

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Name of Property
County and State
Name of multiple listing (if applicable)

Section number _____ Page 1

Supplementary Listing Record

NRIS Reference Number: SG100003535

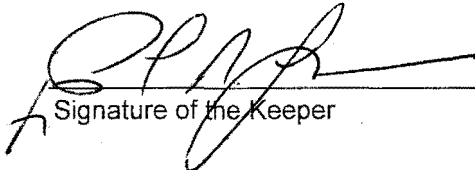
Date Listed: 3/25/2019

Property Name: Tays Place

County: El Paso

State: TX

This Property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation


Signature of the Keeper

3/25/2019
Date of Action

Amended Items in Nomination:

Name of Related Multiple Property Listing

The citation for the *Public Housing in the United States MPS* is deleted. [The draft Public Housing context MPS has not been formally approved by the National Register for use in nominations. While the content of the draft can and has been used as supporting material for individual nominations, it is not an officially approved MPS cover document at this time.]

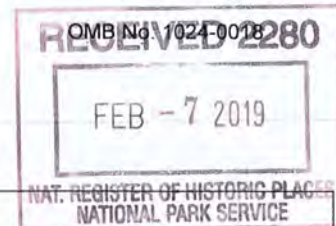
The TEXAS SHPO was notified of this amendment.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

3535

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



1. Name of Property

Historic Name: Tays Place
Other name/site number: Tays Place, Northern Section; TEX 3-2
Name of related multiple property listing: Public Housing in the United States, MPS

2. Location

Street & number: 2114 East Magoffin Avenue
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Not for publication: Vicinity: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 2/5/19
Signature of certifying official / Title Date
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: _____

[Signature] Signature of the Keeper 3/25/2019 Date of Action

Tays Place, El Paso, El Paso County, Texas

5. Classification

Ownership of Property

	Private
x	Public - Local
	Public - State
	Public - Federal

Category of Property

	building(s)
x	district
	site
	structure
	object

Number of Resources within Property

Contributing	Noncontributing	
57	0	buildings
0	0	sites
0	12	structures
0	0	objects
57	12	total

Number of contributing resources previously listed in the National Register: N/A

6. Function or Use

Historic Functions: DOMESTIC: Multiple Dwelling; OTHER: Community Building

Current Functions: DOMESTIC: Multiple Dwelling; OTHER: Community Building, Dumpster Enclosure;
 LANDSCAPE: Wall, Pavilion

7. Description

Architectural Classification: MODERN MOVEMENT: Apartment

Principal Exterior Materials: Brick, Concrete, Metal: Aluminum, Steel

Narrative Description (see continuation sheets 7-15)

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8. Statement of Significance

Applicable National Register Criteria: A

Criteria Considerations: N/A

Areas of Significance: Politics/Government; Social History; Community Planning & Development

Period of Significance: 1941-1969

Significant Dates: 1941

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

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

Architect/Builder: Frazer & Benner and Trost & Trost, Architects; Robert McKee Construction, Builder

Narrative Statement of Significance (see continuation sheets 16-25)

9. Major Bibliographic References

Bibliography (see continuation sheet 26-28)

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
- University
- Other -- Specify Repository:

Historic Resources Survey Number (if assigned): NA

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10. Geographical Data

Acreege of Property: See page 29

Coordinates: See page 29

Latitude/Longitude Coordinates

Datum if other than WGS84: NA

Verbal Boundary Description: See page 29

Boundary Justification: See page 29

11. Form Prepared By

Name/title: Greg Johnston, AIA, and Andreea Hamilton, AIA, with assistance from Alyssa Gerszewski, THC National Register Historian
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Date: 07/09/2018

Additional Documentation

Maps (see continuation sheets 30-38)

Additional items (see continuation sheets 39-46)

Photographs (see continuation sheets 5-6, 47-60)

Tays Place, El Paso, El Paso County, Texas

Photograph Log

Name of Property: Tays Place
City or Vicinity: El Paso
County, State: El Paso County, Texas
Photographer: Quimby McCoy Preservation Architecture
Date Photographed: 09/02/2015, 03/01/2016, and 06/29/2016

Photograph 1

Entry facade of Apartment Building Type A. Camera facing south.

Photograph 2

Rear facade of Apartment Building Type A1. Camera facing north.

Photograph 3

Enlarged photo of Apartment Building Type A and A1. Camera facing north.

Photograph 4

Entry of Apartment Building B side façade (left) and entry facade (right). Camera facing southwest.

Photograph 5

Entry facade of Apartment Building Type B. Camera facing northeast.

Photograph 6

Rear facade of Apartment Building Type B (right). Camera facing northeast.

Photograph 7

Entry façade of Apartment Building C. Camera facing east.

Photograph 8

Rear facade of Apartment Building Type C. Camera facing east.

Photograph 9

Porch view with decorative concrete block screen wall of Apartment Building Type C. Camera facing southeast.

Photograph 10

Enlarged detail of decorative concrete block screen wall of Apartment Building Type C. Camera facing northeast.

Photograph 11

Entry façade Apartment Building Type D. Camera facing southwest.

Photograph 12

Rear facade of Apartment Building Type D. Camera facing northeast.

Photograph 13

Side facade (left) and rear façade (right) of Apartment Building Type D. Camera facing southeast.

Photograph 14

Concrete sidewalk with octagonal design. Camera facing southeast.

Photograph 15

North façade of Community Activity Building, enlarged view of entry façade. Camera facing southeast.

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Photograph 16

East façade (left) and entry elevation (right) of Community Activity Center. Camera facing south.

Photograph 17

East facade of Community Activity Center (right side). Camera facing southwest.

Photograph 18

East façade of Community Activity Center (left side). Camera facing southwest.

Photograph 19

South facade of Community Activity Center. Camera facing northwest.

Photograph 20

West façade (left) and south façade (right) of Community Activity Center and non-contributing stone wall. Camera facing north.

Photograph 21

West facade of Community Activity Center (left side), and non-contributing pavilion and stone wall. Camera facing northeast.

Photograph 22

Interior view of typical first floor kitchen area.

Photograph 23

Interior view of a typical two-story apartment with stairwell at entry.

Photograph 24

Non-contributing native stone dumpster enclosure. Camera facing north.

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

Tays Place, El Paso, El Paso County, Texas

Narrative Description

Tays Place, a public housing complex located at 2114 East Magoffin Avenue in El Paso, El Paso County, commonly referred to as Tays, was built by the Housing Authority of the City of El Paso in 1941. Tays Place is located in the south side of El Paso, and occupies the blocks bounded by Magoffin Avenue to the north, Palm Street to the east, East San Antonio Avenue/Franklin Canal to the south, and North Eucalyptus Street to the west. It excludes the City of El Paso Water Works Building on the southeast end of the complex along East San Antonio Avenue. Tays Place was originally built as a planned public housing project and as a segregated community with a distinct northern section (TEX 3-2) for white and Hispanic residents and southern section for African Americans. The southern section of Tays Place is no longer extant and is not included in this nomination. The northern section of Tays Place currently remains in use and was designed as a planned neighborhood development of fifty-six (56) contributing low-rise apartment buildings and one contributing community activity center. The community activity center serves as the “front door” to the complex and is unique in its design when compared to the rest of the complex, with a cross-gabled clay tile roof and large cast stone arched entryway. An open recreation area in the center of the site just south of the community activity center includes a playground and basketball court. The Modern brick apartment buildings are rectilinear in shape, with flat concrete roofs and corner windows, and are organized in pairs with entries and rear yards that face each other. The apartments vary in size from one to two-story buildings and feature a total of 278 apartment units (see Maps 9-10). The historic district was designed by two El Paso architectural firms, Frazer & Benner and Trost & Trost, with builder Robert McKee Construction. The apartment buildings were modified around 1970 when windows and doors were replaced, cantilevered front porches were changed and columns added, and roofs of the one-story buildings were altered. A non-contributing wood pavilion, non-contributing stone wall, and ten non-contributing stone dumpster enclosures were also added around 1970. The original site plan is intact, all original buildings remain, original fenestration patterns and brick façade materials are intact, and basic characteristics of representative interior plans remain displaying a high degree of historic integrity.

Site and Overall Complex

Tays Place northern section occupies two elongated city blocks located less than two miles northeast of downtown El Paso and less than a half mile north of the Rio Grande and Mexico, in the Chamizal neighborhood, in an area formerly populated by sub-standard housing. One of the earliest slum clearance projects in El Paso, Tays Place replaced hundreds of sub-standard housing units with new housing that helped raise the quality of living conditions for many low income families (see Map 8, Figure 3). The complex fronts Magoffin Avenue, an arterial street leading northeast from downtown. The grid of streets in the neighborhood is lined with one to three-story buildings of mostly commercial and residential use. East San Antonio Avenue forms the opposite border of the complex and is paralleled by the Franklin Canal. Across the canal, the density changes with some industrial use. The northern section of the complex was completed in 1941 and included thirty-eight (38) two-story rectilinear apartment buildings and eighteen (18) one-story rectilinear apartment buildings organized in groups around a large open space. The complex contained 278 housing units and a community activity center located on the perimeter along Magoffin Ave. Olive Avenue divides the complex in half. The former City of El Paso Water Works building located on the southeast side of the complex, on East San Antonio Avenue and is excluded from the nominated boundary. The complex is bordered on the east and west by two north-south vehicular streets (North Eucalyptus Avenue and Palm Street), with apartment buildings facing the eastern and western public streets (Magoffin Avenue and East San Antonio Avenue). The community activity building serves as the “front door” to the complex, centered on Magoffin Avenue between six rectangular one-story apartment buildings. These long rectangular one-story type B apartment buildings are oriented east-west, along with the twelve shorter one-story type D apartment buildings, oriented north-south, form a series of “U” shaped bookends to the remaining 38 two-story type A and C

Tays Place, El Paso, El Paso County, Texas

apartment buildings. The two-story apartment buildings are organized in pairs and oriented north-south, with entries and rear yards that face each other. The rear open spaces of these apartments have laundry lines and open space that serve as a service yard and open play yards for children. This sequence of front to front/rear - open space - rear/front - open space - front/rear organization and rhythm provides linear, open lawn spaces that separate the apartment buildings. The one-story "U" shaped apartment buildings terminate the rear yard, while the more formal front yards engage the perimeter streets. The open recreation area in the center of the site is used for soccer, baseball and other games (see Map 9). The community activity center was designed for community gatherings and included large meeting areas, offices and maintenance areas, with adjacent play areas for children (see Figures 6 & 7). It now also includes a child care center for the Tays community. A small non-contributing rectangular wood pavilion was added in 1970 at the west side of the building and a non-contributing native stone wall, constructed around the same time, separates it from the recreation (or playground) area.¹ The recreation area includes a basketball court and other paving for various uses and was added ca. 1970. Native stone dumpster enclosures, which are U shaped, were added in 1970 along the public streets when Olive Street was widened (see Map 10).

Design of Tays Place

Building Design

The Tays Place apartment buildings are primarily two-story and one-story with a flat roof—a design that responds to the local El Paso dry climate with deep overhangs to help shield windows and doors from the sun. All are fairly identical with smooth load-bearing red brick at all exterior walls. Flat roofs with wide eave overhangs are original, while some of the apartments have replacement gable roofs (see Photos 1, 4 & 13). The only exception to this is the community activity building, which has an original side gable roof (see Photos 15-17). Doors and windows are located on the long sides of the rectilinear buildings. The corner windows are a unique feature of Tays Place and provide modern design features to the overall building design. The end walls are blank with the exception of the corner windows (see Photos 1, 6 & 8). The horizontal emphasis was enhanced with the original double-hung metal windows—8/8 and 6/6 configuration with smaller 4/4 configuration in the bathrooms. These were replaced throughout the complex with aluminum single-hung windows, 1/1 configuration with smaller single-hung windows, 1/1 configuration in the bathrooms. A front porch roof creates a sense of entry and a place in the shade where tenants can sit and enjoy their neighbors company or watch the children play (see Photos 1, 7 & 9). The building design reflects a progressive example of modern architectural design, allied with unusually high standards of material selection and detailing required by the United States Housing Authority standards and guidelines. In the interest of standardization and efficiency promoted by USHA, Tays Place was designed with minimal ornamentation and consistent detailing between the units.

While there are five different types of apartment buildings in Tays Place, they share many materials and features. All are constructed of concrete slab-on-grade foundations, load-bearing brick walls and have flat roofs, with the exception of sloping roofs at the one story apartment buildings. Unique features of the buildings include the original 8/8 double-hung steel corner windows, now replaced with single-hung aluminum windows located on the first and second floors of each entry façade (see Photo 1). On the rear façade the corner window is only located on the second floor of the two-story apartment buildings (see Photo 8). The brick has a Flemish bond brick course occurring on all exterior walls every fifth course, lending visual quality to the wall surface and forming a pleasing patterned regularity (see Photo 6). The concrete form is expressed on the exterior of the building between the first and second floor (see Photos 1 & 8). Masonry details include: brick soldier course on the first floor above door and window headers, continuous rowlock header course above windows and around all sides of the building on the second floor, low screen walls between entry doors, and full height screen walls on the face of the porch. The original front entry porches were cantilevered extensions of the concrete roofs at each apartment, above small

¹ Modernization / Renovation drawings dated August 11, 1969 and constructed in 1970.

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concrete porch floors while the rear entries only had small concrete pads with no roof coverings (see Photos 1, 5, 9 & 10).

The two-story apartment buildings included mostly two-story apartment units (townhouse) of various sizes ranging from one to four bedroom units to accommodate large families. The living/dining, kitchen and one of the bedrooms were on the first floor with additional bedrooms on the second floor (see Figures 6, 8).

Modern style design elements in Tays Place housing design include:

- Corner metal double-hung window detail on the first and second floors of each apartment building set flush with outer walls. Windows have since been replaced with aluminum and the corner mullion remains.
- Structure of the second floor is expressed on the exterior of the building as the brick running bond course breaks at the second floor and an exposed concrete banding detail emerges – currently painted to match the brick.
- Refined brick pattern (Flemish bond) on the walls giving the expanses of windowless wall surface a unified wall texture element.
- Built up roofs or replacement side gable roofs.
- Sloped porch roofs
- A raised porch entry area with an open cell decorative concrete block screen wall that conceal the entry doors.
- Red clay tile roof on the community building

Apartment Building Types

There are five different types of apartment buildings, and the original description of each follows:

Apartment Building Type A

See photos 1 and 3

Type A are two-story rectilinear brick apartment buildings, containing five two-story apartments (townhouses) with two bedrooms, and two one-story apartments located on one end of the building, each with one-bedroom. The front facade has three large entry porches with sloped roofs, each serving 2 adjacent units. The entrance to the upper apartment is from the side façade (at Olive Avenue) with exterior stairs leading to the upper landing sheltered by a raised flat roofed porch entry area and a brise-soleil (open cell decorative concrete block screen wall) providing some privacy for the stair and entry door.

Apartment Building Type A1

See photos 2 and 3

Type A1 are two-story rectilinear brick apartment buildings and are similar on the exterior as Type A, but the interior apartment arrangement is mirrored. The buildings contain five two-story apartments (townhouses) with two or three bedrooms, and two one-story apartments located on one end of the building, each with one bedroom. These apartments also feature three large entry porches with sloped roofs.

Apartment Building Type B

See photos 4, 5 and 6

Type B are one-story rectilinear brick apartment buildings, containing four (4) three-bedroom units. The front façade was originally flanked by two small cantilevered concrete, flat roofed entry porches with a larger cantilevered concrete, flat roofed entry porch in the center serving two adjacent units. Built-up roofing over the

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concrete roof structures was removed and replaced with a 3:12 sloping roof structure, and gray asphalt composition shingles with pre-finished siding at gable ends.

Apartment Building Type C

See photos 7, 8, 9 and 10

Type C are two-story rectilinear brick apartment buildings, containing four (4) two-story units (townhouses). Each unit includes two (2) bedrooms upstairs. The front façade originally had four small cantilevered concrete, flat roofed entry porches serving individual entry doors, now replaced with one sloped roof entry porch supported by metal columns and a brise-soleil at the middle of the porch.

Apartment Building Type D

See photos 11, 12 and 13

Type D are one-story rectilinear brick apartment buildings, containing two (2) one-bedroom units and are the smallest of the building types. Originally the front façade had two small cantilevered concrete, flat roofed entry porches offset from the end of the building serving two entries. Built-up roofing over the concrete roof structures was removed and replaced with a 3:12 sloping roof structure, and gray asphalt composition shingles with pre-finished siding at gable ends. These buildings differ from Type B only in length, as Type B is longer.

Community Activity Center

See figure 5, photos 15, 16, 17, 18, 19, 20 and 21

Built in 1941, this building is located along Magoffin Avenue at the center of the site. The original U-shaped one-story brick building with a protruding entrance and assembly hall wing originally included an open courtyard in the rear of the building. The central entrance / assembly hall volume and flanking wings feature a cross gable roof and the rear wings transition to flat roofs. The building was constructed of concrete slab-on-grade foundation, reinforced red brick masonry walls with double-hung 8/8, 6/6 and 4/4 metal double-hung windows. The brick pattern includes a Flemish bond course every sixth brick course and soldier course above door and window headers. The open courtyard in the center of the building was infilled with a double-height building addition, built ca. 1980. Red clay tile roofs cover the entrance / assembly hall volume. A large cast stone arched cased opening (with the name "Tays Place" marked within the arch) is on the center blocked entry façade, creating a recessed vestibule with a solid wood double entry door and arched divided light transom above. The right flank of the entry façade has an exterior door and the roof eave extends beyond the face of the building to provide cover for the door. On the left flank of the entry façade are two large 2/2 steel windows and an exterior door (with no eave extension). This exterior door has a large wooden header casing (marked with "Office" signage) and stepped wood trim on either side of the door.

Site Features

See photos 2, 19, 20, 21, 24

Public outdoor amenities for the planned neighborhood development include a small rectangular wood pavilion, native stone wall, basketball court, playing field and playground areas. The laundry lines for each of the apartments are located near the back door of each apartment with a T-shaped metal post with wires extending to the rear façade of the unit.

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Modifications to Exterior since Original Construction

Apartment Buildings

Since Tays Place original construction in 1941, several exterior and interior alterations have been made to the apartment buildings, including:

- The original brick on the side facades of some apartment buildings has been painted at the first floor only. The second floor concrete banding detail and concrete block porch screen walls have been painted a red-brick tone color (see Photos 1 & 8).
- The steel double-hung window frames and sashes were removed and replaced with new aluminum single-hung windows.
- The entry porches at the front facades of each building have been modified described in detail below:
- Two story units – Types A, A1 and C: The original front porch roofs were an extension of the second floor concrete slab, cantilevered out approximately 4 feet and extending approximately 1 foot on either side of the front doors (see Figure 1). These concrete porch roofs were flat and covered with built-up gravel-top roofing. The documentation of the 1970 renovation call for removal of the cantilevered concrete porch roofs and replacement with a much larger wood framed porch roof (4x6 wood beams and 2x6 joists) on 4 ½ x 4 ½ metal columns. The framing was concealed with white pre-finished aluminum soffit. The roofing was built-up gravel top. Because the existing porch roofs are larger than the original roofs and construction/selective demolition on the current project has not started, it is not known if the cantilevered concrete slabs were removed per the 1970 drawings, or are encapsulated within the existing roofs (Photos 1 and 7). The roofing was replaced around 1995 with built-up roofing and no gravel top. New square metal columns were added to support the enlarged porch roofs with some decorative concrete block screen walls added (see Photos 3 and 7). The original porch slabs were removed and replaced with larger concrete porch slabs that matched the size of the new porch roofs, providing some privacy for each resident's front porch.
- One story units – Types B and D: These units originally had a cantilevered concrete roof slab, and no porch covering except for the roof overhang. The documents of the 1970 renovation call for the addition of 2x6 wood joists forming a roof with a 3:12 slope. The rafters were extended at the front of the buildings to form a large porch roof (4x6 wood beams) on 4 ½ x 4 ½ metal columns. The framing was concealed with white pre-finished aluminum soffit. The sloped roofs had composition shingles. The roofing has been replaced around 1995 with asphalt composition shingles (Photos 4, 5 & 11).
- The side porches on Apartment Buildings A and A1 have been painted a red color to match the brick and on several of the buildings many of the porches have been repaired due to foundation issues (see Photo 2).
- In 2004, all apartment buildings on the site were renovated and units were modified to meet accessibility requirements.

Community Activity Center

The YWCA Carlisle Early Learning Center, a children's day care center, now occupies much of this building, and the housing complex office and maintenance plant occupy the remaining space. Modifications since original construction include a two-story addition located in the original courtyard area. The maintenance shed, along the south façade, was removed to accommodate the addition (see Photos 19 & 20). Doors and windows were removed and replaced. Metal burglary bars were added to all windows and mechanical units were mounted on the low pitched gable and the flat roof wing area (see Photos 17 & 18). The west and south facing walls of the building were painted a red color to match the brick. Two original window locations along the playground area of the building were filled in. Mechanical units are mounted on the low pitched gables and the flat roof wing areas, and a four-foot high native stone wall was added ca. 1970 along the south and west sides to enclose a play yard for the children (see Photos 19 & 20).

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Interior of the Buildings

Apartment Buildings

See interior figures 6-8, photos 22, 23

The typical unit floor plans were built with construction guidelines from the Public Housing Administration and all apartments are similar in size from one bedroom around 575 square feet to four bedrooms around 1,120 square feet and layout with concrete floors, plaster interior walls, private baths, kitchens, storage, and gas and electric appliances. The majority of the units are two-story, two bedroom townhouses. Each apartment was typically laid out with entry doors sharing an exterior porch with the adjacent unit.

Each apartment has a combination living and dining area and a full kitchen with appliances on the first floor. Original finishes were unfinished concrete floors in the living/dining room area with linoleum tile in the kitchen area and all upper floors. Metal frame doors, steel sash windows and copper screens were installed and soundproofed firewalls separated the apartment units. The original interior paint colors were soft blues, creams and green tones. The apartments were originally furnished with modern kitchen appliances, double sinks, four-burner gas ranges with ovens, and twenty gallon gas water heaters. Shelves, ceiling light fixtures, and off-floor electrical outlets were common throughout the apartments. In two-story apartments a narrow stairwell located directly across from the entry door led to a second floor which included a bath, bedrooms and closets.

Community Activity Center

See figure 5

This building was constructed for the tenants, families, and members of the community. The facility included an assembly room, classrooms, library and health clinic (see Figure 7). The original interior details of the building are not documented.

Modifications to Interiors since Original Construction

Apartment Buildings

Modifications to the typical units consisted largely of updating and modernizing the kitchens and bathrooms by replacing appliances, toilets and sinks in 1970 (see Photo 22). In 2004, all apartment buildings on the site were renovated and selected units were modified to meet accessibility requirements.

Community Activity Center

Modifications to this building since original construction largely consisted of the removal of the courtyard area and the addition of the YWCA. The courtyard was replaced with a classroom expansion, and the kitchen and bathrooms were modernized by replacing appliances, toilets and sinks in 1970 and 2004.

Tays Place has been continuously inhabited since 1941. The complex has maintained its architectural and historic integrity over the years. No major exterior changes or alterations have been made to the buildings that seriously detract from their original appearance. The original 278 apartment units built in 1941 remain today. The basic layout and design of the complex has remained intact, within the original boundaries of Magoffin Avenue to the north, Palm Street to the east, East San Antonio Avenue to the south, and North Eucalyptus Street to the west. Periodic alterations such as door and window replacements have taken place, and a series of interior renovations took place in 1970 and 2004.

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Modifications to the Site

Modifications to the site included the addition of a non-contributing rectangular wood pavilion on the west side of the community activity center in 1970, along with a non-contributing native stone wall, and paved basketball court and play area. The center street (Olive Avenue) was widened along the north side of the street, reducing the side yards of the adjacent apartment buildings, to allow for angled parking along the street. The original parking along the street was parallel to the street in 1970. Around the same time, ten non-contributing native stone dumpster enclosures were added around the perimeter of the site along the street. (see photos 19-21, 24).

Integrity

Tays Place public housing complex retains its integrity of **location** as it remains on its original site. The integrity of the **feeling** and **materials** of the buildings have been maintained, although the front porch roofs and concrete slabs have been enlarged. The form and massing of the buildings have been largely maintained. Other modifications to the apartment buildings include replacement of the original steel windows with new aluminum windows, replacement of the exterior doors and small areas of the original brick have been painted as previously noted. The apartment buildings are still used for residential housing and remain in their location – an urban residential neighborhood – with the original site plan intact, including the surrounding context, building orientation, and relationship between the built and open spaces, thus retaining its integrity of **association** and **setting**. The spatial relationships between the buildings, visual rhythm of the placement of the buildings, location and layout of pedestrian walkways remain intact. Alterations to the property including the construction of a wood pavilion, stone wall, and dumpster enclosures around the site have not diminished integrity of setting. The apartment buildings and community activity center retain their original floor plans, maintaining the integrity of **design**. **Workmanship** is intact and visible in the masonry, use of Flemish bond courses, and the unique corner windows in many of the units.

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Resource List (Map 10)

Address	Building Number	Resource Type	Model Type	Number of Stories	Date Built	Contributing
2114 Magoffin Ave.	Community Activity Center	Building	N/A	One-Story	1941	Y
2114 Magoffin Ave.	A1	Building	A	Two-Story	1941	Y
2114 Magoffin Ave.	A6	Building	A	Two-Story	1941	Y
2114 Magoffin Ave.	A1-7	Building	A1	Two-Story	1941	Y
2114 Magoffin Ave.	A11	Building	A	Two-Story	1941	Y
2114 Magoffin Ave.	A1-12	Building	A1	Two-Story	1941	Y
2114 Magoffin Ave.	A1-15	Building	A1	Two-Story	1941	Y
2114 Magoffin Ave.	A16	Building	A	Two-Story	1941	Y
2114 Magoffin Ave.	A21	Building	A	Two-Story	1941	Y
2114 Magoffin Ave.	A1-22	Building	A1	Two-Story	1941	Y
2114 Magoffin Ave.	A26	Building	A	Two-Story	1941	Y
2114 Magoffin Ave.	A1-27	Building	A1	Two-Story	1941	Y
2114 Magoffin Ave.	A1-30	Building	A1	Two-Story	1941	Y
2114 Magoffin Ave.	A31	Building	A	Two-Story	1941	Y
2114 Magoffin Ave.	A1-33	Building	A1	Two-Story	1941	Y
2114 Magoffin Ave.	A34	Building	A	Two-Story	1941	Y
2114 Magoffin Ave.	A1-37	Building	A1	Two-Story	1941	Y
2114 Magoffin Ave.	A38	Building	A	Two-Story	1941	Y
2114 Magoffin Ave.	A1-39	Building	A1	Two-Story	1941	Y
2114 Magoffin Ave.	A40	Building	A	Two-Story	1941	Y
2114 Magoffin Ave.	A1-43	Building	A1	Two-Story	1941	Y
2114 Magoffin Ave.	A44	Building	A	Two-Story	1941	Y
2114 Magoffin Ave.	A1-47	Building	A1	Two-Story	1941	Y
2114 Magoffin Ave.	A48	Building	A	Two-Story	1941	Y
2114 Magoffin Ave.	A1-51	Building	A1	Two-Story	1941	Y
2114 Magoffin Ave.	A52	Building	A	Two-Story	1941	Y
2114 Magoffin Ave.	A1-55	Building	A1	Two-Story	1941	Y
2114 Magoffin Ave.	B3	Building	B	One-Story	1941	Y
2114 Magoffin Ave.	B8	Building	B	One-Story	1941	Y
2114 Magoffin Ave.	B13	Building	B	One-Story	1941	Y
2114 Magoffin Ave.	B18	Building	B	One-Story	1941	Y
2114 Magoffin Ave.	B23	Building	B	One-Story	1941	Y
2114 Magoffin Ave.	B28	Building	B	One-Story	1941	Y
2114 Magoffin Ave.	C32	Building	C	Two-Story	1941	Y
2114 Magoffin Ave.	C35	Building	C	Two-Story	1941	Y

