

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

For NPS use only  
received APR 19 1985  
date entered MAY 21 1985

1. Name

historic Old San Francisco Historic District

and/or common

2. Location

street & number Missouri St. between nos. 325 and 527

N/A not for publication

city, town El Paso

N/A vicinity of

~~congressional district~~

state Texas

code 801

county El Paso

code 141

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input checked="" type="checkbox"/> N/A in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name see continuation sheet

street & number

city, town El Paso

N/A vicinity of

state Texas

5. Location of Legal Description

courthouse, registry of deeds, etc. City-County Building (and City of El Paso Tax Office)

street & number 500 E. San Antonio Street (#2 Civic Center Plaza)

city, town El Paso

state Texas 79901-(79999)

6. Representation in Existing Surveys

(1) El Paso Historic Sites Inventory  
title (2) Historic Sites Inventory has this property been determined eligible?  yes  no

date (1) 1977 (2) 1984  federal (2) state  county (1) local

(1) Office of Historic Preservation, Planning Dept., City of El Paso;  
depository for survey records Paso; (2) Texas Historical Commission

city, town (1) El Paso (2) Austin

state Texas



# 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input checked="" type="checkbox"/> excellent	<input checked="" type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved date <u>N/A</u>
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

**Describe the present and original (if known) physical appearance**

The Old San Francisco District is a geographically compact group of 16 apartment buildings built between 1908 and 1923. The original residential use still prevails, although the buildings and neighborhood have deteriorated due in part to the construction of a free-way which separated it from the parent residential historic district, Sunset Heights, and because of urban flight and blight in the central business district. Common architectural and structural elements unify the district. Lots follow a natural slope with 15-foot set backs on the north. A unifying horizontal band of dressed, grey-granite retaining walls runs across each property with a similar band of stone forming foundations. The buildings are of brick with wooden trim and detail. This has generally been painted white to contrast with the cherry-red, brown, beige and clay-colored brick of three parts. The placement of the various two-, three-, and four-storied buildings produced a unified roof line.

The Old San Francisco Historic District was originally a part of the Stevens Addition, platted and presented to the City of El Paso on August 12, 1904. Stevens Addition was composed of three blocks: Block A was bounded on the north by Upson Street (now Prospect Street), on the east by Santa Fe Street, on the south by Missouri Street, and on the west by Fisher Street (now Coldwell). Block B had its northern boundary on Missouri Street, its eastern boundary on Santa Fe Street, its southern boundary on Franklin Street; its western boundary was on Buchanan (now Durango Street). Block C was bounded on the north by Missouri Street, on the east by Buchanan, on the south by Franklin Avenue, and on the west by Fisher (now Coldwell) Street. The Stevens Addition was approved by the Commissioner's Court on February 8, 1909 (see attached map).

The original buildings which remain in the addition are located on the northern side of original Block C, and on the northern and southern side of Block A. The Old San Francisco Historic District is today composed of 16 buildings on West Missouri Street. Ten are located in Block A, while the remaining six are on the northern side of original Block C. The rest of the Stevens Addition has been changed drastically by modern construction. The original Block B is now the site of El Paso's 10-storied City Hall, constructed in 1978, while the northern and western sides of Block A were affected by the construction of Interstate 10 in 1967. A good portion of this Block was lost to the Interstate. The highway's most devastating effect, however, was to separate Old San Francisco Historic District from Sunset Heights.

Sunset Heights, platted as Satterthwaite's Addition, was the northern extension of the Old San Francisco District, and was one of the finer single-family, planned, residential developments at the turn of the century. Designed and developed by J. H. Satterthwaite, Sunset Heights was a high-income, beautifully landscaped residential area with luxurious homes on the southernmost slopes of the Franklin Mountains. It eventually contained the residences of El Paso's most prominent citizens.



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PROPERTY OWNERSHIP - OLD SAN FRANCISCO HISTORIC DISTRICT

<u>PROPERTY NO.</u>	<u>ADDRESS</u>	<u>OWNER</u>
1	325 West Missouri	Joe Hamrah 901 Rim Road El Paso 79902
2	327 West Missouri	Joe Hamrah 901 Rim Road El Paso 79902
3	329 West Missouri	Elias Abraham, et al. 200 Castellano El Paso 79912
4	333 West Missouri	Leonard Hall 1111 North Cotton El Paso 79902
5	507 West Missouri	Leonard Hall 1111 North Cotton El Paso 79902
6	515 West Missouri	Leonard Hall 1111 North Cotton El Paso 79902
7	517 West Missouri	Joe Hamrah 901 Rim Road El Paso 79902
8	521 West Missouri	Leonard Hall 1111 North Cotton El Paso 79902
9	523 West Missouri	Leonard Hall 1111 North Cotton El Paso 79902
10	527 West Missouri	David Goodman 5038 Columbine El Paso 79922
11	526 West Missouri	Leonard Hall 1111 North Cotton El Paso 79902



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<u>PROPERTY NO.</u>	<u>ADDRESS</u>	<u>OWNER</u>
12	524 West Missouri	Joseph Abraham 1145 Rim Road El Paso 79902
13	520 West Missouri	Leonard Hall 1111 North Cotton El Paso 79902
14	516 West Missouri	Leonard Hall 1111 North Cotton El Paso 79902
15	514 West Missouri	Joe Hamrah 901 Rim Road El Paso 79902
16	510 West Missouri	Leonard Hall 1111 North Cotton El Paso 79902



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All of the extant 16 structures in Old San Francisco Historic District were built between 1908 and 1923, 13 having been constructed between 1908 and 1916. Three were built as private residences and one as a mechanic's garage; the remainder served as boarding houses, hotels, apartments, or apartment-hotels. With one exception, all are two- or three-story buildings. The natural hilly terrain was taken into account in construction through the use of terraces, steps, and receding foundations. In most cases, porches with wooden columns were built on the front of the buildings. The lots were small in size, providing little space for landscaping.

