respect, restore and promote our City's historical treasures and architectural roots.
- Real progress and quality of life includes everyone.
- Prevent economic displacement through policies that address gentrification concerns.
- Create meaningful places that connect us, not divide us.





# MEXICAN REVOLUTION MUSEUM



**“It would be more economical to preserve historic treasures than to replace them with buildings of similar quality.”**



# CHINESE AMERICAN HERITAGE CENTER



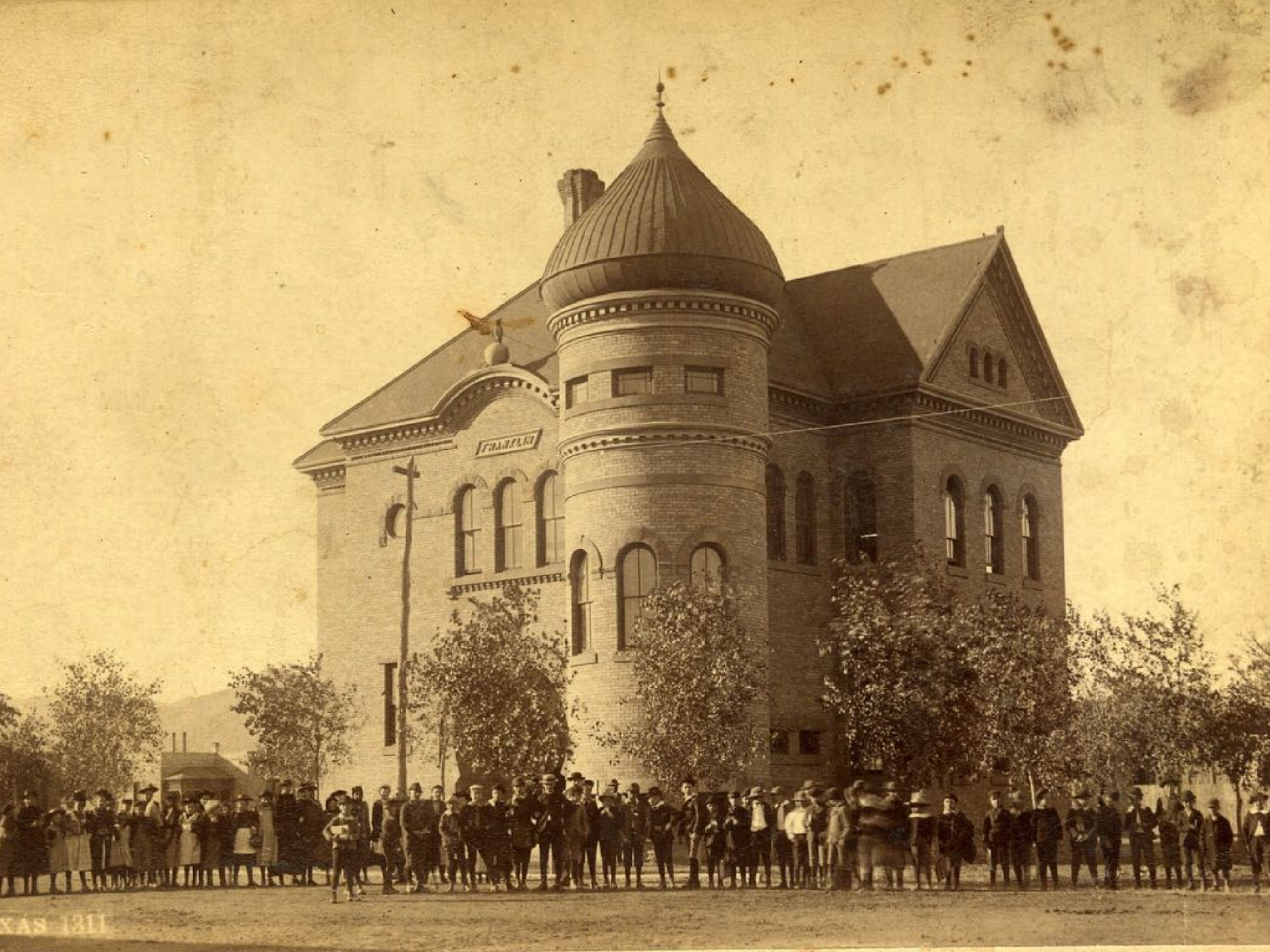
"TO PROTECT, ENHANCE AND PRESERVE HISTORIC LANDMARKS WHICH REPRESENT IMPORTANT ASPECTS OF THE CITY, STATE OR NATION."





- “To create a unique mixed-use environment with the provision of standards and guidelines designed to encourage the preservation of existing building architecture.”









## DURANGUITO HEALTH CENTER | CRAFT WORKSHOPS

Encourage new commercial and live/work uses within historic districts to make them more economically viable and livable.











# ARTISTIC ALLEYS



Artist Alley



## Installations

- Shade
- Attractive
- Tourism
- Artistic



# THE EL PASO CITY PLAN— PRINCIPLES OF PRESERVATION

“Protect Historic neighborhoods : “If protected, these neighborhoods are poised to serve generations of new residents due to their central locations, excellent neighborhood designs, and a housing stock of distinctive yet affordable buildings.”

“Revitalize El Paso’s Older Neighborhoods: Revitalization includes improving public infrastructure in these areas, infilling empty lots and parking lots, and restoring valuable older buildings.”

“Promote Downtown El Paso as a living classroom for historic preservation and architecture education.”

“Develop programs to focus on infill and rehabilitation of existing neighborhoods.”

“It is important that decision-makers are aware of the social implications of each proposed change to the physical environment.”

“It would be more economical to preserve historic treasures than to replace them with buildings of similar quality.”

“Reusing existing buildings, even where they are not historic, is one of the most basic ways to foster a sustainable city.”

“Prevent the uprooting and demolition of architectural resources of distinct periods.”

“Return housing to the Downtown area to create a 24-hour center of activity.”



Kintsugi is the Japanese art of mending broken objects using gold or silver epoxy. The Japanese believe that when something has suffered damage and has a history, it becomes more beautiful.



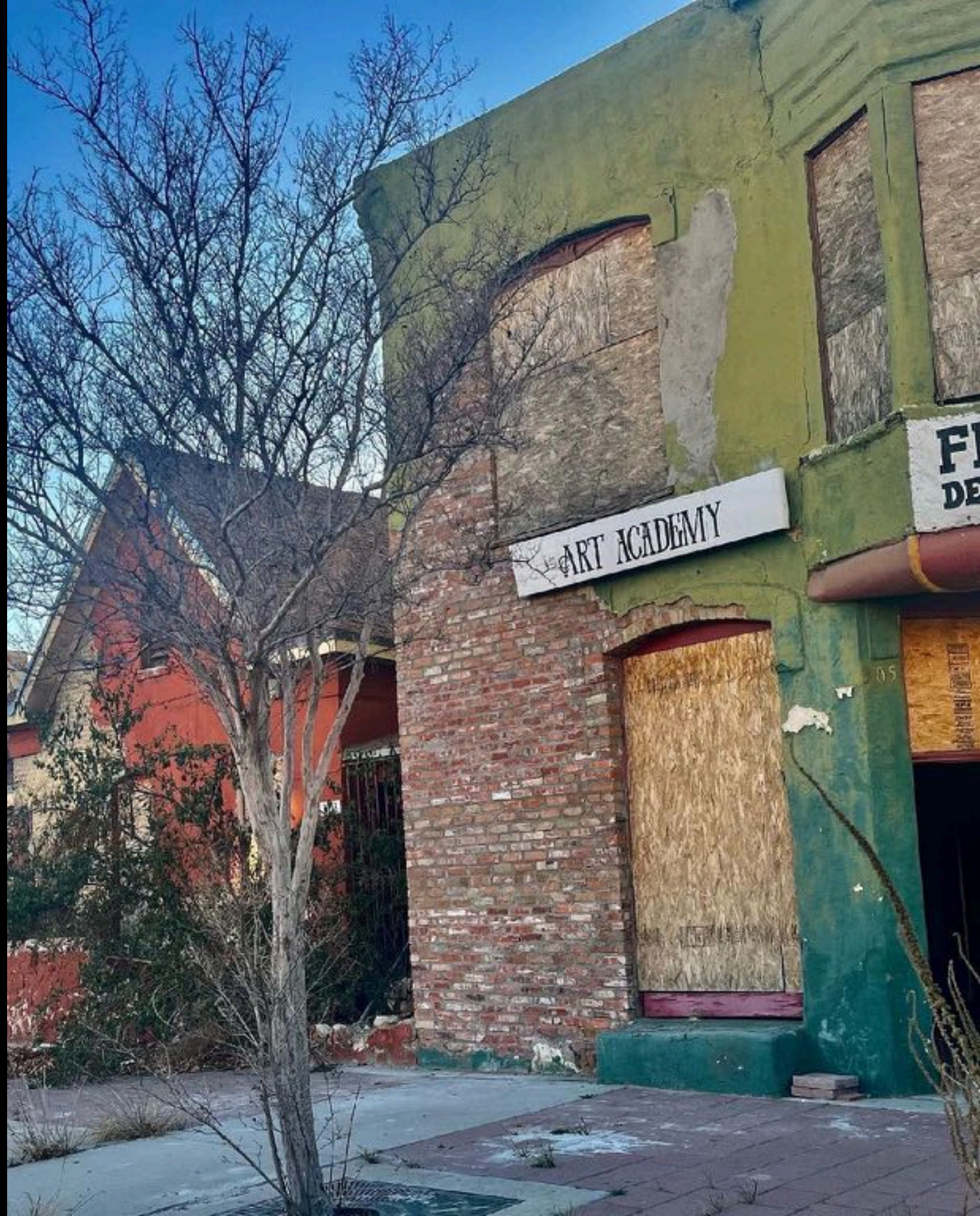
*Modern Gypsy*  
*peddlersdreams.wordpress.com*

KINTSUGI ES EL ARTE JAPONÉS DE RESTAURACIÓN DE OBJETOS ROTOS CON EL USO DE ORO O PLATA COMO RESINA DE EPOXY. LOS JAPONESES CREEN QUE OBJETOS QUE HAN SUFRIDO DAÑOS ADQUIEREN HISTORIA QUE AUMENTA SU BELLEZA.









ART ACADEMY

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# ACTION REQUEST

- Explore the possibility the County of El Paso's direct involvement in the restoration of the Duranguito community.
- Explore a joint City-County partnership to formulate a plan for the restoration of Duranguito.
- Explore the possibility of the County purchasing Duranguito historic buildings that would be sold or leased to non-profit organizations that would follow the plan's guidelines.
- Set up meetings with Paso del Sur, Project Regeneración and other non-profit organizations to begin developing a community-generated plan for the restoration of Duranguito.