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2114	Magoffin Ave.	C36	Building	C	Two-Story	1941	Y
2114	Magoffin Ave.	C41	Building	C	Two-Story	1941	Y
2114	Magoffin Ave.	C42	Building	C	Two-Story	1941	Y
2114	Magoffin Ave.	C45	Building	C	Two-Story	1941	Y
2114	Magoffin Ave.	C46	Building	C	Two-Story	1941	Y
2114	Magoffin Ave.	C49	Building	C	Two-Story	1941	Y
2114	Magoffin Ave.	C50	Building	C	Two-Story	1941	Y
2114	Magoffin Ave.	C53	Building	C	Two-Story	1941	Y
2114	Magoffin Ave.	C54	Building	C	Two-Story	1941	Y
2114	Magoffin Ave.	C56	Building	C	Two-Story	1941	Y
2114	Magoffin Ave.	D2	Building	D	One-Story	1941	Y
2114	Magoffin Ave.	D4	Building	D	One-Story	1941	Y
2114	Magoffin Ave.	D5	Building	D	One-Story	1941	Y
2114	Magoffin Ave.	D9	Building	D	One-Story	1941	Y
2114	Magoffin Ave.	D10	Building	D	One-Story	1941	Y
2114	Magoffin Ave.	D14	Building	D	One-Story	1941	Y
2114	Magoffin Ave.	D17	Building	D	One-Story	1941	Y
2114	Magoffin Ave.	D19	Building	D	One-Story	1941	Y
2114	Magoffin Ave.	D20	Building	D	One-Story	1941	Y
2114	Magoffin Ave.	D24	Building	D	One-Story	1941	Y
2114	Magoffin Ave.	D25	Building	D	One-Story	1941	Y
2114	Magoffin Ave.	D29	Building	D	One-Story	1941	Y
2114	Magoffin Ave.	Pavilion P1	Structure	N/A	N/A	1970	N
2114	Magoffin Ave.	Stone wall W1	Structure	N/A	N/A	c.1970	N
2114	Magoffin Ave.	Dumpster T1	Structure	N/A	N/A	1970	N
2114	Magoffin Ave.	Dumpster T2	Structure	N/A	N/A	1970	N
2114	Magoffin Ave.	Dumpster T3	Structure	N/A	N/A	1970	N
2114	Magoffin Ave.	Dumpster T4	Structure	N/A	N/A	1970	N
2114	Magoffin Ave.	Dumpster T5	Structure	N/A	N/A	1970	N
2114	Magoffin Ave.	Dumpster T6	Structure	N/A	N/A	1970	N
2114	Magoffin Ave.	Dumpster T7	Structure	N/A	N/A	1970	N
2114	Magoffin Ave.	Dumpster T8	Structure	N/A	N/A	1970	N
2114	Magoffin Ave.	Dumpster T9	Structure	N/A	N/A	1970	N
2114	Magoffin Ave.	Dumpster T10	Structure	N/A	N/A	1970	N

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Statement of Significance

Tays Place, located at 2114 East Magoffin Avenue in El Paso, El Paso County was built in 1941 as one of the first public housing projects in the city. Inadequate housing was an ongoing issue in El Paso since the early 20th century, but the problem worsened with the economic woes brought on by the Great Depression. In an effort to address the slums and the housing crisis, the United States Housing Act was passed by Congress in 1937. This federal legislation set up a relief program to provide housing for low-income residents in cities across the nation, including El Paso. Subsequently slum clearance legislation was expanded in Texas which allowed for the formation of local housing authorities like the Housing Authority of the City of El Paso. The Housing Authority hired Frazer & Benner and Trost & Trost as “associate firms” to design the project and Robert E. McKee Construction to build it. Tays Place is nominated to the National Register under the multiple property submission *Public Housing in the United States*. It meets the registration requirements and is nominated to the National Register of Historic Places as a historic district under Criterion A in the areas of Community Planning and Development, Social History, and Government at the local level of significance because it represents the efforts of the United States Housing Authority and the Housing Authority of El Paso to offer housing to low-income families in the community. As a tangible representation of the United States Housing Act of 1937, Tays Place was one of the formative slum clearance projects, eliminating hundreds of sub-standard housing units and helping to elevate the quality of life for many of El Paso’s low-income families. It is also significant as the first segregated public housing development in El Paso, built to house low-income white and Hispanic families in the northern section and African American families in the southern section (demolished in 2014). A direct result of New Deal federal housing reform and local relief, Tays Place is now the oldest extant public housing project remaining in El Paso. Between its construction in 1941 and 1969, Tays Place continually provided low-income housing to the residents of El Paso. The period of significance ends in 1969, which adheres to the National Park Service’s 50 year guideline.

History of Slums in El Paso

The history of slum clearance dates to the mid-1920s when planning consultant George Kessler worked with El Paso city engineer Walter Stockwell to produce a report detailing El Paso’s most immediate structural problems. George Kessler was well known in Texas for his 1904 redesign of Dallas’ Fair Park as well as his 1909 Dallas City Plan. Kessler’s career also included the plans for other cities including Indianapolis, Denver, Syracuse and Cincinnati. In El Paso, Kessler found that deteriorated and poorly-constructed housing was one of the most pressing concerns, especially in the south side of the city. While inadequate housing affected low-income families of all ethnicities, the Hispanic population, the largest minority of El Paso, fared the worst. Less than one-third of the Hispanic population owned any type of dwelling and most lived in ethnic barrios with tenements.² These often consisted of huts, lean-tos, shacks, and cell-like structures for single occupancy. Some were long, one-story apartment-like dwellings, made of adobe and wood with dirt-packed floors. These structures usually lacked electricity and indoor plumbing and residents relied on communal water sources. These tenements were usually located on crowded back-lots, along narrow alleys, and in fringe communities such as Smelertown in the north end of the city. There was little enforcements of health and safety laws, little drainage, and regular problems with vermin, disease, and crime. Monthly rents ranged from two to eight dollars a month, which decreased during the Great Depression. The Hispanic population of El Paso was disproportionately poor and generally paid low daily and weekly wages. They performed basic manual labor, engaged in limited commercial enterprises, and often relied on seasonal, part-time, and temporary work. The onset of the Great Depression worsened their plight. Typical head

² *The 1925 City Plan: A Review of the Kessler Plan for El Paso* (El Paso, TX: City of El Paso Department of Planning, 1962), 3-4; *A Short History of South El Paso* (El Paso, TX: City of El Paso Department of Planning, 1967), 26; Raymon E. Patton, “A History of the Housing Authority of El Paso and Low-Rent Housing,” (master’s thesis, Texas Western College, 1953), 12.

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of household earnings were less than two dollars a week when one dollar a day was considered a minimum living wage.³ This prompted city officials to look more closely at solutions to address the city's slums and housing crisis.

Public Housing in El Paso

In November 1930, El Paso Mayor Robert E. Thomason created the Southside Welfare Association, a committee that developed a plan for improvements in the poorest areas of the city and attempted to raise money for a private, model tenement that would provide "light, air, plumbing, and bathing facilities" to its residents. But by the end of Thomason's mayoral term, as the national economic crisis deepened, few improvements had been initiated.⁴ In November 1933 Mayor Ray E. Sherman created a slum clearance committee headed by construction contractor Robert E. McKee to formally study south El Paso's housing problems, identify suitable sites, estimate costs, and prepare recommendations for low cost housing. Two specific south side locations were identified and later became the sites of the first two federally-funded housing projects in the city, Alamito and Tays Place.⁵

In 1934 the federal government began to experiment with public housing. A Housing Division was created under the National Industrial Recovery Act of 1933 (NIRA) and the Public Works Administration (PWA) built a series of fifty-eight housing projects. Only three, two in Oklahoma and Cedar Springs Place Dallas, Texas, were west of the Mississippi River.⁶

Representatives of the PWA were invited to El Paso and gave their support to the slum clearance committee's recommendations and by early 1935 a formal federal application was submitted. The city noted that: "The Mexican-American population is estimated at 55,000 (the city's total population was about 97,000 in 1940), mostly of a low economic class, and 12,000 families of whom 80 percent or 10,000 families are now estimated to be living in substandard housing."⁷ While sub-standard housing conditions affected low income families of all ethnicities, the local Housing Authority concluded that: "...indecent, unsafe, and unsanitary conditions in the housing of the city as a whole are confined almost entirely to substandard areas of the south side," which was an area of El Paso primarily populated by Hispanic families.⁸

In May 1935, the 6th Circuit Court of appeals upheld a Louisville, Kentucky challenge to the PWA's authority and all federal housing projects were put on hold, including El Paso's submittal for PWA funds.⁹ Despite the setback, Mayor Sherman persisted and led a small delegation to Washington to lobby for the El Paso projects. National Housing Administrator Stewart McDonald was shown photographs of tenement squalor, Health Department statistics, El Paso Medical Society reports, and Chamber of Commerce data. McDonald sent two representatives to El Paso to investigate and their subsequent report verified Sherman's presentation. The city was urged to continue its work while the federal government grappled with the legal and financial issues of public housing.¹⁰

³ W. H. Timmons, *El Paso: A Borderlands History* (El Paso, TX: University of Texas at El Paso, 1990), 238; *A Short History of South El Paso*, 26; Donald L. Zelman, "Alazan-Apache Courts: A New Deal Response to Mexican American Housing Conditions in San Antonio," *the Southwestern Historical Quarterly* 87, no. 2 (1983), 126-28.

⁴ "El Paso Slum Clearance Project Is Outcome of Efforts Begun When Thomason Was Mayor," *El Paso Times*, Feb. 5, 1939.

⁵ "R.E. Sherman Taken by Death," *El Paso Herald-Post*, Apr. 30, 1947; "Ray Sherman," *El Paso Herald-Post*, Jan. 7, 1952.

⁶ Gail Radford, *Modern Housing for America: Policy Struggles in the New Deal Era*. (Chicago: University of Chicago Press, 1996), 100-101; Edward G. Goetz, *New Deal Ruins: Race, Economic Justice, and Public Housing Policy* (Ithaca, NY: Cornell University Press, 2013), 27.

⁷ *A Short History of South El Paso*, 8.

⁸ *A Short History of South El Paso*, 26; "El Paso Slum Clearance Project Is Outcome of Efforts Begun When Thomason Was Mayor."

⁹ Radford, 103; Goetz, 27.

¹⁰ "El Paso Slum Clearance Project Is Outcome of Efforts Begun When Thomason Was Mayor."

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Meanwhile, in 1935 New York Senator Robert F. Wagner introduced a public housing bill and Pennsylvania Congressman Henry Ellenbogen drafted legislation to create a United States Housing Authority. For almost two years, Congress debated the proposals. In spring 1937, Wagner, then working with Alabama Democrat Henry B. Steagall, introduced a third version of the bill, this time with much broader public support from housing reformers and union leaders. Congress reconsidered and, with amendments, passed the 1937 United States Housing Act (P.L. 75-412), more commonly known as the Wagner-Steagall Act, which was signed into law in September. It created a United States Housing Authority (USHA) and President Roosevelt promptly appointed Nathan Straus, a loyal New Dealer, to head the agency.¹¹ Some states were already planning for new federal housing programs and in June 1937 the Texas legislature passed a slum clearance bill, later expanded and amended, which allowed for the creation of local housing authorities throughout the state and granted them broad powers such as the right to study housing conditions, condemn sites, use eminent domain, and bond and finance large-scale projects.¹²

El Paso acted quickly and became one of the first cities to pursue funds through this new federal agency. Mayor Marvin A. Harlan created the Housing Authority of the City of El Paso (HACEP) and appointed George G. Matkin, Vice-President of State National Bank as chair in November 1937. The board was comprised of experienced, distinguished, members of the community including: Modesto Gomez, an El Paso grocery merchant and representative of LULAC (the League of United Latin American Citizens); George Chedeyne who had served a few years earlier on New York City's first housing authority; Mrs. Otto Nordwald, an officer in the Council of Jewish Women, and George Webber of the Central Labor Union. El Paso architect Guy L. Frazer, member of the City Board of Planning and Walter Stockwell, an Assistant City Engineer, provided technical expertise. City Engineer Stacy served as a consultant.¹³ HACEP was formally incorporated by the city council on February 17, 1938.¹⁴

The Site Selection of Tays Place (*Housing Project Number 2*)

HACEP authorized two housing projects by year's end, designated by Numbers 1 (TEX 3-1) and 2 (TEX 3-2), with the latter being the nominated complex, to be located at the sites identified by Sherman's committee in 1933. Housing project number 1 was located in the city's Segundo Barrio, the Second Ward, which was the poorest and most deteriorated area of the city and home to mostly low-income Mexican nationals and Mexican Americans. The application was submitted and all finances were approved by the U.S. Housing Authority (USHA) on October 10, 1938. The next day, James T. Hale, Texas Division representative of the USHA, urged that a second application be submitted immediately for housing project number 2. This housing complex was designed to include a separate southern section for African Americans and was planned to be located in the new growth area of the Campbell Addition, part of today's Chamizal neighborhood in the South Central district. Conditions in the Chamizal neighborhood were poor and substandard housing mirrored those in the old Segundo Barrio.¹⁵ Both Housing Project Numbers 1 and Number 2 were approved and would become known as Alamito Place and Tays Place respectively. Prior to the construction of Housing Projects Numbers 1 and 2, around 660 sub-standard homes were torn down as part of HACEP's slum clearance efforts, with a portion of the demolished sub-standard homes located on the future site for Tays Place (see Figure 3 and Map 8).

