

(Oct. 1990)

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

557

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

1. NAME OF PROPERTY

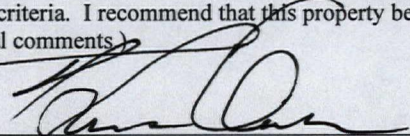
HISTORIC NAME: 912 Magoffin
OTHER NAME/SITE NUMBER: N/A

2. LOCATION

STREET & NUMBER: 912 Magoffin Avenue
CITY OR TOWN: El Paso
STATE: Texas **CODE:** TX **COUNTY:** El Paso **CODE:** 141
NOT FOR PUBLICATION: N/A
VICINITY: N/A
ZIP CODE: 79901

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 (nationally) (statewide) (locally). (See continuation sheet for additional comments.)



Signature of certifying official Date 4-17-2003
State Historic Preservation Officer, Texas Historical Commission
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

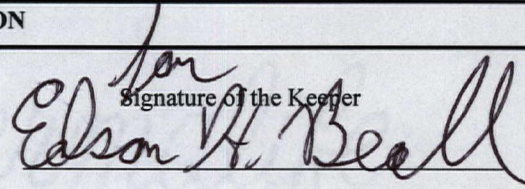
Signature of commenting or other official Date _____

State or Federal agency and bureau

4. NATIONAL PARK SERVICE CERTIFICATION

I hereby certify that this property is:

- entered in the National Register
See continuation sheet.
- determined eligible for the National Register
See continuation sheet
- determined not eligible for the National Register
- removed from the National Register
- other (explain): _____



Signature of the Keeper Date of Action 6/23/03

5. CLASSIFICATION

OWNERSHIP OF PROPERTY: Private

CATEGORY OF PROPERTY: Building

NUMBER OF RESOURCES WITHIN PROPERTY:	CONTRIBUTING	NONCONTRIBUTING
	1	0 BUILDINGS
	0	0 SITES
	0	0 STRUCTURES
	0	0 OBJECTS
	1	0 TOTAL

NUMBER OF CONTRIBUTING RESOURCES PREVIOUSLY LISTED IN THE NATIONAL REGISTER: 0

NAME OF RELATED MULTIPLE PROPERTY LISTING: N/A

6. FUNCTION OR USE

HISTORIC FUNCTIONS: DOMESTIC/single dwelling = residence

CURRENT FUNCTIONS: COMMERCE/business = office building

7. DESCRIPTION

ARCHITECTURAL CLASSIFICATION: Late Victorian: Queen Anne

MATERIALS: FOUNDATION STONE
WALLS BRICK
ROOF SYNTHETICS
OTHER

NARRATIVE DESCRIPTION (see continuation sheets 7-5 through 7-10).

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912 Magoffin
El Paso, El Paso County, Texas

NARRATIVE DESCRIPTION

First constructed circa 1895, 912 Magoffin Avenue was modified to its current form circa 1904. It lies in El Paso's first elite residential neighborhood, created in the 1880s from the Magoffin Homestead (NR 1971) in the Rio Grande floodplain immediately east of downtown. The 2-story house's load-bearing red brick exterior walls rest on a granite foundation. An elaborate combination of hipped roofs, with gables added in prominent locations, covers the building's asymmetrically arranged masses. The primary façade features unique brickwork surrounding a second-story triple window with an elliptical arch top and a 2-story, curved porch that wraps around a curved wall in the building's central mass. Stylistically, the house incorporates elements of the Queen Anne, including slender turned wood columns, decorative brackets and a spindlework frieze, as well as Colonial Revival features, most notably the dentils in the cornice. A flat-roofed 1-story addition on the house's west side does not detract from the building's historic design. Despite once being divided for apartments and facing years of neglect, 912 Magoffin retains a high degree of architectural integrity, and it was sensitively rehabilitated in 1999 for use as an office.

912 Magoffin lies in El Paso's Magoffin Neighborhood, which still bears unmistakable evidence of its elite status in the late 19th and early 20th centuries. The Magoffin Homestead, once home to El Paso mayor Joseph Magoffin, remains at 1120 Magoffin Avenue, now a State Historic Site. The Toltec Club (NR 1979), a social center for the neighborhood's prominent men, also remains at 602 Magoffin Avenue. A number of large homes from around the turn of the century can also be found throughout the neighborhood, which is designated a local historic district. (Figure 8-2, Page 17) The neighborhood's status declined in the mid 20th century, however, as it was slowly abandoned in favor of newer subdivisions farther from the city's central business district. Most of the area's remaining houses were converted to commercial or multi-family residential use, and many were severely neglected. More recently, several of the neighborhood's historic homes have, like 912 Magoffin, been rehabilitated and are currently being used and maintained.

The house's load-bearing red brick walls are three wythes thick (approximately 12"), supported by a foundation of gray granite quarried from the nearby Franklin Mountains. A pier and beam system supports the floors. Although predominately composed of rectangular masses, the front-facing curved wall is a defining feature of the house's form, emphasized further by the curving, wrap-around porch that surrounds it. The principal, moderately pitched hipped roof over the house's center is augmented by smaller hipped roofs that extend over projecting wings, highlighting the building's asymmetrical massing. Small gables at the peak of the central, east and south roofs, with more prominent gables extending the wall planes on the north and west elevations, add further interest and complexity to the roof's form. Dentils trace the roof's outline just below the eaves, and a unique soffit of separated 1x4's serves both as a design feature and for attic ventilation. Well-executed masonry is a hallmark of the house's design and construction. The majority of the house's 1/1 windows are framed by rough-cut red sandstone lintels and sills that blend well with the brick while adding material interest. Windows on the east and south elevations feature segmental arch tops and are framed in brick, as is the arched triple-window on the front (north) façade. Other simple but elegant brick details include gable vents composed of patterned voids and corbelled brick bands wrapping the house's two chimneys.

The most elaborate brickwork is found on the front (north) façade. The focus of the façade is a forward-projecting wing with a triple window on each level and a centered gable set into its hipped roof. The three sections of the rectangular first-story window are separated by simple pilasters and topped by beveled, cut-glass transoms. The window is framed by a rough-cut sandstone lintel and a projecting sandstone sill supported by small brackets. The top of the

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second-story window is an elliptical arch that continues across all three sections, which are again separated by simple pilasters. The arch is framed with bricks laid in soldier course, surrounded by a decorative, molded-brick arch that finishes in a scroll at each end. The sill is also molded brick, with a row of dentils below it and smaller scrolls on each end that mimic the arch above. Between the two stories is a narrow inset panel, formed by two rows of bricks laid diagonally in a mouse-tooth pattern. In the gable, small voids in the wall, arranged in a diamond pattern, provide attic ventilation.

The forward-projecting wing steps back to meet the house's central mass, defined on this side by its curving wall and roof. The house's two-story porch wraps around the curved wall to meet another projecting wing on the east side. The first-story of the porch features typical Queen Anne detailing, with delicate turned wood posts, brackets and a spindlework frieze. A row of dentils just above the frieze mimics the detailing on the main roof. A small gambrel roof, sheathed in fish scale shingles, steps back to meet the second story porch, which is uncovered and surrounded by a simple wood railing, similar to that on the first floor except for its larger scale. On the first floor, a transomed front door leads into the central mass and a second door, also with a transom, allows access into the east-facing wing. A small 1/1 window is set into the curved wall, with a larger 1/1 window looking into the front-facing wing. The second floor includes a matching, transomed door into the east-facing wing and a matching 1/1 window in the curved wall. A transomed door leads into the front-facing wing, and although they are not visible from the front, an additional door and window on the east side lead into the central mass.

The house's east elevation is also dominated by the curving central mass and wrap-around porch. The porch projects slightly farther than the east-facing wing, but returns back to meet the wing on its northernmost end. The projecting wing is topped by a hipped roof with a small gable in its peak. Each story includes two 1/1 windows. Each window opening is framed in brick with segmental arch tops, but the windows themselves are rectangular and leave a shallow blind arch above. Metal bars have been added to the first-story windows.