**COMMON ARCHITECTURAL & STRUCTURAL ELEMENTS, OLD SAN FRANCISCO**

Streetscape and topographical characteristics. The lots that the buildings in this district are on follow the natural slope, which drops about 30 ft. from the alley on the north to the alley on the south side of Missouri Street. Because of this, all of the buildings on the north side that are set back, are about 15 ft. above the curb. A unifying horizontal band of a dressed grey-granite retaining wall runs across the front of each property. Where the retaining wall meets an apartment building that begins at the sidewalk, it becomes part of the building's wall. A similar band of stone forms the foundation of each building, and its height varies from about 2 to 5 ft. A flight of concrete steps, with retaining walls on both sides, connects the sidewalk to the front porch of every structure with the exception of the first two apartment buildings on the east.

On the south side of Missouri the opposite is true, and the finished floor of each building is on only a few feet above the sidewalk. From this level the slope drops one full story to the alley, producing basements that are enclosed with grey granite.

Structural characteristics. Without exception, these buildings have solid masonry, load-bearing walls on pier and beam foundation. Again, the foundation consists of granite from the foot of Mount Franklin, resting on undisturbed soil. The supporting walls are brick and vary, from building to building, from cherry-red, to brown, beige, and clay color. The other prominent material is wood, which is used for the windows, doors, columns, railings, cornices, brackets braces and other detail. Invariably the woodwork was painted white, contrasting well with the brick.

Roofs are either flat with brick parapets or hipped, sometimes with projecting dormers. Windows and doorways use precast concrete lintels except where arched.

Architectural design characteristics. Together with the use of common materials, the present buildings also share certain design elements with two exceptions, all building facades are symmetrical, with the entrance usually occurring in the center. With few exceptions, all facades are divided into three parts. These bays are usually defined by the placing of windows and doorways, but also by the spacing of columns. The buildings that were constructed in the first decade of the 19th century have covered porches extending across the entire facade. These porches contain the columns, railings, entablatures, and other architectural detail that made the facades so interesting. The structures built in the second decade of this century usually have no porches, but rather a townhouse-type facade.



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Most of these buildings are two and three stories in height, producing a slightly varying but unified roof line. Even the larger four-story apartment buildings do not disturb this skyline, because they start at the street level.

STATUS:  
CONTRIBUTING AND NONCONTRIBUTING

All the structures included within the boundaries of the Old San Francisco Historic District are considered as "Contributing" to the character of the district. While the sole nonresidential structure, located at 524 West Missouri, may not conform to the dominant use and type of building in the district, it was built for and owned by a proprietor of one of the apartment buildings, and doubtless served the residents of that structure, as well as other neighbors.

Property No. 1 325 W. MISSOURI

This building is a three-story red brick apartment unit, divided into two equal end bays and one narrow center bay. The ground floor consists of a centered simple doorway and transom with paired double-hung windows at each end bay. A five-foot stone wainscoat runs across the front. The second and third floors are identical, with wood balconies supported by curved braces. The bays are defined by a doorway in the center and triple windows with a multilight transom in the right and left bays. The third story is shaded by a sloping clay-tile canopy supported by four braces. A flat parapet and frieze complete the roof.

Property No. 2 327 W. MISSOURI

This building is a three-story red-brick apartment unit. The facade is divided into four bays, with the third bay from the left recessed to mark the entrance. Each bay consists of a centered door with a narrow, double-hung window on each side at every floor. A continuous wood-railed balcony, supported by braces, extends across the facade. Above the third-story fenestration is an individual red-tile canopy, further defining each bay. The ground floor has a 5-ft. stone wainscoat that serves to tie this building to its neighbors. The most notable feature of the facade is the sharp angular break in the left end-bay that allows it to follow the angle of the street. This building acts as a pivot to connect the apartments on each side in a unified facade.

Property No. 3 THE PALMS  
329 W. MISSOURI

This building is a three-story (four-story at street level) light-beige brick apartment complex. The plan is "U" shaped into three equal increments, with an open courtyard in the center. The facade has elements of a Spanish-Mediterranean Revival with a sloped clay-tile canopy supported by braces along the roof line. The wing (street) facades are divided into three bays each; the center bay consists of round-arched openings with slightly cantilevered and balistered balconies enclosing a recessed porch at each floor. The end bays contain a single large double-hung window with concrete lintel and sill at each floor. The enclosing wings are set back to the sidewalk where curving retaining walls lead to the central stairs and to the courtyard. The courtyard's grade is even with the second story. The arched-bay motif is repeated twice on each side of the wings facing the courtyard. A paved walk leads to the center of the building, and consists of an open veranda on the first two floors and a penthouse apartment on the third. The enclosed porch-walk inside the arches has been stuccoed and nonhistorical windows installed. These apartments were completed in 1913.



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Property No. 4

HOTEL WESTMORE  
333 W. MISSOURI

This is a three-story brick apartment with front porches on each story extended across the facade. Four round columns divide each floor into two equal end bays and a narrow central bay. Concrete steps lead to the center bay and one door with a transom above. A large double-hung window occupies each end bay on each floor. The roof is hipped with a porch dormer over the center bay. The first-floor porch has a checkerboard-pattern, brick, low wall with pilasters at each end supporting the wooden columns. Nonhistorical steel railings have replaced the original wood balusters on the second and center bay of the third floor. The end bays of the third floor porch have been filled in with inappropriate additions. The original red brick has been painted on both the front and the sides. Two "box" bay windows are cantilevered from the third story on both sides of the building. The structure was completed in 1908.