Tays Place was named for Reverend Joseph W. Tays, an Episcopalian minister, who had organized the first Protestant congregation in El Paso in 1870.¹⁶ On June 8, 1940 a groundbreaking ceremony was held at the Tays

¹¹ Radford, 187-89.

¹² "Senate Gets Tax Increase," *El Paso Herald-Post*, Oct. 21, 1937.

¹³ "Mayor Appoints Board to Push Housing Plea," *El Paso Herald-Post*, Nov. 5, 1937.

¹⁴ Patton, 20.

¹⁵ "El Paso Slum Clearance Project Is Outcome of Efforts Begun When Thomason Was Mayor."

¹⁶ Timmons, 173; "Tays Place Turned Over To El Paso," *El Paso Times*, June 8, 1940.

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Place site. College of Mines President Dossie M. Wiggins welcomed the new projects as ones that would offer a “suitable home for the population of El Paso which has not been so fortunate as to have modern conveniences.”¹⁷ County Judge Joseph McGill hoped that they would provide a better environment for the young and would “greatly reduce juvenile delinquency in the area.” Dr. J. Mott Rawlings predicted that they would “do much to improve the health conditions of our city.”¹⁸

The various city committees of the 1930s, and board members of HACEP after 1938, were comprised of many individuals who went on to have distinguished careers worthy of national acclaim. R.E. Thomason, who first addressed the housing crisis, went on to the United States Congress and the federal judiciary. Cleofas Calleros became a social activist for the Hispanic community, and a chronicler of history at the Pass of the North. Ray Sherman, who created the first slum clearance committee continued working throughout the 1940s and became known as the “father” of slum clearance in the city and a major promoter of social reforms for the poor of El Paso. After his death, a major housing project further east was named in his honor in 1953.

Design and Construction of Tays Place

The project followed USHA general construction guidelines which included reinforced roof and frames, concrete floors, plastered inside walls, private baths, kitchens, storage, and gas and electric appliances.¹⁹ Tays Place was built of reinforced concrete and brick masonry with face brick exteriors and flat roofs. While the basic style and design of the buildings at Alamito and Tays Place were similar, apartments at Tays Place featured unique corner windows throughout. Tays was a planned community with large play areas in the center of the complex and shared open space behind each unit for children’s play areas, comfortable space between buildings, and spacious grounds to prevent a sense of overcrowding.²⁰ Municipalities were encouraged to provide nearby schools, libraries, clinics, and open spaces for recreation and leisure. Public housing advocates believed that these facilities would provide a safe, sanitary, modern living environment for working poor families. In fact, many New Deal housing developments far exceeded expectations.²¹ Housing historian Gail Radford argues that the era created a “new type of urban dwelling acceptable to the majority of Americans, rather than a second-class alternative for the poor.”²² Tays Place was no exception. Tays Place had public facilities for tenants, families, and members of the community. The community activity center included an assembly room, classrooms, library and health clinic.²³ In their 1940 annual report, HACEP predicted that by “summer of 1941 Tays Place and Alamito will be pointed to with pride by every occupant, and by every citizen of El Paso.”²⁴

Tays Place was originally planned as a segregated housing project with a separate northern and southern section. The northern section was specifically intended for white and Hispanic families, as the Hispanic population was categorized as white under the law. The southern section of Tays Place was planned on property south of the Franklin Canal to accommodate African Americans, although construction was delayed and not completed until much later (see Maps 5-8). The delayed completion of Tays Place southern section allowed HACEP to decline the proposed addition of a segregated section to the 1953 Ray Sherman Place public housing project, as it placated growing demand in El Paso for African American access to public housing. The date is unknown for when the Tays Place northern and southern sections were integrated. The southern section was demolished in 2014, leaving the

¹⁷ “Tays Place Turned Over To El Paso.”

¹⁸ Ibid.

¹⁹ Radford, 145 & 146.

²⁰ *Public Housing In The United States*, MPS. Washington, D.C.: National Park Service, Dec. 1, 2004, 68-74.

²¹ Ibid, 146.

²² *Meeting Our Housing Problems: Third Annual Report 1940* (El Paso, TX: Housing Authority of the City of El Paso, 1940).

²³ *Meeting Our Housing Problems: Third Annual Report 1940*.

²⁴ “Views At Alamito Federal Housing Project,” *El Paso Times*, Apr. 26, 1940; *Meeting Our Housing Problems: Third Annual Report 1940*.

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nominated northern section as the only extant part of the Tays Place public housing complex, with no remaining physical evidence of segregation.

Groundbreaking on the northern section of Tays Place occurred on June 7, 1940. Work on the northern section of Tays Place was completed in November 1940, several months ahead of schedule, with the first tenants moved in by early February 1941.²⁵ Ironically, the Hispanic working poor who would later apply for residency in the new apartments were seldom hired to work on New Deal projects. In keeping with USHA guidelines, U.S. citizens were hired first, and skilled union workers had priority for all employment.

New tenants of Tays Place were provided with modern standardized apartments. Each apartment was furnished with refrigerators, gas stoves with a four-burner gas range, water heaters and gas space heaters.²⁶ Indoor plumbing fixtures included bathing tubs, toilets, and sinks. Metal laundry tubs and hook-ups for electric washing machines were also provided. Clothesline poles were located in back of each unit and central dumpsters for garbage disposal and collection were scattered throughout the complex. Tenants were expected to maintain yards and flower beds and had access to gardening tools such as hoses, rakes, pruning shears, and shovels. Any planting needed to be approved by the management to maintain the general appearance of the grounds (see Figure 9).²⁷ Reflective of USHA standards, Tays Place was a well-planned community with large play areas for children, yards for each apartment unit, and adequate space between buildings to prevent overcrowding.

Tays apartments were available in three to five and one-half room arrangements and rents varied from \$2.20 to \$3.00 per room monthly. Rent was to be paid promptly on the first of the month with a ten cent delinquency charge for each day after five days had passed. The USHA had strict requirements for public housing project occupancy by low income families. Priority was given to those whose residences were demolished as part of larger urban redevelopment or slum clearance projects. Residents needed to be part of a designated neighborhood or ethnic group and each family needed to include an employed head of household who was a U.S. citizen. Strict income limitations further reduced the pool of applicants and earnings were regularly reviewed after occupancy. HACEP set an income limit of \$1,000 annually for a family of four; husband, wife, and two dependents.²⁸

Although these public housing projects were intended for low income El Paso families, as early as August 1940 the U.S. War Department tried reserving apartments at Alamito and Tays for soldiers and contract personnel who met USHA criteria. During World War II, the federal government switched their focus from public low-income housing to defense worker housing. In their haste to meet the domestic housing demand for the military, the federal government put a hold on funds and materials intended for low-income housing and instead pushed for cheaper and more readily constructed temporary military housing. Several low-income housing projects that were already in construction in cities near defenses operations were reclassified as “defense housing” by the President in order to be completed. All of this was led by the National Defense Act of 1940, otherwise known as Public Law 671. This act reformed the nation’s public housing efforts and gave the USHA authority to coordinate projects to assist the war effort. El Paso’s Fort Bliss was one of many military bases that received an influx of personnel during this time and felt the strain of finding affordable housing in the area.

Despite the changes, the Housing Authority of El Paso rejected the proposal of reallocating part or all of Tays Place for the singular use of defense housing. The Housing Authority officials defended their rejection by claiming that “any American citizens, eligible by reason of their incomes, could apply and be considered for the housing units,”

²⁵ These dates conflict slightly with information provided on page 18 of Appendix IV of the MPS *Public Housing in the United States*—which document the start of construction in May of 1940 and tenant occupancy in April of 1941.

²⁶ Ibid.

²⁷ *Rules and Regulations: Tays Place* (El Paso, TX: Housing Authority of the City of El Paso, 1941), 2-6.

²⁸ Patton, 20.

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which was expanded during World War II to include non-commissioned military officers.²⁹ While Tays Place never served as defense housing, temporary priority was given to military personnel and then to veterans after the war. Fort Bliss eventually had its own housing program and developments which eased the demands on the city's low-income housing projects by 1942.³⁰

Tays Place in Housing Reform in El Paso

New Deal programs and agencies greatly expanded federal authority and provided funding for projects that not only helped with economic recovery and the creation of jobs but also began reshaping the urban landscape and promoting a more progressive national agenda. The move for housing reform in El Paso, Texas at the local level was greatly assisted by federal agencies and culminated in the construction of two large housing projects by 1941. El Paso leaders aggressively pursued federal assistance for housing projects and were well-positioned for aid once the 1937 United States Housing Act was signed into law. El Paso was one of the first cities in Texas to create their own housing authorities and apply for federal funding for such projects as Alamito (1941), Tays Place Northern Section (1941), Tays Place Southern Section (1951), Paisano Place (1952) and Ray Sherman Place South and Ray Sherman Place North (1953).

With the passage of the Housing Act of 1937, the federal government created the United States Housing Authority (USHA) within the Department of the Interior. Differing from previous government public housing programs, the USHA was not given any authority to actively engage in the construction of public housing developments, rather the planning, design and construction was left to local Public Housing Authorities (PHA), created by local city governments. The role of the USHA became to provide financial support and regulatory guidance to these local housing authorities. This was a visible shift from the prior PWA Housing Division, putting more control in the hands of the local instead of the national government.³¹

Another major shift in public housing policy that came with the Housing Act of 1937 was an emphasis on the standardization and efficiency of the design of new construction. The goal of this was to make such projects more cost effective for the housing authorities and more affordable to low income families. This meant that local housing authorities were discouraged from designing elaborately decorated structures. The lack of ornamentation on the exterior of the buildings at Tays Place reflects the national concern for creating safe housing structures while also keeping a low cost of construction. With construction costs kept relatively low, the USHA could stretch their federal budget to assist more projects across the country and the per unit rent could be kept low to help the most needing of low income families. The USHA standards were followed when HACEP selected the architects for Tays Place.³²

Alamito and Tays Place Northern Section, completed in 1941, reflected public housing policy of that era. Both were of similar Modern style and scale with an emphasis on economy, and replaced substandard housing near downtown. Alamito housed 349 units in 61 buildings and Tays Place, Northern Section housed 278 units in 56 buildings. Tays Place, Southern Section added five buildings around 1951. Although both Alamitos and Tays offered only about 700 families relief from these conditions they paved the way for later slum clearance projects in El Paso and set a relatively high standard for future residential housing complexes. Alamitos was later demolished, leaving Tays Place as the oldest public housing project in the city, continuously used since 1941.

²⁹ "Housing Authority Opens Low-Cost Homes To Army," *El Paso Herald-Post*, Dec. 13, 1940.

³⁰ "First Tenants Move Into Alamito," *El Paso Times*, Sept. 1, 1940; "Housing Authority Opens Low-Cost Homes To Army"; *Public Housing In The United States*, MPS (Washington, D.C.: National Park Service, 2004), 53-57.

³¹ *Public Housing In The United States*, MPS. Washington, D.C.: National Park Service, Dec. 1, 2004, 44-48.

³² *Report of the Housing Authority of the City of El Paso, 1948-1949; Report of the Housing Authority of the City of El Paso, 1952-1953.*

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Apart from Tays Place, Ray Sherman Place is the next oldest extant public housing project in El Paso. Ray Sherman Place South was completed in 1953 with 180 units in 28 buildings and Ray Sherman Place North was completed shortly after housing 144 units in 23 buildings.³³ While there are many similarities between Tays Place and Ray Sherman Place (both complexes being comprised mainly of brick rectilinear one-story and two-story apartment buildings with flat roofs), some key differences are that Tays Place was built by clearing slum areas near downtown El Paso, while Ray Sherman Place was built in a developing area further away from the city center. Stylistically, the differences between the two complexes are that Tays Place buildings have corner windows, wide overhangs and strong horizontal expression. Of the 370 housing projects funded by the USHA across the country, Tays Place is considered to be relatively small in scale, as other projects ranged anywhere from 28 units (Twin Falls, Idaho) to 3148 units (Queensbridge Houses, New York City).³⁴ However, when compared with other contemporaneous housing projects across Texas, Tays Place was average in size and cost.³⁵

In addition to being the oldest extant public housing project in El Paso, Tays Place was also the first segregated project to include a separate portion for African Americans. The project cleared hundreds of deteriorated, unsanitary dwellings in the Chamizal and offered quality housing with amenities and services seldom available in nearby tenements and barrios (see Figure 9). Under Texas law, Hispanics were classified as white and along the border in El Paso, whites and Hispanics were housed together. However, in other parts of the state, extensive *de facto* segregation was prevalent as evidenced by the three public housing projects constructed in Austin. Santa Rita Courts (1939) was intended for Hispanics, Chalmers (1941) for whites, Rosewood (1939-1941) for African Americans.³⁶ Hispanic and white residents lived in the north section (nominated) of the complex, north of the Franklin Canal. Later, in 1952, separate units were added to the southern section south of the canal to house African-American residents. They enjoyed the same quality housing available throughout the complex.

Tays Place Southern Section

During the late 1940s, African American community leaders asked for an expansion of housing at Tays Place. HACEP pursued federal funds and planned an enlargement (TEX 3-3) to provide housing for African Americans. A site fronting on Eucalyptus Street, directly to the south of the Franklin Canal, was chosen. HACEP hired Louis L. Mollinary (1909-1970) to design this project.³⁷ McKee General Contractors, Inc. was awarded a \$238,139 contract for the Tays Place expansion and began the work on May 22, 1951.³⁸ On January 10, 1952 this expansion was completed and fourteen African American families moved into the Tays addition, followed by another sixteen in February.³⁹ The southern sector was organized around a large recreation space with apartment buildings placed along the perimeter streets to the west and south and the Franklin Canal to the north.

The site was directly across the street from the Douglass School, which provided primary and secondary education for African American students in El Paso. By the 1940s Douglass School was the social and political center for the African American community, and especially those living in Tays Place. This southern section functioned as a stand-alone residential community with little interaction between the two sections until public housing in El Paso and the public schools were integrated and African American students were able to attend white schools. The old

³³ *Report of the Housing Authority of the City of El Paso, 1948-1949*. El Paso, TX: Housing Authority of the City of El Paso, 1949; *Report of the Housing Authority of the City of El Paso, 1952-1953*. El Paso, TX: Housing Authority of the City of El Paso, 1953.

³⁴ *Public Housing In The United States*, MPS, 44-53.

³⁵ *Public Housing In the United States*, MPS, Appendix IV, 18-19.

³⁶ McGhee, Fred L., and Gregory Smith, "Santa Rita Courts (1938-1939)," *National Register of Historic Places*, September 2006, 6.

³⁷ "Housing Board Moves to Purchase Land for Projects.," *Patton*, 27; *1972-1974 Biennial Report*, 5.

³⁸ Louis B. McKee, comp., *Robert E. McKee General Contractor, General Contractor Inc., and Robert E. McKee, Inc.: Job History* (El Paso, TX: Robert E. and Evelyn McKee Foundation, 1998, 2008), 36.

³⁹ "New Housing Addition to Tays Place Opened This Week," *El Paso Herald-Post*, Jan. 12, 1952; "14 Negro Families Move Into New Housing Units," *El Paso Herald-Post*, Jan. 10, 1952.

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Douglass School was abandoned in the early 1960s and the site now houses a more recent Douglass Elementary School. The southern sector of Tays Place was in poor condition by the 2000s and was demolished in 2014.

Frazer and Benner

The firm of Frazer and Benner was a partnership of architect Guy Lewis Frazer and structural engineer Archie V. Benner. The dates of the firm are unknown but are thought to date from the late 1930s until the 1950s or the 1960s. Frazer was designated as the Chief Architect for Alamito, with Trost & Trost listed as assistant. Alamito was El Paso's first public housing complex and housed 349 families. The firm's early work included St. Albans Church in El Paso in 1940 and the State Theatre, an Art Deco style movie theater in Las Cruces, in 1941. The firm also designed the Moderne style Hunter Gymnasium in Marfa, a WPA project completed in 1942.⁴⁰ A later project for the firm, after the death of Guy Frazer in 1947, was the El Paso International Airport completed in 1952. The archival sources for Archie Benner at the University of Texas El Paso Library include structural projects by Benner until the mid-1960's but it is not known if these were completed by the Frazer and Benner firm or if Benner completed these separately.⁴¹

The Housing Authority hired Frazer & Benner and Trost & Trost as "associate firms" for the Tays Housing Project in April 1939 and designated Guy L. Frazer as "Chief Architect".⁴² The firms of Frazer & Benner and Trost & Trost were each granted 35 percent of the architectural fee, and the remaining 30 percent was divided among the associate firms. Frazer and Benner thus designed the project and provided structural engineering services for Tays Place.⁴³

Guy Lewis Frazer (c. 1883-1947) was born in New York, and moved to El Paso in 1919 from Denver, Colorado. Frazer worked for Trost & Trost architects from 1922-1926. At that time it was the most prominent architectural firm in El Paso.⁴⁴ By 1926, Frazer was working with architect Otto Thurman with projects including the Greek Revival Hidalgo County Courthouse in Texas in 1926 and the Rio Grande Theater in Las Cruces, New Mexico, 1928. Frazer appears to have started his own firm by the early 1930s and is credited with the design of the First Ward Chapel for the Church of Latter Day Saints in El Paso in 1931. Frazer was regularly competing with Trost & Trost, and wrote a letter to the editor in September, 1931 complaining that federal public works projects in the area were not helping to create work for other El Paso architects and were instead granting large contracts to Trost & Trost. He partnered with Percy McGhee and Thomas P. Lippincott on the Neo-Classical Revival U. S. Federal Courthouse in El Paso in 1936. They also designed the Austin High School Stadium in 1934. Frazer was active in community affairs in El Paso, and served on the City of El Paso Housing Authority's board in the late 1930s and early 1940s.⁴⁵

⁴⁰ "Hunter Gymnasium – Marfa, TX," accessed July 9, 2018, http://www.waymarking.com/waymarks/WMTYB4_Hunter_Gymnasium_Marfa_TX.

⁴¹ "Frazer Given Slum Contract," *El Paso Herald-Post* (El Paso, TX), Sept. 29, 1938; *Las Cruces Sun-Times* (Las Cruces, NM), Dec. 21, 1941, 4.

⁴² "Frazer Given Slum Contract,"; "Guy L. Frazer Is Appointed by Authority," *El Paso Herald-Post*, Apr. 14, 1939; "Housing Board Splits Fees on Architects Work", *El Paso Herald-Post*, April 21, 1939.

⁴³ "Guy L. Frazer Is Appointed by Authority.,"; "Architect Contract Is Awarded For City's No. 2 Housing Project," *El Paso Herald-Post*, Sept. 8, 1939; "Guy L. Frazer," *El Paso Herald-Post*, Dec. 20, 22, 1947.

⁴⁴ The American Institute of Architects, "Guy Lewis Frazer," accessed July 30, 2016, <http://public.aia.org/sites/hdoaa/wiki/Wiki%20Pages/ahd1014628.aspx>.

⁴⁵ "Letters," *El Paso Herald-Post*, Sept. 4, 1931; "State Architects for U.S. Building," *El Paso Herald-Post*, Feb. 20, 1933; "Board Approves Architects," *El Paso Herald-Post*, Oct. 10, 1934; "Guy Frazer," *El Paso Herald-Post*, Dec. 9, 1947; "Woman's Club Architect Left a Legacy," *El Paso Times*, Aug. 28, 2016.

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Archie V. Benner, Sr., architectural engineer, was born in 1897, and worked in El Paso, Texas for 55 years, as part of the firms of Benner, Bynum, and Dinsmoor; Hartger and Benner; and Frasier and Benner. He was a member of the Texas Society of Professional Engineers. He died on July 7, 1979, at age 82.⁴⁶

Trost & Trost Architects and Engineers

Trost & Trost Architects & Engineers was formed by Henry C. Trost (1860-1933) and his brother Gustavus A. Trost (1876-1950), in 1903 in El Paso. Both brothers were born in Toledo, Ohio to Ernst and Wilhelmina Trost, who emigrated from Germany in the 1850s.⁴⁷ Ernst was a carpenter and building contractor and his three sons would later pursue related fields.

Henry Trost worked as an architectural draftsman in Toledo until 1880 when he left and worked in Denver, Pueblo, Colorado Springs, Fort Worth, Galveston, New Orleans and Dodge City. In 1888 he moved to Chicago and worked as an architectural metal designer at Chicago Metal Works; while in Chicago he was influenced by Louis Sullivan and Frank Lloyd Wrights' work.⁴⁸ He returned to Colorado Springs in 1896, and then moved to Tucson later that same year. Gustavus began his career in Toledo, working as an architectural draftsman for Bacon & Huber architects. In 1902 he joined the well-known firm of Mauran, Russell and Garden in St. Louis, and moved to El Paso to be superintendent for the Carnegie Library. Gustavus asked Henry to join him in El Paso, and in 1903, the two brothers formed the Trost and Trost architectural firm. Their nephew George Ernst Trost joined the firm within a few years. They were joined in 1908 by Gustavus' twin brother Adolphus G. Trost, a graduate of Toledo University and a structural engineer specializing in reinforced concrete.⁴⁹

The firm was soon doing work in West Texas, New Mexico, Arizona and Mexico with work that ranged in scope from residential to the largest buildings in downtown El Paso. The firm was noted as being the most celebrated architectural firm in the American Southwest as noted in the Journal of the American Institute of Architects in March 1922. With Henry Trost as the firm's chief design architect, the firm was responsible for hundreds of buildings designed in architectural styles ranging from established Victorian style of the early twentieth century, and styles commonly used in El Paso such as Prairie School, Mission Revival, Pueblo Revival, and newer styles such as Art Deco. Some of the firms' early notable buildings included the Hotel Paseo del Norte (1912), Henry Trost's residence (1909), Mills Building (1911), El Paso High School (1916), the first four buildings at the Texas State School of Mines and Metallurgy (now the University of Texas at El Paso, in the Bhutanese Dzong style, 1918), Bassett Tower (1930) and El Paisano Hotel in Marfa (1930).

After Henry's death in 1933, his brothers and other family members continued the operation of the renowned firm until 1951, when it closed shortly after the death of Gustavus Trost.⁵⁰ During this time, Trost & Trost were assistant architects for both Alamito and Tays Place. It is unknown whether they were involved in the design of any other public housing projects. "Apparently the other Trosts were not as adept as was Henry as getting publicity; no mention of anything the firm did after 1933 has been found in any national publication."⁵¹

⁴⁶ Rose Hillbrand, "Guide to MS164 Archie V. Benner Sr. Engineering Files," (2000), Accessed July 30, 2016, http://digitalcommons.utep.edu/finding_aid/69

⁴⁷ Handbook of Texas Online, Mary A. Sarber, "Trost, Henry Charles", accessed July 29, 2016, <http://www.tshaonline.org/handbook/online/articles/ft12>.

⁴⁸ Henry C. Trost Historical Organization. Accessed July 26, 2016, <http://www.henrytrost.org>

⁴⁹ "Adolphus Gustavus Trost 1876-1957," Accessed July 29, 2016, www.seato.org/honor/Adolphus_Gustavus_Trost_06%20.pdf

⁵⁰ Ibid

⁵¹ Lloyd C. and June-Marie F. Engelbrecht, *Henry C. Trost: Architect of the Southwest* (El Paso Public Library Association, 1981), 114.

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Robert E. McKee Construction

Robert Eugene (Gene) McKee Construction was once considered one of the largest private construction firms in the world. McKee Construction built a large percentage of El Paso's major structures including offices, hospitals, banks, schools, churches, military installations, and facilities at the University of Texas at El Paso. Given his experience, Robert McKee was asked by Mayor Ray Sherman to formally study south El Paso's housing problems, identify suitable sites, estimate costs and prepare a recommendation for low cost residences. Two specific south side locations were identified and later became the sites of the first two federal housing projects in the city. McKee built El Paso's housing authority complexes Tays Place (1941), Ray Sherman Place (1953), North Section, Sun Plaza (1966) and Chelsea Plaza (1971), representing the evolution of public housing in El Paso spanning four decades with Tays and Sherman's one and two-story low rise buildings and Sun Plaza and Chelsea's modern high rise apartments. Tays Place, completed in 1941, and Ray Sherman Place, completed in 1953 are the two oldest remaining complexes for the housing authority. Sun Plaza, completed in 1966, and Chelsea Plaza, completed in 1971, provide housing for 330 elderly residents each in a high-rise structure with surrounding one-story bungalows. Tays Place and Sun Plaza are in close proximity to downtown El Paso, while Ray Sherman Place and Chelsea Plaza are in the eastern part of the city. Two projects were named for him, the Austin High School stadium, and the Southwestern Children's Home in El Paso.

General contractor Robert E. McKee (1889-1964) was awarded construction contracts for housing project number 1 and 2. A contract for housing project number 1, Alamito Place, was secured in late 1939 with a cost estimate of \$849,797. Housing project number 2, Tays Place, was finalized on April 15, 1940 at a cost of \$861,866.⁵² At this time, McKee was becoming one of America's most prominent contractors, later cited as the "master builder," and was expanding his operations throughout the American Southwest and into the Pacific.⁵³ By the late 1950s, R.E. McKee owned, managed and directed the largest private construction firm in the world. After incorporation in 1915, R.E. McKee Construction remained in the top five to ten firms worldwide. McKee had also been a great advocate of public housing since the 1930s when he served on some of the city's earliest slum clearance and tenement reform committees. Well into the 1970s, McKee's firm was involved in building almost all of El Paso's public housing projects.⁵⁴

Summary

Tays Place is nominated to the National Register under the multiple property submission *Public Housing in the United States*. It meets the registration requirements and is nominated to the National Register of Historic Places as a historic district under Criterion A in the areas of Community Planning and Development, Social History, and Government at the local level of significance because it represents the efforts of the United States Housing Authority and the Housing Authority of the City of El Paso to offer subsidized housing to low-income families in the city. The district is significant as an instrumental project in Texas under the United States Housing Act of 1937, as the first segregated public housing project in the city, and as the oldest remaining public housing complex in El Paso. It also serves as an example of the work of architects Frazer & Benner and Trost & Trost, as well as builder Robert E. McKee. The period of significance spans from 1941 to 1969.

⁵² McKee, 21.

⁵³ Leon Claire Metz, *Robert E. McKee: Master Builder of Structures Beyond the Ordinary* (El Paso, TX: Robert E. and Evelyn McKee Foundation, 1997), 343, xii.

⁵⁴ Metz, 343, xii.

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10. Geographical Data

Acreage of Property: 15.92 acres

Coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: NA

1. Latitude: 31.768772°N Longitude: -106.466297°W
2. Latitude: 31.771058°N Longitude: -106.462755°W
3. Latitude: 31.769791°N Longitude: -106.461666°W
4. Latitude: 31.769277°N Longitude: -106.462452°W
5. Latitude: 31.769522°N Longitude: -106.462652°W
6. Latitude: 31.769308°N Longitude: -106.462997°W
7. Latitude: 31.769069°N Longitude: -106.462783°W
8. Latitude: 31.767533°N Longitude: -106.465169°W

Verbal Boundary Description:

From the intersection of Magoffin Avenue and Eucalyptus Street, proceed east along Magoffin Avenue to the intersection of Magoffin Avenue and Palm Street. Hence proceed south along Palm Street to the intersection of Palm Street and East San Antonio Avenue. Hence proceed west along East San Antonio Avenue to the intersection of East San Antonio Avenue and Eucalyptus Street. Hence proceed north along Eucalyptus Street to the intersection of Magoffin Avenue and Eucalyptus Street, at which point the boundary description began. The nominated boundary excludes the former City of El Paso Water Works building, located on the southeast side of the property boundary along San Antonio Street (see Map 3).