The rear (south) elevation includes the south wall of the east-facing wing, which meets another wing projecting out to the south. A small wood porch that once occupied the "L" created by the two wings was removed in 1991, and a wheelchair access ramp has more recently been added in its place. The ramp leads to the south elevation's only door, set in the east wall of the south-facing wing. The door, which is a modern replacement, is topped by a rectangular transom. Like those on the east-facing wing, however, all the openings on the south elevation are framed in brick with segmental arch tops and shallow blind arches above the window and door frames. This includes a single, 1/1 window above the door just mentioned, a single 1/1 window on each story of the south-facing wing, and a single 1/1 window on the south wall of the east-facing wing, with two more windows above it. The flat roofed, 1-story addition to the west projects slightly farther out than the south-facing wing that it joins. A single door with a semi-circular arched transom above allows entry to the addition, flanked by a single, semi-circular arched window to the west.

The west elevation is composed of the south-facing wing, which also projects out to the west, and the west wall of the front-facing wing. The addition, which includes two pair of its typical, semi-circular arched windows, conceals the first floor of the south-facing wing. That wing's second story includes a single 1/1 window to the south, framed with a sandstone lintel and sill, and a pair of 1/1 windows to the north that sit under an off-center gable extending the wall plane. The wing's narrow north wall includes a single 1/1 window on each story, and the north wall of the addition includes a door and window, each topped with a semi-circular arch. Only a single 1/1 window pierces the west wall of the front-facing wing, on the first story toward the south. The one-story addition was apparently built in the late 1940s or early 1950s. Although it does not appear on the 1948 revision of the Sanborn Maps, it does appear after the 1954 revisions.

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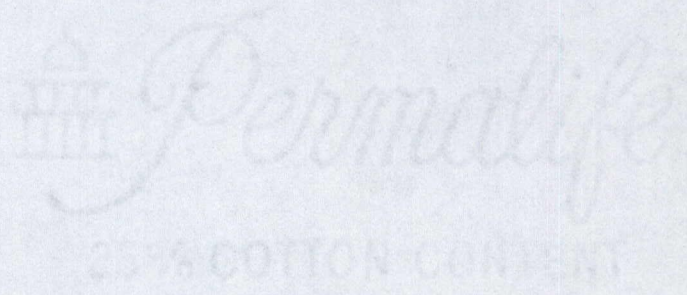
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The house's interior reflects the asymmetrical arrangement of its masses. (Figures 7-2 and 7-3, Pages 9 and 10) The living room, parlor, dining room and kitchen are arranged around the first-floor perimeter, and the front door leads to an entry hall and central stairway in the curved, central mass. The stair wall on the ground floor is covered with a wood grid over tongue and groove paneling. An ornate newel begins the curving staircase to the second floor, which includes four bedrooms and a bathroom, again arranged around a central hall. The living room, parlor, dining room, and two upstairs bedrooms each have fireplaces with elegant wood mantles and ceramic tile surrounds and hearths. The living room and parlor can be separated by large, paneled pocket doors. All rooms are finished with milled 9 1/2" floor moldings, and the doors and windows with 5" fluted molding with decorative headers. All exterior doors have operable transoms.

The only site features remaining in 1998, when restoration began, were the concrete walks and two trees. Two wood sheds and a wood fence had, along with the screened back porch, been demolished by the recommendation of the Fire Marshal and the City-County Health District. As mentioned previously, a wheelchair access ramp was added to the rear of the building, and as the house is used as an office, on-site parking was also required and was added in the back yard. A new wrought-iron fence has also been added, tracing the perimeter of the building's site.

In spite of past insensitive alterations, neglect and vandalism, this property has been rehabilitated to a high degree of integrity. Remarkably few original materials were lost, and where replacement was necessary, those that remained allowed for accurate reproductions. The 1-story addition did not significantly alter the house's c.1904 appearance, and it retains integrity of design. Although it has been converted to commercial use, the interior and exterior still clearly reflect the building's residential character. The surrounding neighborhood also continues to reflect its residential origins and the building retains at least its integrity of setting if not its integrity of feeling.



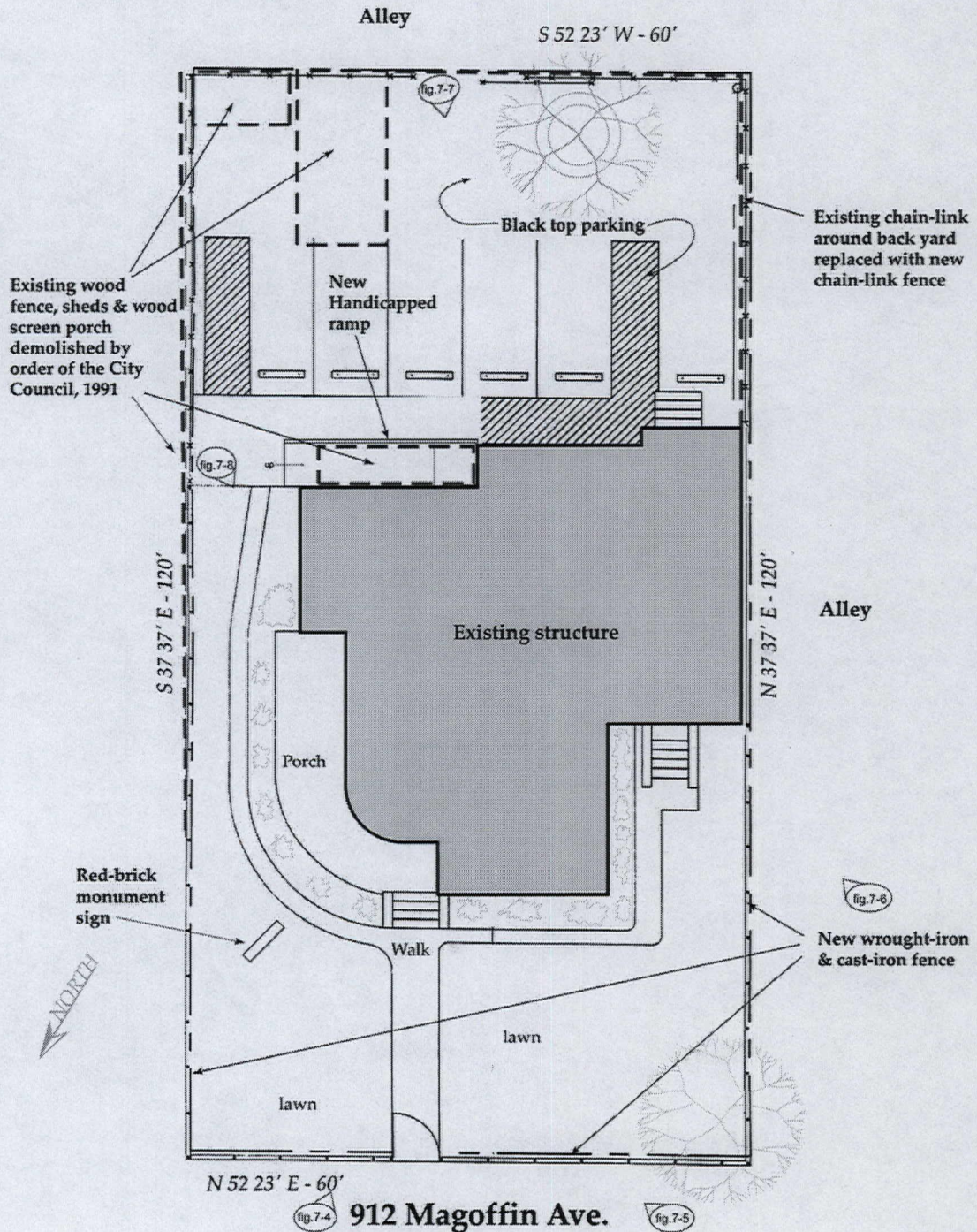
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Figure 7-1 Site Plan (not to scale)



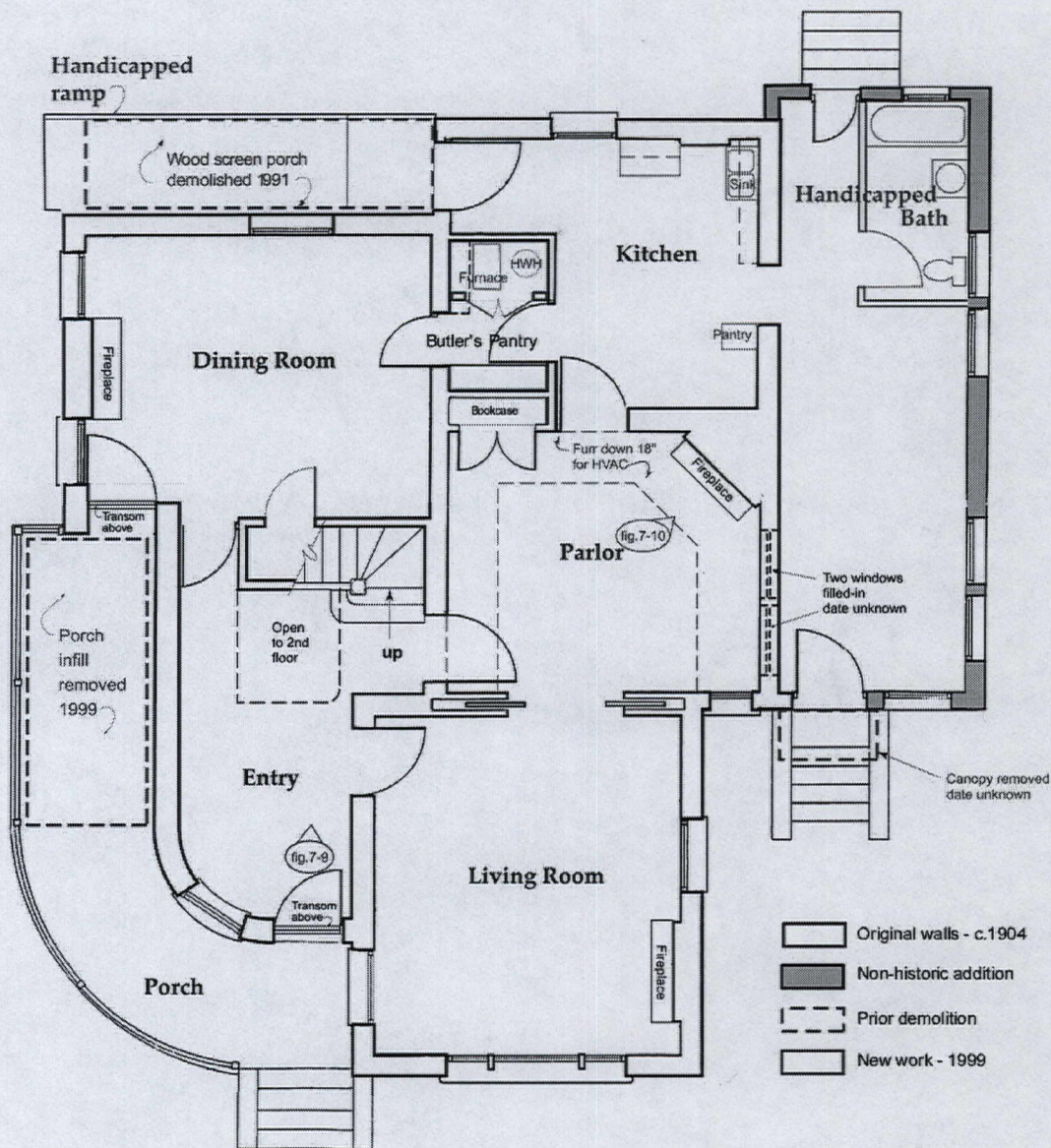
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912 Magoffin
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Figure 7-2 First Floor Plan (not to scale)



912 Magoffin - Ground floor

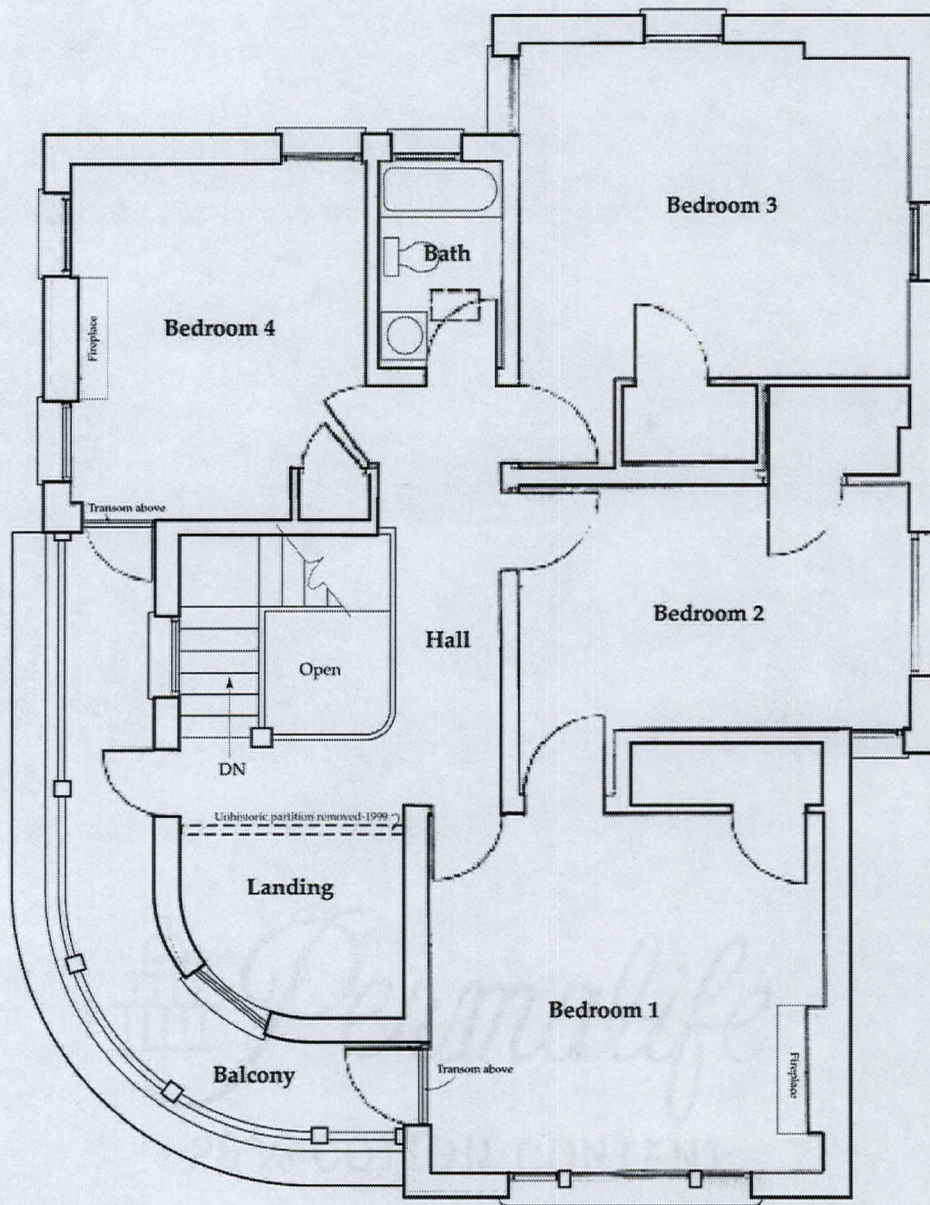
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

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Figure 7-3 Second Floor Plan (not to scale)



912 Magoffin - 2nd Floor

-  Original walls - c.1904
-  New work - 1999

8. STATEMENT OF SIGNIFICANCE

APPLICABLE NATIONAL REGISTER CRITERIA

- A** PROPERTY IS ASSOCIATED WITH EVENTS THAT HAVE MADE A SIGNIFICANT CONTRIBUTION TO THE BROAD PATTERNS OF OUR HISTORY.
- B** PROPERTY IS ASSOCIATED WITH THE LIVES OF PERSONS SIGNIFICANT IN OUR PAST.
- C** PROPERTY EMBODIES THE DISTINCTIVE CHARACTERISTICS OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION OR REPRESENTS THE WORK OF A MASTER, OR POSSESSES HIGH ARTISTIC VALUE, OR REPRESENTS A SIGNIFICANT AND DISTINGUISHABLE ENTITY WHOSE COMPONENTS LACK INDIVIDUAL DISTINCTION.
- D** PROPERTY HAS YIELDED, OR IS LIKELY TO YIELD, INFORMATION IMPORTANT IN PREHISTORY OR HISTORY.

CRITERIA CONSIDERATIONS: N/A

AREAS OF SIGNIFICANCE: Architecture

PERIOD OF SIGNIFICANCE: c.1904

SIGNIFICANT DATES: c.1895, c.1904

SIGNIFICANT PERSON: N/A

CULTURAL AFFILIATION: N/A

ARCHITECT/BUILDER: unknown

NARRATIVE STATEMENT OF SIGNIFICANCE (see continuation sheets 8-11 through 8-20).

9. MAJOR BIBLIOGRAPHIC REFERENCES

BIBLIOGRAPHY (see continuation sheet 9-21).

PREVIOUS DOCUMENTATION ON FILE (NPS): N/A

- 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*)
- Other state agency
- Federal agency
- Local government City of El Paso, Dept. of Planning; Main Public Library-SW Collection
- University
- Other -- Specify Repository:

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STATEMENT OF SIGNIFICANCE

912 Magoffin is an excellent example of high-style residential architecture in El Paso during the late 19th and early 20th century. Built in the elite Magoffin neighborhood, it was one of many new large and fashionable homes financed by the city's burgeoning wealth. Its combination of Queen Anne and Colonial Revival stylistic features reflects the influx of contemporary design trends that accompanied the railroad's arrival in El Paso. Its form and materials are also representative of the city's dramatic shift in building practices during the period, when the region's traditional adobe construction was abandoned in favor of more current national trends. As one of El Paso's best remaining examples of late Victorian residential architecture, the house meets Criterion C in the area of Architecture at the local level of significance.

Development in El Paso During the 19th and Early 20th Centuries

It was the geography of present-day El Paso, Texas, which lies in a deep valley between two mountain ranges, that first caught the attention of 16th-century Spanish explorers, who named the area El Paso del Norte ("the Pass of the North"). The unique characteristics of its location sealed the area's fate as a significant transportation crossroads, first linking the more remote northern Spanish colonies with central Mexico and later connecting the United States with its expanding territory in the American Southwest. Although the river was not yet a territorial boundary, Spanish colonial development around El Paso del Norte was concentrated on the south bank of the Rio Grande. The area's earliest Spanish settlement, the mission of Nuestra Senora de Guadalupe, was founded in the late-1650s and remains in downtown Ciudad Juarez, Mexico. Following the Pueblo Indian Revolt of 1680, many of the colonists fleeing New Mexico took up residence in the El Paso area, and by 1682, a chain of five settlements had been established along the south bank of the Rio Grande, including El Paso del Norte (now Ciudad Juarez), San Lorenzo, Senecu, Ysleta and Socorro.¹

In 1848, following the Mexican-American War and the Treaty of Guadalupe Hidalgo, the Rio Grande was declared an international boundary between the United States and Mexico, spurring new development on the U.S. side. Soon after, with the aid of the 1849 gold rush to California, several Anglo-American settlements were established along the north bank of the river, mirroring the linear arrangement that had previously developed on the south side. These settlements included Frontera, Hart's Mill, Franklin (Coon's Ranch), Magoffinsville, and Concordia (Stephenson's Ranch). A significant southward shift of the Rio Grande channel in 1829 had also left Ysleta and Socorro, along with the later settlement of San Elizario, on the north bank of the river. (Figure 8-1, Page 16) The most promising of the early U.S. settlements was Magoffinsville, established in 1849 by trader James W. Magoffin (1799-1868). Known as "the American El Paso," Magoffinsville included several large and well-built adobe buildings around an open square, through which ran an irrigation canal, or *acequia*, that provided the settlement with water. Magoffin also built himself a grand mansion and was known to entertain quite lavishly for visiting army officers and government officials.²

A military fort was established at Magoffinsville, housed in buildings rented from Magoffin himself, officially dedicated as Fort Bliss in March 1854. Fort Bliss remained in Magoffinsville until 1868, when a devastating flood destroyed most of the town. By then, however, the town of Franklin, just a few miles north, had already emerged as the area's commercial center on the American side of the Rio Grande.³

¹ "EL PASO, TX," The Handbook of Texas Online, <<http://www.tsha.utexas.edu/handbook/online/articles/view/EE/hde1.htm>>.

² W.H. Timmons, *El Paso: A Borderlands History* (El Paso: Texas Western Press, 1990): 112-113.

³ Timmons, *El Paso*, 133.

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In 1858, a station was built in Franklin for John Butterfield's Overland Mail, a newly established stage route between Tipton, Missouri (then the railroad's western limit) and San Francisco. The station encouraged additional commercial development, and in 1859 Franklin was replatted as El Paso, with principal streets like St. Louis (now Mills), San Antonio, San Francisco, Santa Fe, Overland and El Paso named for stage routes and indicating the direction of their alignment. This original plan, conceived by Anson Mills, remains the basis of downtown El Paso's organization.⁴

The 1881 arrival of the Southern Pacific railroad, however, would have an even more dramatic effect on development in El Paso. "Most authorities agree that the arrival of the railroads in 1881 and 1882 was the single most significant event in El Paso history, as it transformed a sleepy, dusty little adobe village of several hundred inhabitants into a flourishing frontier community that became the county seat in 1883 and reached a population of 10,000 by 1890."⁵ El Paso's geography had assured its success as a transportation center, and over the next few decades, with the development of mining and the more consistent agricultural production afforded by dam construction, the city would grow rapidly to a size of 39,279 in 1910 and 77,560 by 1925.⁶

The Magoffin Neighborhood

Although Magoffinsville was destroyed by flood in 1868, the same year James Magoffin died, and a good deal of property was confiscated from the Magoffin family during the Civil War, James's son Joseph Magoffin (1837-1923) eventually regained title to a large piece of land west of Magoffinsville, on the eastern edge of El Paso's emerging central business district. Joseph Magoffin built his homestead there in 1875, an adobe house that is now the Magoffin Home State Historical Park (NR 1971). He would go on to serve four terms as El Paso's mayor, elected in 1881, 1883, 1897 and 1899. He was heavily involved in both governmental and commercial affairs in El Paso for most of his life.⁷

With downtown El Paso booming in the 1880s, Joseph Magoffin sniffed the scent of opportunity. He began to subdivide his homestead into residential plots for the successful professionals and businessmen of the town. As Mayor, Joseph Magoffin spearheaded a progressive program of public improvements, which included the addition of a streetcar service. Opened in 1882, the streetcar line ran east down San Antonio Avenue before looping around and continuing back to downtown along Magoffin Avenue, circling the heart of the Magoffin neighborhood.⁸

With the city booming and the streetcar established, San Antonio, Magoffin and Myrtle streets were soon lined with large, fashionable and beautiful homes. The Magoffin neighborhood was the home of the new elite in El Paso, an area of social splendor and excitement. The fertile farmland supported large shade trees and green lawns. Magoffin Avenue was the most important street in this residential area, and the grandest houses were built along it. Smaller and more modest one-story houses were constructed on Myrtle, Olive and Overland streets. Nearby, Texas Avenue developed into a business and commercial thoroughfare. Immediately north of Texas Avenue were the Southern Pacific railroad yards and south of Overland Street were the Texas & Pacific yards, which prevented any future expansion of the Magoffin neighborhood.

⁴ Timmons, *El Paso*, 144.

⁵ "EL PASO, TX."

⁶ "EL PASO, TX."

⁷ "MAGOFFIN, JOSEPH," The Handbook of Texas Online,
<<http://www.tsha.utexas.edu/handbook/online/articles/view/MM/fma14.html>>.

⁸ "Magoffin Neighborhood Study," City of El Paso, 1981.

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The Magoffin neighborhood held its own until the mid-1920s, when newer subdivisions were created such as Sunset Heights (NR 1988), Rim Road and Kern Place. As the original owners died out, the Magoffin neighborhood began to lose its exclusivity. Mr. Magoffin had not provided subdivision covenants and little by little, in the decades of the 1930s and 1940s, businesses began to encroach into the residential areas. Houses were either converted to commercial use or replaced altogether. By the 1950s, Magoffin had become a low-income ghetto.

In an effort to stop the further deterioration of the neighborhood, in 1985 the City Council created the local Magoffin Historic District. (Figure 8-2, Page 17) Since then, the Texas Parks & Wildlife has restored the Magoffin Homestead, and in addition to 912 Magoffin, the houses at 916, 1002, 1006 Magoffin Avenue and 1119 E. San Antonio have also been restored. In 1999, the city repaved Magoffin Ave. and installed new period street light fixtures, landscaping, and sidewalks.

Building Traditions in El Paso During the late 19th and early 20th Centuries

For the three hundred years prior to the Mexican-American War and the arrival of Anglos, Spaniards and Mexicans of the El Paso valley had adopted the techniques and architecture of Native American tribes that lived along the Rio Grande valley and in northern New Mexico. These influences can be traced at least in part to Christianized members of the *Tiwa* and *Piro* tribes, who came to El Paso with retreating Spaniards after the Pueblo Revolt of 1682 and brought their building traditions with them. Their missions at Ysleta (NR 1972) and Socorro (NR 1972) exemplify this mixture of Indian and Spanish architectural themes. When the first Anglo traders began to trickle into El Paso in the 19th century, they embraced this regional architecture with a few additions of their own. For instance, when Joseph Magoffin built his home in 1875, it was of adobe brick with a flat roof. He also, however, added shutters and Greek revival elements, making the home a rare example in Texas of the Territorial style.

With the arrival of the railroads, new materials, building techniques and designs were imported from the midwest and the east coast. Milled lumber, fired clay brick, cut glass, ceramic tile, and cedar shingles were only some of the materials now transported to the region. Masons, carpenters, and contractors also came with the trains, with the skills and plans to turn these materials into an entirely new way of building. As C.L. Sonnichsen has written, "The native adobes, which had served the community for two centuries, were now passé," and, "All forward-looking citizens demanded frame of brick..."⁹ Most of the homes in the Magoffin neighborhood that date to the late 19th and early 20th centuries are therefore constructed of brick and reflective of contemporary architectural styles popular nationwide like the Queen Anne and Colonial Revival.

912 Magoffin

The home at 912 Magoffin is an excellent example of the grand mansions built in the Magoffin neighborhood and of El Paso's changing trends in architecture and construction during the late 19th and early 20th centuries. Although its lot is actually located in the Campbell Addition, an early subdivision that surrounded the central business district, 912 Magoffin abuts the Magoffin Homestead subdivision and has always been visually and geographically connected to the Magoffin neighborhood stretching east of downtown.

According to the area's 1893 Sanborn Map, 912 Magoffin's lot was then occupied by a 1-story house and a small

⁹ C.L. Sonnichsen, *Pass of the North* (El Paso: Texas Western Press, 1968).

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group of outbuildings. Surrounding development was also very limited. By 1898, however, a large 2-story house, similar in form to the existing house, had been constructed on the site (then 508 Magoffin), and several new large homes had begun to spring up around it.(Figure 8-3, page 18) Typical of the Queen Anne, the house at 912 (508) Magoffin featured asymmetrical massing and a wrap-around porch. All of the house's masses were rectangular, however, as was the porch. On the 1902 Sanborn Map, an additional projecting wing appeared on the west side of the house, but the porch and central mass remained rectangular. By 1902, the Magoffin neighborhood was also rather densely developed, with strings of large homes lining the major avenues.

Sometime between 1902 and 1905, 912 Magoffin was modified to its current form. The 1905 Sanborn Map shows the house with the curved wall in its central mass and the curving wrap-around porch surrounding it.(Figure 8-4, page 19) The basic form of the c.1895 house is still clearly evident, however, and it seems most likely that the existing house was altered. Interestingly, the nearby house at 221 W. Olive underwent a similar change during the same period, so at least a few of the neighborhood's wealthy residents apparently had a penchant for changing their homes to keep up with the latest fashions.

912 Magoffin's architectural features also seem to suggest a kind of stylistic evolution. The house's form and massing are derived from the Queen Anne, as are the delicate wood details of the wrap-around porch. The patterned brickwork is also a late Victorian characteristic. Elements of the Colonial Revival, however, are clearly apparent. The roof is lined with dentils, and the central, elliptical-arch window could be seen as an interpretation of the elliptical-arch fanlight transoms found so often above Adamesque entries. The mixing of Queen Anne and Colonial Revival elements was common enough to earn recognition as a distinct style of its own, the "Free Classic." The design of 912 Magoffin, then, could certainly have been conceived as a complete composition. Because 912 Magoffin was clearly altered c.1904, however, at a time when the Colonial Revival was gaining momentum, it seems equally (if not more) likely that its current appearance is the result of two distinct phases of construction. Regardless of the exact progression of the house's stylistic development, 912 Magoffin's certainly reflects the most popular architectural trends of its day.

912 Magoffin also represented a radical insertion of a completely new building system. The foundation was built of quarried stone, four feet above the finished grade to protect against seasonal flooding (when the city graded the street, the yard was filled in to bring it up to curb level). The hard brick exterior walls provided a weatherproof and maintenance free surface, considered much more modern and convenient than a mud-plastered adobe wall. Many large windows and transoms filled the interior rooms with light. Wood floors and molding around the doors and windows created a sense of luxury. Fireplaces in the principles rooms of the house (first wood burning, then coal) provided comfort throughout the winter. The load-bearing exterior walls and the interior wood frame allowed two-stories to be built with ease. With the addition of a pitched roof, the façade became vertical, in contrast to the traditional horizontal orientation. The pitched roof and extended eaves also provided better drainage for rainwater than the flat roof, parapets and canales of an adobe building.

There is unfortunately very little information available regarding 912 Magoffin's construction or early owners. No property records have been found for the house. The original owner is unknown, and no subsequent owners distinguished themselves as especially significant to the house's history (which is why the house is named solely for its address). El Paso's city directories did not include listings by address until 1904, when John A. Spellicy was listed as the house's (then 508 Magoffin) owner. Mr. Spellicy was listed as President and Manager of the White Oaks Fuel Company, which sold wood and coal on the corner of Texas and Noble. In the 1900 directory, Mr. Spellicy was a clerk for Southern Pacific and boarded at 100 Upson. Perhaps his establishment of a fuel company brought him some financial success and

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912 Magoffin
El Paso, El Paso County, Texas

allowed him to purchase 912 Magoffin. By 1906, however, when the next directory was published, Mr. Spellicy was a partner in a new lime manufacturing business and was boarding in a room at 1127 Magoffin.

In the 1906 directory, Michael J. Connerton was listed as the owner of 912 Magoffin. Miss Mary A. Connerton, perhaps Michael's sister or daughter, and Mrs. Delia Lane, widow of James, were also shown as residents of 912 Magoffin. The three were listed at the same address (600 E. 4th) as early as the 1898/1899 directory, in which Michael was listed as a "miner," and also shared the same address (514 N. Oregon) in the 1900 and 1904 directories. The three lived at 912 Magoffin until about 1915 (the last year they're listed at that address), but they were also listed at the same address (1001 N. Campbell) in the 1918 and 1920 directories. No occupation was listed for any of the three, except in the 1898/1899 directory mentioned above and the 1915 directory, in which Michael Connerton was shown to work in real estate. Although there was most likely an interesting story behind this somewhat untraditional family, no substantive information has been uncovered about any of them and any elaboration would be mere speculation. Because they acquired the house near the time of the c.1904 changes and stayed for about 10 years afterward, they may very well have been responsible for the house's curving façade. With Mr. Spellicy occupying the house in 1904, however, he could also have been behind the alterations.

In the years after the Connerton's and Mrs. Lane left 912 Magoffin, the house seems to have changed ownership rather frequently. The 1918, 1920, 1923 and 1928 city directories each list a different owner. The lack of long-term ownership may be a sign that the neighborhood's elite status had already begun to decline. By 1948, the Sanborn Maps for El Paso show the house being used as apartments, but with no Sanborn Maps published between 1908 and 1948 it is difficult to determine the exact date of its change to multi-family use.

With the house divided into apartments and the neighborhood in a steady decline, 912 Magoffin suffered decades of neglect. In 1991, the Fire Marshal, City-County Health District, and the Department of Public Inspection inspected the property and cited the owner for code violations. When the owner refused to make the required repairs, the City condemned the building, evicted the tenants. The City demolished two wood sheds and a wood fence in the back yard, the wood screen back porch and a makeshift exterior stairway as all were fire hazards. The owner then stopped paying property taxes and completely abandoned the house. Vandals soon broke into the vacant building, stripping it of most items of value and setting several fires inside. When the present owner acquired the property in 1998, it was nearly in a state of ruin. Work began at once and was completed in the spring of 2000. New work and alterations were restricted to the minimum required by city code, and all work was reviewed and approved by the El Paso Historic Landmark Commission.

Rehabilitated to its former grandeur, 912 Magoffin remains as a reminder of its neighborhood's elite origins. With its combination of Queen Anne and Colonial Revival features, the house is a good example of architectural trends popular nationwide in the late 19th and early 20th century. Its design and materials are especially significant in El Paso, however, as they illustrate the significant impact of the railroad's arrival, which brought new wealth and resources to the city along with national fashions and aesthetic tastes. It is nominated under Criterion C in the area of Architecture at the local level of significance.

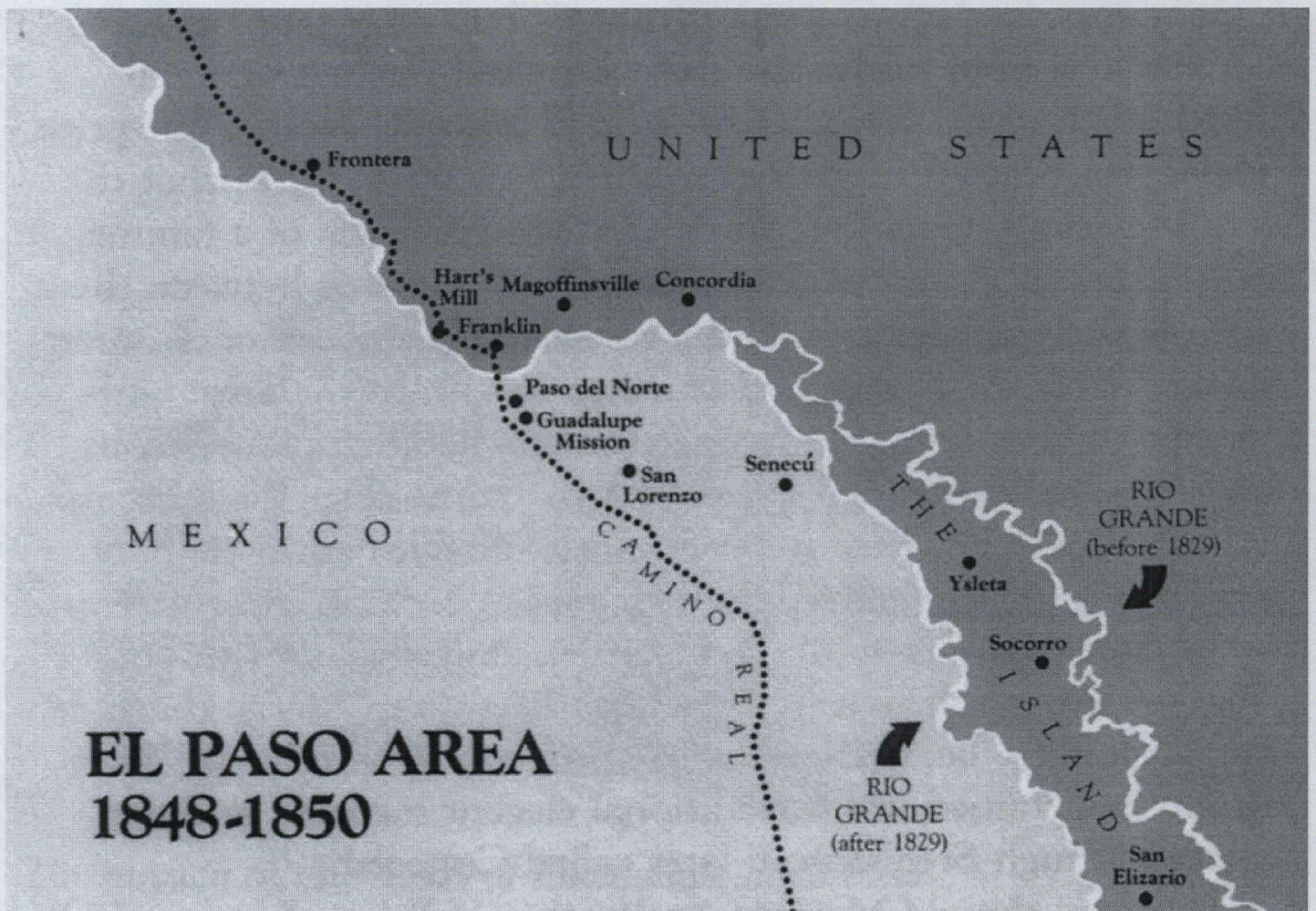
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912 Magoffin
El Paso, El Paso County, Texas

Figure 8-1 Map of 19th Century El Paso Area Settlements
from W.H. Timmons, *El Paso: A Borderlands History*



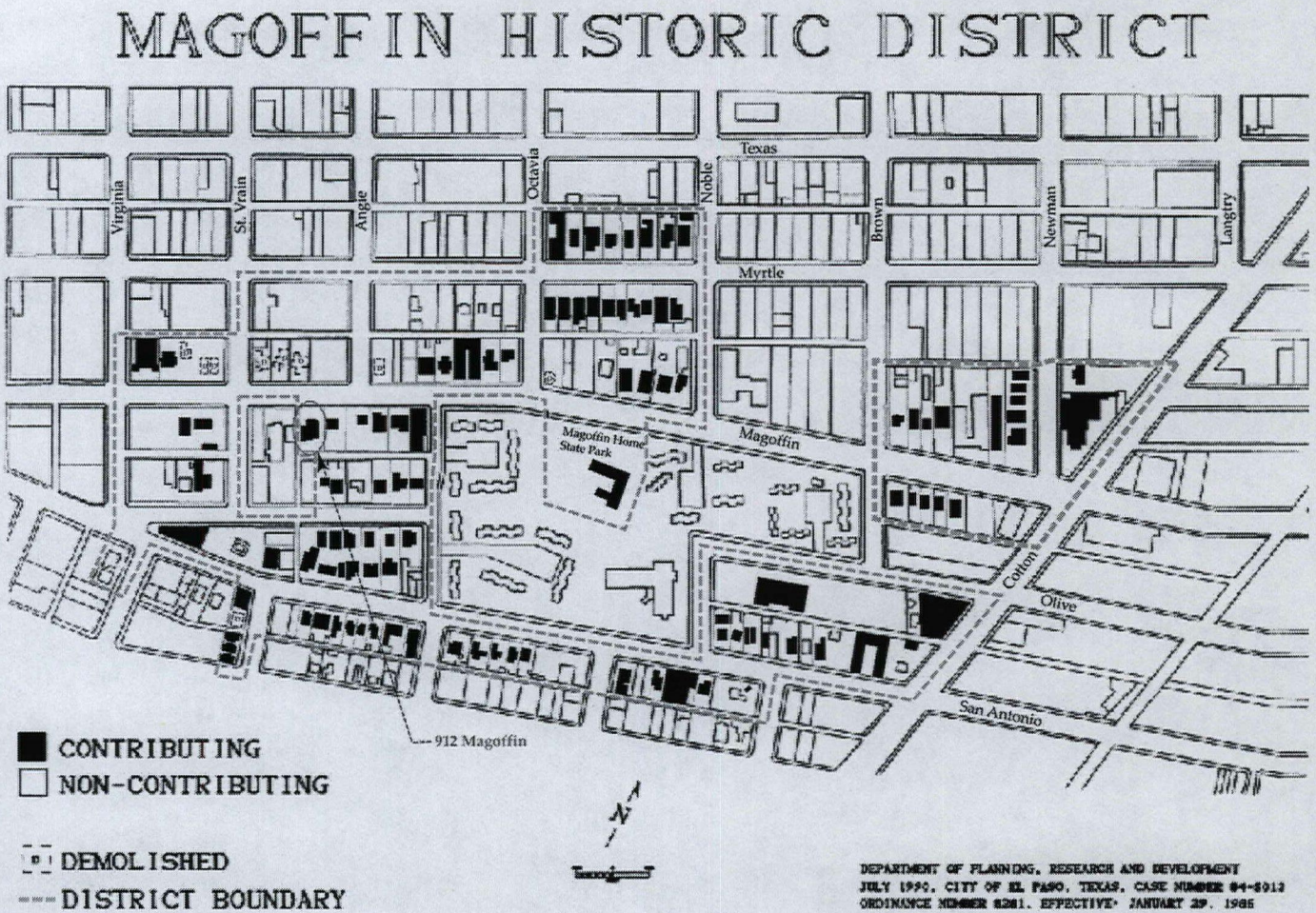
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912 Magoffin
El Paso, El Paso County, Texas

Figure 8-2 El Paso's Local Magoffin Historic District (912 Magoffin indicated)



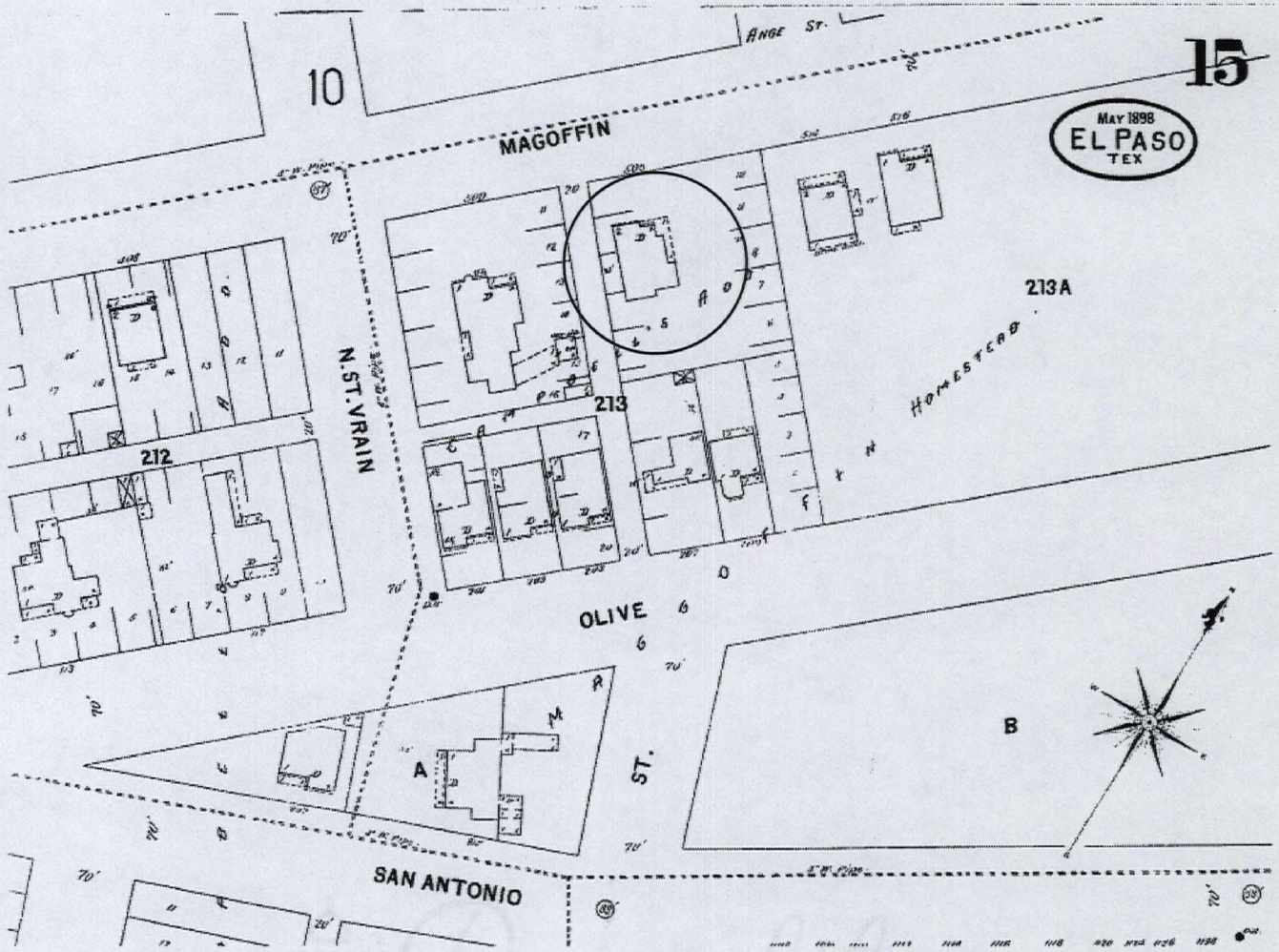
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912 Magoffin
El Paso, El Paso County, Texas

Figure 8-3 1898 Sanborn Map (912 Magoffin circled)



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912 Magoffin
El Paso, El Paso County, Texas

Figure 8-4 Sanborn Map 1905 (912 Magoffin circled)



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912 Magoffin
El Paso, El Paso County, Texas

M-5 SANBORN MAP 1954



Figure 8-5 1954 Sanborn Map (912 Magoffin circled)

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912 Magoffin
El Paso, El Paso County, Texas

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10. GEOGRAPHICAL DATA

ACREAGE OF PROPERTY: less than one acre

UTM REFERENCES	<u>Zone</u>	<u>Easting</u>	<u>Northing</u>
1.	13	359960	3514740

VERBAL BOUNDARY DESCRIPTION The boundary includes the west 60 feet of Lots 7-9 and the west 60 feet of the north 16 feet of Lot 6 in Block 123 of the Campbell Addition, El Paso, El Paso County, Texas.

BOUNDARY JUSTIFICATION The boundary includes all property historically associated with the building.

11. FORM PREPARED BY

NAME/TITLE: Alfonzo Tellez

ORGANIZATION:

DATE: July 31, 2001

STREET & NUMBER: 200 N. Festival

TELEPHONE: (915) 834-8242

CITY OR TOWN: El Paso

STATE: Texas

ZIP CODE: 79912

ADDITIONAL DOCUMENTATION

CONTINUATION SHEETS

MAPS

PHOTOGRAPHS (see continuation sheet Photo-22)

ADDITIONAL ITEMS

PROPERTY OWNER

NAME: Marlene Gonzalez

STREET & NUMBER: 912 Magoffin Avenue

TELEPHONE: (915) 544-3388

CITY OR TOWN: El Paso

STATE: Texas

ZIP CODE: 79901

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Continuation Sheet

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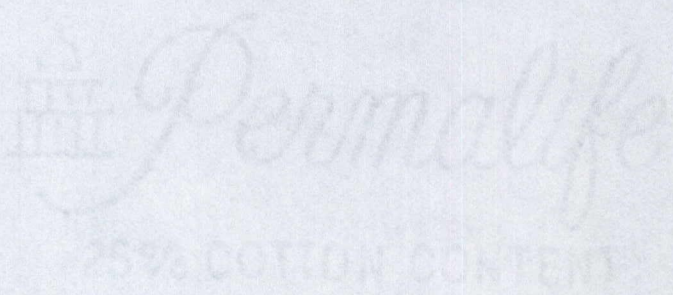
912 Magoffin Ave.
El Paso, El Paso, Texas

Photograph Log

912 Magoffin
912 Magoffin Avenue
El Paso, El Paso County, Texas
Photographed by Alfonso Tellez, 2001
Negatives on file with Texas Historical Commission

North elevation, camera facing south
Photo 1 of 2

Northwest oblique, camera facing southeast
Photo 2 of 2



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: House at 912 Magoffin Avenue

MULTIPLE NAME:

STATE & COUNTY: TEXAS, El Paso

DATE RECEIVED: 5/09/03 DATE OF PENDING LIST: 6/06/03
DATE OF 16TH DAY: 6/22/03 DATE OF 45TH DAY: 6/23/03
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 03000557

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT RETURN REJECT 6/23/03 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in the
National Register

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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



912 MAGOFFIN

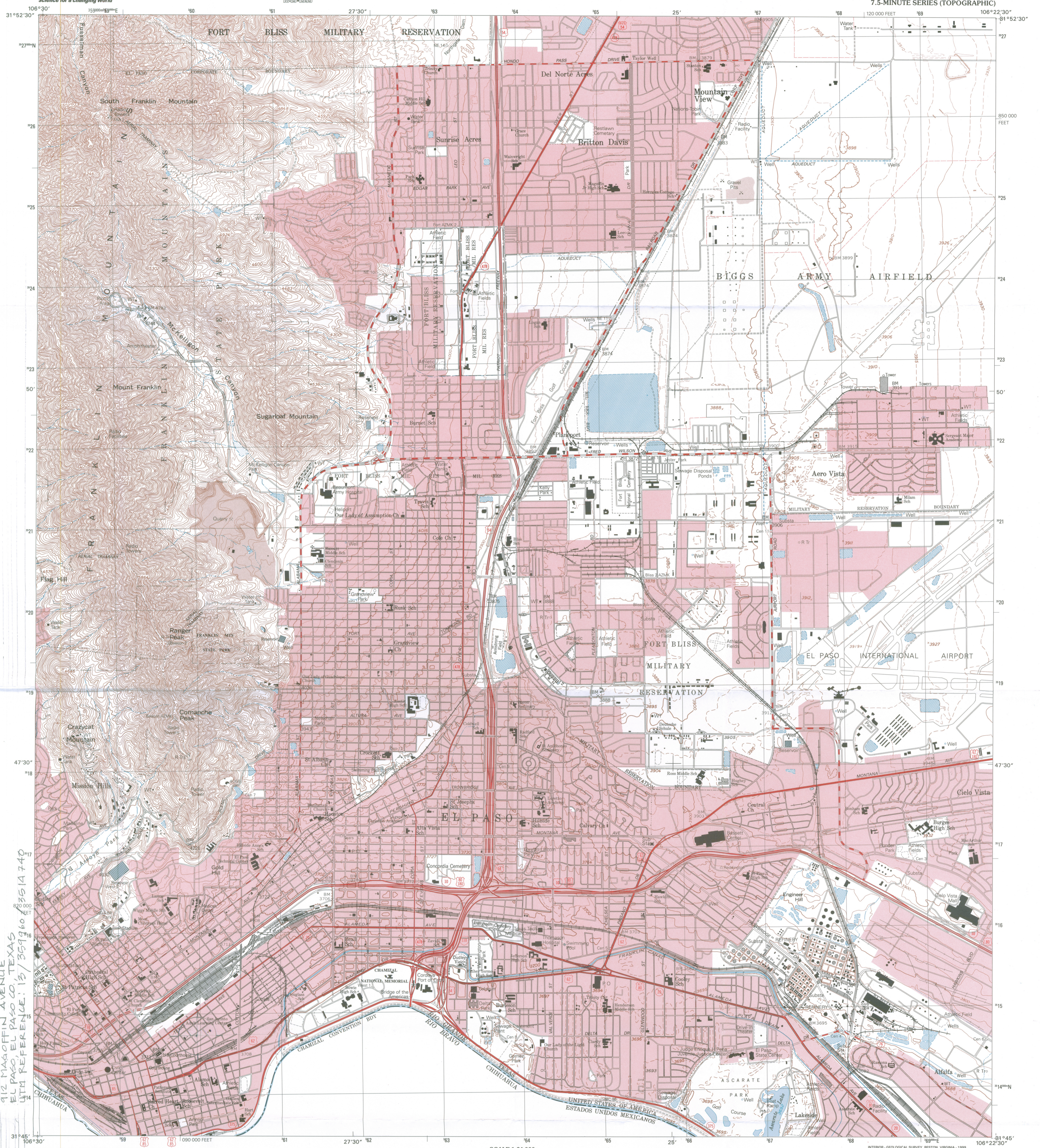
912 MAGOFFIN AVENUE

EL PASO, EL PASO CO., TEXAS

PHOTOGRAPH 1 of 2



912 MAGOFFIN
912 MAGOFFIN AVENUE
EL PASO, EL PASO CO., TEXAS
PHOTOGRAPH 2 of 2



912 MAGOFFIN AVENUE
EL PASO, EL PASO CO., TEXAS
UTM REFERENCE: 13 359960 7351A 740

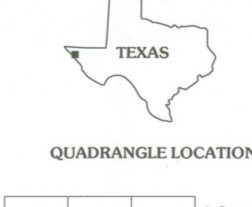
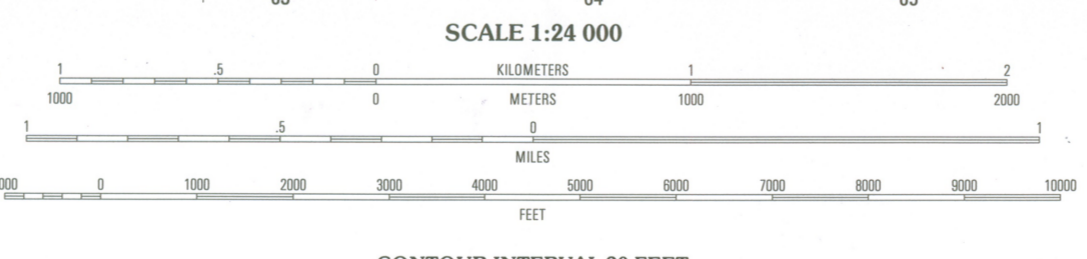
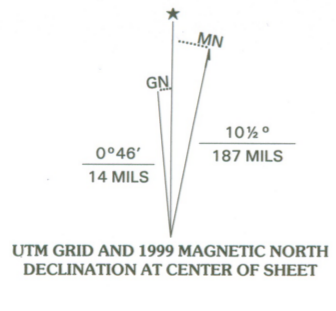
Produced by the United States Geological Survey

Topography compiled 1954. Planimetry derived from imagery taken 1991 and other sources. Photoinspected using imagery taken 1997; no major culture or drainage changes observed. Survey control current as of 1992. Boundaries, other than corporate, verified 1999.

North American Datum of 1927 (NAD 27). Projection and 1000-meter grid: Universal Transverse Mercator, zone 13 10 000-foot ticks: Texas Coordinate System of 1927 (central zone).

North American Datum of 1983 (NAD 83) is shown by dashed corner ticks. The values of the shift between NAD 27 and NAD 83 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software.

There may be private inholdings within the boundaries of the National or State reservations shown on this map.



ROAD CLASSIFICATION

Primary highway	Light-duty road, hard or hard surface
Secondary highway	Improved surface
Unimproved road	Unimproved road

Interstate Route U.S. Route State Route

QUADRANGLE LOCATION

1	2	3
4	5	6
7	8	9

ADJOINING 7.5' QUADRANGLE NAMES

1	2	3
4	5	6
7	8	9

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS FOR SALE BY U.S. GEOLOGICAL SURVEY, P.O. BOX 25286, DENVER, COLORADO 80225

EL PASO, TX 1997 NIMA 4747 IV SW-SERIES V882