Property No. 5

507 W. MISSOURI

This building is a two-story red-brick apartment with a two-story porch across the front. The facade is divided into three equal bays by four sets of round columns. A 5 to 6-ft. dressed-stone foundation supports the building, and a central stairway leads to four doors. A wood railing extends between the columns, around the porch, on both floors. Large double-hung windows occupy the end bays, with the upper sash divided into 9 unequal lights. A hip roof with three chimneys on each side complete the building. This structure was built in 1911.

Property No. 6

510 W. MISSOURI  
LAKE APTS.

This two-story red brick building was completed in 1918. The facade is bisymmetrical with paired double-hung windows in each of three bays. Three steps lead to a central, arched, recessed entry to a single doorway flanked by two sidelights. Each pair of windows has a brick panel pulled out below the sill. The larger windows in the ground floor have a slight "eyebrow" canopy over them. A projected cornice extends across the front and around the side for one bay, and a repeating dot pattern forms a cornice motif. Above the cornice and at each end is a flat concrete-capped parapet which is slightly pitched over the center bay.

Property No. 7

514 W. MISSOURI  
HOWELL APTS.

This two-story light-brown brick building was constructed in 1915. Dark-brown brick define the quoins at the corners and two parallel bands across the parapet. The front facade is divided into three parts. Double-hung windows, with six vertical lights in the upper sash, occupy the center bay. The entrance to the building, in the right bay, is a french door with two side lights fronting a concrete stoop with iron railing. On the second floor, directly above, a pair of french doors opens to an iron-railed balcony. Both doorways are shielded by a brace-supported canopy. The left bay is almost the same, except that the ground floor contains a pair of french doors. Each bay is accented by a rectangular attic vent with an "X" design.



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Property No. 8

515 W. MISSOURI

This building is a two-story red-brick residence. The first floor has an extended covered front porch divided into two halves by three round columns. Concrete steps lead up to the doorway on the left with a side lite on each side and a divided transom above. The other three quarters of the facade each contain a large double-hung window. A hip roof with 3-ft. eaves completes the house. This residence was constructed in 1909.

Property No. 9

516 W. MISSOURI  
MESEREAU APARTMENTS

This two-story red-brick apartment building was constructed in 1911. The Greek Revival facade is divided into three bays by square, fluted columns topped by Corinthian capitals. These bays enclose porches on both floors. The second floor is defined by frieze boards between the columns and a wood railing above. The second-story roof line is expressed by a full entablature and extended cornice with dentils, resting on the columns. A walk the width of the center bay leads to a simple doorway with a transom above. Large double-hung windows occupy each end-bay wall. The second floor has two doorways immediately behind the center columns and a single window in each end bay.

Property No. 10

517 W. MISSOURI

This is a two-story beige-brick residence with an asymmetrical design. Plain round columns support a flat-roofed front porch at the first floor. The fenestration is random and the entrance is located slightly right of center. The building rests on a clearly defined dressed-stone foundation about 5 ft. above grade. The only ornamentation is a brick frieze that runs just below the flat parapet. This house was completed in 1912.

Property No. 11

520 W. MISSOURI  
VEDEN APARTMENTS

This two-story red-brick apartment was built in 1911. An addition to the front was made in 1923 and is the present facade. The first floor is divided into three bays. The end bays contain two, large, double-hung windows, while the center bay is recessed into the original facade and forms a covered porch. The central doorway in this bay is flanked by a door on each side inclined at 45 degrees. The porch floor is paved with small hexagonal tiles and the porch walls have a white-tile wainscoat.

The second floor is reduced to two bays, centered over the porch, with three double-hung windows on each bay. A complicated, triangular, brick frieze across the first and second-story line is the only ornamentation.

Property No. 12

521 W. MISSOURI  
MAYVIEW FLATS

This is a three-story red-brick building with a modified Greek Revival porch front across the first two floors. Four wooden columns divide the facade into three bays. The round columns rest on square plinths and are crowned with Ionic capitals. The columns support beams on the second and third floors, with wood railings running between the columns in the



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first and second story. The third story is composed of a hip roof with shed dormers on each side, and a smaller dormer at front over the central bay. Double glass doors with a transom form the entry in the center. Each end bay contains one large double-hung window on each floor, with the top sash divided into twenty lights. This structure was completed in 1909.

Property No. 13

523 W. MISSOURI  
NEWSOM APTS

This three-story brown-brick building was completed in 1916. The porch facade is divided into three equal bays. At each floor, the bays are defined by brick pilasters, slightly sloped flat arches at the top, and a low brick wall at the floor level. A flight of concrete steps leads to the central doorway with two side lights. Each end bay contains a pair of double-hung windows. About 4 ft. of dressed stone foundation is visible at the front of the building.

Property No. 14

524 W MISSOURI

Originally built in 1923 as an automechanics garage, this building has been converted into a small grocery store and a spiritualist meeting hall. The facade consists of a glass storefront divided into four bays, with a flat brick parapet above. The only architecturally significant items in this building are the original, exposed, wooden trusses that span the entire width of the building and the wire-glass skylights.

Property No. 15

526 W. MISSOURI  
LEROY FLATS

This two-story red-brick residence was built in 1908. The facade is divided into three bays by four square brick pilasters. The central bay is larger than the others, and is pulled out to form a covered porch on the first and second floors. This bay is covered with a pedimented roof with full entablature. The gable end has wooden shingles with an arched louvered vent in the center. The end bays are covered on the first floor only, forming a continuous porch on this level. Three horizontal bands form the roof line and are found over the first-floor porch. They consist of a boxed frieze board between each brick column, an unbroken cornice running in front of the columns, and turned-wood balusters between these columns.

Concrete steps the full width of the central bay lead to a simple doorway and transom. The walls that flank this door are angled in at 45 degrees and contain a simple double-hung window on both floors. The end bay has a large centered, double-hung window on the first floor, and a pair of narrow french doors with multilight transom on the second floor. A six-over-12 pitched hipped roof covers the house.

Property No. 16

527 W. MISSOURI  
PILLSBURY FLATS

This three-story red-brick apartment building was constructed in 1910. Front porches extend across the entire facade on each floor, and four brick pilasters divided the front into three bays. The end bays are equal and the center bay slightly smaller. On the ground floor a 30-in. low brick wall runs between the brick columns in each end bay. Concrete



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date entered

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steps lead to a central bay entrance, consisting of a simple doorway flanked by two side lights with transom above. The end bay contains three double-hung windows framed together, with the center window slightly larger than the other two. The left-bay porch has been enclosed with an un-historical addition. The second and third floor are defined by frieze boards. The second-story frieze runs across the brick columns and includes a cornice with dentils below it. The third-story frieze has no cornice and stops between each column. Wood railings connect the columns on these floors. The third-floor porch is roofed with a sloping red-tile roof with carved exposed rafters. The building is capped with pierced Dutch gables, one over each end bay.

The buildings described above are today in various stages of disrepair, and the neighborhood has declined. The deterioration is largely a matter of neglect and a lack of preventative maintenance. With the construction of the Freeway in the late 1960s, along with previous urban flight, this area on the northern edge of the Central Business District became undesirable for long-term, residential living. Separated from Sunset Heights (which also suffered deterioration), the apartments became the home of many transients along with some elderly retired people and welfare recipients needing low rent and a smaller space within walking distance of downtown transportation and other facilities. Landlords began the process of demolition by neglect so often seen in historic and barrio areas of El Paso. As the Central Business District moved out to suburban shopping mall areas, downtown began to redesign itself for the border trade, with pesos as common as dollars on a daily basis.

In the 1980s, however, with the severe peso devaluation and the revitalization of the Central Business District in full steam, the creation of an authentic historic apartment district and its restoration is of high priority both to business and government, whereas economic studies show the pressing need for quality residential buildings for downtown El Paso.



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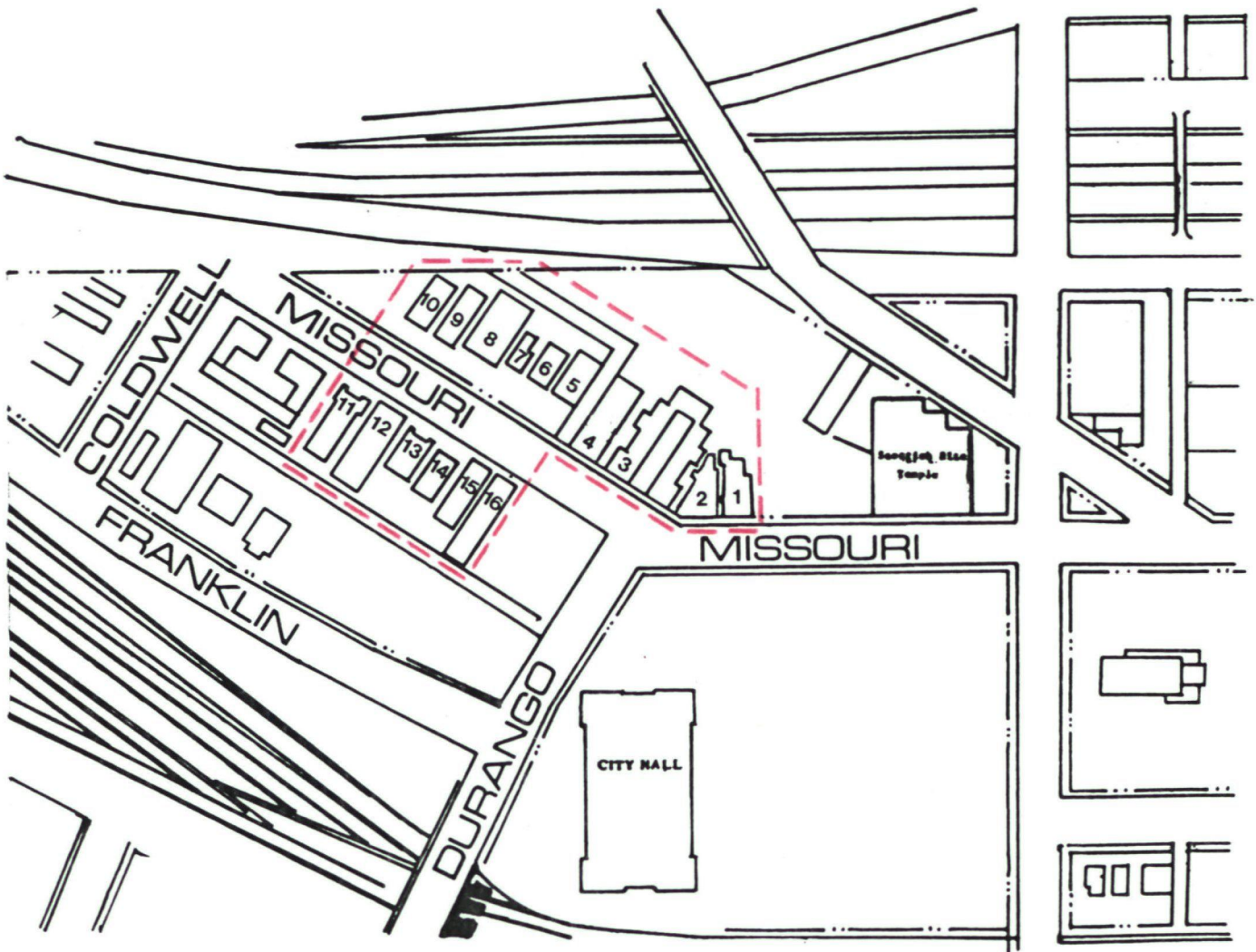
date entered

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dotted line = district boundary



OLD SAN FRANCISCO HISTORIC DISTRICT  
EL PASO, TEXAS



## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

**Specific dates** 1908-1923 **Builder/Architect** unknown

### Statement of Significance (in one paragraph)

The concentration of multiple-unit residential structures which comprises the Old San Francisco Historic District reflects the rapid development of El Paso in the first quarter of this century. With the town's population doubling every ten years from 1900 to 1920, construction of new housing units became of utmost importance. The proximity of this neighborhood to the city's commercial district made it a logical place for high-density housing, with West Missouri St. being labeled as "the apartment house street" by the El Paso Herald as early as 1911. The structures contained within the district represent a number of different apartment-house design treatments, as well as variations in the physical scale and character of these structures.

The Old San Francisco Historic District includes a large part of what was once known as the Stevens Addition to the city of El Paso, which was platted on August 12, 1904. Located just to the northwest of the city's business district, the neighborhood's hilly terrain and its location alongside the route of the El Paso to San Francisco stagecoach route accounts for the name of the district. Development of the three-block Stevens Addition was underway almost immediately, with the earliest structure in the district dating from 1908. Thirteen of the sixteen buildings in the district were constructed before 1916, with the most recent structure dating from 1923.

The development of El Paso was spurred by the arrival of four major rail lines in the 1880s, and by the construction of Elephant Butte Dam between 1908 and 1916. While the former event made the area more accessible, the later provided water for irrigation in an otherwise arid region. The population of the city escalated dramatically in the early 20th century. With a population of just over 15,000 in 1900, the city grew to a population of nearly 40,000 by 1910 and nearly 80,000 by 1920. By 1930 it had exceeded 100,000. As early as 1888, El Paso was touted as a healthy place to live. A pamphlet by Martin Yandell entitled "A Winter Health Resort" emphasized the benefits of the climate to sufferers of tuberculosis and other respiratory diseases.

As originally platted, the Stevens Addition was laid out using long, narrow lots, the standard size being 25 by 120 feet, although lots situated at the obtuse corners of West Missouri and Durango did not follow this standard form. While the majority of the building sites in the district consist of more than one lot, the structures at 325 and 327 West Missouri Street are each contained on a single lot.

Development of the district began shortly after the approval by the city of the plat for the Stevens Addition. 1908 saw the construction of the Hotel Westmore at 333 West Missouri, the residence of William Endris at 515 West Missouri, and the Leroy Flats at 526 West Missouri. The largest and most elegant structure in the district, the Palms Apartments at 329 West Missouri, were announced in the El Paso Herald on November 21, 1911. This large



## 9. Major Bibliographical References

City Directories, El Paso, Texas, 1908 through 1956.

El Paso County, Texas, Tax Lists,

(see continuation sheet)

## 10. Geographical Data

Acreeage of nominated property 2.9 acres

Quadrangle name El Paso, Texas

Quadrangle scale 1:24,000

### UMT References

A 

1	3	3	5	8	3	9	0	3	5	1	4	4	5	0
Zone		Easting				Northing								

B 

1	3	3	5	8	4	4	0	3	5	1	4	5	4	0
Zone		Easting				Northing								

C 

1	3	3	5	8	5	8	0	3	5	1	4	6	4	0
Zone		Easting				Northing								

D 

1	3	3	5	8	5	6	0	3	5	1	4	4	7	0
Zone		Easting				Northing								

E 

Zone		Easting				Northing								

F 

Zone		Easting				Northing								

G 

Zone		Easting				Northing								

H 

Zone		Easting				Northing								

### Verbal boundary description and justification

(see continuation sheet)

### List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state code county code

## 11. Form Prepared By

name/title Martin R. Rice, (with Peter Flagg Maxson, THC)

organization City of El Paso

date December 13, 1983

street & number #2 Civic Center Plaza, 8th floor

telephone (915) 541-4031

city or town El Paso

state Texas

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

*Curtis Punnell*

title State Historic Preservation Officer

date 12 April 1985

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I hereby certify that this property is included in the National Register

*Linda McClelland*

date 5/21/85

Keeper of the National Register

Attest:

date

Chief of Registration



**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**

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date entered

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Item number 8

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U-shaped structure, which contained 39 apartment units, was constructed by the Great Texas Realty Company. The Palms was completed in 1913. The City Directory of that year indicates that the structure was two-thirds occupied in its first year. The scale and evident success of the Palms must have influenced William M. Loughlin to embark on his 1915-1916 remodeling campaign on the two buildings he owned at 325 and 327 West Missouri. These two structures, which were built in 1909 and 1908, respectively, were enlarged to their present three-story design at a cost of \$10,000, according to the Herald of December 13, 1915. 325 West Missouri was known as the Bachelor Hotel, while 327 West Missouri was known as the Hotel Adams.

The City Directories published between 1910 and 1920 provide significant information on the character of the tenants of these various apartment buildings. The occupations held by the residents ranged from traveling salesman, cigar maker, bookkeeper, and sales clerk to the pastor of the First Christian Church, manager of the Milwaukee Beer Company, and an inspector for the U.S. Custom Service.

While the character of the district remained intact through the 1950s, it had begun to suffer from neglect on the part of the landlords. The most devastating blow to the area came in the early 1960s with the construction of Interstate Highway 10. This roadway obliterated the western end of Block A of the Stevens Addition, which contained a structure designed by the noted El Paso architect Henry Trost, and a boarding home built by the El Paso Y.M.C.A. in 1910. To the south of the district stands the El Paso City Hall, whose presence adds to the potential development pressure on the neighborhood. The El Paso City Council has recently recognized the significance of the Old San Francisco Historic District, designating it as a city historic district on December 6, 1983.



**United States Department of the Interior  
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**National Register of Historic Places  
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MAJOR BIBLIOGRAPHICAL REFERENCES

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Record Book of Robert E. McKee, Inc., "Jobs 1-1399."

"Revolutionary El Paso: 1910-1917", Part 1, Mardee Belding de Wetter, Password, Volume III, No. 2.



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"Revolutionary El Paso: 1910-1917", Part 2, Mardee Belding de Wetter, Password, Volume III, No. 3.

"Tribute to Dr. William Martin Yandell", Janet Y. Brockmoller, Password, Volume XXVII, No. 4.

Interview of Hector Ayub by Josephine Woolf, 6 October 1983.



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Item number 10

Page 1

Boundary Justification:

The boundaries of the Old San Francisco Historic District were based upon the concentration of multiple-unit residential structures found along West Missouri St. The limits of the district are clearly defined, with the path of Interstate Highway 10 cutting through once-occupied land to the north of the district, while major railroad track construction to the south of the district, (and the proximity of the El Paso City Hall to the east) forms the south and east boundaries. Although there are a few structures located to the west of the district on a portion of the original Block C of the Stevens Addition, they were excluded on the basis of the incompatibility of present use or recent date of construction. At the east end of Block A is the Scottish Rite Temple, a significant, early, 20th-century structure whose use and characteristics of design are appropriate for an individual nomination rather than inclusion in a district not noted for institutional buildings.

Boundary Description:

The point of beginning is 98.08 feet east of the end of Block A of the Stevens Addition, being the point of intersection of the curb with the western edge of Lot 29. From that point proceed 62.52 feet north, then 106.93 feet along the rear property lines of lots 26, 27, 28, & 29, stopping at the intersection of this line and the curb of the alley which marks the rear of lots 20 through 26 of Block A. Proceed along the curb 174.87 feet to the east. This line now becomes the division between the lots facing onto West Missouri St. and those facing Interstate Highway 10 on Block A of the Stevens Addition. Proceed along this line approximately 150 feet to the line dividing Lot 11 from 12, then turn towards the southeast along this line to reach the curb of West Missouri St. Return to the west along the curb line of West Missouri St. approximately 109.32 feet to the line dividing Lots 20 and 21. From that point proceed across the West Missouri Street to the opposite curb, continuing along the line dividing Lots 6 and 7 of Block C until reaching the alley which bisects Block C into northern and southern sections. Proceed west along the alley for 219 feet, turn 90 degrees, and proceed north 120 feet to the curb of West Missouri St. At this point turn 90 degrees to the west and proceed 12.5 feet, then cross West Missouri St. to the point of beginning. The above boundary includes the entirety of Lots 12 through 29 of Block A, and Lots 7, 8, 9, 10, 11, 12, 13, 14 and the eastern 19 feet of Lot 15, Block C, of the Stevens Addition.



NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Old San Francisco Historic District  
El Paso County  
TEXAS

Substantive Review

APR 19 1985

Working No. \_\_\_\_\_  
Fed. Reg. Date: 2/4/86  
Date Due: 5/16/85 - 6/3/85  
Action:  ACCEPT 5-21-85  
 RETURN  
 REJECT  
Federal Agency: \_\_\_\_\_

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review:  sample  request  appeal  NR decision

Reviewer's comments: *District is an architecturally significant collection of 1908-1923 residences (3, and multiple - family dwellings, hotels, apts, boarding houses) in period styles. District reflect residential growth need for high-density housing in El Paso in early 20th century. One 1923 commercial building appearing to be consistent with period style is also present.*

Recom./Criteria Accept C & A  
Reviewer DM Cleland  
Discipline Chrch Hist  
Date 5/21/83  
see continuation sheet

Nomination returned for:  technical corrections cited below  
 substantive reasons discussed below

1. Name

2. Location

X 3. Classification

Category	Ownership	Status
	Public Acquisition	Accessible

Present Use *Planned blank*

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible?  yes  no

7. Description

Condition	Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> unaltered	<input type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair		
<input type="checkbox"/> deteriorated		
<input type="checkbox"/> ruins		
<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection



---

**8. Significance**

Period \_\_\_\_\_ Areas of Significance—Check and justify below

Specific dates \_\_\_\_\_ Builder/Architect \_\_\_\_\_

Statement of Significance *(in one paragraph)*

- summary paragraph
- completeness
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource
- context
- relationship of integrity to significance
- justification of exception
- other

---

**9. Major Bibliographical References**

---

**10. Geographical Data**

Acreage of nominated property \_\_\_\_\_

Quadrangle name \_\_\_\_\_

UTM References \_\_\_\_\_

Verbal boundary description and justification \_\_\_\_\_

---

**11. Form Prepared By**

---

**12. State Historic Preservation Officer Certification**

The evaluated significance of this property within the state is:

\_\_\_\_ national      \_\_\_\_ state      \_\_\_\_ local

State Historic Preservation Officer signature

title \_\_\_\_\_ date \_\_\_\_\_

---

**13. Other**

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_ Phone: \_\_\_\_\_







Old San Francisco Historic District  
El Paso, El Paso County, Texas

Photo by Peter Ashkenay, 1983, neg. on file with  
Office of Historic Preservation, #2 Civic Center  
Plaza-8th floor, El Paso 79999

North side of West Missouri St.  
Camera facing northwest

photo 1 of 18







Old San Francisco Historic District  
El Paso, El Paso County, Texas

Photo by Peter Ashkenaz, 1983, neg. on file with  
Office of Historic Preservation #2 Civic Center  
Plaza-8th floor, El Paso 79999

North side of West Missouri Street  
Camera facing east

photo 2 of 18







Old San Francisco Historic District  
El Paso, El Paso County, Texas

Photo by Peter Ashkenaz, 1983, neg. on file with  
Office of Historic Preservation, #2 Civic Center  
Plaza-8th floor, El Paso 79999

Property No. 1, 325 W. Missouri, Cecil Apts  
south elevation, camera facing north

photo 3 of 18





CITY HALL  
←



327



Old San Francisco Historic District  
El Paso, El Paso County, Texas

Photo by Peter Ashkenaz, 1983, neg. on file with  
Office of Historic Preservation, #2 Civic Center  
Plaza-8th floor, El Paso 79999

Property No. 2, 327 W. Missouri, South elevation  
camera facing north

photo 4 of 18







Old San Francisco Historic District  
El Paso, El Paso County, Texas

Photo by Peter Ashkenaz, 1983, neg. on file with  
Office of Historic Preservation, #2 Civic Center  
Plaza-8th floor, El Paso 79999

Property No. 3, 329 W. Missouri, The Palms, South  
elevation, camera facing north

photo 5 of 18







Old San Francisco Historic District  
El Paso, El Paso County, Texas

Photo by Peter Ashkenaz, 1983, neg. on file with  
Office of Historic Preservation, #2 Civic Center  
Plaza-8th floor, El Paso 79999

Property No. 4, Hotel Westmore, 333 W. Missouri,  
south elevation, camera facing north

photo 6 of 18







Old San Francisco Historic District  
El Paso, El Paso County, Texas

Photo by Peter Ashkenaz, 1983, neg. on file with  
Office of Historic Preservation, #2 Civic Center  
Plaza-8th floor, El Paso 79999

Property No. 5, 507 W. Missouri, south elevation  
camera facing north

photo 7 of 18







Old San Francisco Historic District  
El Paso, El Paso County, Texas

Photo by Peter Ashkenaz, 1983, neg. on file with  
Office of Historic Preservation, #2 Civic Center  
Plaza-8th floor, El Paso 79999

Property No. 6, 515 West Missouri, south elevation  
camera facing north

photo 8 of 18







Old San Francisco Historic District  
El Paso, El Paso County, Texas

Photo by Peter Ashkenaz, 1983, neg. on file with  
Office of Historic Preservation, #2 Civic Center  
Plaza-8th floor, El Paso 79999

Property No. 7, 517 W. Missouri, south elevation  
camera facing north

photo 9 of 18







Old San Francisco Historic District  
El Paso, El Paso County, Texas

Photo by Peter Ashkenaz, 1983, neg. on file with  
Office of Historic Preservation, #2 Civic Center  
Plaza-8th floor, El Paso 79999

Property No. 8, 521 W. Missouri, Mayview Flats  
south elevation camera facing north

photo 10 of 18







Old San Francisco Historic District  
El Paso, El Paso County, Texas

Photo by Peter Ashkenaz, 1983, neg. on file with  
Office of Historic Preservation, #2 Civic Center  
Plaza-8th floor, El Paso 79999

Property No. 9, 523 W. Missouri, south elevation  
camera facing north

photo 11 of 18





Old San Francisco Historic District  
El Paso, El Paso County, Texas

Photo by Peter Ashkenaz, 1983, neg. on file with  
Office of Historic Preservation, #2 Civic Center  
Plaza-8th floor, El Paso 79999

Property No. 10, Pillsbury Flats, 527 W. Missouri  
south elevation, camera facing north

photo 12 of 18





Old San Francisco Historic District  
El Paso, El Paso County, Texas

Photo by Peter Ashkenaz, 1983, neg. on file with  
Office of Historic Preservation, #2 Civic Center  
Plaza-8th floor, El Paso 79999

Property No. 16, Lake Apts, 510 W. Missouri  
north elevation, camera facing south

photo 13 of 18





Old San Francisco Historic District  
El Paso, El Paso County, Texas

Photo by Peter Ashkenaz, 1983, neg. on file with  
Office of Historic Preservation, #2 Civic Center  
Plaza-8th floor, El Paso 79999

Property No. 15, Howell Apts., 514 W. Missouri  
north elevation, camera facing south

photo 14 of 18





516

Old San Francisco Historic District  
El Paso, El Paso County, Texas

Photo by Peter Ashkenaz, 1983, neg. on file with  
Office of Historic Preservation, #2 Civic Center  
Plaza-8th floor, El Paso 79999

Property No. 14, Mesereau Apts., 516 W. Missouri  
north elevation, camera facing south

photo 15 of 18





Old San Francisco Historic District  
El Paso, El Paso County, Texas

Photo by Peter Ashkenaz, 1983, neg. on file with  
Office of Historic Preservation, #2 Civic Center  
Plaza-8th floor, El Paso 79999

Property No. 13, Veden Apts, 520 W. Missouri,  
north elevation, camera facing south

photo 16 of 18





Old San Francisco Historic District  
El Paso, El Paso County, Texas

Photo by Peter Ashkenaz, 1983, neg. on file with  
Office of Historic Preservation, #2 Civic Center  
Plaza-8th floor, El Paso 79999

Property No. 12, 524 W. Missouri, north elevation  
camera facing south

photo 17 of 18





526

FOR  
RENT

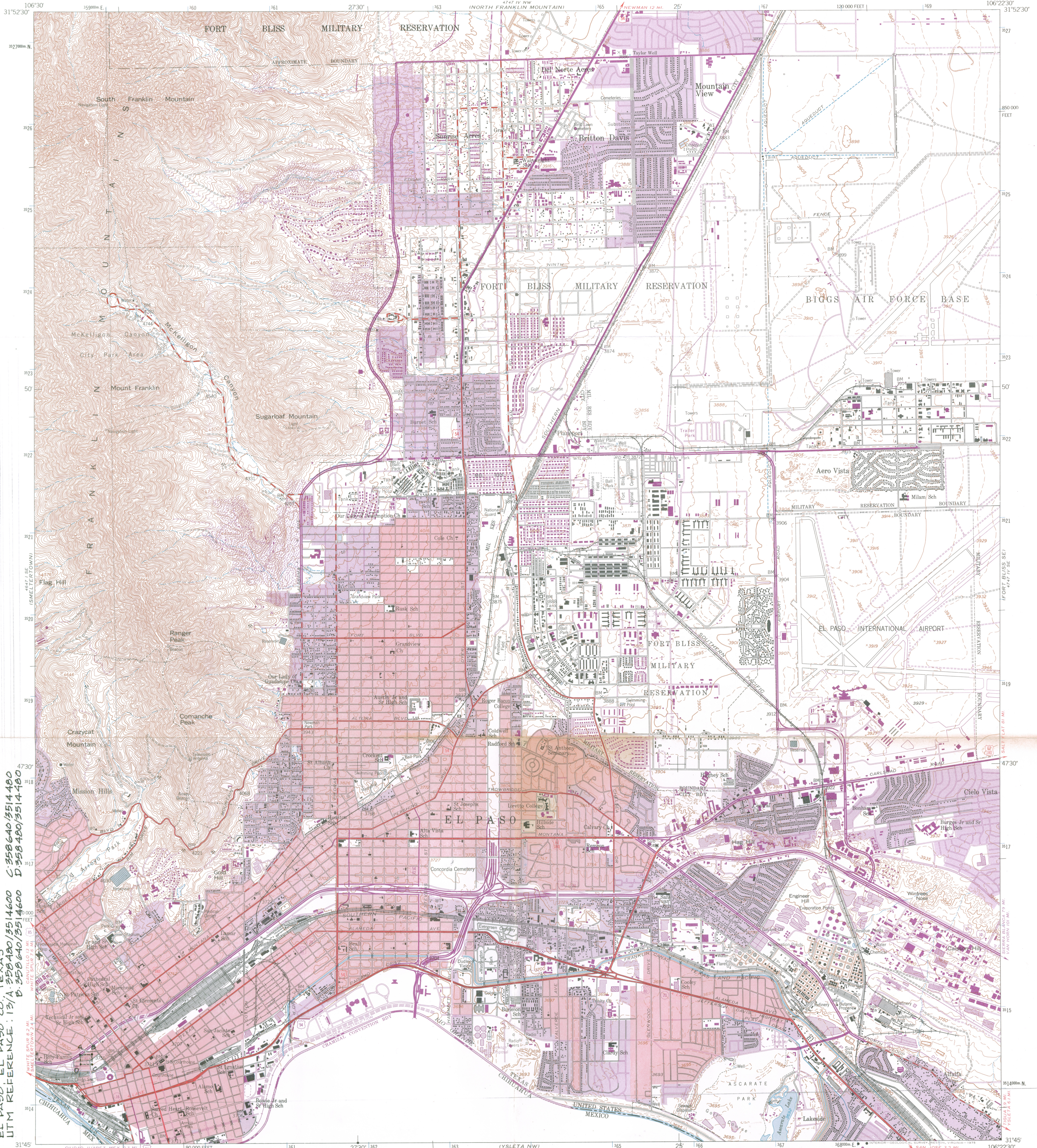
Old San Francisco Historic District  
El Paso, El Paso County, Texas

Photo by Peter Ashkenaz, 1983, neg. on file with  
Office of Historic Preservation, #2 Civic Center  
Plaza-8th floor, El Paso 79999

Property No. 11, Leroy Flats, 526 W. Missouri,  
north elevation, camera facing south

photo 18 of 18





OLD SAN FRANCISCO HISTORIC DISTRICT  
EL PASO EL PASO CO. TEXAS  
UTM REFERENCE: 13/A 358480/3514600 C 358640/3514480 D 358480/3514600

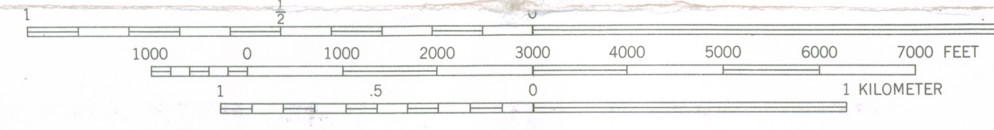
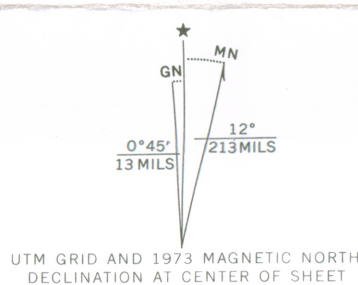
Mapped by the Army Map Service  
Published for civil use by the Geological Survey  
Control by USGS, USC&GS, and USCE  
Topography from aerial photographs by photogrammetric methods  
Aerial photographs taken 1954. Photography field annotated 1955

Polyconic projection. 1927 North American datum  
10,000-foot grid based on Texas coordinate system,  
central zone  
1000-meter Universal Transverse Mercator grid ticks,  
zone 13, shown in blue

Red tint indicates areas in which only  
landmark buildings are shown

Revisions shown in purple compiled by the Geological Survey from aerial  
photographs taken 1967 and 1973. This information not field checked

Purple tint indicates extension of urban areas



CONTOUR INTERVAL 20 FEET  
DASHED LINES REPRESENT 5 AND 10-FOOT CONTOURS  
NATIONAL GEODETIC VERTICAL DATUM OF 1929

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



QUADRANGLE LOCATION

3106-432

ROAD CLASSIFICATION

Heavy-duty	Light-duty
Medium-duty	Unimproved dirt
Interstate Route	U.S. Route
	State Route

EL PASO, TEX.

N3145-W10622.5/7.5

1955

PHOTOREVISED 1967 AND 1973

AMS 4747 IV SW-SERIES V882