Legal Description:

Property #148461 – 21 TO 23 BASSETT ALL OF BLKS & VACATED WILLOW ST (EXC S 17' OF 17 TO 19 & W 20 FT OF 20 & S 140 FT OF E 20 FT OF VACATED WALNUT ST & W 95 FT OF VACATED ALLEY BLK 23) (345000 SQ FT)

Property #278728 - 26 to 28 BASSETT ALL OF BLKS & VACATED ALLEYS & VACATED WILLOW & WALNUT R.O.W'S (348400.00 SQ FT)

Boundary Justification:

The boundary of the nominated property coincides with historic boundary of the northern section of Tays Place as shown on the 1945 Sanborn map of El Paso, which is the earliest graphic representation available of the property (See Map 5). The boundary excludes the former City of El Paso Water Works building because it is non-historic.

Tays Place, El Paso, El Paso County, Texas

Maps



Map 1 – El Paso, TX location in the United States (Wikipedia).



Map 2 – Google map shows Tays Place location. Accessed January 31, 2019.

Tays Place, El Paso, El Paso County, Texas



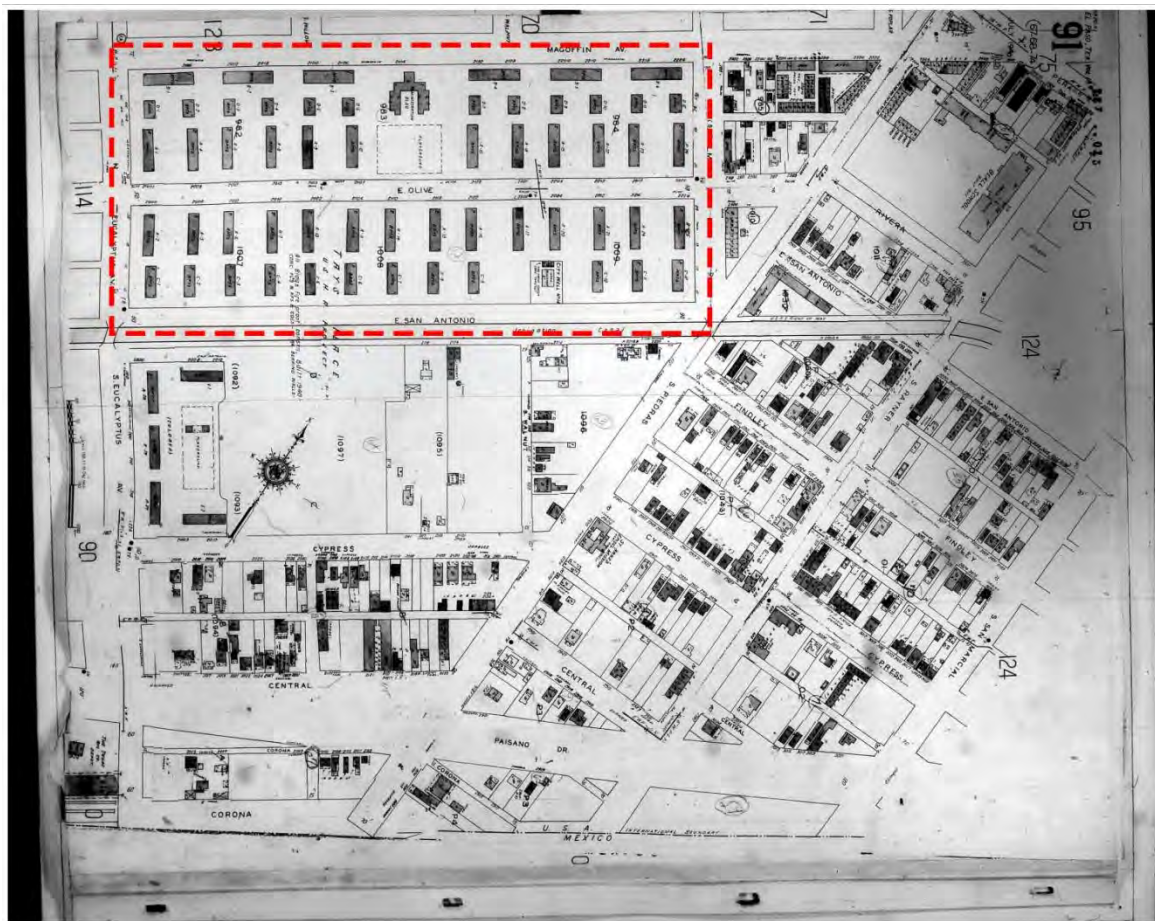
Map 3 – Google Earth Map accessed June 21, 2018 showing current boundary excluding the former Water Works Building.

Tays Place, El Paso, El Paso County, Texas



Map 4– Property map shows the future site of 2114 Magoffin Ave. (out-lined in red dashed rectangle) near a residential neighborhood. Courtesy of Housing Authority of the City of El Paso.

Tays Place, El Paso, El Paso County, Texas



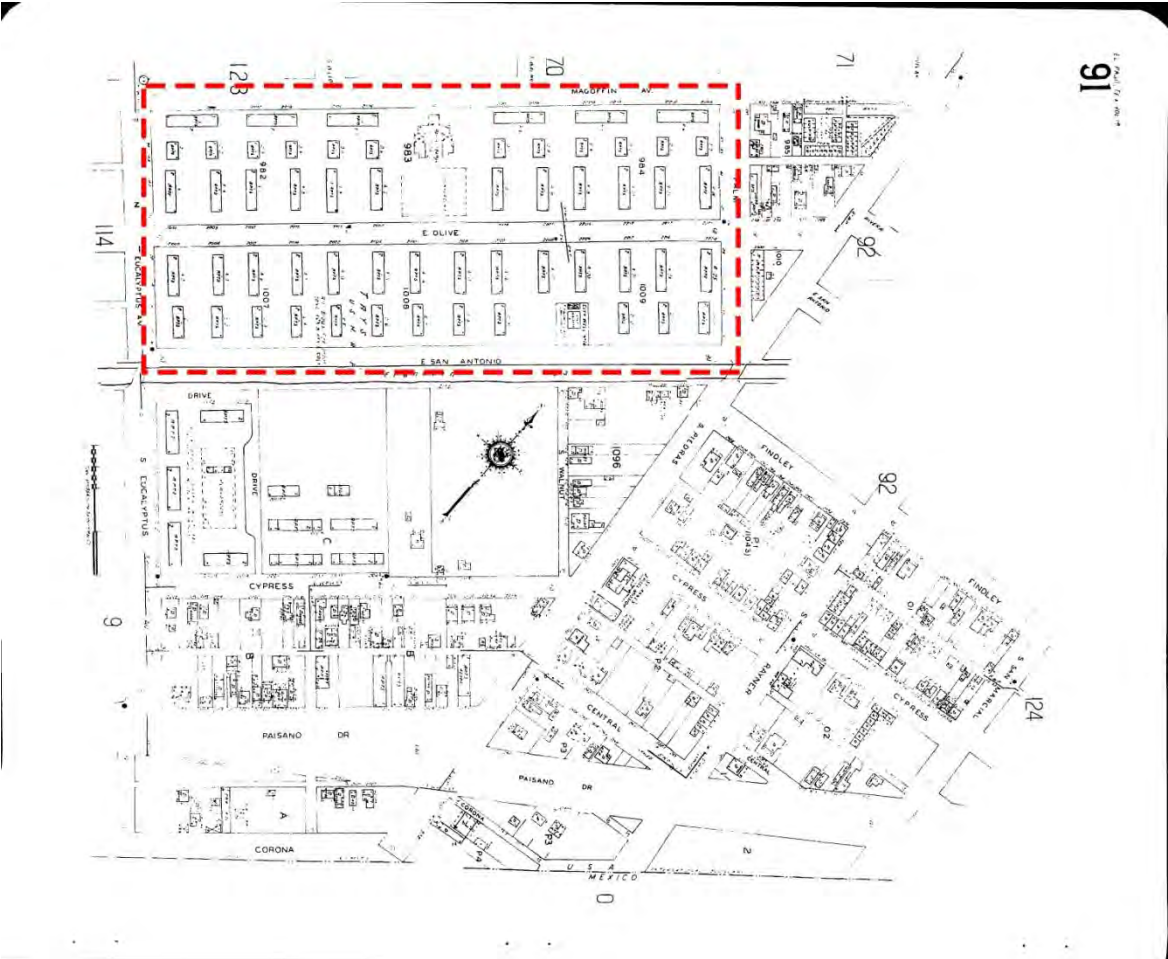
Map 5 – 1945 Sanborn map (Volume 1A, sheet 91) shows the site of Tays Place northern section (historic boundary shown with red dashed rectangle). Courtesy of The City of Dallas Library Archives.

Tays Place, El Paso, El Paso County, Texas



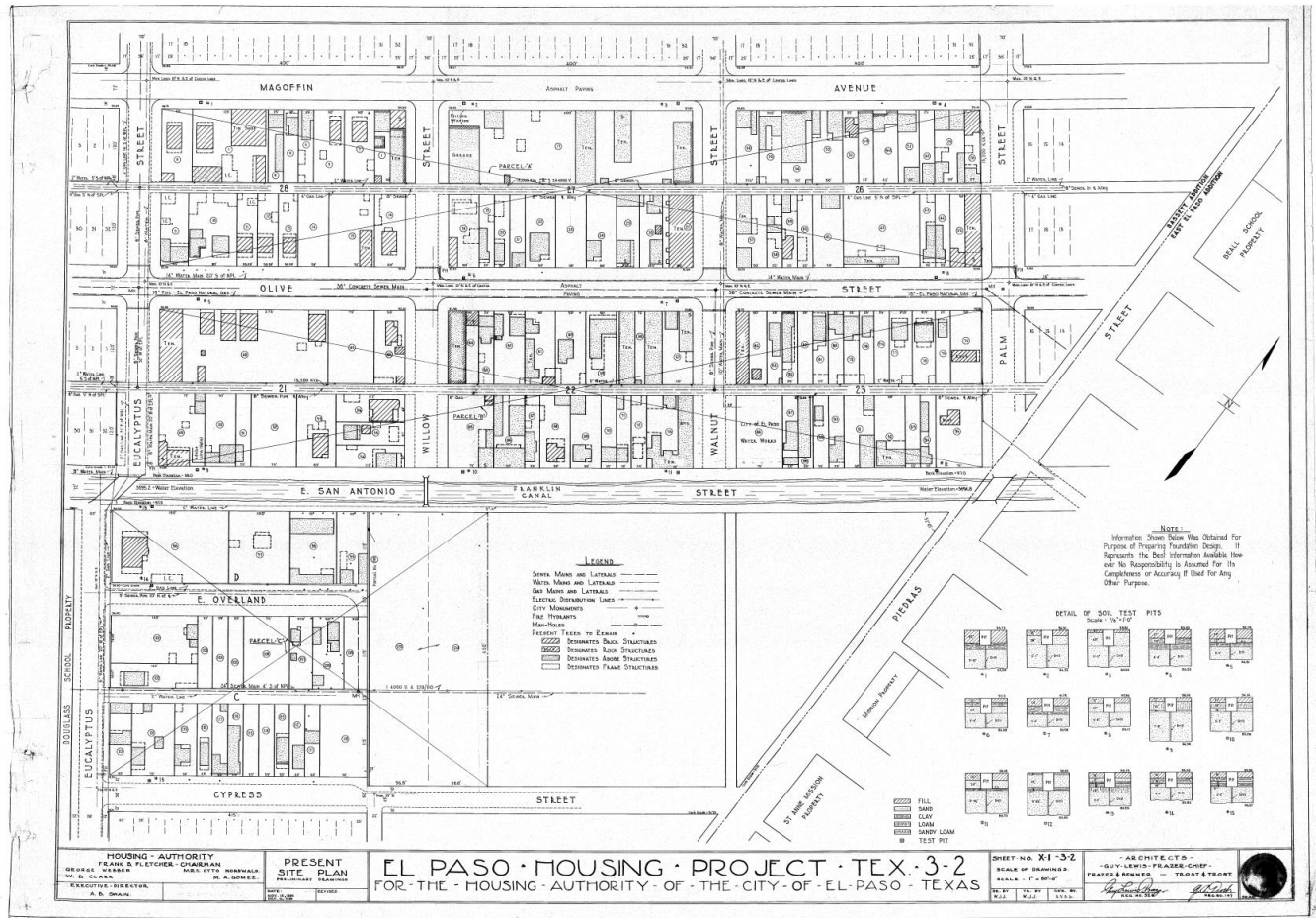
Map 6 – 1952 Sanborn map (Volume 1A, sheet 91) shows the site of Tays Place northern section (historic boundary shown with red dashed rectangle). Courtesy of The City of Dallas Library Archives.

Tays Place, El Paso, El Paso County, Texas



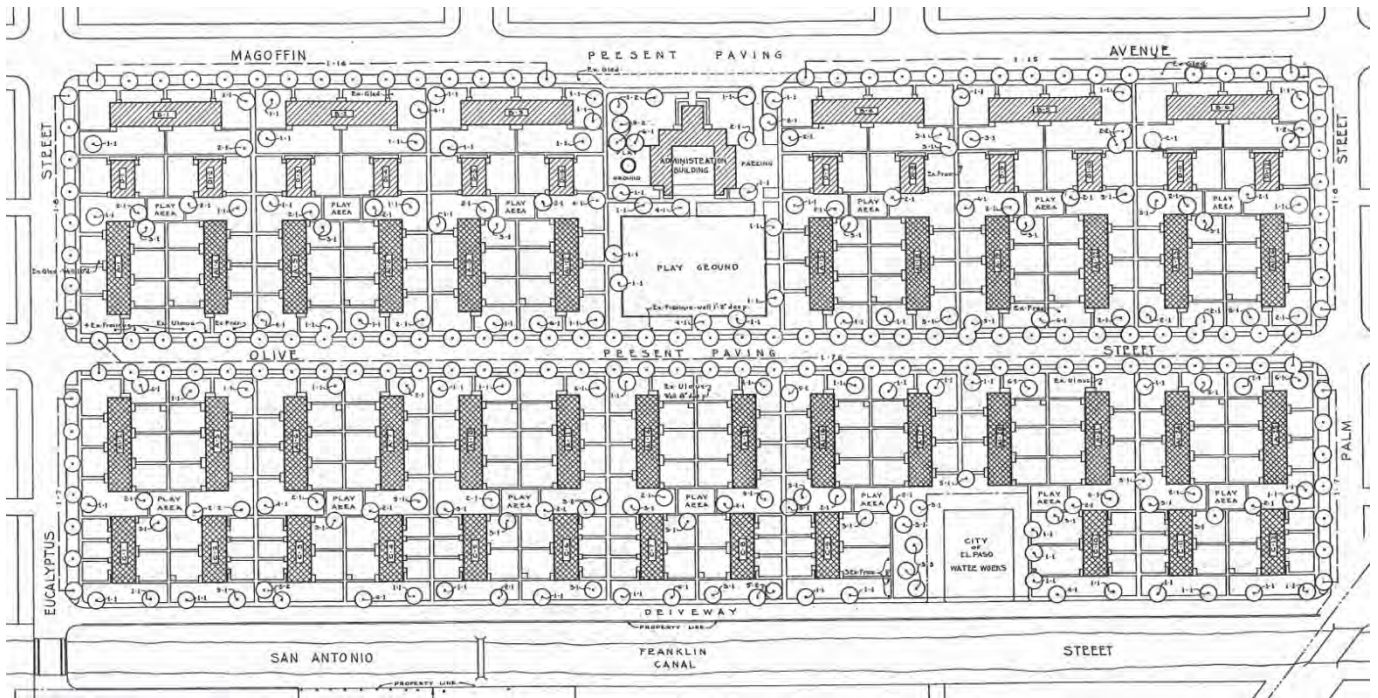
Map 7 – 1954 Sanborn map (Volume 1A, sheet 91) shows the site of Tays Place northern section (historic boundary shown with red dashed rectangle). Courtesy of The City of Dallas Library Archives.

Tays Place, El Paso, El Paso County, Texas



Map 8 – 1939 Existing site drawing for the future locations of Tays Place northern and southern sections. Courtesy of the Housing Authority of the City of El Paso.

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Map 9 – 1939 Site Landscape plan for Tays Place northern section, showing the apartment building types and numbers along with the location of the Community Activity Building and non-contributing City of El Paso Water Works Building. Courtesy of the Housing Authority of the City of El Paso.

Tays Place, El Paso, El Paso County, Texas



Quimby McCoy Preservation Architecture, LLP
 3200 Main Street #3.6
 Dallas, Texas 75226

Map 10 –Sketch map showing contributing and non-contributing resources within the district boundary.

Tays Place, El Paso, El Paso County, Texas

Figures



Figure 1 – Photo of original opening brochure for Tays Place 1941 Courtesy of the Housing Authority of El Paso.

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Figure 2 – Brick Tenement Housing in El Paso 1940. Courtesy of the Housing Authority of El Paso.

Tays Place, El Paso, El Paso County, Texas



Figure 3 – 1953 Housing Authority of El Paso brochure with photographs of the sub-standard housing being demolished due to the new construction of the housing development projects. Courtesy of the Housing Authority of El Paso.

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Figure 4 – Historical Commission of El Paso County Historical Marker on Tays Place site. Photo taken by Quimby McCoy staff, June 28, 2016.

Tays Place, El Paso, El Paso County, Texas

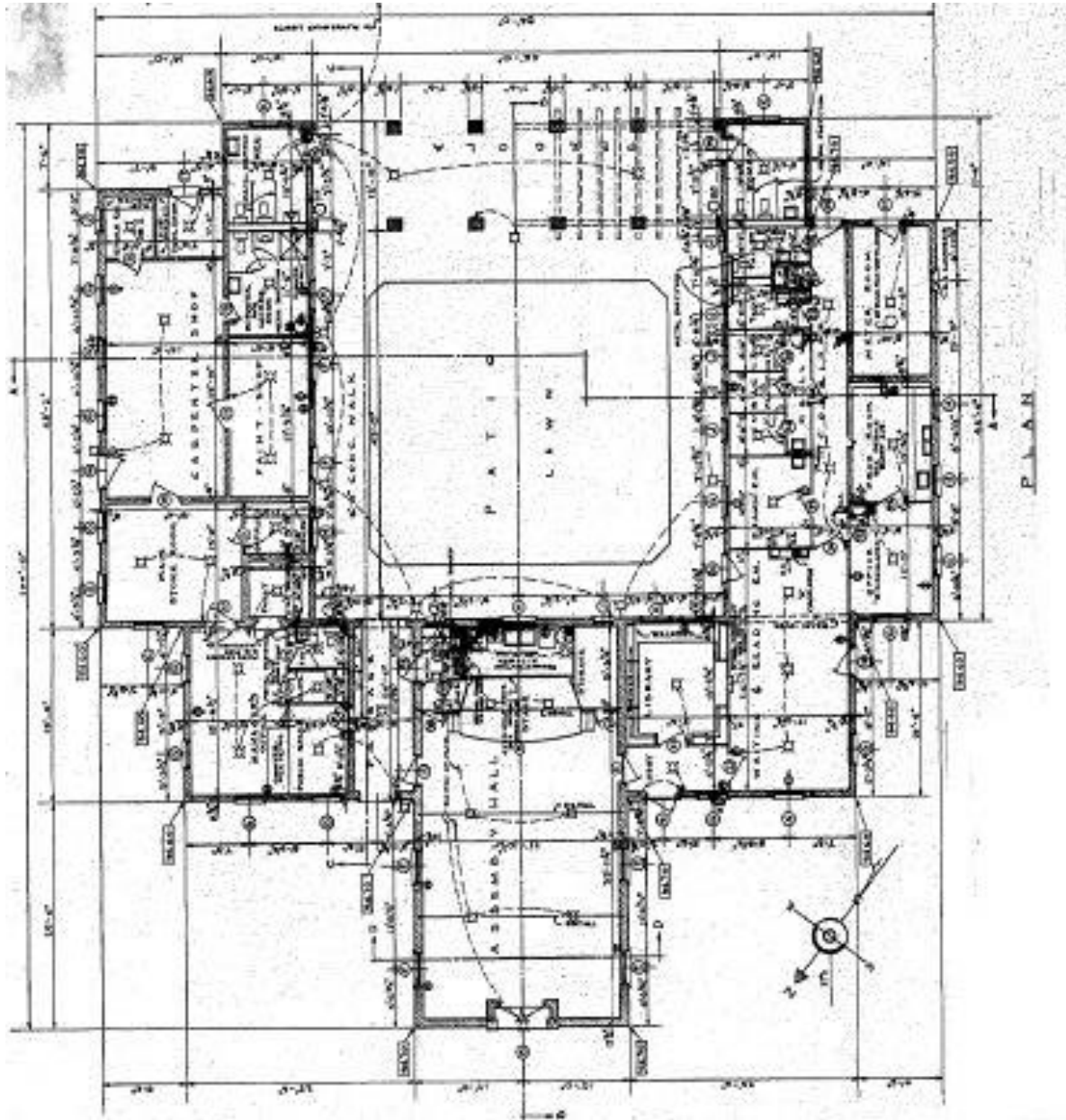
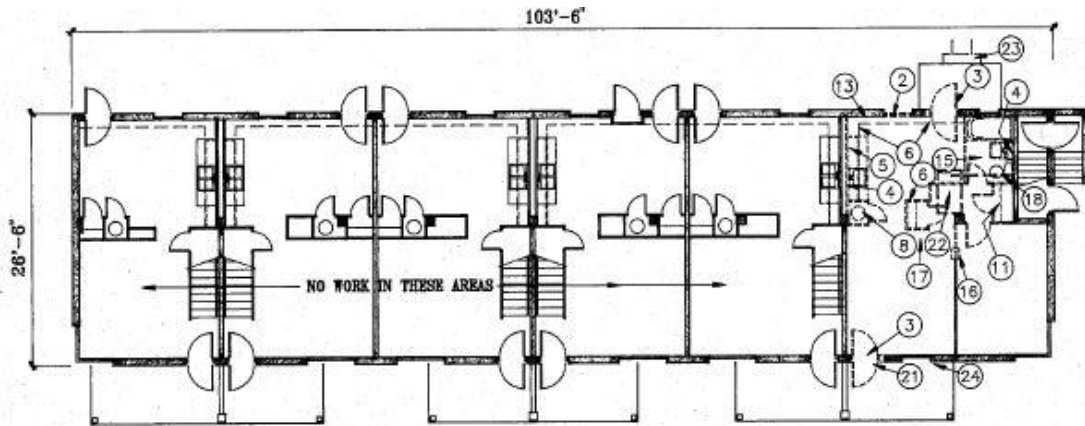


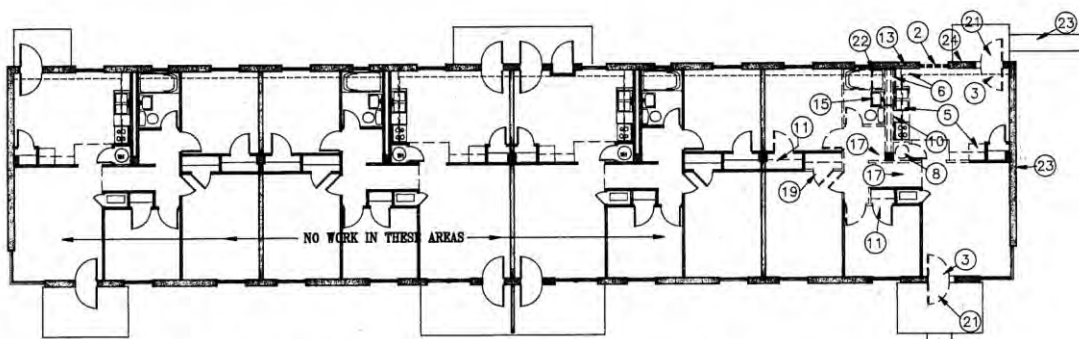
Figure 5 – 1939 floor plan of the Community Activity Building. USHA Housing Project TEX 3-2; sheet number A14 – Administration Bldg. Shelter and Tool House Plans and Elevations, dated Dec. 6, 1939 (Tays Place original drawings). Courtesy of HACEP.

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FIRST FLOOR PLAN (EXISTING BUILDING APT. 28, 68, 116,
169, 183, & 227)
DEMOLITION PLAN FOR ONE BEDROOM H.C. UNITS "A" TX3-002 SCALE: 3/32" = 1'-0"
SEE SHEET A2 FOR NEW FLOOR PLAN, ELEVATIONS, ETC..

Figure 6 – Key Plan locations of Interior Photographs, typical first story plan for Apartment Type A. Accessibility Alterations for Tays Complex – TX3-002 / TX3-003 / TX3-015A; sheet number A1 – Demolition Plans, dated March 1993. Courtesy of HACEP.



FIRST FLOOR PLAN (EXIST. BLDG. APT. NOS. 35, 54, 79, & 98)
DEMOLITION PLAN FOR THREE BEDROOMS H.C. UNIT "B" TX3-002 SCALE: 3/32" = 1'-0"
SEE SHEET A7 FOR NEW FLOOR PLAN, ELEVATIONS, ETC..

Figure 7 – This is a typical Type B building first floor plan. Accessibility Alterations for Tays Complex – TX3-002 / TX3-003 / TX3-015A; sheet number A1 – Demolition Plans, dated March 1993. Courtesy of HACEP.

Tays Place, El Paso, El Paso County, Texas

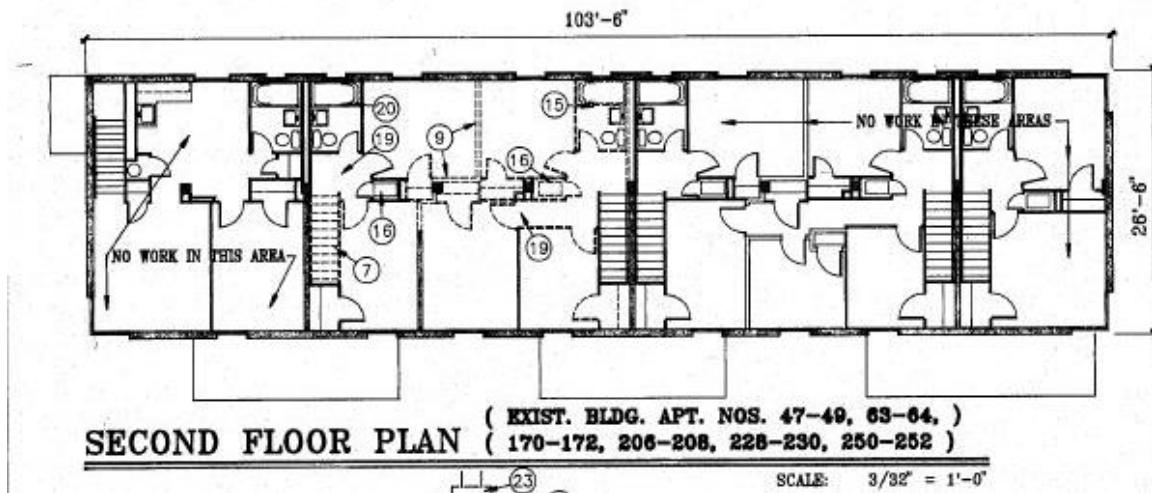


Figure 8 – Key plan locations of interior photographs, typical two story apartment plan for Type A and A1. Accessibility Alterations for Tays Complex – TX3-002 / TX3-003 / TX3-015A; sheet number A1 – Demolition Plans, dated March 1993. Courtesy of HACEP.

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General Information

RENT PAYMENTS

All rental payments become due and are payable promptly and regularly on the first day of each month at the management office. A handling charge of 10 cents per day will be added if the rent is delinquent 5 days or more.

KEYS

Two pairs of house keys will be turned over to the tenants the day they move into Tays Place. Additional keys will be furnished at cost. Duplicate keys for emergency will be available at the management office during office hours.

LAUNDRY

A laundry tub is provided in the kitchen or an electrical out-let is available for electric washing machines. Plenty of hot water is provided. Clothes poles are in the back yards.

REFRIGERATION

Mechanical Refrigeration will be furnished each apartment and personal instruction will be given in its use and care.

COOKSTOVES

A four burner gas range is furnished with each family unit. Personal instruction in its use and care will be given each housewife as she moves in.

HOT WATER

An automatic hot water heater is provided with each unit. Instruction in operation of heaters will be given as tenants

Figure 9 – Part of the new tenant packet for Tays Place. Courtesy of the Housing Authority of the City of El Paso, date unknown.

Tays Place, El Paso, El Paso County, Texas

Photographs



Photograph 1 – Entry facade of Apartment Building Type A. Camera facing south. (June 29, 2016)



Photograph 2 – Rear facade of Apartment Building Type A1. Camera facing north. (June 29, 2016)

Tays Place, El Paso, El Paso County, Texas



Photograph 3 – Enlarged photo of Apartment Building Type A and A1. Camera facing north. (September 2, 2015)



Photograph 4 – Entry of Apartment Building B side façade (left) and entry façade (right). Camera facing southwest. (June 29, 2016)

Tays Place, El Paso, El Paso County, Texas



Photograph 5 – Entry facade of Apartment Building Type B. Camera facing northeast. (June 29, 2016)



Photograph 6 – Rear facade of Apartment Building Type B (right). Camera facing northeast. (June 29, 2016)

Tays Place, El Paso, El Paso County, Texas



Photograph 7 – Entry façade of Apartment Building C. Camera facing east. (June 29, 2016)



Photograph 8 – Rear façade of Apartment Building Type C. Camera facing east. (June 29, 2016)

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Photograph 9 – Porch view with decorative concrete block screen wall of Apartment Building Type C. Camera facing southeast. (June 29, 2016)

Tays Place, El Paso, El Paso County, Texas



Photograph 10 – Enlarged detail of decorative concrete block screen wall of Apartment Building Type C. Camera facing northeast. (June 29, 2016)



Photograph 11 – Entry façade Apartment Building Type D. Camera facing southwest. (June 29, 2016)

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Photograph 12 – Rear facade of Apartment Building Type D. Camera facing northeast. (June 29, 2016)



Photograph 13 – Side facade (left) and rear facade (right) of Apartment Building Type D. Camera facing southeast. (June 29, 2016)

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Photograph 14 – Concrete sidewalk with octagonal design. Camera facing southeast. (June 29, 2016)



Photograph 15 – North façade of Community Activity Center, enlarged view of entry façade. Camera facing southeast. (June 29, 2016)

Tays Place, El Paso, El Paso County, Texas



Photograph 16 – East façade (left) and entry elevation (right) of Community Activity Center. Camera facing south. (June 29, 2016)



Photograph 17 – East facade of Community Activity Center (right side). Camera facing southwest. (June 29, 2016)

Tays Place, El Paso, El Paso County, Texas



Photograph 18 – East façade of Community Activity Center (left side). Camera facing southwest. (June 29, 2016)



Photograph 19 – South facade of Community Activity Center. Camera facing northwest. (June 29, 2016)

Tays Place, El Paso, El Paso County, Texas



Photograph 20 – West façade (left) and south façade (right) of Community Activity Center and non-contributing stone wall. Camera facing north. (June 29, 2016)



Photograph 21 – West facade of Community Activity Center (left side), and non-contributing pavilion and stone wall. Camera facing northeast. (June 29, 2016)

Tays Place, El Paso, El Paso County, Texas



Photograph 22 – Interior view of typical first floor kitchen area. (March 1, 2016)

Tays Place, El Paso, El Paso County, Texas



Photograph 23 – Interior view of a typical two-story apartment with stairwell at entry. (March 1, 2016)

Tays Place, El Paso, El Paso County, Texas



Photograph 24 – Non-contributing native stone dumpster enclosure. Camera facing north. (June 29, 2016)



60-66

60-66





203-215

PRIVATE
PROPERTY BLDG 44
NO LOADING
UNLOADING
OR STAGING
VEHICLES WILL
BE PROSECUTED



BLDG 13
54-57

PRIVATE
PROPERTY
TRESPASSERS WILL
BE PROSECUTED





BLDG 13
54-57

2101

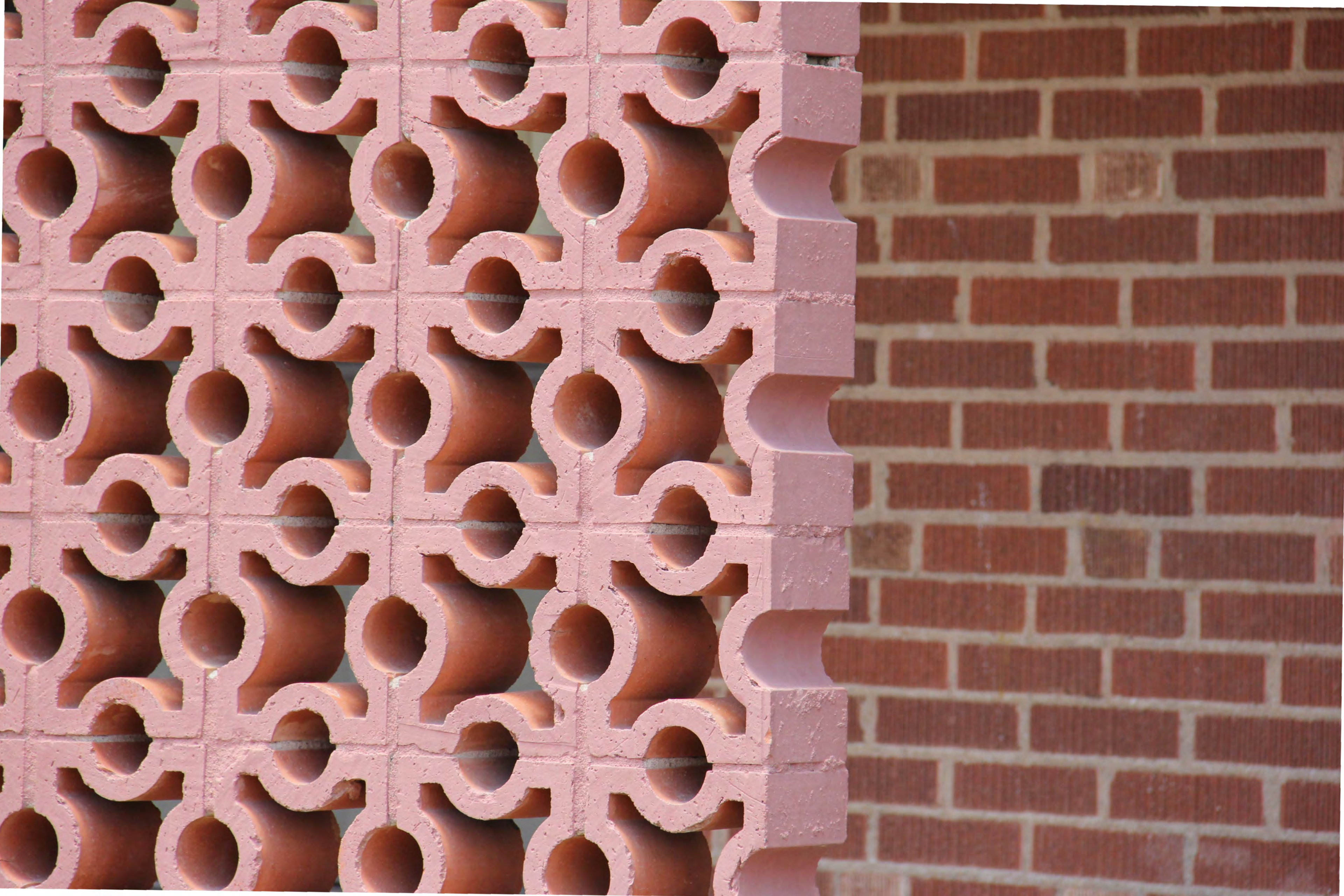




BLOG 46

217-221







36

38





BLDG 9
36-38



41-53



EL PASO
HOUSING

TAYS PLACE

2114

TAYS Housing Authority of the City of El Paso

JUNE 2015

RADical improvements are coming to Tays starting June 2015!
For more details, contact your property manager at www.HACEPrad.org or call (915) 849-3888.

¡A partir de junio del 2015, mejoras RADicales llegarán al complejo Tays!
Para más detalles, comuníquese con el gerente de su propiedad, contacte en www.HACEPrad.org o llámese al (915) 849-3888.

NO TRESPASSING
PRIVATE PROPERTY





NO PARKING
ANY TIME
IN THIS ZONE

NO PARKING
ANY TIME
IN THIS ZONE

MAIL OFFICE

NOTICE TO THE PUBLIC
PROPOSED MULTIFAMILY RESIDENTIAL RENTAL COMMUNITY

The City of El Paso has made a resolution in the Town Department of Planning and Community Affairs and Housing that calls for the development of a proposed multi-family residential community to be located at 2114 Magellan, El Paso, El Paso County, Texas 79901. The development community will be composed of 161 units.

For information on the proposed application including how to qualify for housing information, please contact Juan Olvera with the Office of Planning and Community Affairs at 598 E. Franklin, El Paso, TX 79901 and telephone number 915/134-3111.

TAYS
JUNE 2015
 TAYS is a monthly publication that provides information on local events, news, and community activities. It is published by the City of El Paso, Texas.

TAYS PLACE
 2114
 EL PASO, TEXAS



PROHIBIDO
EL PARCO MÓVIL
AUTOMÓVILS EN
ESTE LUGAR

TEXAS
CC7-P867

TEXAS
FZT-1104

SALVIA'S

BURRITOS
TRUCKS



ywca carlisle
early learning center
now enrolling
ages birth to 12 years
915.533.3125
ywcelpaso.org



ywca carlsle
early learning center
915.533.3125 ywca









ywca carlisle
early learning center
915.533.3125 ywcaelpaso.org

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination
Property Name: Tays Place
Multiple Name: _____
State & County: TEXAS, El Paso

Date Received: 2/7/2019 Date of Pending List: 2/28/2019 Date of 16th Day: 3/15/2019 Date of 45th Day: 3/25/2019 Date of Weekly List: _____

Reference number: SG100003535
Nominator: SHPO

Reason For Review:

- | | | |
|---------------------------------------|--|---|
| <input type="checkbox"/> Appeal | <input checked="" type="checkbox"/> PDIL | <input checked="" type="checkbox"/> Text/Data Issue |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape | <input type="checkbox"/> Photo |
| <input type="checkbox"/> Waiver | <input type="checkbox"/> National | <input type="checkbox"/> Map/Boundary |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period |
| <input type="checkbox"/> Other | <input type="checkbox"/> TCP | <input type="checkbox"/> Less than 50 years |
| | <input type="checkbox"/> CLG | |

Accept Return Reject 3/25/2019 Date

Abstract/Summary Comments: Tays Place is locally significant under National Register Criterion A in the areas of Politics/Government, Social History, and Community Planning & Development. Completed in 1941, the public housing complex illustrates the cooperative activities of the local community and the federal government to provide low-income, public housing to local residents during the immediate post-Depression/pre-WWII era. The apartment complex represents a significant local manifestation of the planning and design standards promulgated by the Federal government with respect to public housing programs governed by the 1937 United States Housing Act. The site's overall plan, layout and distribution of building units, and the size and minimal decoration of the individual apartment buildings clearly illustrate the standardized forms and policies that governed federal public housing in the era. Designed by the collaboration of local architectural firms Frazer & Benner and Trost & Trost, the complex represents the oldest segregated public housing built in El Paso. Although the modified gable roofing on the one-story housing units and the reconfigured entry area "porches" substantially altered the visual character of certain units, the overall form, placement and design of these buildings along with the relative integrity of the rest of the rather intact complex is sufficient to convey the historic and architectural significance of the district.

Recommendation/ Criteria: Accept NR Criterion A

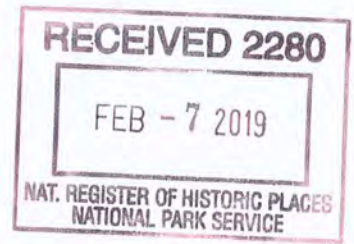
Reviewer Paul Lusignan Discipline Historian

Telephone (202)354-2229 Date 3/25/2019

DOCUMENTATION: see attached comments : No see attached SLR : Yes

TEXAS HISTORICAL COMMISSION

real places telling real stories



TO: Paul Lusignan
National Register of Historic Places
Mail Stop 7228
1849 C St, NW
Washington, D.C. 20240

From: Mark Wolfe, SHPO
Texas Historical Commission

RE: Tays Place, El Paso, El Paso County, Texas

DATE: February 8, 2019

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 of the Tays Place, El Paso, El Paso County, Texas
	Resubmitted nomination.
X	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:

