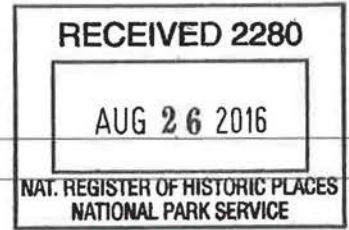


717

United States Department of the Interior
National Park Service
National Register of Historic Places Registration Form



1. Name of Property

Historic Name: Magoffin Historic District
Other name/site number: NA
Name of related multiple property listing: NA

2. Location

Street & Number: Roughly bounded by San Antonio, Virginia, Myrtle, and Cotton streets
City or town: El Paso State: Texas County: El Paso
Not for publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria.

I recommend that this property be considered significant at the following levels of significance:
 national statewide local

Applicable National Register Criteria: A B C D

Mark Wolfe State Historic Preservation Officer Date 8/19/16
Signature of certifying official / Title
Texas Historical Commission
State or Federal agency / bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting or other official Date

State or Federal agency / bureau or Tribal Government

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register.
- removed from the National Register
- other, explain: _____

Joe Edson H. Beall Date of Action 10-11-16
Signature of the Keeper

Magoffin Historic District, El Paso, El Paso County, Texas

5. Classification

Ownership of Property: Private, Public-local, Public-state

Category of Property: District

Number of Resources within Property

Contributing	Noncontributing	
179	25	buildings
0	0	sites
0	1	structures
0	0	objects
179	26	total

Number of contributing resources previously listed in the National Register: 2 (*Magoffin Homestead and House at 912 Magoffin*)

6. Function or Use

Historic Functions:

Domestic: Single dwelling, multiple dwelling

Commerce/Trade: business

Religion: religious facility

Education: school

Current Functions:

Domestic: Single dwelling, multiple dwelling

Commerce/Trade: business

Religion: religious facility

Education: school

Landscape: plaza

7. Description

Architectural Classification:

Late Victorian: Queen Anne, Gothic, Italianate

Late 19th and 20th Century Revivals: Mission Revival

Late 19th and Early 20th Century American Movements: Bungalow/Craftsman

Modern Movement: Contemporary

Other: Spanish Colonial Revival

No Style

Principal Exterior Materials: Brick, Stucco, Concrete, Wood

Narrative Description (see continuation sheets 9 through 39)

Magoffin Historic District, El Paso, El Paso County, Texas

8. Statement of Significance

Applicable National Register Criteria

X	A	Property is associated with events that have made a significant contribution to the broad patterns of our history.
	B	Property is associated with the lives of persons significant in our past.
X	C	Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
	D	Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations: N/A

Areas of Significance: Community Planning and Development, Architecture

Period of Significance: 1875-1966

Significant Dates: 1875, 1881, 1905

Significant Person (only if criterion b is marked): NA

Cultural Affiliation (only if criterion d is marked): NA

Architect/Builder: Unknown

Narrative Statement of Significance (see continuation sheets 40 through 52)

9. Major Bibliographic References

Bibliography (see continuation sheets 53 through 55)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey #
- recorded by Historic American Engineering Record #

Primary location of additional data:

- State historic preservation office (*Texas Historical Commission, Austin*)
- Other state agency
- Federal agency
- Local government (*City of El Paso*)
- University
- Other -- Specify Repository:

Historic Resources Survey Number (if assigned): NA

Magoffin Historic District, El Paso, El Paso County, Texas

10. Geographical Data

Acreage of Property: Approximately 64 acres

Latitude/Longitude Coordinates

Datum if other than WGS84: NA

1. 31.761792° -106.481760°
2. 31.764360° -106.477712°
3. 31.765546° -106.473689°
4. 31.762536° -106.473727°
5. 31.761840° -106.474183°
6. 31.759621° -106.478415°
7. 31.759510° -106.478669°
8. 31.759457° -106.479926°

Verbal Boundary Description: (see continuation sheet 56)

Boundary Justification: (see continuation sheet 56)

11. Form Prepared By

Name/title: Martin Davenport , with assistance from Gregory Smith, THC National Register Coordinator
Organization: NA
Street & number: PO Box 563
City or Town: Alto State: NM Zip Code: 88312
Email: Imaue@windstream.net
Telephone: 575 336-4061
Date: November 2015

Additional Documentation

Maps (see continuation sheets 57 through 72)

Additional items (see continuation sheets 61 through 73)

Photographs (see continuation sheets 5 through 8, and 74 through 90)

Magoffin Historic District, El Paso, El Paso County, Texas

Photograph Log

Magoffin Historic District
El Paso, El Paso County, Texas
Photographed by Martin Davenport
May 2014 (except as noted)

Photo 1
Property #116
Magoffin Home--north elevation and grounds
Camera facing SE
June 2014

Photo 2
Property #189
817 Olive Avenue (Beall House), south elevation
Camera facing NW

Photo 3
Property #102
912 Magoffin Avenue, north elevation
Camera facing south
June 2014

Photo 4
Property #205
1216 Olive Avenue (San Jacinto School), north elevation
Camera facing SE

Photo 5
Property #13
145 N Cotton (Expiatory Shrine of Christ the King), SW oblique
Camera facing NE
Sept. 2014

Photo 6
Property #46
1221 E San Antonio Avenue (Sun Towers Apartments), SW oblique
Camera facing north
May 2015

Photo 7
Property #46
1221A E San Antonio Avenue, Typical 1-story apartment buildings in Sun Plaza complex
May 2015

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Photo 8
Property #140
814 Myrtle, north elevation
Camera facing south

Photo 9
Property #105
1002 Magoffin Avenue, north elevation
Camera facing south

Photo 10
Properties #104, 103, 102
South side 900 block Magoffin Avenue,
Camera facing SW
June 2014

Photo 11
Property #36
1119 East San Antonio, SE oblique
Camera facing NW
Sept. 2014

Photo 12
Property #118
1129 Magoffin Avenue, SE oblique
Camera facing NW
April 2015

Photo 13
Property #24
1103 East San Antonio, south elevation
Camera facing west

Photo 14
Property #106
1006 Magoffin Avenue, north elevation
Camera facing south

Photo 1
Property #113
1117 Magoffin Avenue (Dr. Justice house), south elevation
Camera facing northeast
April 2015

Photo 26
Property #171
1127 Myrtle, south elevation
Camera facing NW

Magoffin Historic District, El Paso, El Paso County, Texas

Photo 17
Property #204
1009 Olive, south elevation
Camera facing NW

Photo 3
Property #96
115 Hills, east elevation
Camera facing west

Photo 19
Property #99
812 Magoffin, west elevation
Camera facing east

Photo 40
Property #132
1314 Magoffin, north elevation
Camera facing SE

Photo 51
Property #15
1003 E San Antonio, Triangle Building, south elevation
Camera facing north

Photo 62
Property #91
1415 E San Antonio, Pickrell Apartments, south elevation
Camera facing NW

Photo 73
Property #110
1021 Magoffin Avenue, Delevan Court, south elevation
Camera facing north

Photo 84
Property #150
1015 Myrtle, Levenson's Apartments, south elevation
Camera facing west

Photo 95
Property #22
1018-20 East San Antonio, north elevation
Camera facing south

Magoffin Historic District, El Paso, El Paso County, Texas

Photo 26
Property #153
1023 Myrtle, south elevation
Camera facing west

Photo 27
Property #35 (noncontributing)
1118 E San Antonio, north elevation
Camera facing SE

Photo 28
Property #42
1206 E San Antonio, north elevation
Camera facing SE--non-contributing
June 2014

Photo 29
Property #162
1112 Myrtle Avenue, north elevation
Camera facing SE--non-contributing

Photo 30
Property #143
818 Myrtle, north elevation

Camera facing south--non-contributing
April 2015

Photo 31
Property #97
801 Magoffin-1st Baptist Church,
Camera facing north

Photo 32
Camera facing north on Cotton toward silver dome of The Expiatory Shrine of Christ the King
Feb. 2015

Photo 33
Magoffin Avenue
Camera facing west to downtown El Paso
Sept. 2014

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Magoffin Historic District, El Paso, El Paso County, Texas

Description

The Magoffin Historic District in the city of El Paso, El Paso County, Texas, is comprised of 205 properties (204 buildings, 1 structure) constructed between 1875 and 2012. The district is characterized as a primarily residential neighborhood in an urban setting, located near the downtown El Paso, Texas. Roughly bounded by Myrtle Avenue on the north, San Antonio Avenue on the south, and between Cotton Street on the east and Virginia Street on the west, the neighborhood stands out against the surrounding industry, commerce, and rail yards. The district includes approximately 65 acres of century-old houses, vintage apartment buildings, a Texas State Historical Site, buildings with religious significance, and a low-income senior housing complex. The proposed historic district is slightly larger and encompasses in entirety the 1985 designation of the Magoffin Historic District by the city Landmarks Commission. The district retains a remarkable degree of integrity, with 87% of the properties classified as contributing.

The area east of the neighborhood across Cotton Street, is an industrial/warehouse complex unrelated to a residential neighborhood and defines the eastern boundary. Although outside the proposed limits of the historic district, the old electric railway train station on the east side of Cotton Street is a common thread in the history of the Magoffin neighborhood and should be conserved as a historical resource. The north side of the historic district is marked by clusters of retail and commercial block operations that line both sides of Texas Street. The abandoned Texas and Pacific (T&P) rail yards and industrial development on Overland Street have served as a southern boundary for the residential Magoffin neighborhood and historically blocked it off from El Paso's Segundo Barrio. On the west, N Virginia Street separates the downtown business/government district from the more residential character of the Magoffin neighborhood. Within walking distance are the Federal, County, and city judicial complex, and the modern Mexican consulate.

Included in the historic district are the buildings and structures on the 800-1100 block of Myrtle, 800-1400 block of Magoffin, 800-1000 block of W Olive, 918-1400 block of E San Antonio, and on cross streets Cotton, Hills, Noble, Brown, Tays, N St. Vrain, and Newman. East-west corridors are labeled Avenues while north-south are labeled Streets. Roads are paved, with curb and gutter, curbside parking and sidewalks that approximate historic location and width. Typical are small setbacks for buildings from the sidewalk (approximately 20 feet) which allow for a modest lawn and yet close enough for passersby to interact. Eighteen and twenty foot alleys are consistent through the neighborhood (exception on south side of Olive, north section of San Antonio and on side streets) offering auto and service access.¹ In the 1960s, poverty and increasing crime forced many residents to install security bars over doors and windows as protection against intruders. The security ironwork responded to a need for protection and allowed many residents to safely stay in their homes rather than abandoning the neighborhood.

Sun Plaza Housing facility includes twenty-two cottages and a nine story apartment building for senior living and occupies ten landscaped acres surrounding the Magoffin Home State Historic Site (SHS). The recent opening of a pocket park on Myrtle and Octavia, attractive covered bus stops on Magoffin and E San Antonio, sidewalk rest benches, vintage-style streetlights, signage for the historic district, and extensive amount of iron fencing around the Sun Plaza complex point to public interest and investment in the neighborhood. The Magoffin House SHS Visitor Center, which opened in 2014, in the Dr. Justice home (#33) adds another historically accurate building being adapted to modern needs.

With the numerous displacements of people and demolition of buildings that accompanied the Chamizal and Interstate 10 projects in the 1950s and 1960s, low-income housing became a priority for the city. In the early 1960s,

¹ Most subdivisions in the city were platted with alleys until the 1940s when they were eliminated in the Loretto Addition and started the trend to move the house back from the street.

Magoffin Historic District, El Paso, El Paso County, Texas

approximately fifty buildings were demolished for the Sun Plaza complex to accommodate over 300 low-income senior citizens. Currently many of the buildings in the neighborhood fill housing needs for the homeless, dispossessed, low income, and the elderly who live on some of the lowest income levels in the city. Despite the intrusion of historically non-compatible commercial and industrial uses, the district retains a high level of integrity as 176 of 202 resources are considered contributing. More than half of the contributing resources were built before 1910. These buildings are possibly the largest concentration of pre-automobile houses in the city, and reflect the neighborhood's pre-automobile growth.

Several substantial brick buildings in the Queen Anne and Italianate tradition mark the upscale beginning of an early El Paso neighborhood. Residential buildings, including single-family dwellings and apartments, make up the majority of historic building stock in the Magoffin neighborhood. Prevalent is the influence of Late Victorian period styles such as Queen Anne and Italianate in a simplified or vernacular form copied from pattern books and the result of local builder forms and familiarity.² The district also includes ten historic apartment buildings constructed from 1910-1930 and are a tangible reminder of El Paso's building frenzy in that period of history. At the center, or heart of the district, the large adobe hacienda and landscaped grounds of the Magoffin Home State Historic Site (SHS), listed on the National Register of Historic Places and is a premier example of a Territorial style—pre-railroad type building.

The El Paso City Council created the Magoffin District in 1985 upon recommendation of the city Historic Landmark Commission. The commission singled out several buildings with landmark status including the Monastery of Perpetual Adoration (#13), the First Baptist Church (#17), the Triangle Building (#128), the San Jacinto School (#126), the Beall House (#110), and the Magoffin Homestead. In addition, the Delavan Apartments and several residential buildings, exemplary in form, style, integrity, or association with historical events enhance the significance of this early residential neighborhood. The proposal for the National Register nomination includes the 800-1000 block of Myrtle, 1200 block of Magoffin, 1400 & 1404 E San Antonio, 1000 block of E San Antonio, and the Sun Plaza Housing Complex which were excluded from the 1985 district boundary. Commercial intrusion in-compatible with the historic fabric of the district may lessen integrity, but the many historic buildings worthy of inclusion in the district outweigh the non-historical fabric.

Myrtle Avenue is perhaps most impacted by commercial encroachment and incompatible buildings. The street may have been named after Myrtle Bassett, wife of prominent businessman O. T. Bassett. Some called Myrtle Avenue "Muerte Avenue" (meaning "dead" in Spanish) because of the many funeral processions that followed the road to Concordia or Evergreen cemetery. Myrtle is two-lane one-way west with diagonal parking on the south side and parallel parking on the north. It is on the city bus line, with curb and gutter, sidewalk, and an alley—except where the Magoffin Park Villas interrupt it. Although light commercial and industrial interests have established business concerns on Myrtle, the remaining historic stock merits inclusion; including the long-time home of C.R. Morehead—President of the State National Bank, mayor of El Paso, and close personal and business friend of Joseph Magoffin.

Although outside the local historic district boundary, the 2001 addition of a three-story Veterans Transitional Living Center at 818 Myrtle (#64), with Italianate style adornment added to the newer stock of apartments needed for low-income and transitional residents. It more closely adheres to the district guidelines, than the 2012 addition of Magoffin Park Villas. The Angelus (1912), Carolina (1913), Carman (1914), Levinson (1928), and Myrtle Street (1928) apartments are evidence of the history of apartment living on Myrtle Street. The 2012 addition of 90+ units in the three-story Magoffin Park Villas continues the historic thread of urban apartment living but on a greater scale

² Margaret Culbertson, *Texas Houses Built by the Book: The Use of Published Designs, 1850-1925* (College Station: Texas A&M University Press, 1999), 18, 23, 101.

Magoffin Historic District, El Paso, El Paso County, Texas

than previously seen in the Magoffin neighborhood. In addition to the footprint of the building, the accompanying parking needs leaves empty the north side of the 900 block of Magoffin Avenue in the historic district. Most historic stock on the east two blocks of Myrtle (1220-1400 block) has deteriorated and lost integrity with recent commercial encroachment now over 50% and inhibiting inclusion in the historic district.

Magoffin Avenue runs through the center of the district. It probably acquired the name as it was the road that went past the Magoffin hacienda to the earlier settlement of Magoffinsville, and beyond. Now, Magoffin is a three-lane one-way street east with parallel parking on both sides in the 700-1000 block, then allowing diagonal parking on the north side. Victorian-themed streetlights, sheltered bus-stops, and extensive wrought iron fence work adds to the historical feel of the neighborhood. The north side of Magoffin Avenue includes open spaces and some non-contributing resources but substantial historic buildings, including the Delavan Apartments and Dr. Justice home, remain with high integrity as do other premier examples of Italianate, Queen Anne, and Four-Square buildings.

The south side of Magoffin Avenue from 912 through 1314 includes two buildings on the National Register in addition to cottages of the Sun Plaza Senior Housing Complex and several residential buildings, exemplary in form, style, or integrity. The south side of the 900 block, in particular, features building styles and types of the period—Queen Anne, vernacular Queen Anne, Four-Square—with exceptional integrity. The Magoffin Home and accompanying grounds in the 1100 block-south is a Texas State Historic Site and listed on the National Register of Historic Places. *Plan El Paso, 2012* described the Magoffin Home as the most significant building in the district, one of the most historical in the city, and a rare Texas example of the architectural style of the southwest region between 1865 and 1880.³

The west end of Magoffin Avenue is anchored by the Mission Style First Baptist Church (1908) and the 1888 Richard Caples house (also known as the Ira Bush residence). On the east end of Magoffin Avenue at Cotton is the Monastery of Perpetual Adoration (1938). It is a designated Landmark building and its golden dome and arched Gothic dormers are visible from blocks away and is especially striking when seen from the Cotton Street overpasses (map p. 65).

Olive Avenue was possibly named for Olive Davis, daughter of influential judge Charles Davis, one of the first residents in the neighborhood. Another version of the name may have come from the Olive tree which was a popular ornamental tree in parts of Texas. Before the Sun Plaza complex, West Olive was the street west of the Magoffin Homestead grounds and East Olive ran from the Magoffin Homestead east to Cotton Street. Currently Olive branches northeast from San Antonio Street at the Triangle Building and this ends at Tays Street where the Sun Plaza Housing Complex begins. This stretch of Olive, also known as West Olive, has eighteen contributing buildings including the Landmark Beall house (#110)—the first wooden house in El Paso and one of the oldest in the city. Olive is a two-lane residential street with curbside parallel parking, curb and gutter, and sidewalks. There are no alleys for the south side houses—the north side shares an alley with Magoffin. Olive was along the path of the acequia, or irrigation ditch, which watered Magoffin's orchards and the fields at Magoffinsville. In 1897, the ditch was destroyed in a flood and never rebuilt. One of the earliest residential streets, Olive has several residences dating to the 1890s and early 1900s.

The Landmark San Jacinto School (#126) is on East Olive which begins at the eastern edge of the Sun Plaza complex and continues past Cotton Street. Facing Olive is the mural of fireman lost in duty and behind the wall is the electric railway car barn built in 1910.

³ Dover, Kohl & Partners, *Plan El Paso, Draft 2*, March 2012, 8.8.

Magoffin Historic District, El Paso, El Paso County, Texas

San Antonio Avenue is a significant street for the history of transportation in El Paso as it traces the Butterfield Stage route in the 1850s, the mule drawn streetcar line in 1884, and a major streetcar line that was active into the 1940s. Today it is a two-lane, two-way minor transportation corridor with parallel parking, curb and gutter and sidewalks. Over forty contributing buildings line both sides of the road. Several are significant enough to qualify individually for the National Register as examples of historic periods, events, or architecture.

Side streets **Newman, Brown, Noble, Octavia, N St. Vrain, Hills and Tays** have nineteen contributing houses in Folk Victorian traditions and the three houses on 111-115 Hills are good examples of Folk Victorian adaptations built according to local builder traditions. These streets are served with curb and gutter and sidewalks but most lack alley access.

Methodology

In 2009, the city agreed to arrange financing for a 91-unit apartment complex in part of the city-designated historic district on Myrtle Avenue. This action potentially disturbed the historic fabric of the city designated Magoffin Historic District. The planned complex received an “adverse effect” determination from the Texas Historical Commission and in addition, El Paso’s Historic Landmark Commission objected to the size of the buildings, facades and materials used, and the parking space on Magoffin Avenue. The promise of mixed-income housing helped the project move forward even though the complex was not consistent with existing buildings. In 2012 it became the first residential construction in more than 25 years in central El Paso. To help mitigate adverse effects of the development on the historic neighborhood, the city of El Paso and the State Historic Preservation Officer agreed that “the evaluation and preparation of a National Register Nomination for the Magoffin District would assist the city and state in the future preservation of the district and would assist property owners in being able to take advantage of the substantial federal tax credits for the rehabilitation of historic buildings.” In December 2012, the city approached preservation consultant Martin Davenport about the nomination and in 2013 an initial survey of the potential buildings and boundaries of the historic district using the city Appraisal District records, a windshield survey, and frequent study of Google maps. In fall 2013, students in a historic preservation class (Texas Tech School of Architecture, El Paso branch) photographed and roughly described over 150 potential buildings with an area extending beyond the 1985 district. A thorough investigation of the buildings commenced in the spring of 2014. All the buildings, structures, and streetscapes were photographed using a high-resolution digital camera (Nikon Coolpix, 4608x3456 megapixels). Hard files created for each property included a basic description of wall material, roof, fenestration, foundation, porches, landscaping, and style or type of building. Also on file is a social history as constructed through secondary research in the El Paso City Directories, period newspapers, Sanborn maps, and sources available on the internet. In the Fall of 2014, students in the Historic Preservation class from the Texas Tech School of Architecture conducted a field fact check of the building descriptions and subsequent changes are on the final description of the properties. Properties in the district were identified by architectural style or type where applicable, using Virginia and Lee McAlester *A Field Guide to American Houses* and Richard Longstreth *The Buildings of Main Street*, as well as other sources cited in the bibliography. In the residential building phase from 1883-1910 a range of architectural styles and vernacular adaptations to period styles from pattern books, local architects, building company, or carpenters.

Identifying the Magoffin National Historic District

The city and consultant agreed on a preliminary re-drawing and enlarging the 1985 district limits in an attempt to make the district a more cohesive neighborhood and easier to define without creating “doughnut holes” by excluding centrally located blocks. The suggested district includes the Sun Plaza housing complex and previously-excluded blocks with historic resources on Magoffin, Myrtle, and San Antonio (maps pp .64-65). Although retaining a few historic resources, commercial intrusion is severe on Overland Avenue which fronts the abandoned

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rail yard, and the three blocks on Myrtle from Noble to Cotton have been severely altered and are excluded. The current nomination includes both sides of Myrtle west from Noble includes Diana's Grocery, Levenson's Apartments, Carmen Apartments, Knights of Columbus hall, and several buildings constructed in the 1890s. The boundary of the National Register district also includes the addition of 1010 San Antonio (#126), 1400 San Antonio (#173), and 1404 San Antonio (#175) as prime examples of turn of the century Folk Victorian type houses. The 1965 Sun Plaza complex (#157 & #158) is on the 50 year threshold and considered contributing. The twenty-two cottages and the nine-story Sun Tower manifest the dire need for low-income senior housing when wholesale demolition of buildings occurred in the 1960s. The Sun Plaza complex contributes under as representative of a public solution to the many low-income citizens displaced by the Chamizal Settlement and the building of the freeway through the center of the city.

Each property was evaluated by consultant and agreed to by the city of El Paso and a representative of the Magoffin Home Historic Site to determine if it is a contributing resource to the district nomination.

Integrity

To retain historic integrity, a property must possess several of the seven aspects of integrity. The most important aspects of integrity for individual properties included design, materials, and workmanship. Other aspects of integrity including location, setting, feeling, and association are represented throughout the district. Evaluation of individual properties focused on the presence of original design—especially in the area of roof profile, historic or compatible replacement materials, and evidence of workmanship. The National Park Service (NPS) considers a contributing resource as a building, site, or object that adds to or reflects the historic significance of the building or district. If a building dates to the period of significance (1875-1966), retains sufficient integrity, and conveys a general sense of history it was considered to be a contributing property within the district.

As would be expected from buildings over one-hundred years in age and with little code enforcement, many of the buildings were subject to alteration, addition, or poor maintenance. Typical alterations of materials and design include painted brick, thick stucco over brick, replacement windows, addition of metal security bars, and porch additions. If rooflines were historically accurate, brick walls and stone foundations were visible, historic embellishments of period styles were evident, and alterations did not detract from the historic character of the building, the property was considered a contributing resource. Also taken into account was the possible removal of non-historic material or alterations that would move the building toward historical authenticity and design.

According to the NPS, a non-contributing resource does not convey the historic significance of the district, most often because it is not of historic age or has been significantly altered from its original form. Most non-contributing historic-age buildings lack integrity due to un-changeable alteration of design, materials, or workmanship.

- **Location:** Magoffin Historic District retains the same street alignment, alley locations and width, and distinct location between rail yards and commercial districts.
- **Design:** the block dimensions, set-backs, street width, and sidewalks contribute to a pedestrian neighborhood which has existed as such for over fifty years. Consistent set-backs from sidewalk echo pre-auto emphasis on pedestrians. Consistent retention of roof lines
- **Setting:** residential neighborhood in an urban setting, trees and landscaping at Magoffin Home and Sun Plaza housing complex points to historic setting of Magoffin homestead's orchards, vineyards, and open space
- **Materials:** a majority of buildings constructed of brick, often stuccoed or painted
- **Workmanship:** brick work detailing and stone masonry as practiced in the period of significance is evident in most of the historic buildings

Magoffin Historic District, El Paso, El Paso County, Texas

- **Feeling:** residential district in urban setting since inception and continues in that trend
- **Association:** diversity of buildings points to historical association with movements and individuals in the history of El Paso

Inventory

ID #	Street #	Street	Style/Description	Date	Status
1	115	Ange	P&M Mechanic, CMU, flat roof		NC
2	144	Brown	1 story, 2 bay, brick, hip roof. 1 bay integrated open porch. Folk Victorian. Façade obscured by wood fence along sidewalk	1910	C
3	145	Brown	1 story, 2 bay, brick house with attached stone garage. Hip w/integrated 1 bay altered porch	1930	NC
4	146	Brown	1 story, 2 bay, brick w/pyramid roof 1 bay integrated open porch, decorative quoins	1910	C
5	147	Brown	1 story, 2 bay brick, hip roof w/pediment cross gable filled w/shingles. 1 bay integrated open porch. Folk Victorian	1908	C
6	149	Brown	1 story, 2 bay, brick, hip roof w/hip dormer vent in front, 1 bay integrated open porch. Wrought iron fence, garage in back. Folk Victorian	1908	C
7	149a	Brown	1 story, frame stucco outbuilding with sliding wood doors	1920s	C
8	107	Cotton	1 story, 2 bay, square, brick, hip w/gable vent in crown, gable dormers each side, broken pediment front gable over single tall widow. QA Vern	1905	C
9	119	Cotton	1-part commercial brick block, detailed brick cornice, angle front entry. Attached 1957 fab metal industrial bldg on Olive.	before 1943	C
11	135	Cotton	1 story, 3 bay, brick bldg., one block long. Arched windows boarded & painted. Streetcar barn	1910	C
12	139	Cotton	Utilitarian, metal 2 story, CMU warehouse & produce store	1957	NC
13	145	Cotton	2 story brick cathedral cross-cut by 6 Gothic dormers in a silver roofed vault. Brick additions in back Monastery of Perpetual Adoration	1938	C
14	918	E. San Antonio	2 story, 2 bay, square brick, pyramid roof with protruding 2 story porch w/pediment gable roof, machine cut wood. 2nd story porch added after 1943. American 4-square.	1900	C
15	1003	E. San Antonio	2-part commercial block, brick, flat roof w/brick coping. Triangle footprint, banks of wood storefront windows	1910	C
16	1010	E. San Antonio	1 story, 2 bay, brick, steep hip w/gable vent in crown, cross front gable. 1 bay porch w/milled trim, shed roof.	1899	C
17	1013	E. San Antonio	1 story, flat roof, with parking lot.	1980	NC
18	1015	E. San Antonio	1 story stucco frame stucco with cross gable roof. 1	1905	C

Magoffin Historic District, El Paso, El Paso County, Texas

ID #	Street #	Street	Style/Description	Date	Status
			story, flat roof, CMU attached to house		
20	1017	E. San Antonio	1 story, 2 bay, historic stucco over brick, hip w/gable dormer vent. 1 bay, integrated open porch. Chimneys intact. Folk Vic	1903	C
21	1017a	E. San Antonio	1 story, 1 bay brick auto garage, concrete lintel	1920s	C
22	1018-20	E. San Antonio	1-part commercial block, brick, flat roof w/iron clad parapet, storefront window bay. Chema's Barbershop	1908	C
23	1021-25	E. San Antonio	1 story, 3 bay, brick, flat roof w/brick coping. Full span covered porch w/Craftsman stone supports and Mission tile roof.	Pre-1938	C
24	1103	E. San Antonio	1 story, 2 bay, painted brick, steep hip with gable vent & cross pediment front gable. 1 bay, shed covered open porch w/milled wood posts. Folk Victorian tradition.	1900	C
25	1104	E. San Antonio	Post-War Utilitarian Office building, 1 story, slump block, flat roof, single entry door, no fenestration	1977	NC
26	1105	E. San Antonio	2 story 4-plex. 2 identical sides w/4 bays each and centered recessed entry, painted brick, flat roof w/dentiled cornice. Recessed entry w/non-hist. decorative iron work & balcony. Italianate.	1905	C
27	1106	E. San Antonio	1 story, 3 bay, L-shape frame stucco, hip w/front dormer. 1 bay integrated open porch, windows wood D/H, 2 entry doors w/transom Folk Victorian	1893	C
28	1108	E. San Antonio	2 story, first floor partially submerged, brick stucco, flat roof w/dentil cornice. Italianate windows. Recent front gable addition and metal stairs.	1893	C
29	1109	E. San Antonio	1 story, 3 bay, rectangle brick w/front gable, centered entry w/acute arched window each side. Arched wrought iron window decoration accentuates Gothic influence.	1900	C
30	1112	E. San Antonio	1 story, 4 bay, rectangle brick stucco, steep compound hip, bay window in front and east side. 1 bay shed covered porch w/fab metal posts. Simple Queen Anne	1893	C
31	1113	E. San Antonio	1 story, 3 bay, brick house, hip w/gable vent & cross pediment front gable w/bulls eye oculus. Open porch.	1902	C
32	1114	E. San Antonio	1 story, 4 bay, stucco over brick, rectangular/irregular flat roof, ornate detail brick cornice & coping. 2 bay shed, open porch. Italianate	1893	C
33	1115	E. San Antonio	1 story, 3 bay, brick, hip w/cross gable vents at apex, centered front gable. 2 bay shed covered open porch w/simple spindlework, alum 8/8 windows Folk Victorian	1905	C
34	1116	E. San Antonio	1 story brick heavy stucco, with full basement, flat roof w/mansard parapet, belt course. Entry steps covered w/2 tier porch. 4/4 Replacement windows	1893	C
35	1118	E. San Antonio	2 story brick stucco with front bay covered in stucco and shingle work frame. Heavily re-modeled.	1893	NC

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ID #	Street #	Street	Style/Description	Date	Status
36	1119	E. San Antonio	2 story, 3 bay, brick, flat roof w/dentil cornice, tall narrow windows w/full arch details. Full span covered porch w/balcony above, sq. brick supports. Italianate	1902	C
37	1120	E. San Antonio	3 bay, CMU stucco, cross gable infill	1900s-1940s	C
38	1126	E. San Antonio	2 story, full basement, 3 bay brick w/flat roof 2 tiered porch covers basement entrance, square brick posts	1921	C
39	1127	E. San Antonio	1 story, 3 bay, L-shape, adobe stucco, flat roof. Wrought iron security bars all around. Ornamental extended vigas. Pueblo	c.1940	C
40	1200	E. San Antonio	1 story, 2 bay, brick stucco, square house with front gabled wing, hip roof, cross gable contains vent, aluminum replacement windows. 1 bay re-built shed covered open porch, arched posts. Folk Victorian	1893	C
41	1200 a	E. San Antonio	1 story, small rectangle CMU stucco with cutaway entrance door on NW corner. Metal windows w/security bars on each side.	1950s	C
42	1206	E. San Antonio	1 story, 3 bay w/add-on, flat roof, heavy stucco conceals workmanship and architectural details.	1898	NC
43	1210	E. San Antonio	1 story, 2 bay, stucco brick, cross gable w/front gable over bay window. 1 bay open porch replacement columns, security bars, Folk Victorian w/Italianate embellishments	1897	C
44	1216	E. San Antonio	1 story, 2 bay, painted brick, steep hip w/gable vent, eyebrow dormer & broken pediment front gable w/Palladian window. 1 bay shed covered open porch w/milled spindles. 12/12 replacement vinyl windows. QA vernacular	1900	C
45	1218	E. San Antonio	1 story, 3 bay, asymmetrical façade, painted brick, hip w/gable vent in ridge, front gable w/vent. 2 bay, hip covered open porch w/wood replacement posts. Queen Anne vernacular	1905	C
46	1221	E. San Antonio	9 story, L-plan, modernist	1965	C
47	1221-a	E. San Antonio	1 of 22 contributing apartment buildings	1965	C
48	1221-b	E. San Antonio	1 of 22 contributing apartment buildings	1965	C
49	1221-c	E. San Antonio	1 of 22 contributing apartment buildings	1965	C
50	1221-d	E. San Antonio	1 of 22 contributing apartment buildings	1965	C
51	1221-e	E. San Antonio	1 of 22 contributing apartment buildings	1965	C
52	1221-f	E. San Antonio	1 of 22 contributing apartment buildings	1965	C
53	1221-g	E. San Antonio	1 of 22 contributing apartment buildings	1965	C
54	1221-h	E. San Antonio	1 of 22 contributing apartment buildings	1965	C
55	1221-i	E. San Antonio	1 of 22 contributing apartment buildings	1965	C
56	1221-j	E. San Antonio	1 of 22 contributing apartment buildings	1965	C
57	1221-k	E. San Antonio	1 of 22 contributing apartment buildings	1965	C
58	1221-l	E. San Antonio	1 of 22 contributing apartment buildings	1965	C

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ID #	Street #	Street	Style/Description	Date	Status
59	1221-m	E. San Antonio	1 of 22 contributing apartment buildings	1965	C
60	1221-n	E. San Antonio	1 of 22 contributing apartment buildings	1965	C
61	1221-o	E. San Antonio	1 of 22 contributing apartment buildings	1965	C
62	1221-p	E. San Antonio	1 of 22 contributing apartment buildings	1965	C
63	1221-q	E. San Antonio	1 of 22 contributing apartment buildings	1965	C
64	1221-r	E. San Antonio	1 of 22 contributing apartment buildings	1965	C
65	1221-s	E. San Antonio	1 of 22 contributing apartment buildings	1965	C
66	1221-t	E. San Antonio	1 of 22 contributing apartment buildings	1965	C
67	1221-u	E. San Antonio	1 of 22 contributing apartment buildings	1965	C
68	1221-v	E. San Antonio	1 of 22 contributing apartment buildings	1965	C
69	1221-w1	E. San Antonio	laundry	1965	C
70	1221-w2	E. San Antonio	laundry	1965	C
71	1221-w3	E. San Antonio	laundry	1965	C
72	1226	E. San Antonio	1 story, brick w/car drive thru canopy. Pavement Dairy Queen	1970	NC
73	1300	E. San Antonio	1 story, 3 bay, brick, flat roof w/brick parapet, transom, metal security bars. Fixed metal windows with metal lights above flank metal security entry door.	1938	C
74	1301	E. San Antonio	1 story, 4 bay, painted brick, gable roof. Full span integrated open porch w/sq. brick supports. Craftsman bungalow	1920s	C
75	1303	E. San Antonio	1 story, 4 bay, stucco brick, pyramid roof, front gable covers 2 bay open porch, replacement windows	1904	C
76	1305	E. San Antonio	Shotgun 1 story, 2 bay, adobe stucco, gable. Full shed covered open porch with brick knee-wall	1930s	C
77	1307	E. San Antonio	1 story, 2 bay—1 window, 1 door—brick shotgun type cottage with full-span shed covered open porch, chain link fence	1908	C
78	1308	E. San Antonio	1 story, 1 bay, CMU M&R auto garage	1954	C
79	1309	E. San Antonio	1 story, 3 bay, brick, gable. Full span integrated open porch w/square 1960s brick supports. Transom window.	1920s	C
80	1310	E. San Antonio	1 story, 2 bay, L-shape, stone clad, cross gable	1940s	C
81	1311-13	E. San Antonio	1 story, 3 bay, stucco brick, flat w/parapet, recessed entry. 1 stor, 1 bay addition on east w/Mission tile shed roof	1914	C
82	1312	E. San Antonio	2-part commercial block, brick, 5 bay 2nd story, recessed storefront entry. Vernacular, Belgian bakery	1915	C
83	1316	E. San Antonio	2 story, 4 bay 1st floor, 3 bay 2nd w/flat roof, painted brick, dentil course in cornice. Wood D/H windows, 3 entry doors w/transom. Flush to sidewalk	1919	C
84	1322	E. San Antonio	1 story, 2 bay fenestration, brick, steep hip w/gable vent in crown, front gable. 1 story, shed covered open porch w/milled wood posts.	1905	C

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ID #	Street #	Street	Style/Description	Date	Status
85	1340	E. San Antonio	Art Deco Water Well pump house Stucco masonry	1937	C
86	1400	E. San Antonio	1 story, 3 bay, rectangle, hip roof, dominant wraparound covered porch w/brick piers wood supports	1905	C
87	1401	E. San Antonio	1 story, 3 bay, painted brick, hip roof w/hip dormer, offset entry, 2 bay, integrated open porch square brick columns, and replacement windows. Folk Victorian	1908	C
88	1404	E. San Antonio	1 story, 3 bay, brick, hip roof gable, square with front wing broken pediment gable, gable dormer, 2 bay covered porch w/turned wood posts. Folk Victorian	1905	C
89	1405	E. San Antonio	1 story, 3 bay, brick, moderate pitch X- gable. Full span open porch. Modern contemporary style.	1955	C
90	1407	E. San Antonio	1 story, 3 bay, brick, hip w/gable vent in crown, pediment front gable w/imbricated shingles. Alum slider, fab security bars. Folk Victorian	1910	C
91	1415	E. San Antonio	2 story, brick, flat roof w/dentil details in coping, inverted U shape footprint with 2 bays in the wings, 3 bays in center. Belt course & quoins, bracketed awnings. Pergola in courtyard w/brick supports.	1916	C
92	1415 a	E. San Antonio	1 story, w/ 5 double gar door bays, flat roof w/brick parapet. Stucco over adobe.	1920s	C
93	1419	E. San Antonio	1 story, painted CMU w/fixed windows, flat roof, large overhang, Cafe	1966	C
94	111	Hills	1 story, 2 bay, brick, steep twin peak hip w/hip dormer vent. Full span integrated open porch w/milled wood, dentil cornice Folk Victorian	1905	C
95	113	Hills	1 story, 2 bay, brick, steep twin peak hip w/hip dormer vent. Full span integrated open porch w/milled wood, dentil cornice. Folk Victorian	1905	C
96	115	Hills	1 story, 2 bay, brick, twin peak hip w/hip dormer vent. Full span integrated open porch w/fabricated metal posts, dentil cornice Folk Victorian	1905	C
97	801	Magoffin	2 story painted brick, cross gables w/Mission Rev. parapet. 2 story square bell towers flank entrance w/double doors. West tower w/hip roof & brackets. Alterations but retains assn.	1906	C
98	809	Magoffin	1 story, 4 bay, painted stucco over brick, flat roof, parapet w/decorative elements, and tall Italianate windows w/hooded crowns. Chain link fence along sidewalk.	1888	C
99	812	Magoffin	2 story, 3 bay, square brick, flat roof, dentiled cornice, tall wooden windows with brick arch. Full façade open porch w/frame sleep porch above. Italianate	1902	C
100	816	Magoffin	2 story, 4 bay, stuccoed brick, hip w gables in ridgeline, pedimented front gable w/oculus. 2 bay shed covered porch	1900	C

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ID #	Street #	Street	Style/Description	Date	Status
101	900	Magoffin	Post-War Commercial office. CMU walls w/flat roof.	c.1971	NC
102	912	Magoffin	2 story, 4 bay, brick, wrap around porch, decorative chest-high wrought iron fence, National Register #77375 Queen Anne	1900	C
103	916-18	Magoffin	2 story, 4 bay, brick duplex, hip roof with gable eyebrow dormer. Full span open porch with deck above. Premier example 4-square	1903	C
104	924	Magoffin	2 story, 3 bay, slightly rectangle brick, hip roof cut by pediment gable dormer. Full span porch w/1 bay enclosed. Chimney intact.	1899	C
105	1002	Magoffin	1 story, 3 bay, square brick with gable wing. Steep hip roof with gable dormers on all sides. 2 bay covered porch with wooden spindle work. Simple Queen Anne.	1898	C
106	1006	Magoffin	2 story, 2 bay, L-shape brick, hip roof w/front pediment gable Palladian window, symmetrical façade. Folk Victorian	1900	C
107	1008	Magoffin	2 story, 4 bay, partial basement, rectangle brick apartments, prominent full span covered porch with brick arches and uncovered upper deck. Coty Apartments	1913	C
108	1015	Magoffin	1 story, 4 bay, brick duplex, hip roof w/cross gable dormers, front pediment gable dormer, bank of three windows with security bars. Full span integrated porch.	1909	C
109	1017	Magoffin	2 story, 4 bay, rectangle brick duplex/fourplex with medium pitch hip roof, Italianate embellishments, brackets, Palladian windows. Wrought iron railing and door guard.	1898	C
110	1021	Magoffin	3 story brick apartment building, flat roof, dominant front colonnade porch structure with arches and frieze. Interior courtyard Mixture Beaux Art, Gothic, Classical	1917	C
111	1025	Magoffin	2 story, 3 bay, stucco brick, low pitch shed roof. Frame 2nd story over brick, metal casement replacement windows.	1905	C
112	1027	Magoffin	1 story, 2 bay, brick, cross gable roof w/wrap around open porch. Bungalow	1916	C
113	1117	Magoffin	2 story, 2 bay rectangle brick, gable roof w/cross gable dormers. Full span porch with open second story deck, dentiled cornice. Magoffin Home SHS Visitor Center	1902	C
114	1119	Magoffin	1 of 2 rectangle adobe stucco apartments, each w/3 bays, security bars on doors and windows. Mission style parapet, exposed viga ends.	1934	C
115	1119a	Magoffin	Twin rectangle adobe stucco apartments, each w/3 bays, security bars on doors and windows. Mission style parapet, exposed viga ends.	1934	C
116	1120	Magoffin	Territorial 1 story, adobe Landmark building in Historic District	1875	C

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ID #	Street #	Street	Style/Description	Date	Status
117	1127	Magoffin	2 story, 2 bay, brick w/pyramid roof. Hip dormers and 1 bay covered open porch w/Doric columns. premier example of 4-square	1898	C
118	1129	Magoffin	2 story, 3 bay, compound hip roof, turret. Wraparound porch, premier example of Queen Anne	1906	C
119	1201	Magoffin	1 story, brick, L shape modern contemporary style (McAlester, 482) church with low pitch cross gable roof. West wing added 1969. Iglesia Methodista	1963	C
120	1215	Magoffin	2 story, 2 bay, brick stucco, low pitch hip w/gable dormers. 2 story octagonal bay w/centered gable adornment, replacement alum windows, Simple QA w/Ital.	1890	C
121	1221	Magoffin	3 story, apts., hip roof, x-gable front, stucco clad, wrought iron shoulder high fence, desert landscaping	1905; remodeled 2000	NC
122	1231	Magoffin	1 story, stone compound, multiple bays w/non-historic alterations	1946	NC
123	1300	Magoffin	2 story, 3 bay, brick, corrugated metal hip roof, gable dormers. Full span, enclosed porch w/deck above. Heavy use of wrought iron decoration. Folk Victorian	1908	C
124	1300 a	Magoffin	Simple gabled cottage abuts alley.	1946	C
125	1301	Magoffin	1 story, 2 bay, frame stucco, cross gable roof, ocular vent in front gable	1905	C
126	1303	Magoffin	2 story, 2 bay, stucco brick. Form & roof altered; heavy stucco	1907	NC
127	1305	Magoffin	2 story, frame stucco and brick, altered roof line	1905	C
128	1306	Magoffin	1 ½ story, 3 bay, rectangular brick, front pediment gable with window, full span integrated porch, dentil cornice Folk Victorian	1905	C
129	1307-13	Magoffin	2 story, 2 bay, brick, flat roof, full span porch with Doric columns dominates façade. Classical and Craftsman	1904	C
130	1308	Magoffin	1 story, 3 bay, brick, hip w/pediment front-gable dormer. Full span covered open porch Folk Victorian symmetry	1904	C
131	1310	Magoffin	1 story, 5 bay, brick/stucco Folk Victorian, hip with pediment front-gable dormer. Full span integrated open porch.	1905	C
132	1314	Magoffin	1 story, 3 bay, square brick, flat roof, brick coping. Full span covered open porch, craftsman supports, dentil cornice.	1915	C
133	1315	Magoffin	Low 1 story, flat roof, brick stucco, office/commercial. Postwar utilitarian, with desert landscaping	1953	C
134	1319	Magoffin	1 story, 3 bay, adobe stucco, rectangular, hip w/gable vent in crown. Hist. footprint altered between 1908-43	1904	C

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ID #	Street #	Street	Style/Description	Date	Status
135	800	Myrtle	2-part, vertical block, 3 story w/ basement, 3 bay brick, flat roof, ornate cornice. Italianate details.	1909	C
136	801	Myrtle	1 story commercial block building	1980s	NC
137	806	Myrtle	1 story brick with alterations	1908	NC
138	810	Myrtle	1 story, 2 bay, rectangular brick w/front pediment gable roof, wood shingles, vent, 1 bay inset porch. Wrought iron fence, security bars on doors, windows. Folk Victorian	1902	C
139	813	Myrtle	2 story, 3 bay, flat roof, brick w/ 1 bay open porch, metal railing, heavy stucco facade, fixed windows. Non-historic porch	1908	C
140	814	Myrtle	1 story, 3 bay, flat roof, brick w/bay window, ornate brick cornice, tall arched windows 2 bay open porch. Italianate	1895	C
141	815	Myrtle	2 story, 3 bay, flat roof, stucco brick w/ recessed entry, ornate cornice Italianate style, non-historic awning	1898	C
142	817	Myrtle	2 story, 3 bay facade, brick w/ recessed central entry, stained glass: <i>John Carman Aptms 817</i>	1914	C
143	818	Myrtle	3 story, 2 bay, modern interpretation of Italianate. Decorative elements: stone posts, quoins	2001	NC
144a	900	Myrtle	3 story, brick stucco, 91- 1 and 2 BR apartments	2012	NC
144b	900	Myrtle	3 story, brick stucco, 91- 1 and 2 BR apartments	2012	NC
145	909	Myrtle	1 story contemporary drive through banking facility	1991	NC
146	915	Myrtle	1 story, 3 bay, vernacular brick small store, Macias?	1950s	C
147	921	Myrtle/Ange	1 story, 3 bay CMU commercial bldg. added onto brick residence. 2 story CMU flanked by 1 story CMU stucco. Utilitarian add-ons.	1920s	NC
148	1001	Myrtle	1 story, corrugated metal warehouse/industrial building. 1 story CMU warehouse in back of lot. Also at this address, 1 story CMU w/shed roof along Myrtle	1946, with large post-1966 addition	NC
149	1014	Myrtle	3 story, 5 bay rectangular brick apartments, basement. Flat roof, brick pilasters, belt course, wrought iron balconies, recessed entry with brick arch, security bars on bottom floor.	1928	C
150	1015	Myrtle	3 story, 5 bay, rectangular 2-part vertical block, brick clad apartment building,	1928	C
151	1020	Myrtle	2 story, 3 bay brick with flat roof, brick parapet, wood D/H windows w/concrete lintel & sills	1908	C
152	1021	Myrtle	1 story, Folk Victorian brick house, addition	1905	C
153	1023	Myrtle	1 story, 3 bay, commercial brick store front with attached residence in back. 2 banks 4/4 metal sash windows w/ security grates, double entry doors w/transom	1926	C
154	1024	Myrtle	1 story raised over full basement, rectangle brick stucco with brick cornice, brick arches over windows, entry	1898	C

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ID #	Street #	Street	Style/Description	Date	Status
			door w/sidelights, transom. Wood sash D/H. Recent porch addition		
155	1025	Myrtle	1-story brick , with central garage bay	1970s	NC
156	1026	Myrtle	2 story, 2 bay, rectangular brick with flat roof, dentiled cornice, 2 story full façade porch, Italianate	1902	C
157	1030	Myrtle	Gazebo in neighborhood pocket park	2013	NC Structure
158	1100	Myrtle	1 story w/full basement, 3 bay, stucco brick, hip roof, full span covered porch, basement in center bay. Folk Vic simplicity	1905	C
159	1101	Myrtle	2 story, 3 block brick in E shape w/open porch on each block w/ massive square porch supports 7100 Carolina, Shamrock, Firestone Apts	1913	C
160	1104	Myrtle	1 story w/full basement, 2 bay stucco brick. Roof finial. Octagonal bay window. 1 bay open porch, shed roof with fabricated metal posts, metal casement & wood windows Queen Anne vernacular	1902	C
161	1111	Myrtle	1 story, 2 bay, painted brick L shape w/pyramid roof, gable vent. 1 bay open front porch w/shed roof. Fab metal post supports. Folk Victorian	1902	C
162	1112	Myrtle	1 story, 2 bay stucco brick. Hip roof w/gables on ridgeline. 1 bay covered porch	1902	C
163	1114	Myrtle	1 story, flat roof, stucco CMU garage. Detracts from residential block.	1960	NC
164	1115	Myrtle	1 story, 2 bay, heavy stucco brick, hip w/cross gable, 1 story 1 bay open porch. Alum replacement windows prominent window in front wing altered.	1904	C
165	1118	Myrtle	1 story, 3 bay w/recent addition. Altered beyond any recognition of history conn	1904	NC
166	1119	Myrtle	2 story, 2 bay, brick, hip roof, dormer, full façade porch w/enclosed sleeping room above. Fair condition.	1904	C
167	1120	Myrtle	1 story, 2 bay painted brick, hip w/gable in ridgeline, cross front gable, shingled pediment. 1 bay covered porch. Victorian craftsman	1900	C
168	1122	Myrtle	1 story, 3 bay, brick stucco, hip w/dormer vent. Full façade porch, shed roof. Folk Victorian	1906	C
169	1123	Myrtle	1 story w/finished attic, 3 bay brick stucco w/hip roof & front gable dormer. Full façade open porch w/shed roof	1900	C
170	1126	Myrtle	2 story, 3 bay rectangle brick apt. building. Flat roof, ornate parapet & dentils. 1 bay center covered porch w/massive brick posts, 2nd story covered porch with brick railing. Italianate effects	1912	C
171	1127	Myrtle	1 story, 2 bay, brick, hip roof w/cross gable broken pediment w/deco brick vent. 1 bay open porch, wood spindles	1900	C

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ID #	Street #	Street	Style/Description	Date	Status
172	1130	Myrtle	1 ½ story, 2 bay stucco brick, hip roof w/cross gable dormers. Integrated 1 bay open porch	1898	C
173	1131	Myrtle	1 story, 3 bay brick, broken hip roof w/cross gable front. Un-covered porch. Fair cond. QA Vern	1900	C
174	111	N. St. Vrain	2 story, 2 bay, rectangle brick clad, hip roof w/overhang. Full span open porch, square post supports. Brick knee-wall railing. Prairie influence	1905	C
175	149	N. St. Vrain	1 story, 2 bay, brick stucco, hip roof, covered porch	c.1900	C
176	131	Newman	4-square type 2 story, 3 bay, brick, hip roof w/dormer. Wraparound 2 tier porch w/brick & stone columns	1908	C
177	131 a	Newman	1 story, 4 bay, frame stucco with flat roof. Converted storage; altered.	1949	NC
178	145	Newman	1 story, 3 bay brick, Folk Vic, hip w/cross gable over octagonal bay. 2 bay open porch, shed roof, brick columns	1905	C
179	147	Newman	1 story, 3 bay, rectangular stucco brick, hip w/gable vent in ridgeline. Full span open porch. Security bars on windows. Folk Victorian	1905	C
180	148	Newman	1 story, 4 bay, brick stucco duplex, flat roof w/belt course at parapet. Attached to monastery complex.	1908	C
181	149	Newman	1 story, 3 bay, brick w/hip roof, hip front dormer, full span integrated porch w/stone supports & dentils entablature. Chain link fence along sidewalk	1905	C
182	151	Newman	1 story, 2 bay, rectangular painted brick, hip roof, integrated 1 bay open porch w/square brick supports. Chain link fence. Folk Victorian	1905	C
183	106	Noble	1 story, 3 bay, square re-clad brick, pyramid w/hip dormer in front. Covered porch with fabricated metal posts. CMU and iron picket fence around corner	1908	C
184	151	Noble	1 story, square, stone building with flat roof. Fenestration with metal security bars. Built for dry cleaners.	1920	C
185	169	Noble	1 story, 2 bay, brick stucco w/hip roof. 1 bay integrated porch. Security bars over replacement widows. Folk Victorian	1912	C
186	311	Octavia	Dutch Col.House 1 ½ story, 2 bay, stucco brick, Gambrel roof, 1 bay integrated porch. Roof altered	1908	C
187	801	Olive	Wooden carport, attached metal office, covered parking	1964	NC

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ID #	Street #	Street	Style/Description	Date	Status
188	815	Olive	2 story, 2 bay, brick, 4-Square hip w/front vent dormer. Recent CMU addition to historic front porch, replacement windows	1900	C
189	817	Olive	1 story, 3 bay, L-shape Redwood clad, cross gable roof, bay window in front-gable. 2 bay covered porch. security bars.	1882	C
190	902	Olive	1 story, 6 bay, brick, flat w/brick coping. Full span covered porch enclosed w/chain link security screen, stone supports. Mission tile roof, Craftsman stone porch.	1938	C
191	915	Olive	1 story, 3 bay, brick, steep hip w/cross gable, bay window, ornamental brackets, 1 bay shed covered open porch. Queen Anne vernacular	1898	C
192	916	Olive	1 story, 2 bay, brick stucco, steep hip with cross gables. 1 bay covered porch with machined wood, alum. replacement windows 1 story frame/stucco shed-unknown age	1902	C
193	918	Olive	1 story, 3 bay, brick, steep hip w/cross gables. Broken pediment front gable. Partial basement/crawlspace. 1 bay covered porch w/machine pattern wood. Windows 8/8 aluminum replacement. Folk Victorian w/complicated QA roofline	1907	C
194	919	Olive	1 story, 2 bay, rectangle brick, hip roof w/eyebrow dormers topped by finials, cross broken pediment front-gable. 1 bay shed covered open porch. Simple facade Folk Victorian	1902	C
195	921	Olive	1 story, 3 bay, adobe stucco, flat roof, shed covered open porch, fab metal supports. Vernacular Pueblo	c.1940	C
196	922	Olive	1 story, 3 bay (roof crowns), painted stucco, steep hip w/gable vent in ridgeline, pediment front gable w/trim. 2 bay covered porch Metal security bars. Vernacular QA	1907	C
197	924	Olive	1 story, 4 bay, brick duplex in rectangle w/full span pediment front gable, dentils, brackets. Full span integrated roof, open porch, square brick posts. Chimney intact. Vernacular neo-Classical façade.	1914	C
198	1003	Olive	1 story, 3 bay, square brick, steep hip w/gable vents in ridgeline, cut by pediment gable dormer over entry door. Fab metal railing around un-covered porch, chimneys intact. 4-square w/Vic roofline	1902	C
199	1004	Olive	1 story, 3 bay, brick, cross gable w/full span pediment front gable. Full span integrated roof, open porch. Stone knee-wall along sidewalk w/wrought iron gate	1920s	C
200	1004a	Olive	Adobe or CMU, 1 story addition in back	c.1940	C
201	1005	Olive	1+1/2 story, 3 bay, brick, steep hip w/eyebrow vents, cross side gables, front gable dormer, pediment front gable. 2 bay wraparound covered porch. Fire, Sept 2014	1902	C

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ID #	Street #	Street	Style/Description	Date	Status
202	1006	Olive	1 story, 3 bay, stucco CMU, cross gable. 2 bay covered porch w/arched openings. Spanish Revival	c.1940	C
203	1006a	Olive	1 story, CMU "mother-in-law apartment in back of walled off corner lot	c.1940	C
204	1009	Olive	1 story, 3 bay, square brick, hip w/gable vents on ridgeline, deco front gable w/shingles, ocular vent. 3 bay covered front porch w/spindlework & turned wood posts. Folk Victorian	1902	C
205	1216	Olive	2-part vertical block, 3 story school w/ hip roof, overhang supported brackets San Jacinto School	1908	C
206	105	Tays	2 story, square brick with flat roof, wood sash windows, entry door with transom, eclectic. Façade on Tays Street	1921	C

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Significant Contributing Properties

1120 Magoffin Avenue, 1875, (Property #116, Photo 1, Vintage Fig. 6)

Magoffin Home State Historic Site (SHS) is listed in the National Register of Historic Places (#19710331) and is recorded as a Texas Historic Landmark. The 1.5-acre site is landscaped and enclosed by a wrought-iron fence on Magoffin Avenue and a stone wall on the east, south, and west sides abutting the Sun Plaza complex.

The Magoffin home is a massive adobe one-story building and premier example of the Territorial style built on three sides of a square enclosing a patio. The thick adobe walls are clad in white lime plaster and scored to mimic large blocks. With a flat roof, two-foot adobe parapet surmounts the walls, and metal rain spouts (*canales*) project for drainage. Elaborate architectural detail decorates the fenestration with pedimented lintels. The windows and doors have flat, fascia-board pilasters on each side of the openings. Wooden casement windows with four lights in each of the two windows are protected by wooden shutters with an upper louvered section and a solid, paneled lower section. The entrance on the north façade has double entry doors with the upper panel glazed and a molded lower panel. *Plan El Paso, 2012* described the Magoffin Home as the most significant building in the district, one of the most historical in the city, and a rare Texas example of the architectural style of the southwest region between 1865 and 1880.⁴

The home is closely associated with **Joseph Magoffin** a leading citizen; one of the incorporators of the city of El Paso in 1873; served as county judge, four terms as mayor, collector of customs, and in other civic and public offices. His many business interests included co-founding the State National Bank, vice president of the bank for 40 years, and extensive land holdings. As an early pioneer and a Mexican-American (Joseph born in Chihuahua, Mexico, of a Mexican mother, and spoke Spanish fluently) yet educated back east, Magoffin was able to function ably in both cultures. Not only is his name associated with the historic neighborhood, but he approved the subdivision of his lands and named one of the streets for his wife Octavia.

817 Olive Avenue, 1882, (Property #189, Photo 2)

Beall house. One story L-shape house clad in milled Redwood siding covered with a normal pitch cross gable roof with projecting eaves and lattice work gable trim. A front gable wing includes a three-sided bay containing wooden sash 3/1 windows in each bay. A shed covered open porch abuts the wing and spans the front. The porch roof is supported by milled wooden columns and the floor is two steps above grade. A wooden entry door with sidelights and a transom and a pair of 3/1 wooden sash windows complete the fenestration under the porch. The house is on a corner lot in Campbell's Addition and features native desert landscaping. Designated locally by the El Paso Historic Landmarks Commission.

The house consists of some of the earliest milled lumber brought to El Paso when the Southern Pacific (SP) railroad arrived in 1881. It was the first building in El Paso constructed of wood and "probably the oldest house still standing and in use."⁵ The home was built for Captain T. J. Beall, a lawyer from East Texas and a founding partner in Beall & Kemp (the second oldest law firm in continuous existence in Texas). Active in community organizations and influential in local politics, Beall lived in the house until around 1904. The house was purchased by Henry Mohr (proprietor of Mohr Hardware) and he and family lived there into the 1920s. Into the 1930s, Jose Conde-Garcia occupied the house and in the 1940s the Reverend Donato Ruiz, pastor for the Mexican Baptist church, lived there.

⁴ Dover, Kohl & Partners, *Plan El Paso, Draft 2*, March 2012, 8.8.

⁵ "The Beall House," Margaret Neff Ballantyne, *Password, Vol XVII, no. 1, Spring 1972*, 39.

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912 Magoffin Avenue, 1900, (Property #102, Photo 3)

The two story brick building is a prime example of the **Queen Anne** style. It is recognized on the **National Register of Historic Places** (#77375) and is considered a landmark building in the Magoffin neighborhood by the El Paso Historic Landmarks Commission. Red brick walls, elaborate architectural details, high pitched roof with a wraparound porch make it a distinctive design. Many wealthy Anglo families who came to the city at the turn of the century built homes in this area. It was a good example of new architecture, new materials and construction techniques that accompanied those who settled in El Paso. It represented a new era in the city's architectural history and a radical departure from the adobe buildings of the past. The home was saved from demolition and renovated in 1991.⁶

The address 508 Magoffin (changed to 912 in 1907) appears in the 1902 city directory under Michael Connerton who was born in Ireland in 1848. His widowed sister, Delia Lane, and Mary Ann Connerton also lived there for several years. Connerton was one of the wealthy Anglo families and he dealt in real estate and mining. A.W. Reeves, Freight, Travel, & Pass Agent for the Southern Pacific railroad and its division the Galveston Harrisburg & San Antonio (GH&SA) boarded there for a few years around 1905. The Connertons managed the house until 1916. The next ten years working-class individuals and extended families rented the home and in 1918-19 the address was listed as a boarding house. From 1925 until 1945, a widow Mrs. Lucy Stubbs and an extended family (Leroy and wife Violet and A.L. Stubbs) of SP railroad workers roomed in the house.

1216 Olive Avenue, 1905, (Property #205, Photo 4, Vintage Fig. 11)

The San Jacinto School is a two-part vertical block, three story, rectangular school building with Italianate detailing and form. The top two floors are red brick and the ground floor of dressed and coursed stone acts as a foundation. The building is covered by a hipped roof with brackets supporting the overhang and hipped dormers with three lights each on the east and west elevations. The facade may be separated into five ranks differentiated by quoins. The two outside bays have banks of five windows on each floor and metal replacement windows on the ground floor. Near the west side a detached three-story red brick elevator tower that provides wheelchair access to the second and third floors via a metal bridge to each floor. The tower is similar in design to the school with brick walls, quoins, hipped roof, and boxed eaves.

The center bay features concrete steps with concrete railings rising to the second floor with double entrance doors surrounded by sidelights and a full arched transom light. Third floor windows consist of a bank of three double-hung windows above the entrance door, wooden 4/4 windows on each side, and on each story, and wooden double hung windows. The narrow bays between the center bay and exterior bays contains a double entry door on the ground level and one double hung window with arched transom centered between the second and third floor. Unfortunately, the bell tower and two cupolas were removed sometime in the past. The grounds including paved parking area is surrounded by a hip high rock wall and an industrial chain-link fence. Designated locally by the El Paso Historic Landmarks Commission.

In 1905, the school district needed a new school in the "bustling Magoffin Homestead Addition" and the site was purchased from the Magoffin family for the going rate of \$450 per lot, totaling \$6,300. Named for a famous battle in Texas history, it was considered the largest school in El Paso in 1905 with classes from kindergarten through eighth grade. As a neighborhood school "there are numerous stories of area kids passing through the property on

⁶ Magoffin Walking Tour Guide, Mrs. D.T. Lane home

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their way to the San Jacinto school.”⁷ Both the Magoffin daughters, Anne and Mary, taught at the school in the early 1920s. After 1910, it primarily served students of Mexican descent and was equipped with vocational training shops—including sewing rooms and a kitchen for the girls’ domestic science classes. The school operated until the 1970s when it became an adult learning center for the El Paso Independent School District.⁸

145 N Cotton Street, 1938, (Property #13, Photo 5)

Expiatory Shrine of Christ the King is a two story red and tan brick cathedral topped by a soaring silver dome cross-cut by six Gothic dormers and a silver roofed vault with front and rear Gothic gables containing matching arched windows. A six sided cupola tops the dome and makes the building visible in the Magoffin neighborhood and surrounding areas. Second floor windows and those in the dormers feature Gothic arch lintels and formed concrete sills. Pilasters with Gothic brick decorative arch rise two stories and frame the entrance featuring a stained glass oculus, a double-door entry with transom within an equilateral arch and beneath raised terra-cotta letters spelling *Venite Adoremus*. The dome and cupola are visible throughout the district and mark the east end at Cotton Street.

During the Cristero Revolution in 1926 Mexico, three nuns from the Order of Perpetual Adoration were forced to flee Guadalajara for El Paso. The Reverend Mother Maria Concepcion del Espiritu Santo was in charge of the nuns and found a suitable location for a temporary convent in a house at 1401 Magoffin. It took the nuns twelve years to raise the funds but the Expiatory Shrine of Christ the King was dedicated by Reverend Anthony B. Schuler in December 1938. The Benedictine Sisters of Perpetual Adoration live on the grounds and are dedicated to vows of contemplation, sacrifice, and a cloistered residence. As the convent grew, increased housing was added to the rear and now the footprint encompasses the entire block between Cotton and Newman streets. Only the red and tan brick façade and original elevations including the chapel and shrine are contributing in architecture.

1221 E San Antonio Avenue, 1965, (Property #46, Photo 6)

Sun Plaza Tower is a nine story T shaped apartment building with the façade on E San Antonio showing one wing of the T pointing south and the base of the T pointing west. Constructed of solid concrete the utilitarian type structure is faced in tuff-colored brick with brick panels dividing the fenestration bays in an alternating pattern. Fenestration on the top eight stories of the west wing: each floor has ten evenly spaced bays of aluminum sash windows with Masonite panels and alternating with the brick panel on the adjacent floor. The ground floor fenestration consists of metal frame fixed lights along west wing façade and an entry door where the wings connect. Two metal frame doors flanked by fixed lights. Above the entry, an eight story decorative concrete block differentiates the wings. Glass enclosed stairways are centered on the end of each wing. A porte-cochere of cement and concrete block covers access to the entry hall.

Designed by Nesmith-Lane and Associates who chose a T-shaped design as an efficient way of dividing the structure into separate wings while allowing a utility core in the center. The architects studied similar projects in other cities to determine elderly needs. They discovered that elderly can derive a sense of security living in the upper stories as windows can be left open and there is less apprehension about break-ins and burglaries. Still, the basic reason for the high-rise was to economize on the land without congesting the area and the architects intended to avoid an “institutional” or “official” décor.⁹ Whether they accomplished their goal is open to interpretation. The

⁷ “Historical Evolution of Land Ownership from James Wiley Magoffin to Joseph Magoffin and the Glasgows,” Cameron L. Saffell, Magoffin Landholdings Paper, Dec. 2010, p. 19.

⁸ Magoffin Walking Tour brochure, San Jacinto School

⁹ “Largest E.P. Apartment Unit Planned for Elderly Due for Completion in '66,” *El Paso Herald-Post*, May 5, 1965

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location was chosen because of its proximity to downtown El Paso and on existing transportation routes over a century old. R.E. McKee was the general contractor for the tower and initial funds came from the Public Housing Authority to be redeemed later by the sale of bonds.

Typical Late-Victorian Period

814 Myrtle Avenue, 1895, (Property #140, Photo 8)

One story, stucco clad, square brick house with prominent octagonal bay front wing and simple **Italianate** architectural details. Although recent stucco covers the original brick walls, the stucco is not overwhelming heavy and the form of the brickwork is visible. Covered by a flat roof with painted brick parapet, a dentil belt in the brick cornice, and a raised brick band in the frieze. Three tall wooden sash D/H windows, topped by a segmented brick arched window hood, fill the bay wing. The entry bay features a full span covered porch supported by milled wooden posts. Wooden entry door, topped by a transom window, is protected by wrought iron grill gate. Wooden sash D/H window to left of door has same features as windows in bay (**field check**). Wrought iron security grills cover all fenestration. Minimum setback from sidewalk, chest high wrought iron picket fence in concrete block footing, centered entry gate. Rounded canvas canopy over cement walkway from gate to porch. The building is in Campbell's Addition and the address was 614 Myrtle until 1906 when it changed to 814.

Between 1895 and 1921, a variety of individuals and families resided in the house. The first listed occupant in 1895 was L.R. Millican, the pastor for the First Baptist Church located on the corner of Magoffin and San Antonio. In 1898, Thomas and Walter Francis, one a jeweler at Hixon & Hixon and the other an employee of NM Ry. and Coal Co. were listed and stayed until 1900 when attorney Henry Darwood was listed. G.M. Geither—listed as a stockman and Emily Geither a widow (Edgar Geither) were at this address until 1905. In 1910, Henry M. Walker—publisher of the weekly newspaper *Labor Advocate* was listed at the address. Walker was a long-time union organizer and his short-lived newspaper was recognized as the voice of labor in El Paso at the time. From 1912 to 1915, the Lowe family of five lived here. The Lowe family operated the Oyster House restaurant at 118 S Oregon and all except Otto—who was a boilermaker—worked in the family business. D.B. Bell—a machinist at the smelter—was listed here until 1919 when the Leonardo Fernandez family (Leonor, Rogelia, and Edgar) moved in. Fernandez was a typewriter mechanic—an occupation that has disappeared with history. Typical for the history of occupation, Fernandez moved out after two years. Although many families settled into a neighborhood house to stay, other families moved often as is often the case in booming economies and rapid development.

1002 Magoffin Avenue, 1898 (Property #105, Photo 9)

One story square red brick house with a front gable wing built in 1898. Complicated broken roofline, cross side gable dormers, and architectural details point to a simple **Queen Anne** style yet a symmetrical three-bay façade is typical Folk Victorian. The steep hipped roof with boxed eaves features a gable vent in the crown, an eyebrow decorative dormer, and gable dormer with single window in the front roof. A shed covered open porch abuts the wing and features recently milled posts, railing, and spindle work. Chimneys intact although lacking chimney pots. Iron security grills cover the door and windows. A stone knee wall with wrought iron spindles fronts the sidewalk and a centered wrought iron gate access a concrete sidewalk to porch. Lush landscaping and vegetation keeps property cool in the summer. Listed as 606 Magoffin until 1907. Prime example of a simple Queen Anne style with Folk variation.

Pat Dwyer was one of the first occupants, around 1901. Dwyer was a part-time city policeman, member of the sporting community—owner of the Bank Saloon and the Crystal Palace Saloon—and was also Joseph Magoffin's nephew. Dwyer was involved in Democratic politics and ran for state representative in 1904. He was defeated by

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A.L. Sharpe and the reform minded *El Paso Herald* crowed that “For two years at least the better element of El Paso County will be represented in the state legislature and no gambler-saloon man will fill the place.”¹⁰ It is somewhat ironic that in the time period around 1905, Pat’s next door neighbor at 1006 Magoffin was the pastor for the 1st Baptist Church. Both men were walking distance to their respective jobs and perhaps had a conversation on the way. By 1908, J.O. Wyler—a foundry foreman—occupied the house. In 1910, Wyler and J.F. Baumgarten bought Union Iron & Brass from Oliver Dutton (1127 Myrtle) and formed Baumgarten & Wyler Industrial Works, Inc. which existed into the 1970s. Wyler lived on Magoffin into the late 1920s, then the house was converted into a duplex. Mrs. C.B. Urbina was listed at this address from the 1930s into the 1950s. Although listed as a single resident, she most likely rented rooms in the large building.

The building has been recently restored and is in center of five buildings on the south side of Magoffin Avenue that have been saved from demolition and restored to historical authenticity (Photo 9).

1119 East San Antonio Avenue, 1902, (Property #36, Photo 11)

Two story, three bay, Four-Square plan brick building with **Italianate** details including dentil cornice, tall narrow windows with arched brick lintels, 8/8 wooden sash double-hung windows on ground floor and 1/1 wooden frame windows on second floor. Full span covered porch with open balcony above supported by boxed brick piers. Wooden replacement entry door with sidelights and transom. Wrought iron fence, head high, supported by brick knee wall and posts. Attached single story addition of recent date (post-1943 Sanborn), brick, flat roof, coordinates with historical appearance. Original wraparound porch altered and 2nd story porch added in 1940s. Lush landscaping between sidewalk and house evidence of a well preserved resource for the historic district.

The Hamrick family, owners of El Paso Electrical Supply and the extended family including Charles—a plasterer—and Roy—an electrician, purchased the lots from Joseph Magoffin and lived in the house from 1902 until 1906 when C.E. McClintock, managing editor for *The El Pasoan* newspaper moved in. By 1910, McClintock had moved his family to the more upscale Sunset Heights neighborhood as Magoffin became more identified as a working class neighborhood. Between 1912 and 1919 the house was occupied by a succession of blue collar workers rather than managerial: a brakeman for the GH&SA, a conductor on the AT&SF, along with a boilermaker at the El Paso Foundry. In the interval between 1915 to 1916, Mrs. Lucy Kidd—a reputed madam—offered “furnished rooms” at the address and the neighbors seemed to tolerate the brothels existence as with another madams—Tillie Howard—lavish residence at 1201 San Antonio. In the 1920s, Louis Lowe—a chef at the Sheldon Café and the Elite Confectionary—occupied the house until 1928, when Jose Ugarte, a mining engineer lived there into the 1930s. From 1938 until 1976, Daniel Ramirez, who held several positions with the Southern Pacific Railroad, and his wife resided there and lent stability to the handsome home and the neighborhood.

1129 Magoffin Avenue, 1906, (Property #118, Photo 12)

A two story, red brick house with prominent front gable wing and side gable wings to cover a roughly rectangular footprint. **Queen Anne** features include octagonal roof topped by a steep pitched octagonal turret, finial embellishments in roof crowns, a shingle band at top of the porch, and an asymmetrical façade. Other features include a wooden sash window in the front gable with an elliptical arched lintel, a decorative dentil course beneath the window and under the projecting boxed eaves, and cement lintels on other windows. A wraparound covered porch four steps above grade with open balcony above, supported by square brick posts on rough dressed coursed stone foundations. Basketwork brick railing between stone pedestals. The balcony has wrought iron railing above a fish scale fascia on the porch. On a corner lot in Franklin Heights, original wrought fence and gate from the Stewart

¹⁰ “Pat Dwyer is Defeated for the Legislature,” *El Paso Herald*, Nov. 9, 1904, 1.

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Iron Works, Wichita, Kansas. Mirror image of façade and floor plan for 912 Magoffin (#96) and probably the same architect and builder. One of the few remaining Queen Anne houses left in the area it is eligible for the National Register under C for architecture.

The J.H. Morrison family lived in the house from 1908 into the 1920s. Morrison, was a native of County Cork, Ireland and lived in the Indian Territory as a boy. He arrived in El Paso in 1887 with his regiment after fighting the Sioux in the Dakotas.¹¹ Although occupying a Victorian style home, Morrison typified the blue-collar occupations in the neighborhood, working mainly as a machinist and employee for both the GH&SA and the SP railroads, although he may have had real estate holdings to supplement his income. Mrs. Hannah Krupp occupied the house from 1941 until 1957 when her health began to fail. Subsequently the building was converted into five apartments in 1957 and increased to eight apartments in 1963 reflecting the changes in the tenant occupied neighborhood. Currently the building is vacant.

Typical Folk Victorian, 1900-1910

1103 East San Antonio Avenue, 1900 (Property #24, Photo 13)

One story, square-shape brick house painted red with front gabled wing, resting on stone foundation, and a fine example of the **Folk Victorian** style. Three bay fenestration with two windows flanking one door. The house is covered by a hip roof with a gable vent in the crown and a full pediment front gable containing imbricated wooden shingles and a bulls-eye vent. Architectural details include boxed eaves, a dentil belt course along the top of the fenestration, and a wooden sash 4/4 window with ashlar stone arched lintel in the front bay and decorative brick basket weave panel under the window. A shed covered open porch is supported by square Doric wooden posts on a **cement** porch two steps above grade. Wooden entry door with transom fronted by a wire mesh screen door. All windows have wrought iron grills. Chimneys not intact. Decorative shoulder high wrought iron picket fence follows the sidewalk and a gate, path, and desert adaptive landscaping add to historical feel of the premises in the Magoffin Homestead Addition. Well maintained building.

In 1903, W.S. Clayton and family moved into the house they would live in for the next fifty years. Clayton and partner James Murdock owned the feed store at Ochoa and First, two blocks south of his house. Walter Clayton was involved in Democratic and city politics for many years and served as city alderman under three mayors until his death in 1933. He also served on the El Paso School Board. It remained in the Clayton family into the 1950s when Frances Clayton, a librarian at Texas Western College resided in the home until her death.

1006 Magoffin Avenue, 1900, (Property #106, Photo 14)

Two story, T-shaped brick house with two story gable wing in front and entrance wing in back, built in 1900. A symmetrical **Folk Victorian**, its features include simple hipped roof and prominent full-pediment front gable wing containing Palladian window, wooden inset shingles, and decorative wooden dentils under the pediment cornice. Decorative brick dentils along boxed eaves point to workmanship of the period. A wrap around covered porch with paired wooden posts support a second story balcony with wrought iron railing which was added in the renovation of the property in 1985. Wooden frame windows on both stories are topped by arched lintel and with metal security grills on the first floor. Wooden paneled entry door of recent vintage and wooden frame second story door opens onto deck. Head high wrought iron picket fence supported by square brick posts aligns with the sidewalk. A mature Palm tree, Mexican Elder trees, and landscaping contribute to the residential atmosphere of the neighborhood

¹¹ "Death Takes Indian Fighter," *El Paso Herald*, Nov. 4, 1937, 16.

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although the current use is law offices. In the Magoffin Homestead Addition, it was listed as 608 Magoffin until 1907 when the address changed to 1006.

The house was built by contractor C.C. Black as the parsonage for the First Baptist Church and served as such until 1921. The first occupant was the Reverend R.B. Smith who helped build the second First Baptist Church at 801 Magoffin that still remains today. Rev. Smith was replaced by Rev. J.F. Williams in 1910 who lived there until the parsonage was sold in 1921. Many social events were hosted at the parsonage by the wives of Rev. Smith and Rev. Williams. In 1922 the building was converted to four apartments renting for \$35/month each. During the depth of the Great Depression in 1936, three rooms, bath, and sleeping porch could be rented for \$25/month. By 1938, J.A. and Sadie McMahan shared the large house with a physician Dr. Price and his wife Ida and a truck driver G.A. Hinshaw and his wife Myrtle. After J.A. McMahan died, Sadie McMahan continued to live in the house into the 1950s and was active in the First Baptist Church affairs and fund raising until her death.

1117 Magoffin Avenue, 1902, (Property #113, Photo 15, Vintage Fig. 10)

A one and a half-story, red brick, rectangular **Folk Victorian** themed home covered by a steep pitch front gable roof cut by four dormers—two on each side in front are full pediment gable dormers and two in back are hip dormers. Boxed eaves, dentils under the porch cornice, and heavy wooden entablature supported by Corinthian wooden columns on brick porch railing point to the workmanship in building. In the shingled gable, a door next to a bank of four fixed lights in quarrel pattern and separated by milled Doric columns are centered in the gable with the door giving access to an open deck with a shingled balustrade over the front porch. The property is surrounded by a chest high wrought iron picket fence with gate access and walkway to the buildings entrance. Desert landscaping, native vegetation, and a vintage palm tree lend an historical appeal.

The Justice house has recently undergone historic restoration efforts overseen by the Texas Historical Commission and now serves as the visitor center for the Magoffin Home State Historic Site (SHS).

The property was purchased by Charles Morehead from original owner Joseph Magoffin in 1881; also the year the railroads arrived. A house was built for August Landor Justice, an early El Paso physician, around 1901 in the Franklin Heights Addition. After distinguished service in the Confederate medical corps Justice finished medical school but due to injuries suffered in the war went west for his health first to Montana, then Denver where he was president of the Denver Medical Board, and he practiced in San Francisco from 1875-1881. In 1881, he moved to El Paso and established a successful medical practice. His clients included the Texas & Pacific and Santa Fe Railroads, Mutual Life Insurance Company, American Smelting and Refining, and he acted as State Quarantine Officer and Quarantine Officer for the Mexican Central Railroad. Dr. Justice died in 1907 but his wife continued to live in the house and host boarders and renters into the 1920s. Between 1911 and 1913, rooms were rented to Enrique Llorente, who was consul for President Francisco Madero and Pancho Villa during the Mexican Revolution. It was rumored that he ran an espionage agency in El Paso with more than 200 spies. Juan Bilbao roomed there from 1915 into the 1920s. By 1930, the building was boarding four people as well as Alvis Riley and his adopted son. In 1933 the building served the community religious with “Evangelistic Meetings Conducted by Pablo Delgado...for the Mexican People of El Paso.”¹²

1127 Myrtle Avenue, 1902, (Property #171, Fig. 16)

One story, painted brick house with rectangle footprint and dominant front gable wing that cuts a moderate steep pyramidal hip roof. Chimneys intact. **Folk Victorian** style with symmetrical façade and simple roofline. Broken

¹² *El Paso Herald Post*, Apr. 8, 1933 from research by Magoffin Home SHS staff.

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pediment front gable with half-circle brick vent in pediment. Wooden sash window with slightly arched brick lintel and wrought iron security grill in gable wing and single window to right of wrought iron entry door. Second door enters gable wing from left side of porch. Stone foundation, but slightly below sidewalk grade. Shed covered open porch abuts wing and extends across front. Porch supports are milled wooden spindle posts on a cement floor two steps above yard level. Wooden slat knee high fence along sidewalk. Property in the Franklin Heights Addition was listed as 925 Myrtle until 1907 when updated to 1127 Myrtle Avenue.

Built by C.R. Morehead of the State National Bank in 1902-03. The first resident in 1905 was Oliver Dutton, who had emigrated from Cheshire, England. Dutton was a machinist by trade and worked briefly for the Santa Fe Railroad before founding El Paso Novelty Works which specialized in small engine repair. In 1906, Dutton founded Union Iron & Brass but sold his interest in the machine shop to John Wyler and J.F. Baumgarten in 1911. Dutton continued to work as a machinist for the new firm and lived on Myrtle until 1921. Around 1908, Dutton boarded the Taft family (Howard, an apprentice at El Paso Foundry, Hazel Taft, a stenographer, and Nellie the widow of John C. Taft). Renting rooms was common practice and homes often consisted of extended family, friends, and boarders. R.S. Redmond, employed by Elliott Engineering and wife Lucille lived there into the late 1920s. By 1930, the house was a rental unit and listed for \$20/month in 1935. Into the 1950s the City Directory annually listed resident's occupations as typical, yet diverse as the neighborhood including mechanic, elevator operator, cab driver, and teacher at Beall School.

1009 Olive Avenue, 1902, (Property #204, Photo 17)

One story, square brick house with wing in back, under hipped roof w/gable vents on ridgeline, chimneys intact. Symmetrical façade and simple adornments lend to a **Folk Victorian** style on a **Four Square** plan. Fish scale shingles and wooden louvered oculus vent in centered front gable. Symmetrical fenestration, wooden sash windows flank an entrance door with transom and decorative grillwork. Open porch under shed roof with wooden lattice work, spindles, and turned wooden porch posts spans the fenestration. Stone foundation three steps above grade. Corner lot with chest high chain link fence along the sidewalk. The Blanton house became a corner lot when Tays Street was opened for access to the Sun Plaza housing complex in 1965. In the Magoffin Homestead Addition, it was listed as 223 Olive until 1907.

In 1901, a building permit was issued to O. S. Blanton for a \$1700 residence on Olive. Finished in 1902, the Blanton family occupied the house for the next half-century. Blanton was a trainman and was noted for over forty years' service with the Southern Pacific Railroad. As with many of the early residents in the district, O. S. Blanton worked for the railroad and he and his family stayed in the neighborhood for many years.

115 Hills Street, 1905, (Property #96, Photo 18)

One story, square white brick house with a side wing built in the **Folk Victorian** style in 1905. Covered by a hip roof with a hip dormer containing a louvered vent in front. A rectangular footprint with a side extension containing one bay is the same for all three houses on Hills (111, 113, 115 Hills) and were built by same contractor—probably Gus Momsen. Boxed eaves and four intact chimneys. Three bay fenestration including a single wooden sash window with security grill in the wing, a centered metal grill entry door with a fixed light transom and a wooden frame window with fixed sidelights covered by metal security grill. Windows and door feature ashlar stone lintels and sills. Integrated open porch four steps above grade on a stone foundation features a dentil belt in the cornice, framed decorative openings in the frieze, and fabricated metal porch posts. Wrought iron picket fence atop brick knee-wall and matching centered gate abuts the sidewalk and surrounds the corner lot in Campbell's Addition

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The symmetrical façade and modest architectural detailing differentiates the local Folk Victorian style from the Queen Anne which features a steep three crown broken roofline and non-symmetrical façade. Close setbacks to the sidewalk and small front yards with covered porches helps convey the pre-auto emphasis in the neighborhood. The corner lot on Overland Avenue marks the southern boundary of the Historic District.

According to the City Directory, Gustav Momsen occupied the house from 1905 to 1908. Momsen was a native of Germany and an early arrival in El Paso in 1881. As owner of Momsen & Thorne Hardware and later Gus Momsen & Co. builders, it is likely that he contracted to build all three houses at 111 to 115 Hills. Builder Frank Keniston lived on Hills in 1905 as did contractor, C.A. Peterson in 1908 and both may have collaborated with Momsen to build the houses. Regardless of the builders, most occupants of the three houses on Hills worked for the T&P Railroad—the tracks were just across Overland Avenue. Thomas Moran and wife Annie lived at 115 Hills into the late 1920s (Annie died in 1929). Moran was from Cleveland, OH and worked as a switchman and yard herder for T&P into the 1930s. The tradition continued when Emilio Garcia, a helper for T&P, lived at 115 Hills in 1948. Beginning in 1910 and continuing into the late 1920s, switchmen, yard clerks, and brakemen for T&P lived at 113 Hills. Although an El Paso fireman lived at 111 Hills until 1921, a car foreman and a conductor for T&P occupied the house into the 1930s. The early social history of the three houses on Hills points to the number of trainmen who lived close to their work and in a time before suburban commuting became routine.

Vernacular and Eclectic

812 Magoffin Avenue, 1900, (Property #99, Photo 19, Vintage Fig. 7)

Two story, rectangular brick building built around 1900 in the Campbell Addition. Resting on a stone foundation and covered by a flat roof with brick parapet and dentil belt line at the cornice. The stuccoed façade features a full span front porch, three steps above grade, with paired wooden posts supporting a second story enclosed sleeping porch. On the ground floor, a centered entrance door with transom is flanked on each side by a tall wooden sash window topped by a brick circular arch. Metal security grill covers the entry door and transom while mesh screen covers the windows. A distinguishing feature is the frame stucco second story sleeping porch with shed roof and two banks of four wooden-sash windows. The sleeping porch does not appear on the 1908 Sanborn but is on the 1943 edition (Sanborn did not update the 1908 map of the district until 1942). The sleeping porch was a popular addition to houses in the pre air conditioner days and the porch was added a few years later as were the second set of wooden posts, possibly in the 1920s. A similar frame stucco second story sleeping porch is at the rear of the house. A sleeping porch was a popular addition as it allowed cool breezes to enter while keeping out flying insects. The yard space between the sidewalk and the porch provides paved parking on the east side and a small yard fronted by a wrought iron fence on the west.

Although a building with little adornment, it appeared on the 1900 Sanborn map in exclusive company next to the Dieter mansion and across the street from the Caples house. Several well-known individuals occupied the house over the years. The original occupant, J.F. Williams was assistant Cashier at the 1st National Bank. In 1907, John Denniston, a saloon-keeper in the Red Light District, lived there along with two boarders. The controversial Reum family of husband and wife physicians lived there the longest, from 1908 into the early 1920s. The husband and wife doctors were often in trouble with the law for practicing medicine without a license as both practiced non-traditional allopathy and homeopathy techniques. Perhaps the end came when Dr. C.G. Reum was sentenced to serve a year and a day at Leavenworth for violation of the Harrison narcotic law.¹³ In 1922, the building was advertised with “airy rooms with screened in vine-covered sleeping porch” with bath and telephone.¹⁴ In 1929, ads

¹³ Maybe the curse carried on over the years as several men were arrested at the apartment for narcotics violations in 1976.

¹⁴ *El Paso Herald*, April 15, 1922, p.22.

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in the *El Paso Herald* described the boarding house as having “pleasant rooms, hot and cold water, convenient for railroad men” and “lovely cool rooms, three blocks to business center, home like place.” During the Great Depression apartments were available for \$12-\$14/month. Into the 1950s, Mrs. Annie Robinson, a teacher at Aoy school and Lydia Patterson Institute helped anchor the remnants of a once prosperous middle-class neighborhood now undergoing urban change. By 1955, furnished rooms were available for \$50/month per couple and in 1970 the property was put on the market as a nine-unit apartment building with C-4 zoning. The building still exists with little exterior change.

1314 Magoffin Avenue, 1915, (Property #132, Photo 20)

Bromberg house

One story, three bay, rectangular brick house covered by flat roof with brick coping and a slightly offset step parapet to the left and a detailed brick belt course at roof line. In alignment with the parapet a metal security door with sidelights and transom flanked by a bank of three 10/1 wooden frame windows with security grill on the right and wooden frame single window with security bars on the left lending a slightly skewed symmetry. Cement porch floor and rough dressed block stone foundation. Six centered concrete entry steps begin at the sidewalk with wrought iron handrails and access the full span open porch. Prominent are the **Craftsman** type piers of rough squared stone that support square wooden posts with sloping sides and brick infill for porch railing. Slightly pitched hip roof with boxed eaves and dentiled cornice lend Italianate influence for combination of traditions. It was one of the few detached houses built after 1910 in the district.

Built in 1915 for the J.H. Bromberg family in the Magoffin Homestead Addition. J. H. Bromberg, the “Old cow man” owned a dairy and holding pens for cattle about six miles upriver from El Paso. He served as Vice President for the El Paso Milk Producers and was active in the Elks Club and the Jewish synagogue. The Brombergs lived on Magoffin Avenue into the late 1930s.

1003 East San Antonio Avenue, 1917, (Property #15, Photo 21)

Triangle Building is a two story, commercial block building with a triangle footprint conforming to the lot convergence at E San Antonio and Olive streets. The Triangle is a brick building with flat roof, brick coping, and Mission style wrap-around visor canopies supported by decorative brackets over two side entrances and the storefront entry in the apex of the triangle. San Antonio and Olive Avenue display matching elevations in a brick two story brick addition added later. The addition contains four wooden sash windows evenly placed in second story, three windows and an entry door pierce the first floor, and a single window in the third floor—or a stair landing—on the San Antonio elevation. The earlier brick building contains ten wooden sash 1/1 windows with brick lintel and sill on the San Antonio elevation and the Olive elevation features seven wooden sash 1/1 windows and a bank of three wooden sash 1/1 windows under a Mission style visor and one metal entry door accessible by metal stairs. The first floor elevation on Olive Avenue contains a wooden entry door with fixed transom light, a bank of six wooden frame fixed lights with fixed transom window bank. Five replacement casement windows at transom level run between the two entrance features. The apex of the triangle contains a wooden frame 4/4 fixed lights on the ground floor and a wooden sash 8/8 window under Mission style canopy. The E San Antonio Avenue elevation contains three wooden framed entrances with wooden frame fixed lights and two aluminum replacement windows at transom height.

Known as the “triangle” or “flats” building, the upstairs served as apartments and the ground floor as a small business: Sun Drug until the 1920s and later the Blanco Grocery and Triangle Store Grocery. Owned for a period in

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the 1940s and 1950s by the Catholic Welfare Association providing housing for the needy. Currently, Annunciation House, an advocate and place of refuge for the poor and homeless has occupied the building since the 1970s.

This building marks the west corner of the historic district where the residential neighborhood merges with the central business district and is reflective of the many “triangle” buildings that attempt to use all the space in a lot.

Typical Apartment Buildings, 1908-29

1415 E San Antonio Avenue, 1914, (Property #91, Photo 22, Vintage Fig. 12)

Pickrell Apartments is a two story, brick apartment building in inverted U shape, with two window bays in the wings and three-bay interior with windows on each side of an entry door. Built in 1914 by Perry-Kirkpatrick realty in the Magoffin Homestead Addition, the 13,000 square foot building is covered by a flat roof and features a dentiled cornice, a decorative (different color brick) brick belt course between floors and red brick quoins to contrast with the buff colored brick of the walls. Second story features consist of full span Mission Revival tiled visor roofs supported on eave brackets. Each bay features wooden sash 2/2 windows and small metal balconies in the interior. Ground floor windows are two light fixed sash with metal security bars. The landscaped forty-foot courtyard features a Prairie influenced pergola with square brick posts.

Consisting of twenty-one apartments, this building represents the inflow of residents toward the central city to be near their jobs (George Hillman, worked next door at the city blacksmith shop and his wife worked as a cashier at the nearby White House Department store). Many of the residents worked for the nearby T&P railroad (two blocks southwest) and the El Paso Electric Railway (one block north). Typical blue-collar occupations including salesman, clerks, auto mechanic, fireman, tailors, stenographers, and a chauffeur lived with higher status professional occupations including a surgeon for the Army, an attorney, and the registrar for the College of Mines. The apartments at 1415 E San Antonio remain un-changed, are high in integrity, and associated with an intense two-decade period of apartment construction in El Paso.

1021 Magoffin Avenue, 1917, (Property #110, Photo 23, Vintage Fig. 14)

The **Delevan Court** apartment building is a three story, U shape brick building with a combination of styles and influences. Most prominent architectural feature is the three tiered two-bay colonnaded porches that flank the entrance bay.¹⁵ Constructed with cast concrete, porch floors and shed roof are supported by square Doric columns and a circular arch between columns on first and third levels. Ornamental iron balustrade on each level of porch. Small bay windows with Mission type tile roof on exterior sides of the wings. The building rests on a concrete foundation and is covered with a flat roof, tall brick parapet, and concrete coping. A dentil course beneath the cornice and a Moorish influenced frieze of alternating brick darts with corbel course exhibits brick craftsmanship. Exposed concrete lintel course extends around the building. The Fenestration in each wing of the top two stories includes a bank of three wooden sash lights under a fixed transom in each bay and a single centered entry door. Ground floor fenestration includes a single wooden sash double hung window and entrance door in each bay. Although flush to the sidewalk, windows open to the interior of the U and the ornate colonnade façade differentiated it from the tenements in the Second Ward which lacked amenities.

Delavan Doane and family had lived in a two story house at this location since 1888 and with next-door neighbor, business partner, and in-law William Fink tended a dairy and cattle herd located near Magoffinsville, a few blocks east. Until around 1900, the partners also owned a carriage, harness, and saddle business at 216 El Paso Street. In

¹⁵National Register of Historic Places, *Historic Colonnade Apartment Buildings of Kansas City, Missouri*, Section E pp. 22-30.

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1917, Delavan's daughters, Mrs. Ella Howe and Miss Maud Doane, hired architect S.E. Patton to design Delavan Court in honor of their father. Philip Boudreaux was the contractor for the twenty-one-unit apartment building and Patton declared it as "one of the handsomest apartments in the city."¹⁶ Delevan died in 1918, but his daughter Mrs. Ella Howe owned and managed the apartments and stayed into the late 1930s. The residents shared the typical occupations of the working class neighborhood. The 1920 resident occupations according to the El Paso City Directory included four trainmen, four salesmen, two clerks, and the various jobs that staffed the city: wholesale buyer, driver, cattle inspector, manager, butcher, treasurer of small business, and county court judge—there are no vacancies. In 1928, residents included two salesmen, a bookkeeper, trainmen for the T&P and SP (conductor, brakeman, special agent, clerks), and teachers Gertrude Nolan—Aoy School—and Irene De Niro—at the high school. In 1938, renters included teacher Gertrude Nolan, two electricians, two brewery workers for Mitchell Brewing, two drivers, and other blue collar jobs including janitor, beauty shop operator, domestic, oil company attendant, and stenographer. Post-war 1948 City Directory indicates the housing shortage as no vacancies appeared and some higher wage workers lived there. Federal jobs increased including a clerk for the US Bureau of Narcotics, an observer for the National Weather Service, a clerk for the International Boundary Commission, and two military men. Typical occupations in the Magoffin neighborhood were represented by five SP trainmen, two clerks, a dispatcher, an accountant, a power engineer for the Texas Company, and two residents associated with bakeries. The building and its residents offers a glimpse into the history and makeup of a middle-income, working class, mostly transient, neighborhood. By 1955 the housing shortage became acute and the Delevan Court increased capacity to forty-four rentals (including mysterious cubed basement rooms—Leslie Berghoff) predicting a trend toward urban renewal and the building of low cost housing such as the Sun Plaza Apartments in 1965.

1015 Myrtle, 1929, (Property #150, Photo 24)

Levenson's Apartments (Franklin Apartments) consists of thirty-one unit, three story, five-bay, rectangular, brick clad utilitarian apartment building. It features brick parapets, flat roof, brick pilasters, concrete lintels, wooden sash D/H windows with security grill on first floor windows. Access is through a recessed central entry under brick arch, entry door with sidelights. Built for Wolf Levenson by Ramey Brothers Contractors in 1929, the modest building reflects the increased demand for modern apartments close to town near the start of the Great Depression. Façade flush to sidewalk.

Went through receivership in 1938 and purchased by Frank Bunts in 1938 for \$10,000

Typical of Local Commerce

1018-20 East San Antonio, 1908, (Property #22, Photo 25)

Fronting the sidewalks on the southwest corner of E San Antonio and Hills, the one-story two-bay commercial brick duplex has a slightly tilted rectangular footprint. The building is covered with a flat roof, brick parapet on the side elevations, and an iron-clad parapet evenly topped by a parapet step on each side. Both bays feature a recessed entry. The west side façade consists of a central arched entry flanked by aluminum windows in the original window slots with brick arched lintels. Inside the small entry porch, a wooden panel door with transom light and a metal grill security door. The narrow entry and small windows lend a residential feel to this side. The east bay façade (Chema's Barbershop) features a cast iron recessed entry with full-span fixed sash storefront windows on each side of double doors with three-quarters glaze in iron frame. The full-span glass and recessed entry stamps the building as a business enterprise—as it is today.

¹⁶ "Delevan Court Filling As Fast As Apartments Ready," *El Paso Herald*, May 23, 1917, 4.

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This corner has been a commercial/residential space since 1908 and continues the tradition. Originally the building held the G.P. Peters Plumbing shop until 1915 when Saul Herskowitz and family operated a grocery store and lived in one part of the building. The building served as a grocery store including the Reliable Grocery in 1918 and Bencomo's into the 1930s. In the 1920s, the building functioned as a residential duplex and in 1928 it returned as a grocery store for Sam Karagic. The year 1955 points out the diverse interests and occupations of the neighborhood when a taxi driver and a Bible school occupied each side of the building. Today it is a business/residential.

1023 Myrtle, 1926, (Property #153, Photo 26)

Myrtle Avenue Grocery, Diana's Grocery is a one story, three bay utilitarian brick building with flat roof and brick parapet. Storefront added on in 1920s to original brick house of 1900 vintage. The house still serves as living quarters for the owner of the grocery. Two banks of 4/4 metal casement windows with concrete lintels and sills flank each side of double entry doors with transom lights. The openings are protected by metal security bars. "Diana's Grocery" is written in cutout metal script above the fenestration. Building is flush to the sidewalk.

Served as neighborhood grocery for over ninety years and evidence for importance of local groceries and bakeries in the fabric of the neighborhood. Served as the Myrtle Avenue Grocery into the 1950s.

Typical Non-Contributing Properties

1118 E San Antonio Avenue, 1893, (Property #35, Photo 27)

Historic age; Noncontributing

Two story, three-bay, stucco clad brick building with flat roof. Built in early 1890s, the original fabric is obscured by a heavy coat of stucco on the first floor and wooden-clad shiplap mansard roof with aluminum windows in the second story. Wrought iron security bars on windows and doors and rounded two story wing lend the appearance of a castle battlement. Although the footprint remains, the heavily re-modeled second story, loss of the original covered front porch, and heavy stucco obscures original fabric and design and inhibits a return to historical features.

1206 E San Antonio Avenue, 1896, (Property #42, Fig. 28)

Historic age; Noncontributing

One story, L shape brick building constructed in 1896 with Italianate detailing and brickwork. Recent addition of heavy stucco conceals workmanship and architectural details. Three metal replacement windows behind decorative wrought iron security grills in bay window topped by rounded hip roof. Concrete masonry block fence support a head-high wrought iron picket fence and entry gate flush to sidewalk. Italianate in original rendition but overuse of stucco makes it hard to discern features, lost integrity in materials, design, and workmanship. Restoration would include removal of heavy stucco. Unfortunately, it has lost any identity with the past as Charles E. Wesch, the American Vice-Consul, and family lived at this address in the early 1900s.

1112 Myrtle Avenue, 1902, (Property #162, Photo 29)

Historic age; Noncontributing

One-story, three-bay, heavily stuccoed brick Folk Victorian built in 1902. Covered by hip roof with gable vents in roofline, five steps above grade, with half span covered porch, fixed replacement windows with security bars, and

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stucco obscures foundation material. Wrought-iron fence imbedded in stone knee-wall surround property. Although roof design and footprint remain intact, permanent alterations to windows and recent heavy use of stucco conceals the original brick fabric, detracts from integrity, and makes historical restoration difficult.

818 Myrtle, 2001, (Property #143, Photo 30)

Non-historic, Non-contributing

Three story stucco clad rectangle apartment building with symmetrical two-sided façade covered by a flat roof. The west wing is slightly higher than the east side and features a decorative painted parapet with dentil course in cornice and the floors are marked by a belt course. In the third floor of the west façade, a symbolic arched window adds to the Italianate theme of the building. The east façade features inset balconies with wrought iron railing in second and third floor. Quoin like piers and ashlar type stone on first floor piers lend to the Italianate appearance. Constructed in 2001 by Opportunity Center for the Homeless and although not in the city designated historic district, the building adheres to the city's guidelines and fits into the character of the historic district in both mass and architectural design—perhaps that trend will continue.

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Statement of Significance

The Magoffin Historic District encompasses the only collection of Late Victorian period brick houses in the early downtown residential districts—most were lost to the freeway construction and commercial re-development. The houses date to a period of rapid growth immediately after the rail roads arrived and lasting until the Great Depression. Street scenes offer visual representation of a pre-automobile residential neighborhood complete with narrow lots, brick buildings with small front yards close to the sidewalk, wrought iron fences, and with alley access. This view is juxtaposed with the skyline of downtown El Paso only a few blocks away (Photo 33). In addition, the district contains several unique and historically significant properties including individual apartment buildings, churches, a school, a low-income housing project for seniors, and a Texas State Historic Site. Each property attests to a period of time and association with events and periods of change in El Paso's history. Magoffin Historic District is significant under Criterion A of the National Register for its association with events and/or persons that have made a significant contribution to the broad patterns of local history under the category of Community Development. The Magoffin Historic District is significant under Criterion C for Architecture as a majority of the buildings embody the type, period, or method of construction representing a distinguishable entity in time and reflects several eras in El Paso history. One-hundred and seventy-three buildings are recognized as contributing to the historical character of the district, are able to convey a sense of history, and many are considered exemplary of period building styles and types. Several landmark buildings retain sufficient integrity to be individually eligible for the National Register, based on their architectural significance.

City of El Paso

The Pass of the North was already on a well-known route for native peoples when the first Spanish expedition of Rodriguez-Chamuscado crossed the river near the El Paso ford in 1581.¹⁷ In 1598, Spanish conquistador Juan de Onate crossed the Rio Grande near present day downtown El Paso and moved north to colonize New Mexico. The Pueblo Indians were severely oppressed and eventually overthrew Spanish rule in 1680. The settlers, missionaries, and Tigua and Piro Indians fled south to the El Paso valley where the Ysleta Mission was established in 1682. When the Mexico won independence from Spain in 1821, the pass of the north became part of the Republic of Mexico. In 1827, Juan Maria Ponce de Leon, a well-known Mexican citizen of El Paso del Norte (present day Ciudad Juarez), claimed acreage on the north bank of the Rio Grande and by 1838 he operated a ranch where the Plaza Theatre and Mills Building stand today. Ponce's Rancho became a modest but thriving agricultural and ranching enterprise. The United States-Mexico War ended with the Treaty of Guadalupe Hidalgo in 1848, established the Rio Grande as the border between the U.S. and Mexico, and located Ponce's Rancho on the American side. The larger settlements downriver—Ysleta and San Elizario—were also on the American side but still Mexican in custom, culture, and national identity. The following year, Benjamin Franklin Coons, an employee at Ponce's Rancho, bought out the enterprise and quickly rented six acres to the army for a military post. Coons then built a general store, tavern, warehouse, and stables nearby and the accompanying settlement became known as Franklin. By the 1850s, there were four or five settlements on the American side of the river: Franklin, in what is now downtown; Frontera and Hart's Mill, up river to the northwest; and Stephenson's rancho Concordia, down river to the southeast. James Wiley Magoffin, a prominent trader on the Santa Fe Trail, claimed a huge tract of land east of current downtown El Paso including land holdings, buildings and a hacienda known as Magoffinville (see Vintage Figure #1, Boundary Commission Map, 1853)¹⁸. The Franklin settlement was just a string of adobe houses scattered along an old trail connecting it to the ferry crossing into the Mexican city of El Paso del Norte, which was

¹⁷ Early history referenced from *Walking Tour of El Paso's Downtown District*, El Paso Community Foundation, 2014.

¹⁸ *El Paso Herald*, Mar.22, 1897, p.11

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the larger town. The valley settlements were also larger in population than Franklin when both San Elizario and Ysleta served as the El Paso County seat.¹⁹

William “Uncle Billy” Smith bought the Coons ranch in 1853 but had little interest in running the ranch. Keeping a one-eighth interest for himself, he parceled it off six years later to several investors—District Judge Josiah F. Crosby, John S. and Henry S. Gillett, William J. Morton, Vincent St. Vrain, and Anthony B. Rohman.²⁰ The investors “formed a syndicate known as the El Paso Company, and retained Anson Mills to survey a town plat.”²¹ Mills was a good choice. He had attended West Point, served as a surveyor for the army, was proficient with surveying and mapping, and had recently designed and constructed the large Overland Building for the Butterfield Company. Mill’s survey and plat was approved by the corporation in 1859, and the town site was officially named El Paso (Vintage Figure #2). The town was born as a corporate venture, an investment in the potential city when the railroads arrived in the future but it was not until 1873 that city government was established. The social and geographic center of town was around the little plaza at the intersection of El Paso and San Francisco Streets. The few streets included El Paso which was the road south to El Paso del Norte, and San Francisco and San Antonio streets for their respective destinations on the Butterfield Overland Mail Line. Into the 1870s, El Paso was little more than a frontier village of 700 people and a scattering of low walled adobe buildings. Locals spoke Spanish and worked as laborers, miners, or farmers. Anglos who found their way to the town often married locally and integrated into life as a Mexican/American. The north side of the Rio Grande valley was a landscape of cottonwood-lined irrigation ditches that watered fields and orchards of grapes, peaches, and apricots. The mesa above the valley was an empty desert landscape of arroyos, mesquite and creosote bush scrublands with little water.

Then the railroads arrived in 1881-1882. El Paso historian Leon Metz points out that “No event in El Paso’s history ever brought such spectacular and dramatic growth as the railroads.”²² The railroads sparked the dynamic growth of the town and forever changed its appearance. Anticipating the arrival of the railroads and within months of the Southern Pacific rolling into town, El Paso boasted a street railway, two banks, three newspapers, four churches, an established government under Mayor Joseph Magoffin, and the largest hotel in the state.²³ Into the 1880s, the town of El Paso expanded into roughly eight land divisions: 1) Anson Mills survey in the central business district; 2) Campbell Addition east of the Mills Survey, owned by the Campbell estate of St. Louis; 3) Joseph Magoffin’s Additions and landholdings east of Campbell’s contested boundary (settled in 1881) and south to the river; 4) east of Magoffin was the Cotton Addition platted by Frank Cotton, a Boston capitalist who bought the Manning Survey #2 from Magoffin; 5) the land C.R. Morehead bought north of the Magoffin home and platted as the Morehead Addition and later Franklin Heights; 6) mid-western businessman O.T. Bassett’s property east of the Manning Survey #2, including old Magoffinsville, that he bought from Joseph Magoffin; 7) northwest of downtown, J. Fischer Satterthwaite, a New York capitalist, owned the land to be developed as Sunset Heights; and 8) Mundy Addition, northwest of Satterthwaite’s, owned by the pioneer Hart family.²⁴ The future direction of the town was literally in the hands of eight or nine individuals, four whom were investors from the east.²⁵

El Paso rapidly developed as a trade, transportation, mining, and cattle center and “stimulated additional enterprises such as wholesale and retail trade, manufacturing, tourism (health included), and construction which brought boom

¹⁹ The El Paso County seat moved to Ysleta—the largest town in the county—in 1878 and then to El Paso in 1883.

²⁰ C.L. Sonnichson, *Pass of the North: Four Centuries on the Rio Grande* (El Paso: Texas Western Press, 1968), 144.

²¹ Leon Metz, *El Paso Chronicles: A Record of Historical Events in El Paso, Texas* (El Paso: Mangan Books, 1993), 45.

²² Leon Metz, *Turning Points in El Paso, Texas* (El Paso: Mangan Press, 1991), 49.

²³ W.H. Timmons, *El Paso: A Borderlands History* (El Paso: Texas Western Press, 1990), 173.

²⁴ Timmons, 171.

²⁵ Timmons, *El Paso* “...most of the downtown area and the properties of the Magoffin and Hart families were owned by local pioneers. Two other tracts were acquired by recent arrivals, and the remaining four were in the hands of easterners.” 185.

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times to the El Paso Southwest.”²⁶ Five railroads were chartered by 1881 and served El Paso with destinations in all directions, including Mexico City. The local transportation network consisted of a single mule car line that remained in service until electricity replaced it in 1902. El Paso was a major stop on the first true southern transcontinental railroad system. The railroads also introduced a large population of Anglo-Americans into a historically Mexican culture which endured in south El Paso where low-income families and immigrants from Mexico provided the labor for industry. In addition to available labor, the rapidly modernizing industrial base in El Paso needed skilled and semi-skilled tradesmen, trainmen, administrators (freight agents, accountants, clerks, and finance) and merchandising jobs (sales, advertising, warehouse staffing) to staff the gears of the modern city. Many of the immigrant workers were drawn from the areas served by the railroads including the Texas & Pacific (T&P) and the Galveston, Harrisburg & San Antonio (GH&SA) from east Texas and the south; the Southern Pacific (SP) from the west coast; and the Atchison Topeka & Santa Fe (AT&SF) from the Midwest.

El Paso pioneer Otis C. Coles, who lived on Myrtle Avenue in the 1890s, offered his view of the city:

The population was about 12,000. At least 60 percent were Mexicans. The city covered a very small area, fully 85 percent of the population residing south of the Southern Pacific tracks. The principle residence streets were Myrtle, Magoffin, and San Antonio. A few had ventured north of the tracks as far as Arizona Street, east to Virginia and a few blocks west of Oregon Street. North of the tracks was very thinly settled.²⁷

Town boosters were proud of El Paso becoming a modern brick city with stylish homes and delightful neighborhoods. Larger homes and buildings were designed by architects but many fine homes were drawn from pattern books and built by local construction companies. The regional building tradition of the southwest using adobe and local materials, flat roofs, simple design, little fenestration, and with the front elevation flush to the street was alien to eastern ideas of modern buildings and how a neighborhood should appear. Local historian Leon Metz notes the difference in El Paso: “Railroads changed the face and complexion of El Paso as developers and builders shifted from adobe to lumber and brick. The city struggled to resemble other American communities.”²⁸ El Paso historian C. L. Sonnichson added that “All forward looking citizens demanded frame or brick...”²⁹ Less than thirty years after the railroads introduced progress, the Chamber of Commerce proudly pointed to El Paso as a modern brick city.

In the early 1900s, municipal water became a reality north of the Southern Pacific tracks, developers began grading roads, developing building lots, and building bungalow type brick homes for mid-income families in Pierce-Findley, Grandview, Manhattan Heights, and upper Franklin Heights Additions among others. More elegant and expensive homes were built to order in the Mansion District on Montana and in Sunset Heights. Expansion of the streetcar lines to Ft. Bliss and Ysleta made for easy access to downtown and with the growing popularity of the auto after 1910, the city was in the process of spreading out from the city center. Into the 1920s, El Paso developed into an economic powerhouse and trade distributor with several hundred wholesale houses serving a territory including two countries and four states. The city was a major southwestern transportation and industrial hub into the early 1930s.

At the onset of the Great Depression, the First National Bank went under, jobs disappeared, and El Paso entered a difficult period. Although hardships existed throughout the city, some avoided the worst aspects of the economy

²⁶ Timmons, 185.

²⁷ Otis C. Coles quote in Cleofas Calleros, *El Paso, Then and Now* (El Paso: American Printing Company, 1954), 62.

²⁸ Metz, *Turning Points*, 52.

²⁹ Sonnichson, 250.

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since low prices were welcome—if one had an income. The 1940 census revealed a 5% drop in population since 1930 which was modest compared to some population centers, however it is unknown how many Mexican workers were driven back to Mexico by the economic downturn. The city fathers had aggressively pursued Federal jobs creation and public work programs including tenement removal, sewer and water issues, and road construction. Although residential construction slowed, Federal and city works programs provided needed jobs for many that helped blunt some of the worse aspects of the Great Depression.

The city was beginning to rebound by 1941 when World War II and accompanying war time expansion propelled El Paso out of the depression and initiated a new round of growth, eventually creating a sprawling southwestern-border city. The further expansion of Fort Bliss from a frontier post to a major Cold War military center brought in thousands of soldiers, dependents, and retirees. New subdivisions were platted around Ft. Bliss in the booming northeast mesa and into the desert scrublands above the alluvial plain of the river. In 1950, El Paso entered its greatest period of growth. The population increased by 35% between the 1940 and 1950 census and increased an unprecedented 112% between the 1950 and 1960 census. The post-war industrial economy was dominated by copper smelting, oil refining, construction, and the proliferation of low wage industries (particularly garment making), which drew thousands of Mexican immigrants. Although larger in number, the Mexican population who were American citizens had been excluded from most decision-making positions in local business and government since pre-railroad days. In 1957, Raymond Telles was elected the city's first Hispanic mayor. He inspired the demand for equal inclusion in the decision making processes of the city for the Mexican/American community. Stretching into the tumultuous 1960s, and converging with America's anti-war and civil rights demonstrations, great strides were achieved in Hispanic representation and equality in society in general. Hispanic names are notably absent from the Magoffin district until after the war and was probably tied more to economic causes than ethnicity, although both are entwined.

The Franklin Mountains cut into modern-day El Paso from the north and geographically divides the city into East and West sides. However, in the 1900s the city was divided into two cultural sides. One belonged to the Mexican barrio below 2nd Street and south of the T&P rail yards. The other cultural section belonged to the more prosperous Anglo neighborhoods north of downtown and north of the T&P rail yards—including the Magoffin district.

Development of the Magoffin Neighborhood

Affluent Neighborhood, 1882-1910

With the arrival of the railroads, the platted land on level favorable lots around the Magoffin homestead were well positioned to become one of the first residential neighborhoods in El Paso. San Antonio and Magoffin were well-traveled routes and Joseph Magoffin's large adobe home was a landmark between El Paso and the valley settlements. He also owned land that the railroad was sure to need. Joseph Magoffin inherited and acquired his large and valuable landholdings from his father's estate. Joseph's father, James W. Magoffin acquired two Texas Land Warrants of 640 acres each from Texas Army veterans James Manning and Newell Burditt in 1853. The next year Magoffin took steps to claim title when Stephenson Archer, the District Surveyor for the El Paso District, parceled the land into four 320 acre parcels known as Manning Surveys Nos. 1-4. After his father's death in 1868, Joseph Magoffin worked to secure the family estate. In 1880 and 1881, he sold Manning Survey No. 1 to O.T. Bassett, Manning Survey No. 2 to Frank Cotton, and settled with the Campbell estate over the disputed boundary of Manning Survey No. 4. When the railroads arrived, Joseph Magoffin was secure in his remaining land holdings and lived with his family, raised livestock, irrigated and tended his orchards, entertained frequently, and lived in a seemingly bucolic setting. Joseph Magoffin was from one of the pioneer families and as a Mexican-American (born in Chihuahua, Mexico of a Mexican mother) who spoke Spanish he had integrated well with the local population since before the Civil War. But the railroads brought in another culture alien to the slow paced desert crossroad

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town. However, he was well adapted to the new ways, had been educated back east in Kentucky and St. Louis, was familiar with American culture, and proved to be an able man capable of leading the city in its founding years. He was the first mayor of El Paso after the railroads entered the city and ushered in the modern age. In addition to government service as mayor, county judge, and customs collector, Magoffin melded business interests and financial ties with associates O.T. Bassett and C.R. Morehead at the State National Bank and Charles Eddy of the El Paso & Northwestern railroad. He helped organize the first streetcar system—El Paso Street Railroad—and later was one of the incorporators of the El Paso & Juarez Traction Company that replaced the mule drawn cars with electric motorized streetcars.

Magoffin's Territorial style hacienda on Magoffin Avenue was a social magnet for his friends and business allies for many years and was the heart of a vibrant residential community. Magoffin served numerous public positions when appointed or elected but his wealth came from the family real estate, and he lived off the sale and rental of the Magoffin land holdings. A large part of the historic district is in the original Magoffin landholdings secured after his return from the Civil War on the Confederate side. Over the years he bartered or sold off sections of the family estate to individuals in his development (Magoffin Homestead Addition) and to the city for San Jacinto School. In 1885, Magoffin and his sometimes partners J.A. Tays and W.S. Hills, platted a large portion of land including "more than eighty-three square blocks and the T&P rail yards and warehouses four blocks south of the Magoffin home."³⁰ Most of the land was south of the rail yards and platted as the Magoffin Addition, but the residential district north of the rail yards was platted as the Magoffin Homestead Addition and included parts of Overland Street, San Antonio Avenue, Olive Avenue, and the south side of Magoffin Avenue. Magoffin sold off most of the addition with the exception of the ten acres in the homestead and a swath on San Antonio between his homestead and the rail yards. In 1891, C.R. Morehead re-platted lands purchased from Magoffin as Franklin Heights including the north side of Magoffin Avenue and Myrtle Avenue in the historic district.

Streetcar service for the neighborhood in the 1890s consisted of one line extending out San Antonio to Cotton, north on Cotton to Magoffin and west on Magoffin, back to San Antonio, then west eight blocks to the intersection with South El Paso Street. The single car was pulled by a Spanish mule with a bell jingling from his neck.³¹ By all accounts, the new neighborhood was a pleasant place to live with cottonwood trees lining the street and residents riding a bicycle, walking, or riding the streetcar to work. R. Noel Longuemare, Sr. lived on E San Antonio as a child and shared his remembrance of a time around 1889 in an article for El Paso County Historical Society's *Password*: "San Antonio Street was in the city's nicest residential section at the time." He describes the area including Magoffin Avenue and Olive as "the nucleus of a kind of gathering of families from the old South" and his impression of Magoffin Avenue "was about the swankiest street in town, I guess."³²

The last streets in the Magoffin district were dedicated in January 1898 when the *El Paso Herald* noted that Magoffin had laid out new streets in his subdivision with the addition of Brown, Noble, Octavia, and the extension of Olive to the main homestead.³³

³⁰ Cameron L. Saffell, PhD. "Joseph Magoffin Family," Joseph Magoffin Family Paper, Magoffin Home State Historic Site, Oct. 2009, 6-7.

³¹ Cleofas Calleros, *El Paso... Then and Now* (El Paso: American Printing Company), 68.

³² R. Noel Longuemare, Sr., "A Boys View," *Password* #37, Summer 1992, 96-99.

³³ The Magoffin district remained intact until the Sun Plaza project in 1965 removed the 1100 block of Olive and deleted Octavia Street from East San Antonio to Magoffin. In 2012, a block of Ange was closed for the Magoffin Park Villas. The traditional Magoffin district was referred to individually as San Antonio Avenue, Magoffin Avenue, and Myrtle Avenue and the side streets between as the "principle residence streets" seen on Sanborn maps of the period. The Magoffin district as one unit was referred to as the Magoffin Historic District by the El Paso Landmarks Commission in 1983.

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Magoffin Neighborhood after the Turn of the Century, 1900-1910

Around the turn of the century, the elite district boasted many fine homes and prominent residents: Joseph Magoffin and C. R. Morehead of the State National Bank; William Hills, VP of El Paso National Bank; Richard Caples, city mayor, county treasurer, and president of Consumers Ice Co.; prominent attorneys Wyndam Kemp and Thomas Beall; wealthy merchandisers Albert Mathias and Adolph Krakauer; Charles Davis, Federal collector of customs and chief dispersing officer, Port of El Paso; Charles Wesch, Vice-consul of the United States; B.F. Maurer, chief auditor for Rio Grande, Sierra Madre, and Pacific Railway; William McCutcheon, president East El Paso Town Co. and Payne/Badger Coal; George Roach, principal of Central High School; and, teachers Miss Pinkie Tarver and Miss Mary Gates. Two mayors lived in the district including **Charles R. Morehead**. Former mayor of rowdy Leavenworth, Kansas, co-founder of the State National Bank with Joseph Magoffin and O.T. Bassett, and leader of the Democratic wing for two decades, Morehead had firsthand knowledge of the problems facing an urban center on the edge of the frontier and as El Paso Mayor he decided to manage vice as a significant part of city revenue. The Democratic Party heads—Morehead, Magoffin, and Caples, among others—ran the city for a time at the turn of the century and the trio teamed on many political battles in early El Paso including the routing of the electric railway and street paving in the Magoffin neighborhood. In platting Franklin Heights, Morehead laid the grid for the neighborhood north of the Magoffin home including his own home on Myrtle. **Richard Caples** (409 Magoffin Avenue) was also mayor of El Paso when he lived on Magoffin. Born in Ireland he began his construction career as a bricklayer in Boston and he moved to El Paso in 1882. He was elected mayor of El Paso and became co-owner of a large lumber company, building firm, and contractors for the International Dam at Hart's Mill, Sacred Heart Catholic Church, and the Caples Building—the first concrete skyscraper in El Paso. He was reputed to be one of the wealthiest businessmen in El Paso at the time of his death in 1911. Other famous residents in the district included **Pat Garrett** who was ex-sheriff of Lincoln County New Mexico and served as Collector of Customs when he lived on Olive Avenue; **Sam Hing**, a wealthy Chinese labor contractor and businessman lived on San Antonio; and across the street from Hing was the home of **Tillie Howard**, El Paso's most successful madam.³⁴

The accompanying industry and commerce fueled by the railroads brought thousands of immigrants and their materials, styles, and architectural traditions and building preferences that were dominant in other parts of America. The stylish buildings featured steep-pitched hip or gable roofs with dormers, ornate milled wooden architectural details, and modern building materials of brick, concrete, and milled lumber. Types and styles of buildings reflected the modern American character in architecture with local variations and builder preferences. A few builders choose an Italianate theme with flat roof, ornate cornice and brick work, tall arched windows, and creative brick workmanship in the window surrounds.

The Sanborn Fire Insurance Company map of 1900 documents eighty-eight houses in the Magoffin district. By 1908 (this was the last year a Sanborn map was published for the district until the 1943 update), the number of dwellings doubled. In addition to residences, the variety of buildings that went up in the district included the First Baptist church, German Evangelical Lutheran Church, St. Mary's Roman Catholic School, and the San Jacinto School. Still, the majority of buildings in the 1900 to 1910 decade were modest Folk Victorian or vernacular brick homes for the established blue collar-middle income resident, many whom would live there with their families for the next fifty years. The more affluent residents who originally dominated the neighborhood were quickly moving to new developments higher on the mesa in the fashionable Sunset Heights, Kern Place, and along mansion row on Montana Avenue.³⁵ As the upper-class moved out, a demographic change occurred: the population of the

³⁴ Tillie Howard's work address was on Utah street in the Red-Light district

³⁵ *Magoffin Historic District*, City of El Paso Planning: An El Paso Planning Department paper noted that "...both Sunset Heights and Kern Place were developed as more desirable neighborhoods to live in, and El Paso's elite began to leave

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neighborhood reoriented toward working-class urban residents that supplied the markets, skilled labor, and technology needed to fuel and operate a burgeoning industrial city. The railroads and accompanying industry stimulated trade and many residents of the neighborhood worked for the railroad, as salesmen for wholesale houses, and as clerks and office help in the nearby business district.³⁶ In 1910, the district was predominately an Anglo working-class, pre-automobile residential neighborhood with churches, schools, and employment nearby. One and two story brick buildings with pitched roofs, tall chimneys, covered porches, wrought-iron fences, trees behind the street curb, and consistent minimal setbacks defined a modern American residential neighborhood (Vintage Figs. 7 and 8).

The political dividing line between the Second and Third Ward may have run down the middle of Magoffin Avenue, but the T&P rail yards, a block south, more effectively defined the predominately Mexican Second Ward from those north of Overland in the predominately Anglo Third Ward. The residents were differentiated and separated by nationality and economic status on the other side of the tracks, although ethnic identity played a factor. The Democratic “ring” successfully worked to deliver the Mexican vote in the Second Ward but often turned their eyes from the slums and tenements of that district. Observant New York writer, Rudolf Eickemeyer, visited El Paso in the 1890s and wrote that he was impressed with the attractive central plaza with fountain and alligators and the many business, banks, newspapers, churches, and schools. He also noted that El Paso was part Mexican and part American and that Second Street was the dividing line.³⁷

South of 2nd Street...hundreds of adobe houses one story high with one or two rooms where the Mexicans, Negroes, and Chinese lived, and where Spanish was the dominant language. To the north was the English-speaking, Anglo-American population who lived in structures of brick and stone in fashionable residential areas such as the Magoffin and Morehead Additions to the east of downtown business district and the Satterthwaite Addition to the northwest.” He was “highly impressed with the two distinct cultures living side by side and the considerable social and economic disparity between the two groups.”³⁸

Geographer D.W. Meinig’s description of southwestern railroad boom towns may help describe the Anglo neighborhoods in El Paso: “New Towns...were the chief exhibits of the Anglo presence, the points of injection and the centers for diffusion of the people, objects, and ideas of an aggressive national culture which was exerting pressure upon every people of the region.”³⁹ The Anglo immigrants drawn to El Paso with the railroad revolution had certain ideas about the desired form and style of buildings and how a progressive and modern city should look. Solid brick buildings with sharp angles, pitched roofs, and often ornate detailing stood in contrast to the simple adobe-stucco houses and slum-like tenement buildings of the Mexican quarters. Emigrants from other parts of the U.S. generally considered themselves Americans in nationalist terms and ethnic stereotypes, particularly in the times when the Spanish-American War, Teddy Roosevelt nationalism, and publicized atrocities against Americans during the Mexican revolution stirred patriotic identity feelings. Railroads and the industry of the southwest were built on the backs of Mexican labor and that segment of the working population lived south of the tracks in the Second Ward or *Segundo Barrio*. Railroads and modern industry also depended on the competitive skills of the Anglo-American emigrants to make the machine work and fuel the economy. That segment of the population lived north of 2nd Street and above the Texas and Pacific rail yards.

Magoffin.”

³⁶ *El Paso: The Story of a City*, Chamber of Commerce, 1910

³⁷ W.H. Timmons, *El Paso: A Borderland History*, (El Paso: Texas Western Press, 1990), 183-184.

³⁸ Rudolf Eickemeyer, *Letters From the Southwest*, (New York, 1894) in Timmons, 184

³⁹ D.W. Meinig, *Southwest: Three Peoples in Geographical Change, 1600-1970* (New York: Oxford University Press, 1971), 53.

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Regardless of their position on slum housing, the city fathers spent resources on educating the citizens—especially the poor who could be trained to flourish in a modern economy. The San Jacinto School (Vintage Fig. 11 and Photo 4) on Olive Avenue began as an intermediate school in 1905 to serve the growing population in the Magoffin area. By 1909, the school changed direction to focus on manual training for non-traditional students. San Jacinto became a very successful vocational school with classes in commercial trades, carpentry, and cement work for boys with classes in cooking, housekeeping, dressmaking, and waiting tables for girls. By 1922, there were 80 boys and girls fourteen years and older enrolled in the programs. Carpentry was reported to be a favorite for the boys while the girls preferred cooking and housekeeping. After the seventh grade, if a student wanted to try a college track education they could transfer to Austin or Morehead schools. San Jacinto was a vocational school that “provides for the needs of those who are not prepared to enter the senior high school but who can be prepared to render very acceptable service as office girls for doctors, cashiers in small business houses, and similar positions.”⁴⁰ Because of the growing demand for vocational training, the school board leased the bakery and apartment building adjacent to the school on 1311-13 E San Antonio for a few years. Vocational training facilities included a kitchen and restaurant where customers could get a meal for 20 cents “served by waitresses with white aprons” who knew which side of the plate a napkin belonged. In 1923, there were 15 girls of Mexican parentage enrolled in the program that year. The boys used mechanical drawing, manual training, and shop class to build a concrete shower facility for the locker-room and put together a complete operating radio. San Jacinto school provided a fundamental education for “backward pupils” over the age of fourteen who through lack of opportunity (or mental deficiency in the eyes of some teachers) could not advance to higher levels. Many unlearned teenagers hesitated going to school for the basics if they were classed with smaller children in lower grades. San Jacinto’s program allowed these students to be with others their own age, get the basics three hours a day, and learn a skill or trade for three hours. San Jacinto remained a vocational school for many years providing basics of formal education while training the workers needed for a growing community. It now operates as an Adult Learning center for the El Paso Independent School District.

In addition to San Jacinto school, St. Mary’s Parochial School on Myrtle and the private Effington School on E San Antonio helped educate the youth of El Paso.⁴¹ San Jacinto school is a tangible reminder of the need for education for all and an attempt to reach that goal at that time in history. Unfortunately, St. Mary’s and the Effington School were demolished years ago.

Apartment Infill, 1910-30

Into the second decade of the twentieth-century, city-wide home construction continued at a rapid pace with the city approving subdivision plats miles from the center. As the auto gained popularity, new subdivisions platted out in the sand hills and growth in the lower valley toward Ysleta pulled the city outward from the central business district. El Paso’s rapid growth and accompanying spike in property value increased the need for affordable housing near the city center. Construction crews attempted to keep up with the demand by adding new apartment buildings. Apartments made economic sense to investors as an increase in density could make up for the expensive, urban land. Besides, construction of apartment buildings with modern features was a national trend toward higher density urban living and fostered the move in downtown El Paso. In 1910, the *El Paso Herald* noted that “More Rooms are in Daily Demand” and “responding to the law of supply and demand, property owners in El Paso are building apartment houses to meet the demand, which was proved to be double this winter.”⁴² Even “Myrtle Avenue was

⁴⁰ “Principal Explains Vocation Work At San Jacinto School; Courses Are Becoming Popular” *EP Herald-Post*, 9 Dec 1922

⁴¹ The Effington building was the ex-residence of Tillie Howard, one of El Paso’s famed madams.

⁴² “Rental Demand Exceeds Supply,” *El Paso Herald*, March 2, 1910, p.12.

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breaking into the apartment house street class” with construction of the Echo Apartments in 1910.⁴³ Substantial and stylish three and four story apartment buildings went up in the San Francisco district west of downtown, along parts of Montana, N Stanton, Arizona, Boulevard, and in the Magoffin area. Apartment living near the downtown district was a desirable location for many. The *El Paso Herald* approved of apartments as a modern way of living.⁴⁴ In 1914, the *City Directory* began listing apartments separate from rooming houses. That year, forty apartments were listed.⁴⁵ In 1916, the number of apartments doubled to seventy-nine and two years later, one-hundred and seventy-nine apartments were listed including the recent addition of Delavan Court on Magoffin Avenue. By 1922, over 200 modern apartment buildings were listed including new apartments on Myrtle and East San Antonio Avenue. Landlords were justifiably proud of the new brick buildings complete with modern conveniences and easy access to downtown. Cool spacious porches and modern conveniences with hot water in each apartment differentiated them from the “Mexican tenements” that had communal restrooms, cramped living space, and inadequate bathing facilities. Although not exactly modern, the plain brick buildings in south El Paso were labeled as “model tenements” and a byline in one newspaper stated that there are “Scores of buildings that are sanitary and conveniently arranged are constructed in southern portion of city for large foreign population of workers who seek homes here.”⁴⁶ At times ethnic slurs pointed to the tenements as shameful with few attempts to “pretty up” the neighborhood. Perhaps the Mexican nationals saw no need to improve their neighborhood or living standards as they were only in the country as long as it took to save enough money to return to Mexico and maybe buy a small farm.⁴⁷ The view that the tenements were “foreign” created another dividing line between Anglo El Paso and Mexican El Paso.

Typical apartment rents from the *El Paso Herald* classified page (1910-1920) showed an average for a two or three room apartment with private bath, sleeping porch or balcony, and steam heat at around \$25 to \$30 per month. The Echo apartments on Myrtle advertised rooms for \$30-\$50/month; the Carolina Apartments on Myrtle offered 3 rooms, bath, sleeping porch, oak floors, built-in beds, steam heat, hot & cold water, janitor service, and easy walking distance for \$25/month; one rental at the Pickrell Apartments (Vintage Fig. 8) on San Antonio Avenue charged \$28.40/month for a “nice, light, airy front apartment;” and in 1919 the Wellborn Apartments on San Antonio advertised “two rooms, kitchenette, bath, and sleeping porch for \$25/month. Apartment occupants included a composite of skilled tradesmen and middle-income earners. An experienced foreman, trainman, electrician, or bricklayer could expect income of around \$120-\$150/month while lower-level skilled workers earned around \$60-\$100/month, and common labor could hope for \$20-\$40/month—six days a week. The lowest wage earner was priced out of the \$30 apartment market as two rooms in a tenement building could be rented for \$5-\$8/month and single rooms went for as little as \$2/month. The Magoffin district was made up of middle-wage earners in the \$80-\$120/month category including trainmen, skilled construction trades and union jobs, and the many mid-level clerking and sales jobs in the wholesale houses who could afford higher apartment rents. The El Paso City Directories reveal that the renters were a composite of the Anglo sur-named, wage-earning workers, and their families. Sociologist Albert Wolfe identified the importance of the wage-earning group as the “great army of clerks, salesmen, barbers, restaurant-keepers, policemen, nurses... journeymen carpenters, painters, and machinists’ upon who the expansion and management of the city depended.”⁴⁸ The apartments in the district were comfortable, modern, close to work, and affordable to those with a job. They appealed to middle income skilled workers and

⁴³ “Apartment House For Myrtle Avenue,” *El Paso Herald*, 18 May 1910, p.9

⁴⁴ *El Paso Herald*, Aug. 29, 1914,

⁴⁵ Although not listed as apartments or rooming houses, many of the larger houses in the neighborhood were shared with relatives or rooms were rented out for extra income.

⁴⁶ “Model Tenements Provide Homes for Many Families,” *El Paso Herald*, Aug. 29, 1914, 42.

⁴⁷ Mario T. Garcia, *Desert Immigrants: The Mexicans of El Paso, 1880-1920* (New Haven: Yale University Press, 1981), 234.

⁴⁸ Excerpted from Wolfe, *Slums and Housing in Paul Groth, “Marketplace” Vernacular Design: The Case of Downtown Rooming Houses, Perspectives in Vernacular Architecture, Vol. 2* (1986), 183

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young families. Railroad crews in particular, needed to be near work as trainmen were often on call, and their jobs depended on getting to work quickly. As a result, the Magoffin location housed a large number of trainmen over the years.

As population density increased with apartment living, small stores and businesses throughout the neighborhood opened to offer basic essentials to pedestrian and local traffic. Small groceries (Vintage Fig. 13, Bee Hive Grocery) were a permanent feature of the neighborhood from the 1920s into the present and there was at least one bakery in the 1300 block of E San Antonio from 1915 into the 1970s. Other small businesses including a pharmacy, plumbing shop, dry-cleaning business, barber shops, and doctors' offices served the largely pedestrian neighborhood over the years and is still visible in many district buildings.

The Myrtle apartments and Levinson's apartments on Myrtle Avenue opened just in time for the beginning of the Great Depression and were the last apartments built in the district for the next eighty years. With reduced income during the depression, the demand for cheap and affordable housing increased. The potential for greater income with more rental units encouraged landlords to cut up and remodel single-family homes into multi-family units. The square and L shaped houses were easily converted into two or four small rentals and pioneer owner residents were replaced with renter occupants. Into the 1950s, the Magoffin district began a slow slide into poverty and blight. Buildings were increasingly remodeled into cheap rentals with poor maintenance or simply demolished to become parking lots. Some senior residents had been living in the same house for over fifty years and were too elderly to maintain the property and the home became a potential target for condemnation and demolition. Other buildings were abandoned, neglected, and eventually sold for overdue taxes—and then torn down. The trend toward urban rehabilitation in the older downtown residential neighborhoods existed throughout cities in the United States.

Post-War Housing Crisis, 1950s and 1960s

President Eisenhower signed into law the National Interstate and Defense Highways Act of 1956 establishing the interstate highway system which was supposed to provide an easy and efficient way for troops to deploy if under attack. Federal funds poured into the system even though the Interstate often cut through the middle of many American downtowns, displaced residents, and demolished historic properties (Vintage Figs. 15 and 16). *El Paso Herald-Post* writer Cliff Sherrill pointed out the disruption of the freeway for El Paso: "Many cities throughout the country have had to contend with this same problem as Freeways were built through them in the nation's \$41 billion highway construction program. Now it is El Paso's turn to call on hundreds of householders to vacate and obtain new living quarters."⁴⁹

In addition to the Interstate-10 corridor, construction of the Paisano bypass, the lure of Federal funding for urban renewal, and the looming settlement of the Chamizal contested area forced the city of El Paso to embark on the wholesale demolition of older building stock. The plan was to re-locate residents of blighted buildings and transform the neighborhood. Thousands of displaced residents stood in the way, including the relocation of 4,500 U.S. citizens in the Chamizal settlement area alone. It was not always clear where the dislocated were to re-locate. Many were enticed to move to the *colonias* in the Lower Valley where lots were cheap but had insufficient infrastructure and no water. Other residents wished to remain near their previous neighborhoods in the downtown area.

In the 1960s, the Federal government launched the Urban Renewal Program hoping the plan would rejuvenate the cities. Unfortunately, in many cases, it tended to increase the destruction of the building fabric in downtown areas. The *El Paso Herald-Post* lamented the loss of two old homes, one belonging to former mayor Charles Davis and

⁴⁹ Cliff Sherrill, "Freeway Razing Stirs Problems," *El Paso Herald-Post*, Jan. 23, 1963, 3.

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the other to A.P. Coles who had spent \$75,000 restoring his home on Magoffin Avenue, only to be eventually razed for a parking lot.⁵⁰ Although the apartment buildings in the Magoffin neighborhood were nearing fifty years old at the time, most survived the urban renewal fervor of the 1950s and 1960s. Many of the demolished buildings in the older downtown areas belonged to seniors who had lived there for many years and who were now in need of a place to relocate. A.J. McKay, Chairman of Housing for the Aged, recognized the problem as early as 1953: "The demolition of condemned downtown freeway property has created an unprecedented demand for housing for the aged..."⁵¹ Into the 1960s, low-income senior housing continued as a planning priority for the City Housing Authority. The Magoffin district was a prime spot for relocation of the displaced senior citizens due to its location near downtown and existing century-old transportation routes. With initial federal funding, the city Housing Authority bought ten acres from the Magoffin/Glasgow estate and demolished over fifty older buildings between Magoffin and East San Antonio to make room for the Sun Plaza housing complex providing 330 units of housing for low-income seniors. Sun Plaza is a tangible reminder of the urban renewal programs of the 1950s and 1960s with a high priority for providing affordable yet attractive public housing for low-income and dispossessed seniors.

Perhaps reacting to the loss of historic buildings or due to the influence of the Historic Preservation Act of 1966, the El Paso Historic Landmarks Commission was established by city ordinance in 1978 to oversee preservation of El Paso's historic buildings. Commercial re-zoning in the 1970s encouraged non-traditional incursions into the Magoffin district. In 1979, the El Paso City Council, city planners, and the recently appointed El Paso Historic Landmark Commission recognized the value of the Magoffin neighborhood as an historic district. The Landmark Commission proposed a historic district "roughly bounded on the north by the alley between Texas and Myrtle streets, on the east by Cotton Street, on the south by Overland Avenue, and on the west by Virginia and St. Vrain streets."⁵² The current National Register nomination accepts the 1979 district boundary. The 1979 proposal included several Landmark buildings:

The Magoffin Homestead; a streetcar barn at the corner of Olive Avenue and Cotton Street; a Baptist Church at 801 Magoffin Ave.; a residence at 1001 Magoffin Ave.; apartments at 1021 Magoffin Ave.; a redwood structure at 817 Olive Ave., the Beall residence; Lady Flo's residence at 1009 Olive Ave.;⁵³ San Jacinto School; a Lutheran Church at 1109 E. San Antonio Ave.; El Paso Water Utilities Well No. 14 on San Antonio Avenue; and apartments located on San Antonio Avenue and Cotton Street.⁵⁴

In an effort to stop the blight, revitalize the neighborhood, and preserve the remaining landmark buildings, the El Paso city council passed Ordinance 8281 designating the Magoffin Historic District on February 19, 1985.⁵⁵ Significant holes in the district were due to landowner preference, not necessarily lack of historical continuity.

Since establishing the city Historic District and promoting guidelines for maintaining and remodeling buildings, several buildings have been restored to their historical period look including one on the National Register. Buildings using adaptive reuse include the former Justice home, now the Magoffin Home SHS Visitor Center; several law offices along Magoffin and E San Antonio; a midwifery school and birth center in two former residences on Magoffin; and a safe haven for the homeless in a former rooming house.

⁵⁰ "Two More Fine Old E.P. Homes Razed" *El Paso Herald-Post*, May 9, 1960, p. 17.

⁵¹ "Property Demolition Hikes Need for Housing for Aged," *El Paso Herald-Post*, January 21, 1953

⁵² Margo Hernandez, "Panel plans historic district surrounding Magoffin Home," *El Paso Herald Post*, Oct. 29, 1979.

⁵³ I could not find any connection to the legendary Lady Flo of early El Paso history, this address was the long-time home of the Blanton family.

⁵⁴ Hernandez, *El Paso Herald Post*, Oct. 29, 1979.

⁵⁵ "El Paso's Historic Districts," El Paso Planning Department, 1998.

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The Magoffin Historic District is the remains of a larger intact neighborhood but lack of restrictive zoning and fueled by urban blight, neglect, condemnation, and demolition have reduced the historic building stock to the current 173 contributing buildings in the historic district. The remaining buildings in the period of significance, 1875-1965, are both unique and significant as well as reflecting an architectural style and a sense of historical association.

Over a century old and miss-treated in many ways, the district surrounding the Magoffin Home SHS has maintained an historical urban residential feel and would be better able to survive the next century recognized on the National Register of Historic Properties.

Summary of Significance

The Magoffin Historic District reflects several versions of El Paso's history revealed in historic buildings. The Magoffin Home State Historic Site is the heart of the district and an example of Territorial type homestead that existed before modernity and the railroads arrived. The redwood clad Beall home reflects the early shift of the district to a post-railroad economy when imported building materials became available. In the following stage of development, the district became El Paso's most upscale neighborhood with many of the elite living in large two-story brick homes along San Antonio, Olive, Magoffin, and Myrtle Avenues. These houses demonstrate the builders shift to brick and wood—materials not indigenous to the southwest—and manufactured ornamental details brought in by the railroad. The demographics of the district changed when many of the elite moved to more fashionable neighborhoods after the turn of the century and modest brick houses were built for the growing number of middle-income, working-class trainmen, clerks, tailors, sales people, and working class families often unrecognized in written history. It continued to be an Anglo neighborhood filled with emigrants from “back east” whose building preferences hastened the “Americanization” of the southwest. Although the Magoffin neighborhood has lost many of the large homes of the early elite, the district still retains a substantial number of vernacular, Late Victorian, and Folk Victorian styled houses built before 1910. Most of the other early El Paso residential neighborhoods have been lost to freeway construction and downtown commercial re-development. The district is typical of a pre-automobile designed community consisting of narrow rectangular lots, small front yards, habitable space close to the sidewalk, deep covered porches, and fenced front lots.

The dramatic population growth of the city (the city had nearly tripled in size from 1900 to 1925) fueled a housing shortage that was partially met by the ever expanding subdivisions away from the core and an increased trend in apartment building—particularly in areas close to the downtown. Ten extant apartment buildings from the period 1910 until 1929 reflect the development of the Magoffin district from lower density detached dwellings to higher density urban apartment living. The apartment residents tended to be the same Anglo working-class group as lived in the houses but perhaps more transient and willing to move. The modern brick apartments in the district differed from the Mexican brick tenements in south El Paso as the apartments had indoor baths, steam heating, spacious porches and sleeping porches, and architectural distinctiveness (the trend to high density living continues into the present with construction of the Magoffin Villas in 2003). The neighborhood sustained through the Great Depression but another population boom and housing shortage arrived with the end of World War II. The boom encouraged commercial intrusion into the historically residential neighborhood and seriously deteriorated the building stock in the Magoffin district.⁵⁶ Many of the older buildings were occupied by seniors who were unable to maintain their property and other houses were cut up and divided into multi-family units. The Sun Plaza housing complex, built in 1965 with initial Federal funds, points to the problems of inner-city displacement of residents when in the way of transportation routes

⁵⁶ *Magoffin Historic District*, City of El Paso

Magoffin Historic District, El Paso, El Paso County, Texas

or international settlements. Displacement of residents for highway projects was a national trend with the impact of the auto, but often overlooked is the question of just where did the displaced residents end up? In El Paso, many went to the Sun Plaza housing complex. Sun Plaza encompasses one-sixth of the acreage of the Historic District and is a unique and curious juxtaposition of low density cottage housing with a nine-story high-density apartment building. The Magoffin Historic District reflects the changes that occurred in a neighborhood, and in the city on a larger scale, over a one-hundred and ten year history and thus meets **Criteria A** in the Area of Community Development.

The Magoffin Historic District is nominated to the National Register of Historic Places under **Criterion C** in the area of Architecture for the significant number of buildings that delineate periods of time with distinct building styles, types, and traditions. Examples of building styles in the Magoffin district include Territorial, Queen Anne, Italianate, Folk Victorian, Mission, Four-Square, Bungalow, Art Deco, as well as local vernacular versions. In addition to housing, several significant buildings constructed between 1905 and 1938 represent the hopes and aspirations of the community in education, expression of religion, commercial success and these unique buildings contribute to the historical tapestry of the district.

The majority of historic residential building stock in the district belongs to a simple Queen Anne, a Folk Victorian, or Four-Square plan buildings constructed between 1895 and 1910. The typical Queen Anne in the district has fewer embellishments and is a more simplified version but retains an asymmetrical façade, broken roofline with three or more crowns; steep front gables or hipped roofs that give vertical accent; and intricate lattice-work that harken to an ornate Queen Anne. Late Victorian style houses in the district are typified by steep-pitched hip or gable roofs, dormer vents, ornate architectural details, and modern building materials—brick, concrete, and milled lumber that signify the modern American character in architecture at the turn of the century.

Folk Victorian style houses in the district are defined by a symmetrical façade; prominent front gable or gable dormer, a simple hipped roof; and limited millwork or spindle work.⁵⁷ Their existence are likely derived from contractor's files or from pattern books. Apartments in the district were contemporary brick clad, often with an ornate cornice and details, featured covered porches, patios, and sleeping porches, individual plumbing and other modern conveniences. The Mission Style was popular in the southwest during the early 1900s, but was unusual for a church building in that time. In 1906, the First Baptist Church was built in a Mission Style instead of Gothic or Victorian and was a break from the past when churches were identified with spires piercing the sky. The original First Baptist Church and the First Presbyterian Church on Myrtle Avenue both featured tall steeples and Gothic shaped windows. When the Mission styled First Baptist Church opened it rapidly became one of the most photographed buildings in the area.

The Gothic inspired wings in the octagonal silver dome of the Expiatory Shrine of Christ the King has served as a place of prayer and contemplation for the order of cloistered nuns since 1938. Over the years the order has continued to add-on until the entire south block between Cotton Street and Newman is taken up by the community buildings and enclosures of the resident nuns. The historic red and white brick of the shrine is distinguishable from the attached tan walls of the monastery proper where the cloistered nuns live and work.

⁵⁷ Also termed Symmetrical Victorian, McAlester, 313; Poppliers, 106.

Magoffin Historic District, El Paso, El Paso County, Texas

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Magoffin Historic District, El Paso, El Paso County, Texas

Other Sources:

El Paso Public Library, Southwestern Collection

Hanging files

Map Collection

City Directory to 1954

Aultman Photo Collection

University of Texas at El Paso, Special Collections

Newspaper photo collection

Sanborn maps, 1954

Aultman photos

Magoffin Historic District, El Paso, El Paso County, Texas

Section 10: Geographical Information

Acres of Property: Approximately 64 acres

Latitude/Longitude Coordinates

Datum if other than WGS84: NA

1. 31.761792° -106.481760°
2. 31.764360° -106.477712°
3. 31.765546° -106.473689°
4. 31.762536° -106.473727°
5. 31.761840° -106.474183°
6. 31.759621° -106.478415°
7. 31.759510° -106.478669°
8. 31.759457° -106.479926°

Boundary Description

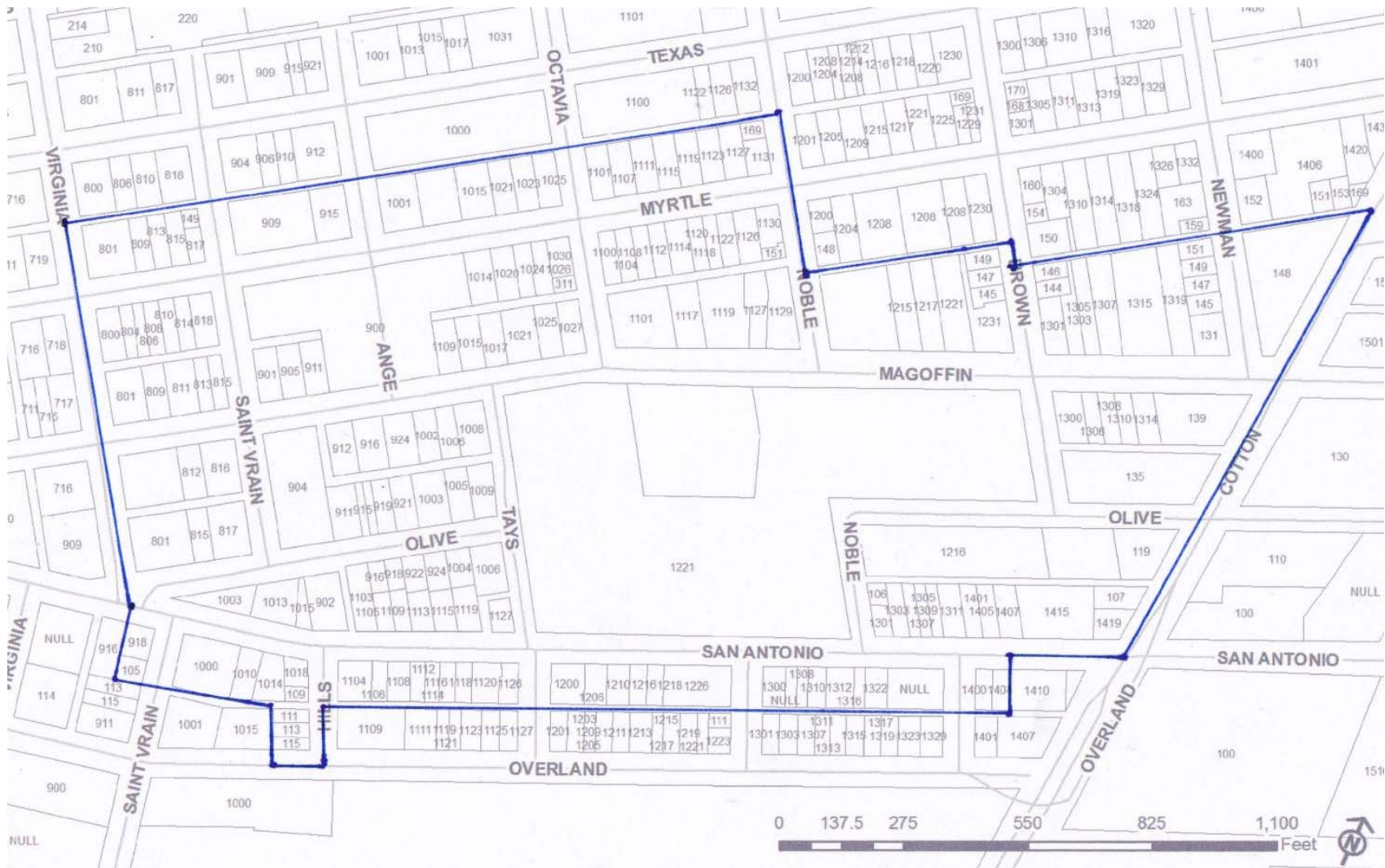
Beginning at the northeast corner of the intersection of Olive and Virginia streets, proceed northwest along the property line to the alley between Myrtle and Texas; proceed northeast along the south property line to Noble; proceed southeast along the property line to the alley between Myrtle and Magoffin; proceed northeast along the northwest property line to the northeast side of Brown; proceed southeast to the alley between Myrtle and Magoffin; proceed northeast along the northwest property line to Cotton; proceed south along the west property line to San Antonio; proceed west along the northwest property line to a point parallel with the east property line of the building at 1404 San Antonio; proceed southeast along the property line to the alley between San Antonio and Overland; proceed southeast along the south property line to the west side of Hills; proceed southeast along the property line to Overland; proceed southwest along the property line to the west property line of the building at 115 Hills; proceed north along the property line to the north side of the alley between San Antonio and Overland; proceed west along the south property line across St. Vrain to the southwest corner of the property at 918 San Antonio; proceed north to the northwest corner of the property at 918 San Antonio; proceed across San Antonio and Olive to the point of beginning.

Boundary Justification

The locally-designated district historically known as the Magoffin Neighborhood is located between Texas and Pacific rail yards on the south, Texas Avenue and Southern Pacific rail yards on the north, central business district west of N Virginia Street, and the warehouse district east of Cotton Street. The National Register district boundary includes the local district, expanded to include the contiguous area with the highest concentration of historic properties in the neighborhood.

Magoffin Historic District, El Paso, El Paso County, Texas

National Register District Boundary



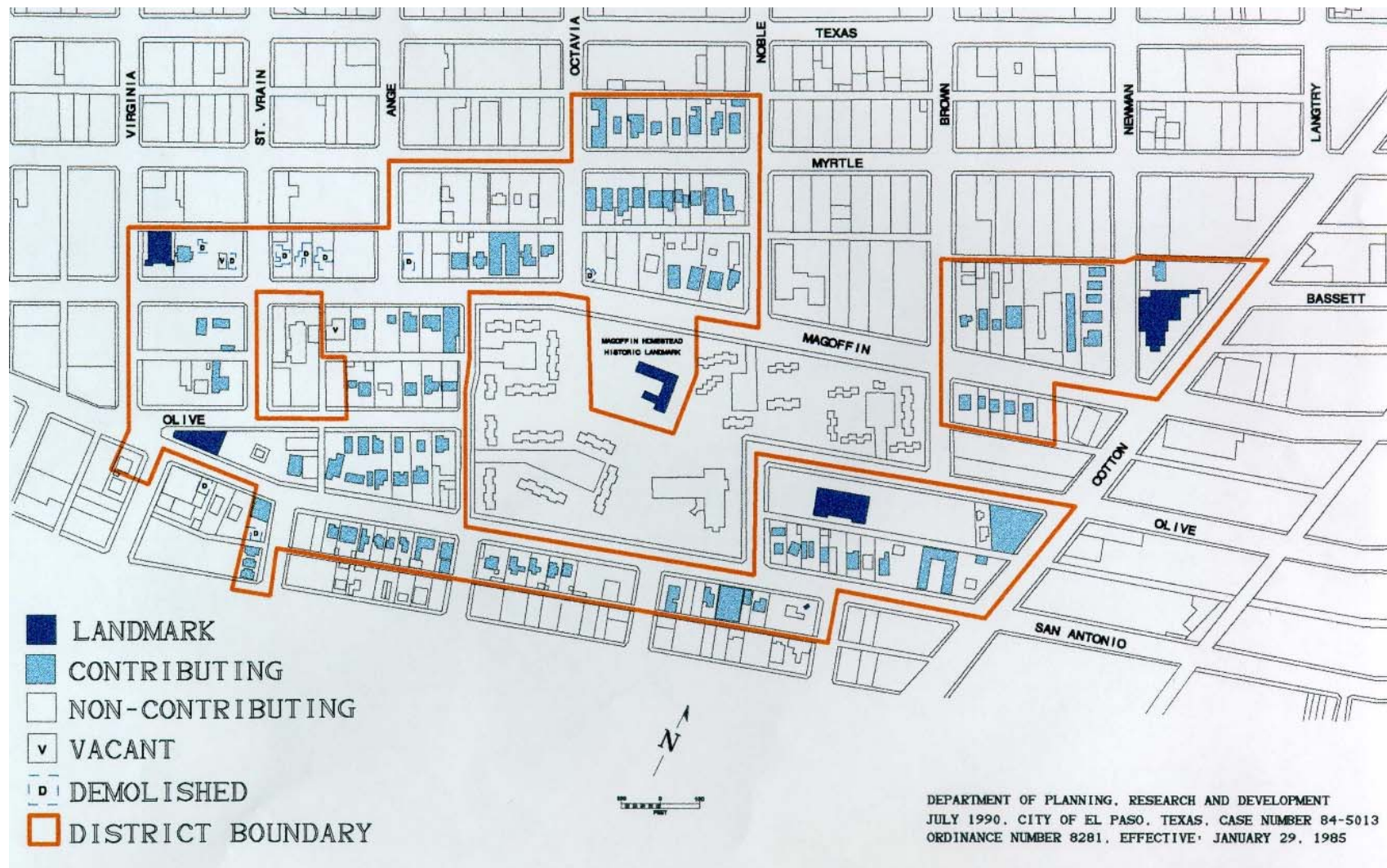
Magoffin Historic District, El Paso, El Paso County, Texas

Source: Google Earth, accessed November 2, 2015.



Magoffin Historic District, El Paso, El Paso County, Texas

Magoffin Local Historic District, 1985



Magoffin Historic District, El Paso, El Paso County, Texas

Magoffin Historic District Sketch Map



Inventory numbers are not street addresses – See Property Inventory, pp. 10-21

Magoffin Historic District, El Paso, El Paso County, Texas

Historic Maps and Photos

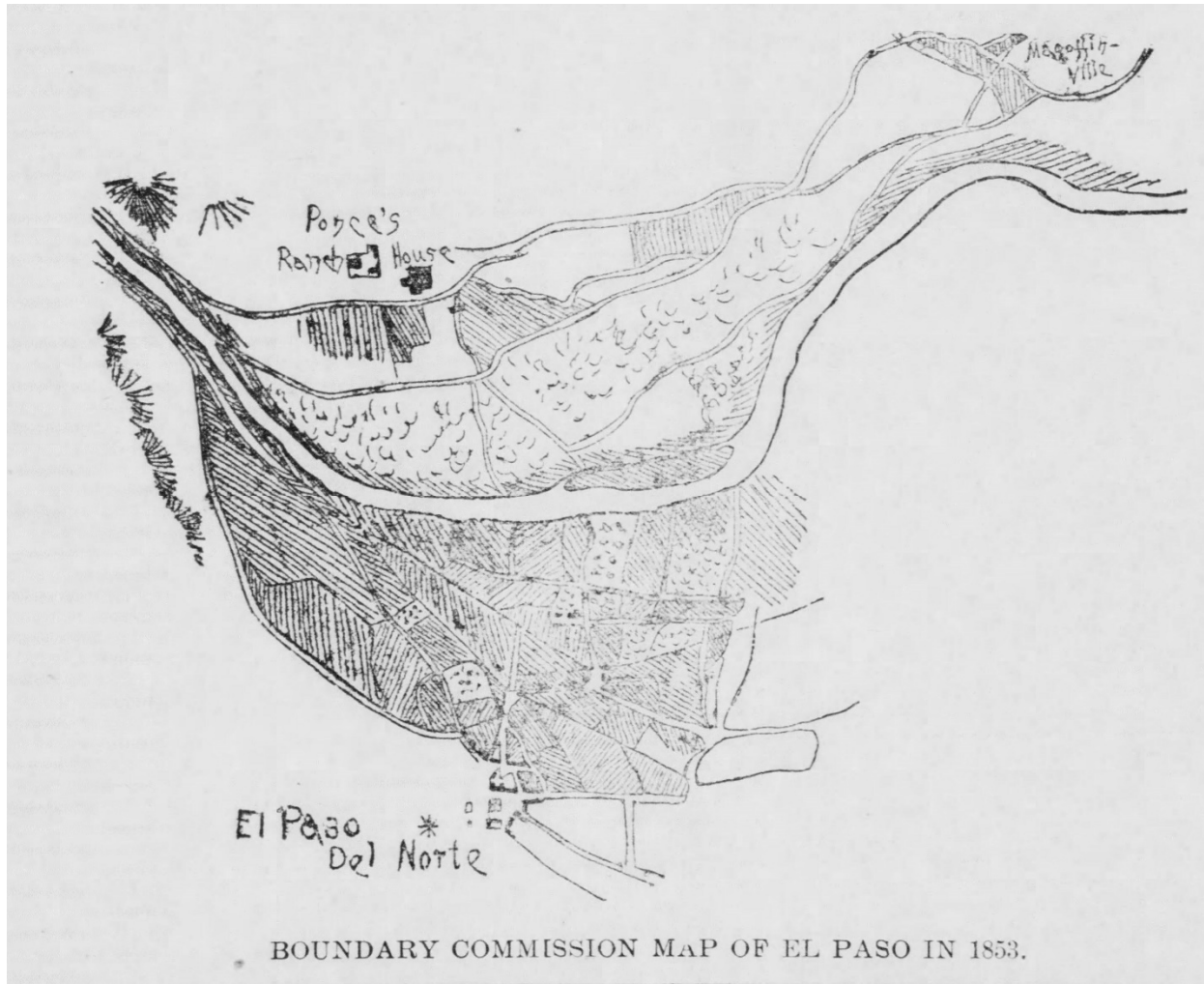


Figure 10
Boundary Commission Map, 1853 (El Paso Herald)

Magoffin Historic District, El Paso, El Paso County, Texas

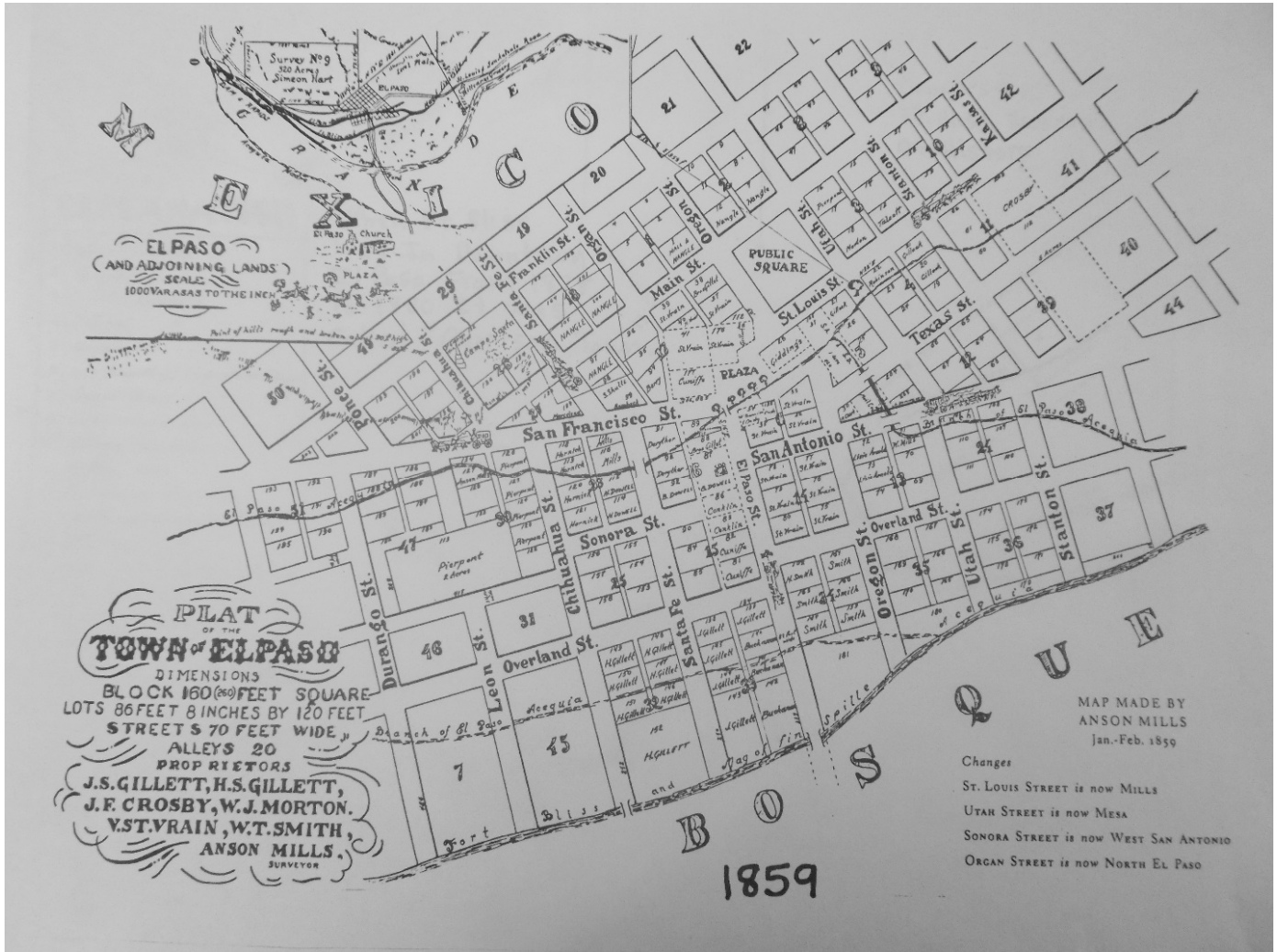


Figure 11
Anson Mills plat of El Paso, 1859

Magoffin Historic District, El Paso, El Paso County, Texas

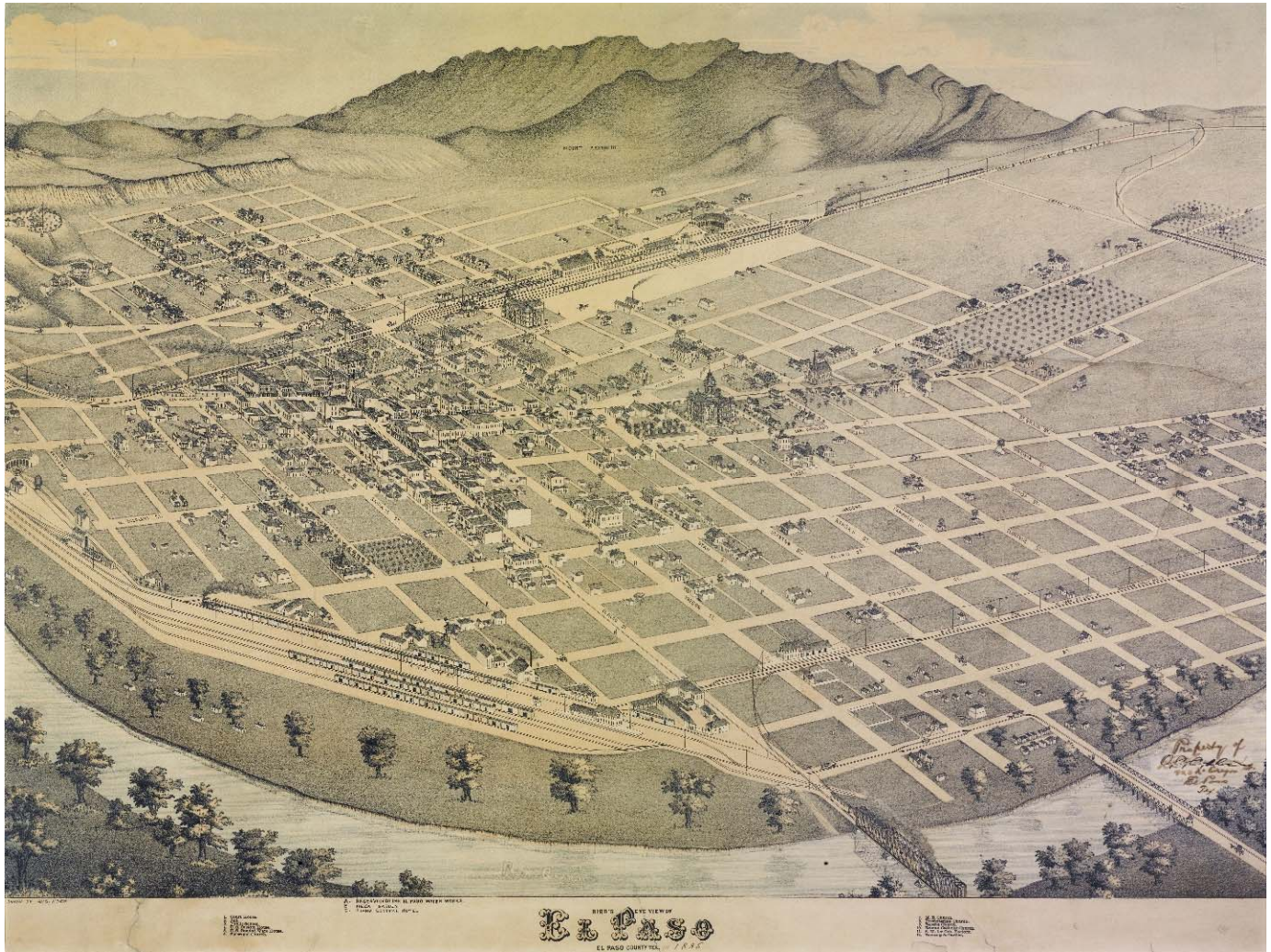


Figure 12
"Birds Eye View of El Paso, 1886" by Augustus Koch, Magoffin's orchards in upper right.

Magoffin Historic District, El Paso, El Paso County, Texas



Figure 4
Magoffin Home looking southeast (Courtesy Magoffin Home SHS)

Magoffin Historic District, El Paso, El Paso County, Texas

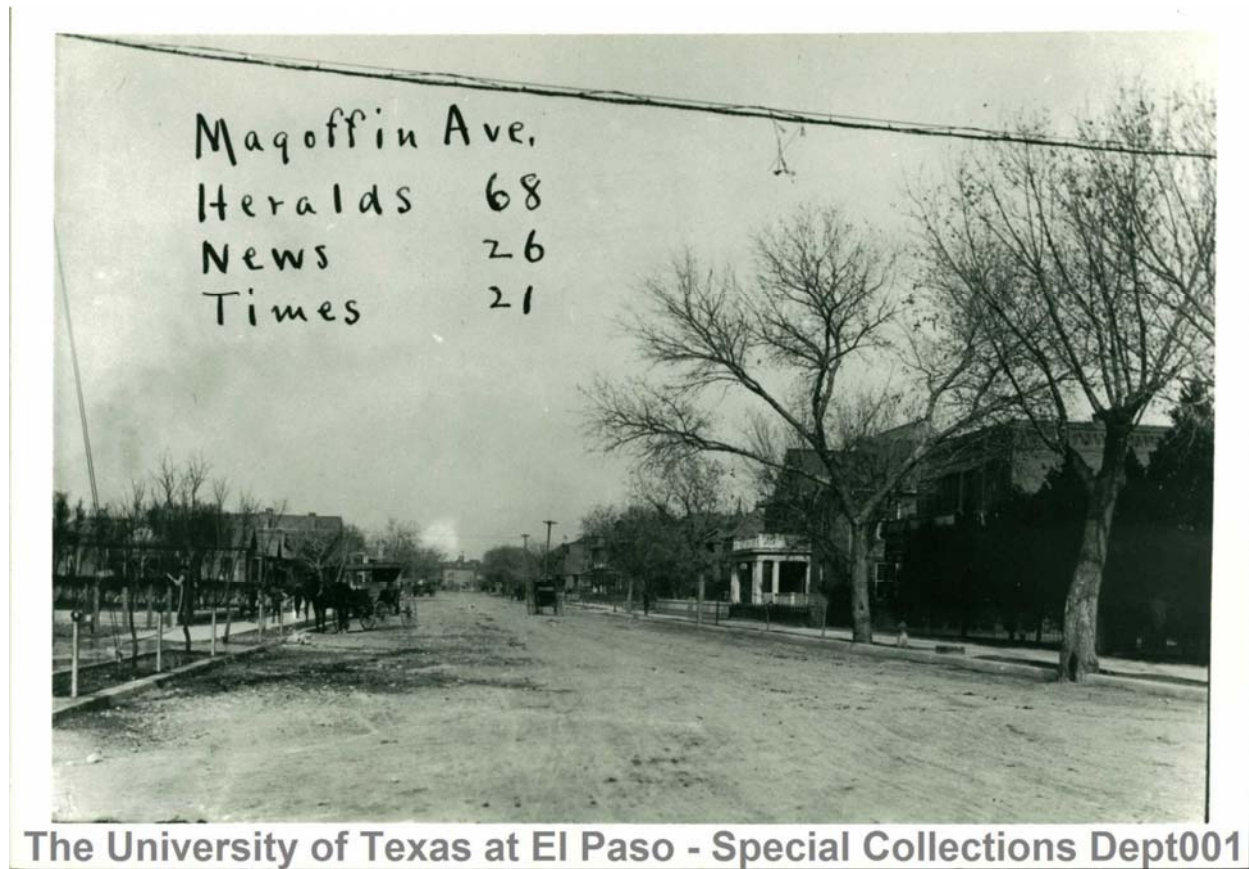


Figure 5

Looking northeast on Magoffin Avenue from Virginia Street, ca. 1903. On right are 812 and 816 Magoffin (Courtesy University of Texas at El Paso—Special Collections Department)

Magoffin Historic District, El Paso, El Paso County, Texas



Figure 6
Magoffin Avenue looking northeast toward 1st Baptist Church and Knights of Columbus Hall at left middle, ca. 1910
(Courtesy Aultman Collection, EP Public Library)

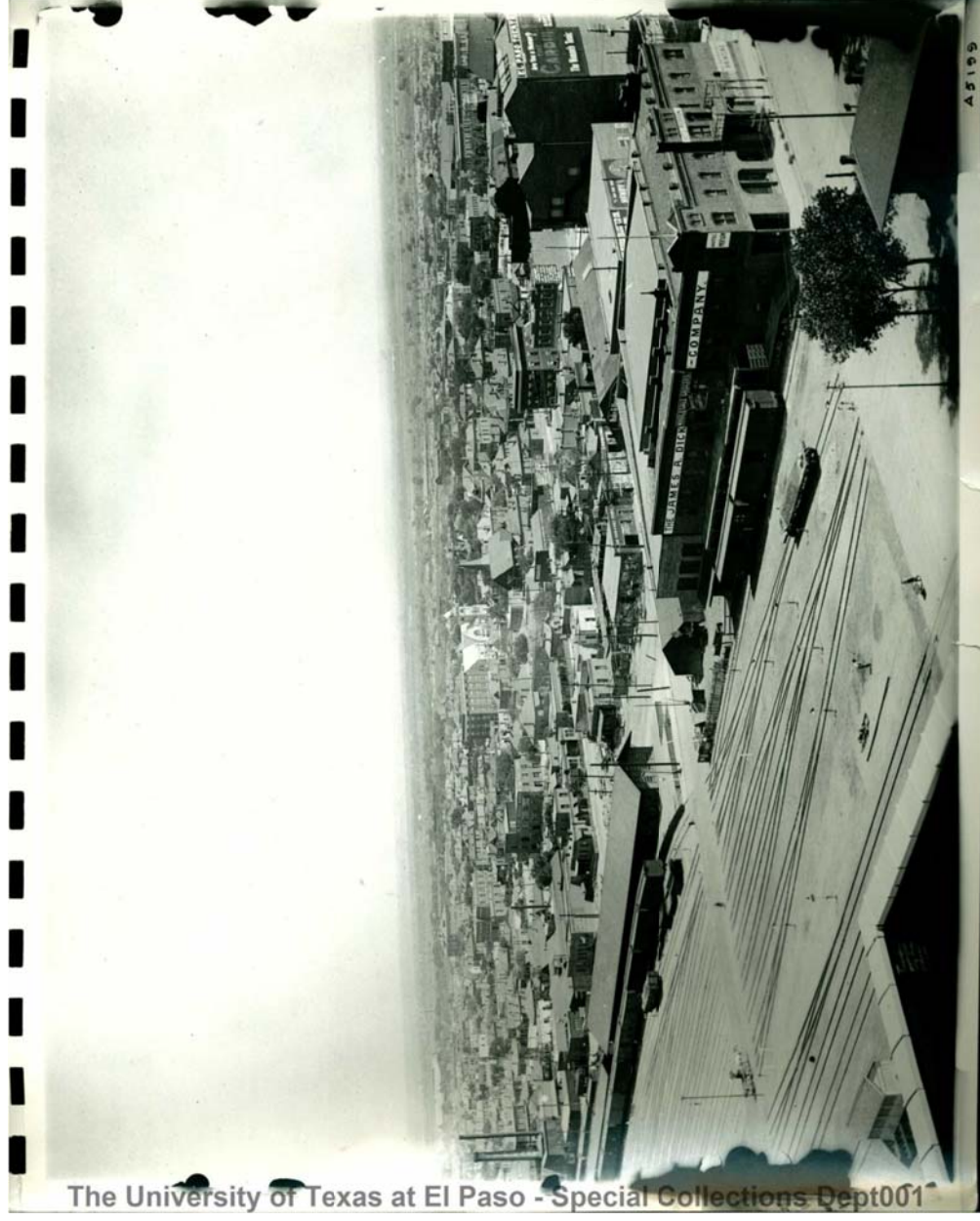


Figure 7
View southeast with SP rail yards in front, Knights of Columbus Hall and First Baptist Church in center (Aultman Collection #5199, courtesy The University of Texas--Special Collections)

Magoffin Historic District, El Paso, El Paso County, Texas



Figure 8
1117 Magoffin, Dr. Justice Home (courtesy Magoffin Home SHS)



Figure 9
1216 Olive, San Jacinto School, ca. 1906 (Courtesy Aultman Collection, EP Public Library)

Magoffin Historic District, El Paso, El Paso County, Texas



PICKRELL APARTMENTS
1415 E. San Antonio St.

Reduced Summer Rates

In this cool, modern and inviting apartment house, conveniently located to car barns, R. R. shops, etc. Clean 3 and 4-room apartments, furnished and unfurnished, \$25 to \$35. Apply Apt. No. 19. Phone Main 7914-J; or

W. K. Ramsey & Co.

Phone Main 1073. REALTORS 401-3 Trust Bldg.

Figure 10
1415 E San Antonio, Pickrell Apartments, 1922 (EP Herald classifieds)

Magoffin Historic District, El Paso, El Paso County, Texas



Figure 11
1107 Magoffin, the Beehive Grocery, ca 1920 (Courtesy Magoffin Home SHS)

Magoffin Historic District, El Paso, El Paso County, Texas



Figure 12
1021 Magoffin Avenue, El Paso Herald, August 25, 1917

Magoffin Historic District, El Paso, El Paso County, Texas

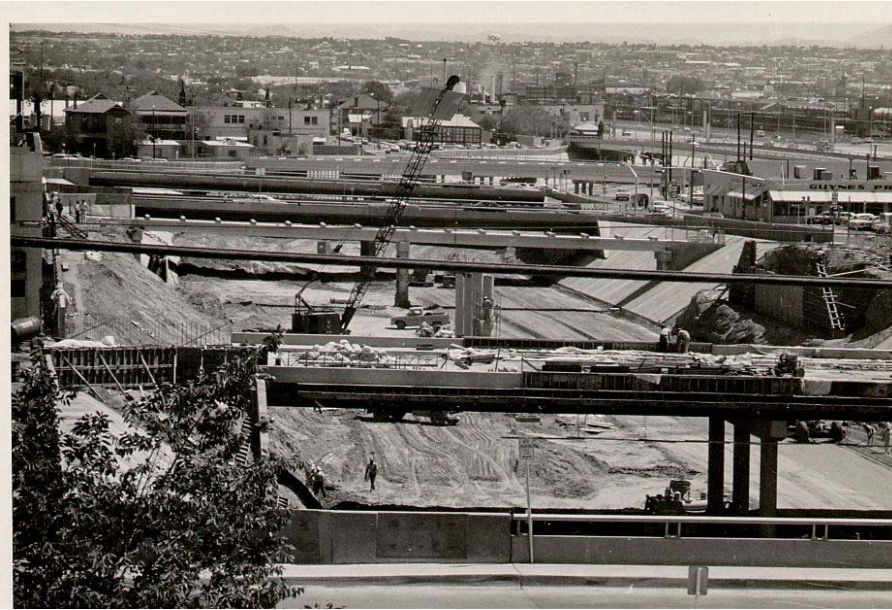


Figure 13
Freeway construction, 1960s, looking east (TxDOT)



Figure 14
"First home in Downtown El Paso to be vacated for construction of the Downtown Expressway or Freeway is shown. The home at 712 N. El Paso St. was owned by Mrs. Tommy Webb Stamper, daughter of El Paso pioneer Tom Powers who operated the renowned Coney Island Bar before the turn of the century. Bids will be opened Wednesday for sale and destruction of the Stamper home." El Paso Herald-Post 07/18/1962

Magoffin Historic District, El Paso, El Paso County, Texas

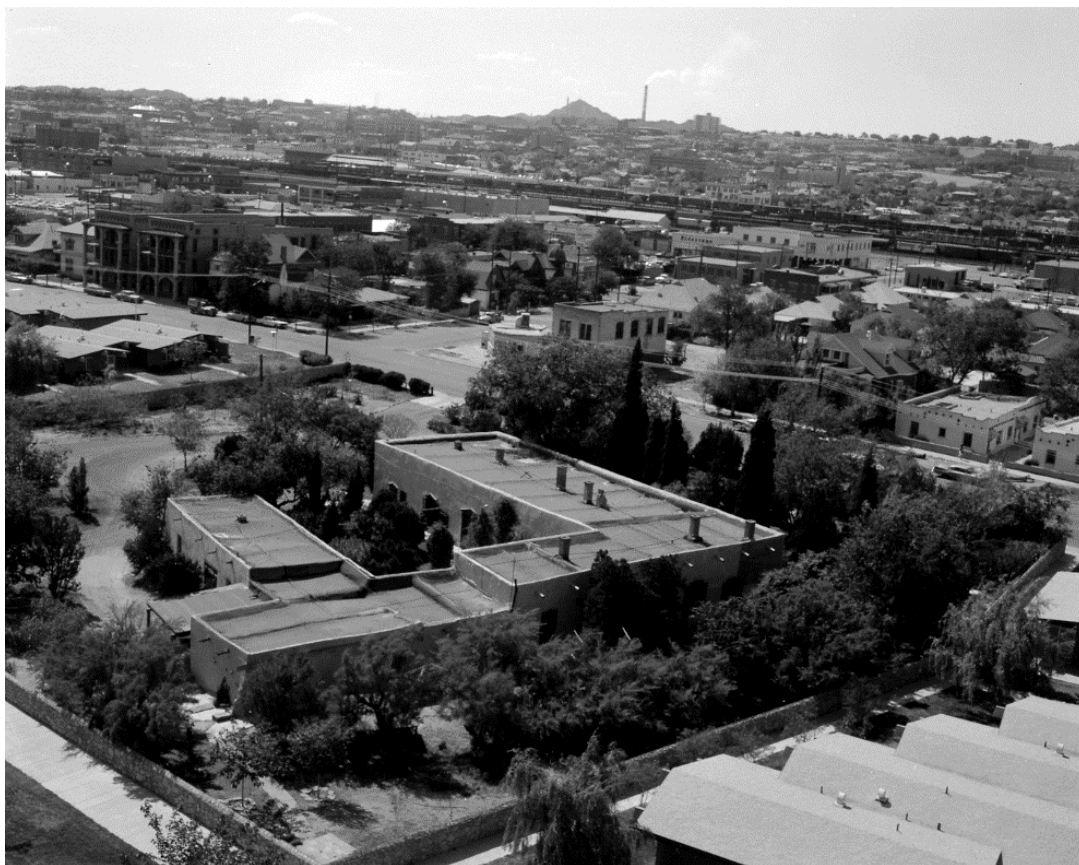


Figure 15
Magoffin Avenue from the Sun Tower, ca. late 1960s, looking west

Magoffin Historic District, El Paso, El Paso County, Texas

Current Photos



Photo 1
Property #116
Magoffin Home--north elevation and grounds, looking SE, Jun 2014



Photo 2
Property #189
817 Olive Avenue (Beall House), south elevation looking NW, May 2014

Magoffin Historic District, El Paso, El Paso County, Texas



Photo 3
Property #102
912 Magoffin Avenue, north elevation looking south, Jun 2014



Photo 4
Property #205
1216 Olive Avenue (San Jacinto School), north elevation looking SE, May 2014

Magoffin Historic District, El Paso, El Paso County, Texas



Photo 5

Property #13

145 N Cotton (Expiatory Shrine of Christ the King), SW oblique looking NE, Sep. 2014



Photo 6

Property #46

1221 E San Antonio Avenue (Sun Towers Apartments), SW oblique looking north, May 2015

Magoffin Historic District, El Paso, El Paso County, Texas



Photo 7

Property #46

1221A E San Antonio Avenue, Typical 1-story apartment buildings in Sun Plaza complex, May 2015



Photo 8

Property #140

814 Myrtle, north elevation looking south, May 2014

Magoffin Historic District, El Paso, El Paso County, Texas



Photo 9
Property #105
1002 Magoffin Avenue, north elevation looking south, May 2014



Photo 10
Properties #104, 103, 102
South side 900 block Magoffin Avenue, looking SW, Jun 2014

Magoffin Historic District, El Paso, El Paso County, Texas



Photo 11
Property #36
1119 East San Antonio, SE oblique looking NW, Sep 2014



Photo 12
Property #118
1129 Magoffin Avenue, SE oblique looking NW, Apr 2015

Magoffin Historic District, El Paso, El Paso County, Texas



Photo 13
Property #24
1103 East San Antonio, south elevation looking west, May 2014



Photo 14
Property #106
1006 Magoffin Avenue, north elevation looking south, May 2014

Magoffin Historic District, El Paso, El Paso County, Texas



Photo 13
Property #113
1117 Magoffin Avenue (Dr. Justice house), south elevation looking northeast, Apr 2015



Photo 146
Property #171
1127 Myrtle, south elevation looking NW, May 2014

Magoffin Historic District, El Paso, El Paso County, Texas



Photo 17
Property #204
1009 Olive, south elevation looking NW, May 2014



Photo 15
Property #96
115 Hills, east elevation looking west, May 2014

Magoffin Historic District, El Paso, El Paso County, Texas



Photo 19
Property #99
812 Magoffin, west elevation looking east, May 2014



Photo 160
Property #132
1314 Magoffin, north elevation looking SE, May 2014

Magoffin Historic District, El Paso, El Paso County, Texas



Photo 171
Property #15
1003 E San Antonio, Triangle Building, south elevation looking north, May 2014



Photo 182
Property #91
1415 E San Antonio, Pickrell Apartments, south elevation looking NW, May 2014

Magoffin Historic District, El Paso, El Paso County, Texas



Photo 193
Property #110
1021 Magoffin Avenue, Delevan Court, south elevation looking north, May 2014



Photo 204
Property #150
1015 Myrtle, Levenson's Apartments, south elevation looking west, May 2014

Magoffin Historic District, El Paso, El Paso County, Texas



Photo 215
Property #22
1018-20 East San Antonio, north elevation looking south, May 2014



Photo 26
Property #153
1023 Myrtle, south elevation looking west, May 2014

Magoffin Historic District, El Paso, El Paso County, Texas



Photo 27

Property #35

1118 E San Antonio, north elevation looking SE--non-contributing, May 2014



Photo 28

Property #42

1206 E San Antonio, north elevation looking SE--non-contributing, Jun 2014

Magoffin Historic District, El Paso, El Paso County, Texas



Photo 29

Property #162

1112 Myrtle Avenue, north elevation looking SE--non-contributing, May 2014



Photo 30

Property #143

818 Myrtle, north elevation

looking south--non-contributing, Apr 2015

Magoffin Historic District, El Paso, El Paso County, Texas



Photo 31
Property #97
801 Magoffin-1st Baptist Church, looking north, May 2014



Photo 32
Looking north on Cotton toward silver dome of The Expiatory Shrine of Christ the King, Feb 2015

Magoffin Historic District, El Paso, El Paso County, Texas



Photo 33
Magoffin Avenue looking west to downtown El Paso, Sep 2014







Casos
Inmigración
544-3388 y 544-8991

912



SAN JACINTO







Dr. G. Martinez
Ph.D., LCSW
Mental Health & Addiction Services

814

814







PRIVATE
PROPERTY



LAW OFFICE
1119

TRAFFIC
TICKETS
LICENSES
& WILLIAMS

LAW OFFICE

1119









PERMITTED
ACCESSIBLE
PARKING
ONLY

1234



1127





175



53

54











1013

NO
PARKING



CHEMA'S BARBER SHOP

CRENSHAW

PARKING

PARKING

CORTES MODERNO
RAZURAS FIAT-TOP

Diana's Grocery









[Blank white sign on the roof]

1112

DEVICE
RENT

1112
[Small illegible text]



A SAFE PLACE FOR
VETERANS

818

814







UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Magoffin Historic District

MULTIPLE
NAME:

STATE & COUNTY: TEXAS, El Paso

DATE RECEIVED: 8/26/16 DATE OF PENDING LIST: 9/23/16
DATE OF 16TH DAY: 10/11/16 DATE OF 45TH DAY: 10/11/16
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 16000717

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 10.11.16 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

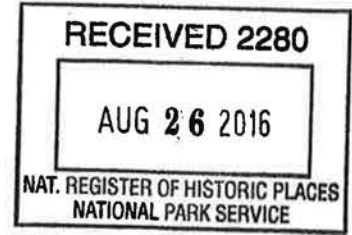
TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

TEXAS HISTORICAL COMMISSION
real places telling real stories

TO: Edson Beall
 National Register of Historic Places
 National Park Service
 1201 Eye Street, NW (2280)
 Washington, DC 20005



From: Mark Wolfe, SHPO
 Texas Historical Commission

RE: Magoffin Historic District, El Paso, El Paso County, Texas

DATE: August 17, 2016

The following materials are submitted:

X	Original National Register of Historic Places form on disk. The enclosed disk contains the true and correct copy of the National Register of Historic Places nomination for the Magoffin Historic District, El Paso, El Paso County, Texas
	Resubmitted nomination.
	Original NRHP signature page signed by the Texas SHPO.
	Multiple Property Documentation form on disk.
	Resubmitted form.
	Original MPDF signature page signed by the Texas SHPO.
X	CD with TIFF photograph files, KMZ files, and nomination PDF
	Correspondence

COMMENTS:

- SHPO requests substantive review (cover letter from SHPO attached)
- The enclosed owner objections (do___) (do not___) constitute a majority of property owners
- Other:

