

(Oct. 1990)
United States Department of the Interior
National Park Service



**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

1. NAME OF PROPERTY

HISTORIC NAME: Montana Avenue Historic District
OTHER NAME/SITE NUMBER: N/A

2. LOCATION

STREET & NUMBER: 1000 through 1500 blocks of Montana 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NOT FOR PUBLICATION: N/A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: 79902

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.)

[Handwritten Signature]
Signature of certifying official

August 13, 2004
Date

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): _____

[Handwritten Signature]
Signature of the Keeper
Edson H. Beall

Date of Action
12/13/04

5. CLASSIFICATION

OWNERSHIP OF PROPERTY: Private

CATEGORY OF PROPERTY: District

NUMBER OF RESOURCES WITHIN PROPERTY:	CONTRIBUTING	NONCONTRIBUTING	
	69	35	BUILDINGS
	0	0	SITES
	0	0	STRUCTURES
	0	0	OBJECTS
	69	35	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, multiple dwelling, secondary structure, hotel
RELIGION: church

CURRENT FUNCTIONS:

DOMESTIC: multiple dwelling, secondary structure
COMMERCE/TRADE: business, professional
SOCIAL: civic (adoption center)
RELIGION: church

7. DESCRIPTION

ARCHITECTURAL CLASSIFICATION:

LATE VICTORIAN: Queen Anne, Romanesque

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: Prairie School

LATE 19TH AND 20TH CENTURY REVIVALS: Mission Revival, Classical Revival, Colonial Revival,
Dutch Colonial, Italian Renaissance Revival, Late Gothic Revival, Spanish Eclectic

NO STYLE

MIXED

MATERIALS: FOUNDATION STONE, CONCRETE
WALLS BRICK, STUCCO
ROOF ASPHALT
OTHER WOOD, METAL: Iron

NARRATIVE DESCRIPTION (see continuation sheets 7-5 through 7-11).

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National Register of Historic Places Continuation Sheet

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Montana Avenue Historic District
El Paso, El Paso County, Texas

DESCRIPTION

On rolling terrain, approximately one mile northeast of El Paso's central business district, the Montana Avenue Historic District encompasses six continuous blocks of historically residential development in the Franklin Heights Addition. The historical layout of the neighborhood followed a rectilinear grid which did not include driveways, resulting in a closeness of the houses that reinforces the neighborhood's cohesiveness. Brick-clad 2-story Prairie Style, Classical Revival, and Queen Anne dwellings of the very early 1900s prevail in the district, with a few examples of other popular and revival styles also present. The rhythmic pattern of front porches and a uniform setback on each block characterize the neighborhood and contribute to its sense of visual continuity. The district's resources largely retain their integrity of location, design, materials and workmanship that as a whole promote the neighborhood's largely unaltered sense of setting, feeling and association as an early 20th century residential neighborhood. With **69 of 104** resources classified as Contributing elements (including 51 houses, 2 churches, and 13 garages), and the majority of noncontributing properties being post-1954 garages built on the alleys, the Montana Avenue Historic District retains a high level of historic and architectural integrity.

The Montana Avenue Historic District is set at the foothills of the Franklin Mountains in El Paso. The district is just northeast of downtown and is immediately south of the adjacent Rio Grande Historic District (NR 1999). East-West streets in the neighborhood are level, essentially serving as terraces on the base of the mountain, but the north-south streets gradually slope downward to the south. Houses on the north side of Montana Avenue are thus at a higher elevation than those on the south, which are level with the street. This difference in elevation is most pronounced in the 1400 and 1500 blocks of Montana Avenue, where houses on the north side of the street are set back twice as far and much higher than houses across the street, and this greater setback allows for steps leading up from the sidewalk. Houses on the north side are typically set on terraced lots, slightly raised and defined by low stone walls.

Generally, the uniform setback of the homes provides for little front lawn and does not allow for much additional vegetation. The treatment of front lawns varies from lot to lot, with some featuring grass, shrubs and trees (including non-native cypress and palm), while others feature rocky xeriscaped yards with native plants that characterize this area of west Texas. Despite the variation of terrain, the setback of houses is uniform block-by-block, leading to an overall cohesiveness in the district. Historic streetscapes throughout the district generally retain a high level of historic integrity. Concrete curbing and sidewalks and asphalt pavement installed c.1915 are intact with the street names and contractors name and dates still readable in the sidewalks. Placement of utility easements in the alleys forestalled intrusions into the streetscape.

Properties are narrow and deep and most encompass more than one lot. Providing utility easements and rear access to properties, 20 foot wide alleys divide nearly every block, and often serve as district boundaries on the north and south. Blocks on the south side of Montana Avenue are regular, measuring approximately 375 feet wide, with lots approximately 115 feet deep, measured south to the alleys. Blocks on the north side of the avenue, however, are irregular in size. The 1000 block (westernmost) is similar to those on the south side – approximately 375 feet wide, with lots about 115 feet deep. The 1100 block features lots of the same depth backing up to an alley, but the block stretches approximately 560 feet wide. The next block is narrow (approx. 190 feet) and stretches beyond the alley line to meet Rio Grande Avenue.

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Montana Avenue Historic District
El Paso, El Paso County, Texas

This block features one house in its center (1211 Montana, now the International Museum of Art, noncontributing due to major alterations). The 1300 block is similar in size to the 1000 block and all blocks on the south side: approximately 385' wide and 115' deep, measured to the alley. Finally, the 1400 and 1500 blocks are combined into a single "superblock," approximately 820 feet long. This block also features lots that reach past the alley line to back up along Rio Grande Avenue to the north. While houses on every other block are set back approximately 21 to 30 feet from the street, houses on the north side of the 1400-1500 block are set back 50 to 60 feet due to their higher elevation.

Prominent front porches are a repeating feature of individual houses which provide the district's most defining rhythmic pattern and sense of visual cohesiveness. Vacant lots are rare, with only a few parking lots in the fringes of the district. The use of rock retaining walls, made necessary in several places throughout the district due to the sloping terrain, contributes to the district's sense of unity. The mostly 2-story buildings along this portion of Montana boldly set this neighborhood apart from the middle-class neighborhood (Rio Grande Avenue Historic District) dominated by bungalows to the north.

Buildings in the district

Building types and stylistic influences in the district fall within a fairly narrow focus. Single-family dwellings form the bulk of the historic building stock, typifying Prairie School, Classical Revival, and Queen Anne design idioms. Each of these three styles accounts for about 25% of the housing stock in the district. The influence of the Prairie Style and Four Square plan is prevalent throughout the neighborhood, and elements of the style (usually hipped roofs with wide overhanging eaves) are present even in many houses primarily identified as Classical Revival and Queen Anne. Period revival houses are sprinkled throughout the neighborhood, including examples of Spanish Colonial, Mission, and Colonial Revival, together making up about 7% of the building stock. The district includes two churches (contributing) and two postwar commercial buildings (noncontributing). Numerous secondary buildings (mostly built after the period of significance) include sheds and garages located primarily along the alleyways. Those built contemporaneous with the original house tend to be constructed of brick or stone. Outbuildings of metal and concrete block are common later additions.

The most dominant Prairie style residences exhibit horizontal lines, low-pitched roofs with wide overhanging eaves and a porch on the front elevation. The second most dominant style, Classical Revival, features massive columns and other forms of classical ornamentation such as moldings, door surrounds and pediments. Spanish Colonial Revival and Mission-inspired houses reflect the scale and massing of other homes in the neighborhood, but display their styles through the use of asymmetrical compositions, stuccoed walls, tile roofs, arched window and door openings, and/or metal grill work. The rhythmic pattern of front porches on both styles as well as common setbacks provide a sense of visual continuity, as does the absence of driveways. Brick veneer, stone foundation and composition shingle roofs are the most common materials in the district. Trees and porches were means of cooling the homes in the hot El Paso heat before air-conditioning was available. Concrete curbing and parallel sidewalks are intact, with the street names and contractor name and dates still readable in the sidewalks. Secondary sidewalks lead through the center of nearly every front yard, with some lots in the northeast portion of the district being more elevated than others and requiring steps. Numerous outbuildings, all in the rear, include sheds, garages and former carriage houses.

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Montana Avenue Historic District
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Composition shingles are the most common roofing material in the district, with a few dwellings capped by tile. The majority of houses retain their original fenestration and materials, although replacement windows and porch columns are the most frequently occurring alterations seen throughout the district. Also common but greatly variant in terms of scale and intricacy is the addition of metal security bars to doors and/or windows or as porch enclosures.

Most historic properties within the district are well-maintained and integrity of design, location, materials and workmanship. Classified as **contributing** elements, these properties add to the historic character of the district through similarity of scale, proportion and building materials. More recent physical changes such as reconfigured porches, the application of stucco or synthetic siding or new additions can affect the historic integrity of houses built during the district's period of significance, and result in classification as **noncontributing**. Commonly found alterations in the houses include window and porch support replacements which alone may not disqualify a building as a contributing element unless combined with another alteration to the building's primary form and materials, such as a front addition, porch enclosure or the application of synthetic siding. If a change is not discreet, these alterations often obscure the original character of a historic property to such an extent that it no longer shares the historic character of the neighborhood. Buildings built after the district's period of significance are also classified as noncontributing elements of the district as they are not compatible with the style or materials of the historic properties, however these constitute a very small number of the district's resources, excepting outbuildings. Outbuildings were judged by the same criteria, based on the historic integrity of the building materials and uniformity to the house. Most of the noncontributing properties are garages which are less than 50 years old, none of which are visible from the street.

INVENTORY OF PROPERTIES

Numbers followed by the letters a or b indicate an associated outbuilding. Approximate dates of construction are based on Sanborn Maps, deed records, and city directory research. Properties noted as having "no style", while sometimes historic, display no specific stylistic characteristics.

Address	Date	Historic Function	Current Function	Style	Status
1000 Montana	1950	Church	Church	Mediterranean	C
1014 Montana	c.1910	Residential	Commercial	No Style – drastically altered	N
1001 Montana	1907	Residential	Commercial	Mixed (Classical Revival, Craftsman, Prairie)	C
1007 a Montana	post-1954	Garage	Garage	No Style	N
1007 Montana	1908	Residential	Residential	Classical Revival	C
1009 Montana	1907	Residential	Commercial	Classical Revival	C
1011 a Montana	post-1954	Garage	Garage	No Style	N
1011 Montana	1905	Residential	Commercial	No Style	N
1013 a Montana	post-1954	Garage	Garage	No Style	N
1013 Montana	1907	Residential	Commercial	Classical Revival	C
1014 Montana	c.1950	Apartments	Apartments	No Style	C
1015 a Montana	post-1954	Garage	Garage	No Style	N

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Address	Date	Historic Function	Current Function	Style	Status
1015 b Montana	post-1954	Garage	Garage	No Style	N
1015 Montana	1905	Residential	Residential	Prairie (Freeclassic, Four Square)	C
1017 a Montana	1907	Garage	Garage	No Style	C
1017 Montana	1907	Residential	Apartments	Queen Anne	C
1020 a Montana	1905	Garage	Garage	No Style	C
1020 b Montana	post-1954	Garage	Garage	No Style	N
1020 Montana	1905	Residential	Commercial	Classical Revival	C
901 Octavia	1939	Apartments	Apartments		C
1100 Montana	1971	Commercial	Commercial	Modern	N
1101 a Montana	1903	Garage	Garage	No Style	C
1101 b Montana	1903	Garage	Garage	No Style	C
1101 Montana	c.1904	Residential	Commercial	Queen Anne	C
1111 a Montana	post-1954	Garage	Garage	No Style	N
1111 Montana	1905	Residential	Residential	Queen Anne (alt)	N
1112 Montana	1907	Residential	Commercial	Queen Anne	C
1115 a Montana	1907	Garage	Garage	No Style	C
1115 b Montana	post-1954	Garage	Garage	No Style	N
1115 Montana	1907	Residential	Apartments	Queen Anne	C
1116 a Montana	post-1954	Garage	Garage	No Style	N
1116 Montana	1907	Residential	Residential	Prairie (Four Square)	C
1119 a Montana	1901	Garage	Garage	No Style	C
1119 b Montana	post-1954	Garage	Garage	No Style	N
1119 Montana	1901	Residential	Residential	Classical Revival	C
1122 Montana	1907	Residential	Commercial	Prairie	C
1127 a Montana	1905	Garage	Garage	No Style	C
1127 b Montana	1905	Garage	Garage	No Style	C
1127 Montana	1905	Residential	Apartments	Queen Anne	C
1130 Montana	1907	Residential	Commercial	Prairie	C
1131 Montana	1910	Residential	Commercial	Dutch Colonial	C
1147 Montana	1905	Residential	Apartments	Prairie (Freeclassic, Four Square)	C
905 Noble	c.1925	Residential	Nonprofit	Prairie	C
1200 Montana	1931	Apartments	Apartments	Italian Renaissance	C
1204 Montana	1908	Residential	Commercial	Prairie	C
1210 Montana	1923	Residential	Residential	Prairie	C
1211 a Montana	1909	Garage	Garage	No Style	C
1211 Montana	1909	Residential	Commercial	Classical Revival	N

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Address	Date	Historic Function	Current Function	Style	Status
1212 Montana	1905	Residential	Commercial	Queen Anne	C
1214 Montana	1905	Residential	Commercial	Queen Anne	C
1216 Montana	1905	Residential	Commercial	Queen Anne	N
1220 Montana	1905	Residential	Commercial	Queen Anne, Romanesque	C
1301 a Montana	1910	Garage	Garage	No Style	C
1301 Montana	1910	Residential	Commercial	Classical Revival	C
1302 Montana	1915	Residential	Commercial	Queen Anne	N
1304 Montana	1915	Residential	Commercial	Prairie (alt)	N
1308 Montana	1905	Residential	Commercial	No Style	N
1309 Montana	1907	Residential	Commercial	Queen Anne (Freeclassic, Four Square)	N
1310 a Montana	post-1954	Garage	Garage	No Style	N
1310 Montana	1907	Residential	Commercial	Classical Revival	C
1312 Montana	1905	Residential	Commercial	Classical Revival	C
1315 a Montana	post-1954	Garage	Garage	No Style	N
1315 Montana	1925	Residential	Commercial	Spanish Eclectic	N
1317 Montana	1904	Residential	Commercial	Classical Revival	C
1318 a Montana	post-1954	Garage	Garage	No Style	N
1318 Montana	1904	Residential	Residential	Prairie	C
1319 Montana	1915	Residential	Commercial	Classical Revival	C
1323 a Montana	1910	Garage	Garage	No Style	C
1323 Montana	1910	Residential	Commercial	Mixed (Jugendstil, Craftsman, Prairie)	C
1325 a Montana	1910	Garage	Garage	Textured concrete block	C
1325 Montana	1908	Residential	Commercial	Prairie	C
1330 Montana	1904	Residential	Commercial	Spanish Eclectic	C
815 Newman	1904	Residential	Commercial	Spanish Eclectic	C
1400 Montana	1929	Residential	Commercial	Spanish Eclectic, Prairie	N
1401 Montana	1954, with adds.	Residential	Commercial	No Style	N
1407 Montana	1907	Residential	Apartments	Classical Revival	C
1409 a Montana	post-1954	Garage	Garage	No Style	N
1409 Montana	1903	Residential	Commercial	Mixed (Italianate, Prairie)	C
1410 Montana	1904	Residential	Residential	No Style	C
1411 Montana	c.1915	Hotel	Apartments	Mixed (Queen Anne, Colonial Revival)	C
1413 a Montana	post-1954	Garage	Garage	No Style	N
1413 b Montana	post-1954	Garage	Garage	No Style	N
1413 Montana	NA	Residential	Apartments	Colonial Revival	C
1414 Montana	1951	Residential	Apartments	No Style	C

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Address	Date	Historic Function	Current Function	Style	Status
1417 Montana	1910	Residential	Commercial	Prairie	C
1418 Montana	1904	Residential	Commercial	Prairie (Freeclassic, Four Square)	C
1420 a Montana	post-1954	Garage	Garage	No Style	N
1420 Montana	1905	Residential	Commercial	Queen Anne	C
1444 Montana	1969	Commercial	Commercial	Modern	N
1500 a Montana	post-1954	Garage	Garage	No Style	N
1500 Montana	1905	Residential	Commercial	Prairie, Mission Revival	C
1504 a Montana	post-1954	Garage	Garage	No Style	N
1504 Montana	NA	Residential	Apartments	Prairie	C
1506 a Montana	post-1954	Garage	Garage	No Style	N
1506 Montana	1904	Residential	Commercial	Prairie	N
1509 Montana	1905	Residential	Apartments	Italian Renaissance	C
1514 a Montana	1908	Garage	Garage	No Style	C
1514 Montana	1908	Residential	Residential	Classical Revival	C
1515 a Montana	post-1954	Garage	Garage	No Style	N
1515 Montana	1905	Residential	Commercial	Queen Anne	C
1517 Montana	1905	Residential	Commercial	Prairie	C
1518 a Montana	post-1954	Garage	Garage	No Style	N
1518 Montana	1908	Residential	Commercial	Classical Revival	C
1519 Montana	1905	Residential	Commercial	Mission Revival	C
1522 Montana	1904	Residential	Commercial	Dutch Colonial	C
1526 Montana	c.1915	Church	Church	Gothic Revival	C

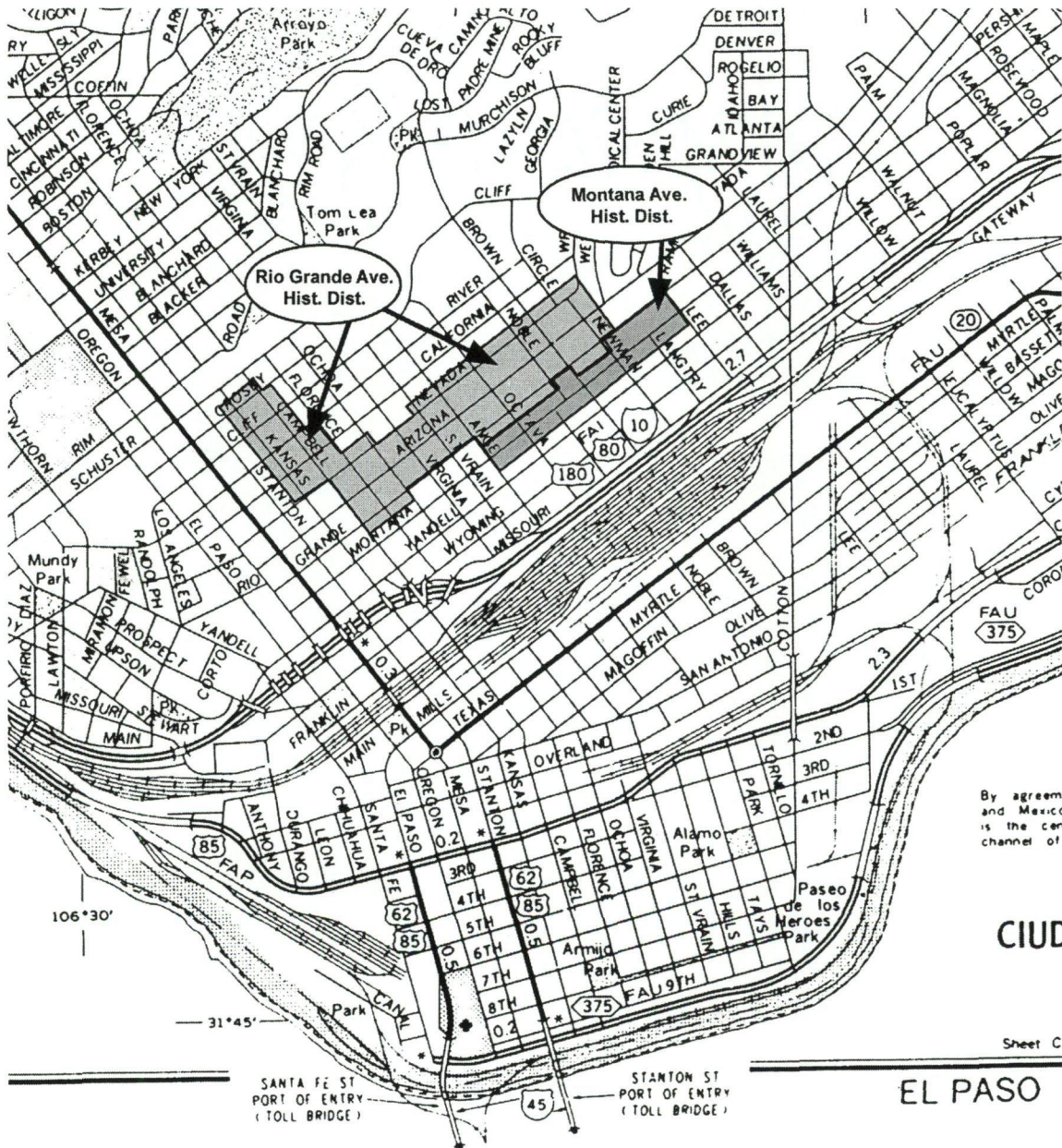
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Montana Avenue Historic District
El Paso, El Paso County, Texas

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Map showing proximity of *Montana Ave. Historic District* to *Rio Grande Ave. Historic District* (NR 1999).



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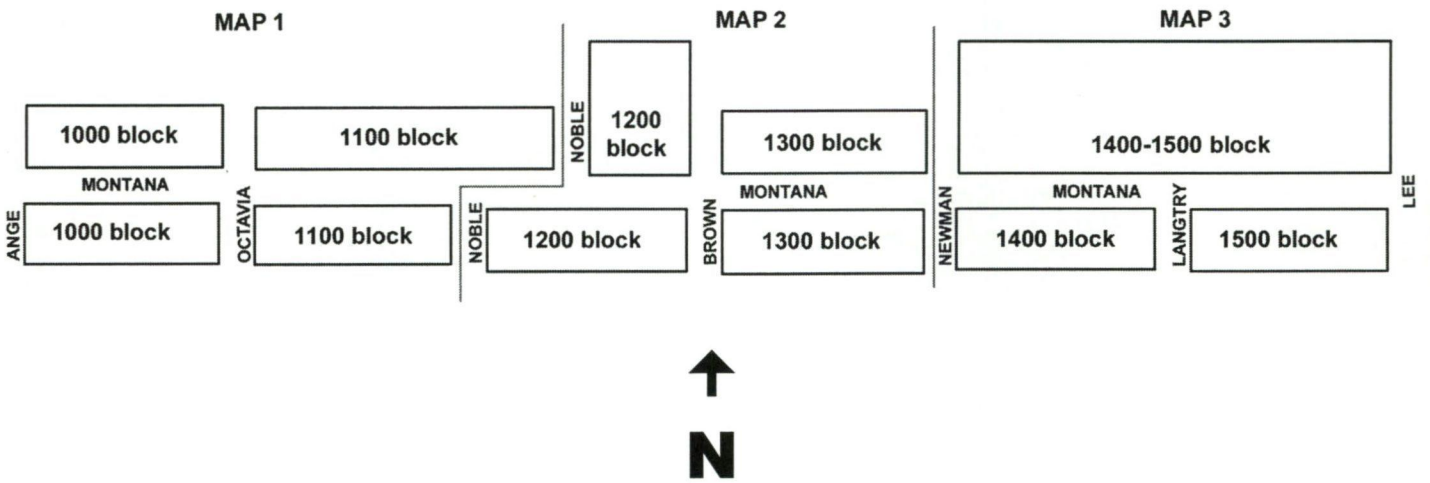
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Montana Avenue Historic District
El Paso, El Paso County, Texas

District Map Key

Not to scale



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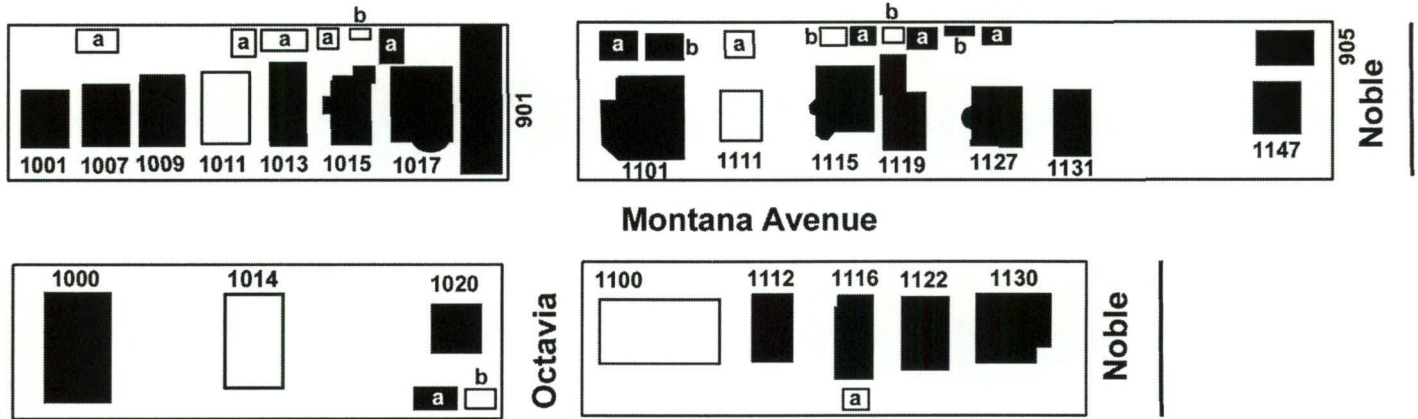
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Montana Avenue Historic District
El Paso, El Paso County, Texas

Map 1

Not to Scale

■ = contributing
□ = noncontributing



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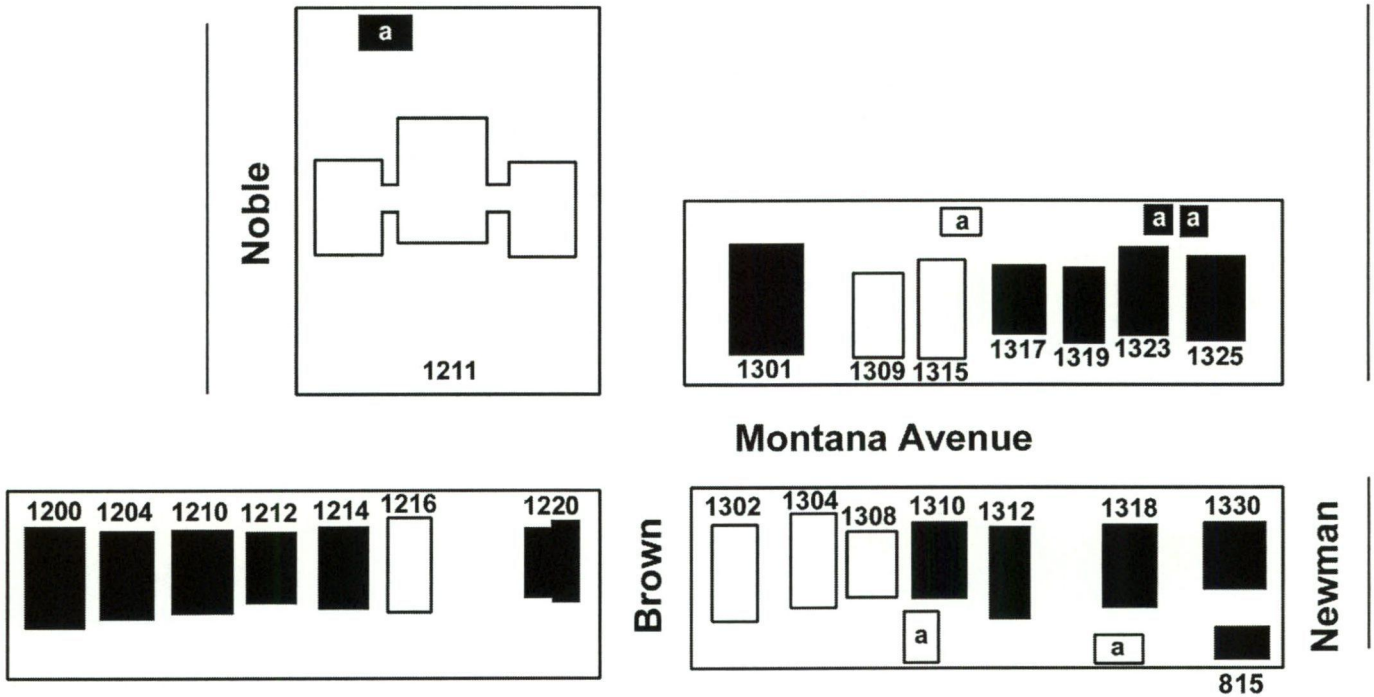
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Montana Avenue Historic District
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Map 2
Not to Scale

■ = contributing
□ = noncontributing



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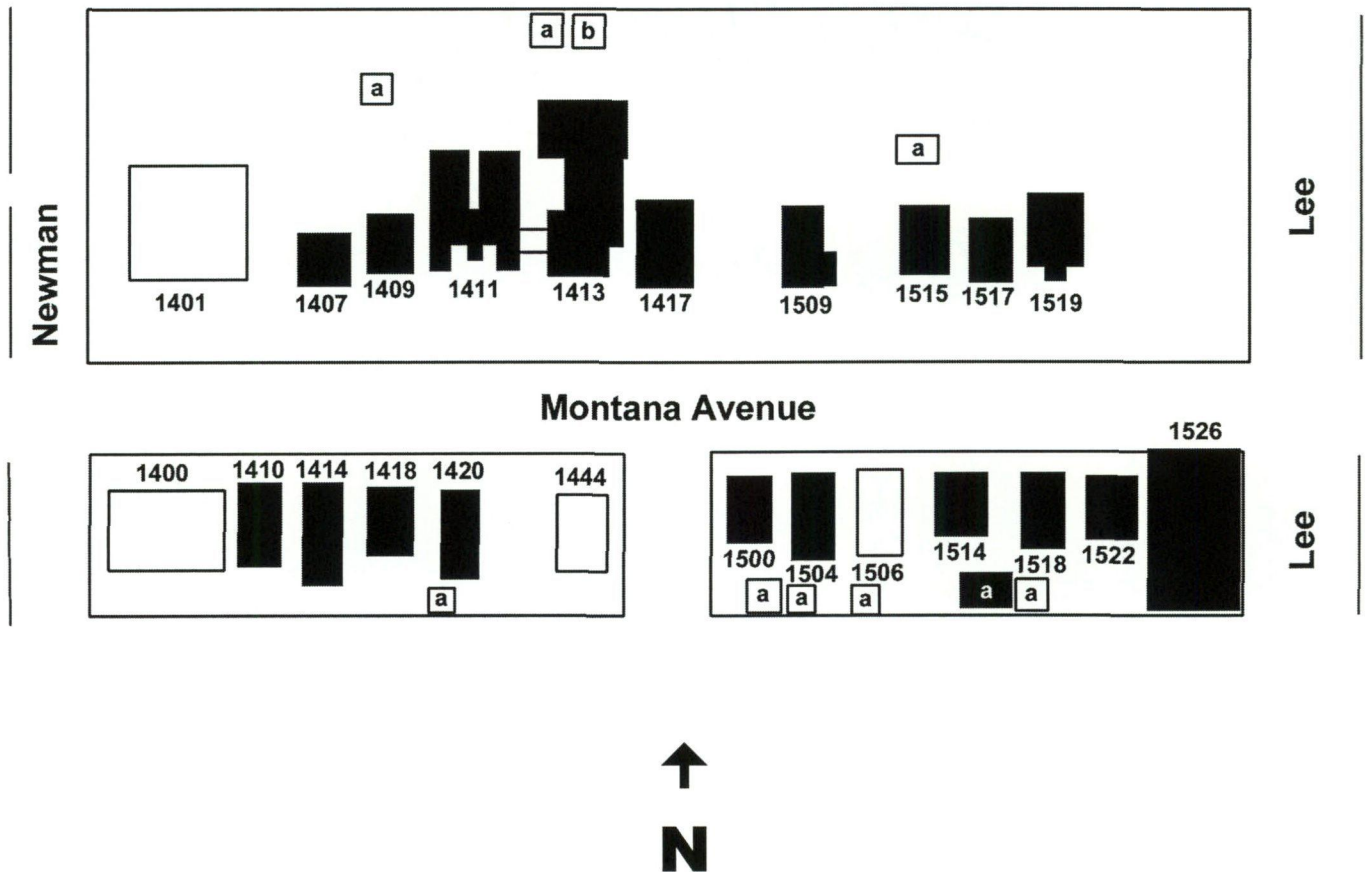
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Montana Avenue Historic District
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Map 3
Not to Scale

■ = contributing
□ = noncontributing



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; Community Planning and Development

PERIOD OF SIGNIFICANCE: 1901-1954

SIGNIFICANT DATES: 1901

SIGNIFICANT PERSON: N/A

CULTURAL AFFILIATION: N/A

ARCHITECT/BUILDER: Trost, Henry C.; unknown

NARRATIVE STATEMENT OF SIGNIFICANCE (see continuation sheets 8-16 through 8-23).

9. MAJOR BIBLIOGRAPHIC REFERENCES

BIBLIOGRAPHY (see continuation sheets 9-24 and 9-25).

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
- University
- Other -- Specify Repository:

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Montana Avenue Historic District
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STATEMENT OF SIGNIFICANCE

The Montana Avenue Historic District encompasses parts of one of El Paso's most intact early 20th century residential neighborhoods, Franklin Heights, at the base of the Franklin Mountains. The district reflects the city's population explosion and rapid residential real estate development in response to the arrival and expansion of the railroad in the late 19th and early 20th centuries, and the rapid population growth it engendered. Platted between 1898 and 1905, the neighborhood grew quickly, as the location for homes of local politicians, attorneys, judges, doctors, and entrepreneurs, with most houses built by 1910. Substantial brick Prairie, Classical Revival and late Queen Anne style houses characterizes the majority of the district's building stock. The district's development as an early 20th century residential neighborhood fits into patterns outlined in the statewide context, *Suburban Development in Texas*. Collectively, the district provides an early and intact visual representation of one of El Paso's earliest upper-middle-class neighborhoods and therefore forms a direct and tangible link to specific trends of the city's early 20th century growth. The district is nominated to the National Register under Criteria A and C in the areas of Architecture and Community Planning and Development at the local level of significance.

Montana Avenue was named after the state of Montana, with nearby avenues named after Arizona, Nevada, Kansas and Wyoming. The adjacent Rio Grande Historic District (NR 1999) was developed to meet the needs of the growing middle class, and features mostly bungalows and other popular plan houses built through the first four decades of the 20th century. Contrary to those who settled in the neighborhood to the immediate north, residents along Montana Avenue had the means to build architect-designed homes reflecting their own tastes and styles popular in the areas where they lived before coming to El Paso. All houses in the district are brick, and the majority of styles represented are derived from influences other than Spanish, with yards of non-native grass and trees. These blocks of Montana Avenue served as a wide promenade, lined with homes that met a standard of opulence, and the district has served as the site of the city's Golden Jubilee, and continues to be the route of the annual Sun Carnival Parade. The influence of famed architect Henry Trost, who moved to El Paso in 1903, is specifically noteworthy, and his regional interpretation of the Prairie Style is prominent in the district, with some of the residences actually designed by him.

HISTORICAL DEVELOPMENT OF EL PASO¹

Before the arrival of the railroads in 1881, the geographical area which is currently the city of El Paso was inhabited by the Tigua Indians, Mexicans and United States soldiers. The international boundary between the U.S. and Mexico wasn't formally established until 1848 and the military post named Fort Bliss followed in 1854. The settlements established by these three factions are all now local historic districts: Ysleta, Chihuahita and Magoffin respectively. In 1880, the population of El Paso was approximately 700, mostly people working for the military or as wagonmasters along the Chihuahua Trail from Mexico to the U.S. Some worked in saloons or as outfitters, as travelers would often stop to drink a warm beer or re-outfit, but few would stay. No event in the city's history, however, brought such spectacular and dramatic growth as the establishment of the railroads. El Paso had a runaway population of over 10,000 in less a decade, creating the need for much additional housing.

¹ *Rio Grande Avenue Historic District* National Register nomination, 1999.

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Montana Avenue Historic District
El Paso, El Paso County, Texas

The City of El Paso issued franchises for twelve railway companies in the years between 1880 and 1900, most notably the Southern Pacific, Mexican Central, Santa Fe, Texas Pacific, and Juarez. Seven of these franchises were issued between May and December of 1881. What a few years earlier had been a small, sleepy and extremely isolated adobe village was now a rapidly-growing city with fast and dependable freight and passenger transportation to every major population center on the continent. Thus, the railroad facilities brought several important industries to El Paso. In 1885, the custom smelter of the American Smelting and Refining Company was built solely because the railroad could furnish a continuous feed of copper ore from Mexico and Arizona. Other industries that opened overnight, brought about by the railroads, included flour milling, cement manufacturing, cotton milling, oil refining, making of optical instruments, brewing, cotton ginning, bottling and meat packing. As with any western boom town, housing needed to be provided quickly and inexpensively.

Becoming one of the southwest's major rail centers created a booming population that required several new services for residents. El Paso went from a population of 700 in 1880 to 10,000 in 1890. This trend continued as the new demands for laborers swelled these figures to 15,000 in 1900, 40,000 in 1910, and 77,000 in 1920. Banking facilities became more numerous than saloons and gambling halls. Retail stores, hospitals, ice plants, fire departments, and churches transformed the architectural landscape of the city and remain today. Utilities such as gas and, later, indoor plumbing, electricity, telephones and city water became available. A center for the performing arts was built where touring companies could entertain and boxing and wrestling exhibitions flourished. A continuous city government was in place after 1880, and an independent school district was established in 1882 with the first public school opening in 1883. Although gunfighters and gamblers continued to characterize the city for two decades after the arrival of the railroads, by the turn of the century, the familiar processes of a more *lawful* society gained the upper hand, evidenced by the occupations and homes of the Montana Avenue Historic District's first residents, who were members of a growing elite class. Collectively, the district provides an intact visual representation of early El Paso high society. The neighborhood was recognized early in the 20th century as a point of pride for residents of El Paso, evidenced by numerous mass-produced postcards which depicted streetscapes along Montana Avenue. (See figures 1-3)

DEVELOPMENT OF THE MONTANA AVENUE NEIGHBORHOOD

In 1889, the city of El Paso annexed the land where the Montana Avenue neighborhood would later develop, and the land was platted soon thereafter. Street layouts were oriented to the nearby rail lines, rather than on a strict N/S/E/W axis, following a grid system that developers used almost exclusively in new suburban development in Texas during the early 20th century. This layout system appears to have been essentially pasted onto the area's sloping terrain, ignoring the irregular topographical features of the area, which sits at the very base of the Franklin Mountains. The grid system used in this area also appears at odds with the historical plat lines, which were drawn following cardinal directions. The adherence to this plan typifies early suburban development and its orientation to the railroad lines also reveals the impact that the railroad had on El Paso's subsequent growth patterns. Because of adherence of the grid, the district boundary lines are almost rectangular.

While many wealthy families in El Paso lived in the fashionable Sunset Heights (NR 1988) neighborhood to the west, the Montana Avenue district also had its share of prominent citizens, including business owners, doctors, developers, and notable political figures. Owners on Montana Avenue built houses in styles popular in other parts of the country, using

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building materials not native to the desert (especially bricks and wood) which could now be imported via railroad. Classical Revival, late Queen Anne and Prairie Style homes dominate the district, although the formerly common Spanish Eclectic and Mission styles are still seen to a lesser degree. Building types fall within a fairly narrow focus. With few exceptions, houses are large, two story brick veneer with stone foundations, vertical double hung wood windows, multiple chimneys and composition shingle roofs. The dominant front porches create a rhythmic pattern and sense of flow. Setbacks allow for small front yards, a few steps to the porch and sidewalks. The lack of driveways further adds to the visual continuity of the neighborhood. The architectural cohesiveness of this housing stock enhances the district's association with community development patterns and suburban growth of the early 1900s.

When architect Henry C. Trost moved to El Paso in 1903 at the height of the city's building boom, he began to make prolific use of the fashionable Prairie Style in his designs, furthering the local popularity of this new style. Houses in this neighborhood demonstrate developers' and builders' shift to using predominately lumber and brick in new construction. At the turn of the century, brick and lumber, which are not indigenous to the region, became available from the east via new rail lines. It was also during this period that El Paso struggled to resemble other American communities and began to reject the use of Hispanic building traditions, such as adobe and vernacular Spanish-influenced building techniques and forms. The houses of the Montana Avenue Historic District represent this influx of new materials and hence the "Americanization" of the southwest, both through the change of materials as well as the changes in styles used in the local housing industry. Local builders and architects, including Trost, discovered that many features of these new forms, including hipped roofs, wide overhanging eaves, verandas and balconies, were extremely useful for solar and heat control in El Paso's desert climate. The homes of the district display the use and combination of various styles, including Prairie, Queen Anne, Classical Revival, Mission Revival, and Italian Renaissance. Many houses in the district, however, are the result of mixed forms, plans, and stylistic details of more than one style, such as a predominately Prairie Style home with classical columns supporting the front porch, or a predominately late Queen Anne form finished with geometric Prairie Style details and topped by a low hipped roof. The popularity of new residential forms and styles reflect the progressive aspirations of the growing middle and upper classes in El Paso.

The Montana Avenue Historic District was nearly built out by 1910, and with few buildings demolished, the district retains a very distinct early 20th century residential character. Only four buildings in the district are estimated to have been built during the 1920s and 1930s, and only a handful were built after World War II, including the 1950 Lutheran Church at 1000 Montana. The primary effect of later post-war prosperity in the residential neighborhood resulted in "modernization" of some homes and the addition of garages and storage buildings of more recent vintage.

Over the years, the historically residential corridor of Montana Avenue has been transformed to a primarily commercial neighborhood, as numerous owners converted homes into professional offices. Through examination of city directories, the trend from single-family occupation to largely nonresidential use of houses in the district becomes apparent. In 1910, all houses in the district were single-family occupied. By 1930, three houses had been subdivided into apartments. In 1940, five houses had been converted to apartments, two properties were listed as hotels, and four houses were used for non-residential commercial purposes. By 1960, the number of houses converted to apartments ballooned to 15 (about 20% of the housing stock), and another 12 former houses were occupied by non-residential tenants. By the year 2000, the transformation from a residential neighborhood to a non-residential neighborhood was complete. Although the historical function of this area has changed, the majority of these properties retain their residential character and therefore continue

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to add to the sense of visual cohesiveness with the residential area to the north, which today remains largely working class in character. Local residents are optimistic that recognition of the area through National Register listing, and perhaps local designation, as well as access to tax credits and other forms of assistance will help revitalize the neighborhood while also maintaining its sense of historicity.

Summary

The significance of the Montana Avenue Historic District reflects the history of the early 20th century development of the city of El Paso. First, the neighborhood was platted near the rail lines and close to the business district, and its location reveals the importance of the railway and the explosion of railroad-related business activity. Second, the grandeur of the homes is empirical evidence of the economic prosperity during the early 20th century economic boom. Third, houses in the neighborhood demonstrate developers' and builders' shift to using predominately brick in new construction, a materials not indigenous to the area, along with manufactured ornamental details shipped in via the railroad. Fourth, the change in popularity of building styles by the local housing industry reflects not only the ability to obtain new materials, but also the aspirations of homebuilders to follow fashions popular in other parts of the country, thus accelerating the "Americanization" of the southwest. The district thus meets Criterion A, in the Area of Community Planning and Development, and Criterion C, in the area of Architecture, at the local level of significance.

REPRESENTATIVE PROPERTIES

The following discussion of individual properties presents specific information about area residents and architectural descriptions of especially notable buildings. Most properties in this discussion, however, were selected for their representation of typical, rather than exceptional, architectural patterns and for their illustration of significant trends documented in this study.

1017 Montana (Photo 1)

This 2½-story red brick freeclassic Queen Anne house was built in 1900 for Charles Davis, who later served as mayor of El Paso, 1905-1907. Its defining feature is a prominent octagonal turret, topped by a steeply pitched octagonal roof. The house also features a wrapped porch supported by paired columns, and classically-derived ornament (most notably dentils on the porch frieze course, soffits and on the pediments of a small dormer). The double entry door is framed by sidelights and a transom. The house had recently served as the local Ronald McDonald House for children with cancer, but currently has offices for lease.

1020 Montana (Photo 2)

This 2½-story red brick Classical Revival home was built in 1905 for Walker Floyd (W.F.) Payne, who lived in the house until his death in 1948. The house follows a Four Square plan, and features a full 2-story porch supported by four ionic columns, a turned balustrade on the upper level porch, and a flat-top hipped roof with a central dormer. The house is set on a rubble stone foundation.

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Mr. Payne, originally from Petersburg, VA came to El Paso at the age of 24. He was a partner in McCutcheon-Payne Co., a wholesale hay and grain business and later started a real estate and insurance firm, Sheldon-Payne Arms Co, and served as vice-president of Puritan Baking Co. He also had mining interests in west Texas and in Mexico. From 1894-97, he served as city alderman. When Mayor R.F. Johnson resigned, he was elected to finish the unexpired term. He was acting mayor when John Wesley Hardin, famous gunfighter, was killed in El Paso. Very active in social, professional and political affairs, he served as organizer and president of several groups including El Paso Country Club, Franklin Country Club, Ysleta Country Club, El Paso Social Club, El Paso Athletic Club, El Paso Benevolent Hospital Assoc., and El Paso's first bicycle club. Payne was also a major promoter of the Elephant Butte Irrigation Project and development of the Lower Valley.

1101 Montana (Photo 3)

This 1½-story red brick Queen Anne Style house was built c.1904 for Judge James E. Bowen. The house's primary elements are derived from the freeclassic Queen Anne vocabulary, including asymmetrical massing, cross gables, fish scale siding, hipped and gabled dormers, a wrapped porch supported by paired ionic columns, and massive turret topped by a conical roof. The overall massing, however, also has an strong horizontal component, held together by wide gently sloping porch roof, a characteristic probably derived from the more contemporary Prairie Style.

J.E. Bowen was a prominent merchant and banker. He served as Reeves County judge in the early 1890s, and later established a chain of stores between Pecos and El Paso, catering especially to ranchers and cowboys. Bowen resided in the house until his death in 1932.²

1131 Montana (Photo 4)

This 1½-story Dutch Colonial H.R. Wood House (1910) is prominently sited on a raised lot. The symmetrical house is buff brick on the ground floor, with a shingled upper floor featuring a distinctive gambrel roof with singled gable ends and a prominent central hipped dormer with clipped corners, covering a small upper porch. The inset front porch is supported by boxed brick columns. The house is topped by a composition shingle roof, pierced on both gables by buff brick chimneys.

H.R. Wood was an El Paso merchant, and after 1889 operated a real estate and insurance office. Beginning in the 1920s, the house was occupied by the Ballard and Eleanor Coldwell family. Ballard Coldwell (1886-1950) was a member of an established El Paso family, and at the time of his death was noted as one of the city's oldest native-born citizens. Coldwell earned a law degree from the University of Texas in 1908, and in 1915 Governor James Ferguson appointed him to serve on the 65th District Court, where he served continuously until his death.³

² "J.E. Bowen, Pioneer West Texas Judge, Dies Here," El Paso Times, March 14, 1932.

³ "Judge Ballard Coldwell Dies," El Paso Herald Post, Dec. 3, 1950.

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1200 Montana (Photo 5)

The Blount Apartments building was built in 1931, and is one of only two historic multiple unit dwellings in the district. The 2-story Italian Renaissance revival building is clad in light and dark brown brick. The symmetrical primary façade faces north, and features a 3-bay configuration. The central bay features French doors beneath a suspended canopy with a low arch. The canopy is topped by low-arched boxed neon sign with text reading "Blount Apts." A single 8/8 sash window occupies the bay above the canopy, and being slightly lower than the building's second floor windows, it most likely opens to the landing of a central staircase. Framing this window is a corbelled brick arch. The central bay features a raised stepped parapet with a small arched attic vent, breaking the building's otherwise flat parapet. The east and west bays are identical, each with a single arched 8/8 sash window flanked by narrow 4-light arched windows on the ground floor, and rectangular 8/8 sash windows flanked by 4-pane sidelights on the second floor

1211 Montana (noncontributing, Photo 6)

The William Ward Turney House (now the International Museum of Art) is one of the more substantial houses in the district. Unfortunately, numerous alterations also render it noncontributing. The house is a Beaux Arts mansion designed by local architect Henry C. Trost, the most prominent and one of the most prolific early 20th century El Paso architects. Designed in 1907 and built 1908-09, the Turney House occupies an entire city block, and displays the architect's mastery of the classical idiom. The house features a deep 2-story wooden porch with full-height Corinthian columns on the south side. A semi-circular 2-story porch on the west side and a 1-story porte cochere on the east were replaced with large windowless brick wings, which nearly match the height of the house. Although the wings are attached to the house with set-back hyphens, the original setting has been lost, along with integrity of design.

Attorney **William Ward Turney** (1861-1939) served as general counsel to the AT&SF railroad, the El Paso Union Passenger Depot Co., the Texas Cities Gas Company, and the Mexican Northwestern Railway Company. From 1918 to 1925 Turney also served as a director of the El Paso branch of the Federal Reserve Bank and was the first director to serve as chairman of the board in 1925. He was elected to the Texas House of Representatives in 1892 and 1894, and was elected to the Texas Senate in 1896, where he served until 1902. Turney purchased the O2 Ranch in Brewster County in 1891 and expanded it to 200,000 acres; at one time he had 18,000 cattle on the ranch.⁴

Architect **Henry C. Trost** (1860-1933) was born in Toledo, Ohio, on March 5, 1860. He attended art school and worked as an architectural draftsman in Toledo until 1880, when he set off to work in Denver, Pueblo, Colorado Springs, Fort Worth, Galveston, New Orleans, and Dodge City. From 1888 to 1896 he designed ornamental metal in Chicago, where he was greatly influenced by the work of Louis H. Sullivan and Frank Lloyd Wright, as well as by the Mission Revival California Building at the 1893 World's Columbian Exposition. In 1903, Trost settled in El Paso and formed the firm Trost and Trost with his brother Gustavus. Gustavus's twin brother, Adolphus, a structural engineer, joined the firm in 1908. The firm was immediately successful, taking on large and small projects, and is credited with over 300 buildings in El Paso. Henry Trost served as the firm's chief designer until his death in 1933. The firm survived until the early 1950s, but few buildings designed during this later period are on par with the firm's earlier

⁴ "Turney, William Ward" The Handbook of Texas Online. <<http://www.tsha.utexas.edu/handbook>>

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work. Trost is significant not only for the number of buildings he produced, but for the ease and virtuosity with which he worked in virtually every current style, from Classical Revival to Art Deco. Many Trost properties are listed individually in the National Register (including his own house, NR 1976), with several listed as part of the thematic resource submission *Commercial Structures of El Paso by Henry C. Trost*⁵

1301 Montana (Recorded Texas Historic Landmark, Photo 7)

1301A Montana (Carriage House, Photo 8)

The Turner House (1910) is a 2-story buff brick Classical Revival house, and is typical of the style in the district (see Photo 15). The boxy rectangular plan house features a full 2-story porch, with 2-story Tuscan columns and brick corner pilasters supporting a plain entablature, dentilled cornice, and cast stone parapet with brick panels. The central double-door entrance is set under a wide elliptical fanlight, and is flanked by Palladian windows. Rectangular window hood moldings are found on all facades. The simple 2-story carriage house is accessed via a driveway from Montana Avenue (rare in the district), but is otherwise indicative of historic outbuildings in the neighborhood. Built and finished with materials matching the main house (buff brick with modest cast stone details), the garage building features paired wooden panel flat track sliding doors along with a single door access to the internal staircase on the south facade. The upper floor features two 1/1 windows, one of which contains a window air conditioner unit.

Dr. S. T. Turner (1856-1945) moved to El Paso in 1889 as a contract physician for the Southern Pacific Railroad, and became an influential medical leader at the local and state levels. Henry C. Trost is believed to be the architect of this house, which was built in 1910 by H. T. Ponsford. After 1946, it has housed offices of the El Paso County Medical Society, of which Dr. Turner had been an active member.

1323 Montana (Photo 9)

The O.C. Coles House is an unusual melding of various popular styles, mixing Craftsman and Prairie elements, with the German/Austrian variation of the Art Nouveau style called *Jugendstil*. The driving force of the Jugendstil movement was the magazine *Munchner Jugend* which made extensive use of the illustrations and designs of German Art Nouveau artists, including architectural and furniture design. The Coles House, possibly designed by Henry C. Trost, is a 2-story stuccoed house featuring a moderately steep (approx. 45°) front-gabled roof with a deep boxed eave, and geometric windows with a repeating square pane configuration. The ground floor is set behind an uncovered patio defined by a low wall, features a wide single entry door set beneath an arched porch supported by paired brackets. The second floor is dominated by a ribbon of five 12/1 windows set on a continuous boxed sill, underneath a shallow shed roof. Centered within the gable end on the top (attic) floor is a wooden casement window with square panes set 4-wide and 7-high.

⁵ "Trost, Henry C." *The Handbook of Texas Online*. <<http://www.tsha.utexas.edu/handbook/online/>>

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1504 Montana (Photo 10)

This modest 2-story Prairie Style Four Square, now home to Sun City Analytical, was built c.1903 and designed by Trost and Trost. Adjacent to a nearly identical house, it is one of the smaller houses in the district. Set on a slightly elevated lot on top of a rubble stone wall (which continues in front of the houses to either side), the red brick houses features a single-story porch with boxed brick piers highlighted by a slightly inset band of bricks every sixth course. This banding is repeated on the body of the house, and together with a corbelled band separating the ground floor from the upper floor, constitutes the full extent of the building's decorative scheme. Indicative of the Prairie Style, the low hipped roof features deep overhanging eaves.

1519 Montana (Photo 12)

Currently owned by Emery Advertising, this 1905 Mission Revival house may have been designed by Henry C. Trost. The house is raised on a terraced lot featuring three planting beds divided by rubble stone retaining walls. The primary (south) façade of the stuccoed house is dominated by an elaborate full-width Mission Style parapet with a quatrefoil medallion and thick coping. The symmetrical façade features an arched entry portico flanked by bay windows topped with clay tile. The balcony floor is cantilevered beyond the portico walls on all sides, and features a wrought iron balustrade (probably not original).

1526 Montana (Photo 11)

This building is identified as the *First Methodist Church* on Sanborn Fire Insurance maps and in the 1920 and 1960 El Paso city directories. The Gothic Revival church is built of red and brown native rough-faced sandstone, square-cut and laid in irregular courses. Prominently sited at the southwest corner of Montana and Lee, the church serves as an anchor for the district. The asymmetrical building is dominated by a corner tower with a crenellated parapet, and features Gothic arch windows, buttressed walls, and an elaborate street-level entrance finished with red stone on the east side (Lee Street) of the corner tower.

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10. GEOGRAPHICAL DATA

ACREAGE OF PROPERTY: approximately 26 acres

UTM REFERENCES	<u>Zone</u>	<u>Easting</u>	<u>Northing</u>
	13	359355	3515768
	13	360020	3516311
	13	360112	3516184
	13	359416	3515681

VERBAL BOUNDARY DESCRIPTION (see continuation sheet 10-26)

BOUNDARY JUSTIFICATION (see continuation sheet 10-26)

11. FORM PREPARED BY (with assistance from Gregory Smith, THC Historian)

NAME/TITLE: Ron and Debbie Pate

ORGANIZATION: Ronald E. Pate, CPA

DATE: February 2004

STREET & NUMBER: 505 E. Rio Grande

TELEPHONE: 915/532-8000

CITY OR TOWN: El Paso

STATE: TX

ZIP CODE: 79902

ADDITIONAL DOCUMENTATION

CONTINUATION SHEETS

MAPS (see continuation sheets Map-12 through Map-15)

PHOTOGRAPHS (see continuation sheets Photo-29 through Photo-31)

ADDITIONAL ITEMS (see continuation sheets Figure-27 and Figure-28)

PROPERTY OWNER

NAME: On file with the Texas Historical Commission

STREET & NUMBER: P.O. Box 12276

TELEPHONE: 512/463-5853

CITY OR TOWN: Austin

STATE: TX

ZIP CODE: 78711-2276

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BOUNDARY DESCRIPTION

Beginning at the northwest corner of the intersection of Ange and the alley between Montana and Rio Grande, proceed east along the alley to the northeast corner of the property line of 1017 Montana. Then proceed south 1/2 block along the eastern property line to the northern curblineline of Montana. Then proceed east 1/8 block along Montana to Octavia. Then proceed north 1/2 block along Octavia to the alley. Then proceed east 1 block along the alley to Noble. Then proceed north 1/2 block along Noble to the southern curblineline of Rio Grande. Then proceed east 1 block along Rio Grande and the rear property line of the Museum of Art at 1211 Montana to Brown. Then proceed south 1/2 block along Brown to the alley. Then proceed east 1 block along the alley to Newman. Then proceed north 1/2 block along Newman to the southern curblineline of Rio Grande. Then proceed east 1 7/8 blocks along Rio Grande to the northeast corner of the property line of 1519 Montana. Then proceed south 1 1/2 blocks along the eastern property lines of 1519 Montana and continuing south across Montana to the alley between Montana and Yandell. Then proceed west 5 blocks along the alley, crossing Langtry, Newman, Brown, Noble, and Octavia until reaching the southwest corner of the property line of 1020 Montana. Then proceed north 1/2 block along the western property line to Montana. Then proceed west 7/8 block on Montana to Ange. Then proceed 1/2 block north on Ange to its intersection with the alley between Montana and Rio Grande, the point of beginning.

BOUNDARY JUSTIFICATION

With few noted exceptions, the district is rectangular in shape. The buildings are located on six continuous blocks running east-west on Montana Avenue from Ange Street to Lee Street, including all buildings on the north and south sides of Montana Avenue. Most blocks have alleyways providing the north and south boundaries but three blocks on the north side do not, in which case the northern property lines extend to Rio Grande Avenue. All district boundaries are logical and period sensitive, following easily identifiable lines such as streets, alleyways, or property lines. The boundary lines were drawn solely to embrace an obvious demarcation of visual cohesiveness and historic function.

The Montana Avenue Historic District encompasses an extremely visually cohesive collection of single-family residences dating to the turn of the century. These huge mansions have been converted to professional offices but retain their residential character. Immediately to the east and west are commercial buildings in the form of strip centers, not contiguous with the concentration of residential dwellings. The historic building stock differs sharply on blocks to the north and south of the district; immediately north is the Rio Grande Avenue Historic District, largely made up of working-class and middle-class residences.

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Montana Avenue Historic District
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Figure 1

Postcard, c.1909

(Possibly 1000 block, south side)



Figure 2

Postcard, c. 1910

1200 block (Turney House, on the north side of Montana Ave.)



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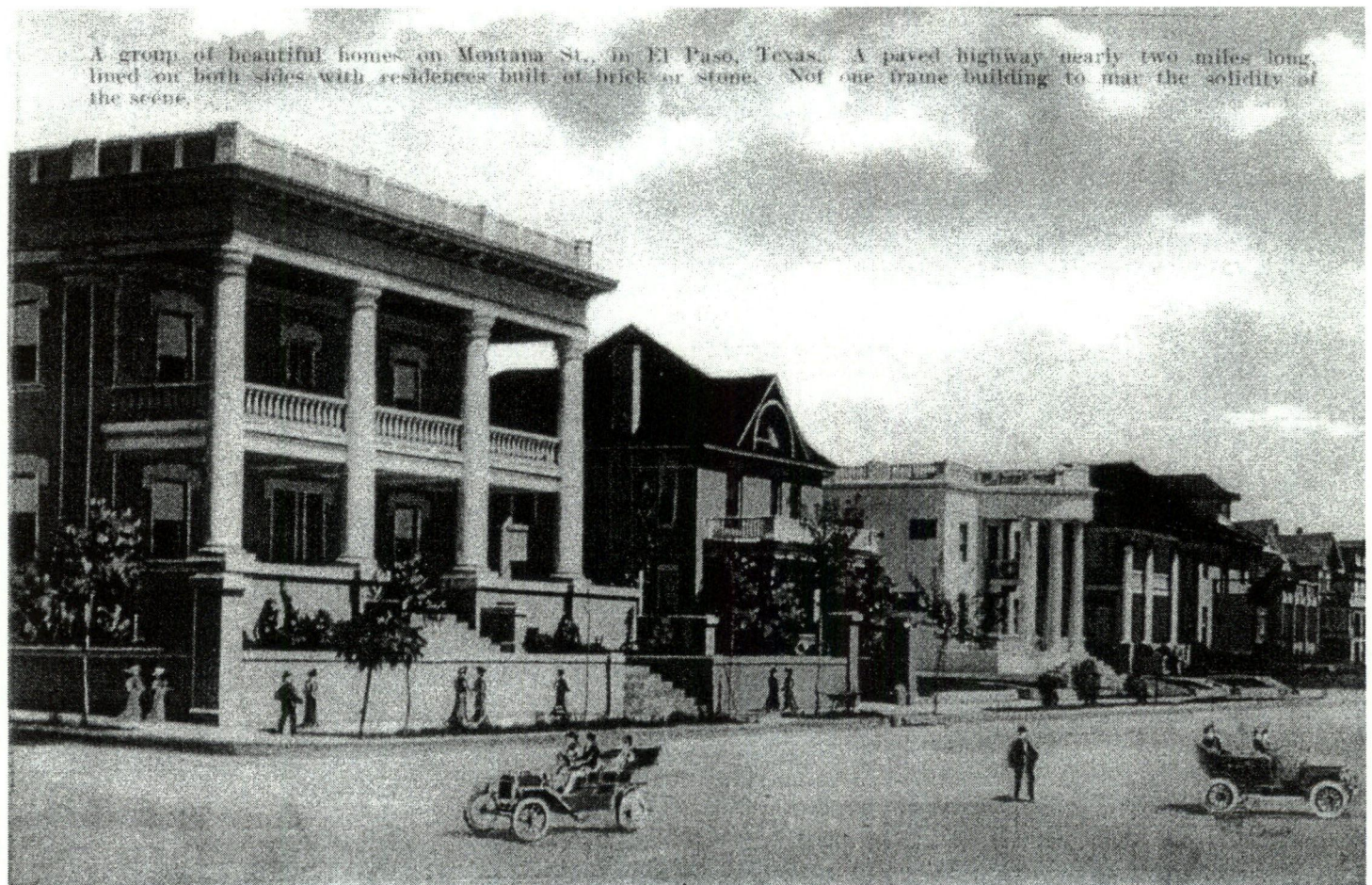
Montana Avenue Historic District
El Paso, El Paso County, Texas

Figure 3

Postcard, c. 1910

1300 block, north side

“Not one frame building to mar the solidity of the scene”



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Montana Avenue Historic District
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Montana Avenue Historic District
1000-1500 blocks of Montana Avenue
El Paso, El Paso County, Texas
Photographed by Ronald E. Pate, CPA
Negatives on file with Ronald E. Pate, P.C., 505 E. Rio Grande, El Paso, Texas, 79902
Date of Photographs: February 2004

Photo 1

House at 1017 Montana
Southeast elevation
Camera facing northwest

Photo 2

House at 1020 Montana
West oblique
Camera facing east

Photo 3

House at 1101 Montana
South oblique
Camera facing north

Photo 4

House at 1131 Montana
South oblique
Camera facing north

Photo 5

Blount Apartments, 1200 Montana
West oblique
Camera facing east

Photo 6

International Museum of Art, 1211 Montana
Southeast elevation
Camera facing northwest

Photo 7

Turner House, 1301 Montana
South oblique
Camera facing north

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Montana Avenue Historic District
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Photo 8

Turner House Carriage House, 1301 Montana
Southeast elevation
Camera facing northwest

Photo 9

House at 1323 Montana
East oblique
Camera facing west

Photo 10

House at 1504 Montana
Northwest elevation
Camera facing southeast

Photo 11

First Methodist Church, 1526 Montana
North oblique
Camera facing south

Photo 12

Houses at 1517 and 1519 Montana
East oblique
Camera facing west

Photo 13

1500 block Montana (south side, R-L: 1500, 1504, 1506, 1514)
West oblique
Camera facing east

Photo 14

1300 block Montana (north side, L-R: 1301, 1309, 1317)
East oblique
Camera facing west

Photo 15

1500 block Montana (north side, R-L: 1514, 1518, 1522)
East oblique
Camera facing west

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Montana Avenue Historic District
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Photo 16

1300 block Montana Ave (south side, R-L: 1304, 1308, 1310)
East oblique
Camera facing south
Photographed by Gregory Smith

Photo 17

1300 block Montana Ave (south side, R-L: 1500, 1504, 1506, 1514)
East oblique
Camera facing south
Photographed by Gregory Smith

Photo 18

1000 Montana (Lutheran Church)
North façade
Camera facing south
Photographed by Gregory Smith

Photo 19

1014 Montana (altered; noncontributing)
Northwest oblique
Camera facing southwest
Photographed by Gregory Smith

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Montana Avenue Historic District

MULTIPLE NAME:

STATE & COUNTY: TEXAS, El Paso

DATE RECEIVED: 9/30/04 DATE OF PENDING LIST: 10/29/04
DATE OF 16TH DAY: 11/13/04 DATE OF 45TH DAY: 11/13/04
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 04001232

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 11/13/04 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

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



OFFICES
FOR
LEASE
533 5750

MONTANA AVENUE HISTORIC DISTRICT

EL PASO, EL PASO CO. TEXAS

PHOTO 1 of 19



MONTANA Avenue Historic District
EL PASO, EL PASO COUNTY, TEXAS
PHOTO 2 of 19



MONTANA AVENUE HISTORIC DISTRICT
EL PASO, EL PASO CO. TEXAS
PHOTO 3 of 19



MICHAEL BERNSTEIN
Certified Public Accountant

MONTANA AVENUE HISTORIC DISTRICT
EL PASO, EL PASO CO. TEXAS
PHOTO 4 of 19



MONTANA AVE, HISTORIC DISTRICT
EL PASO, EL PASO CO. TEXAS
PHOTO 5-F 19



MONTANA AVE. HISTORIC DISTRICT
EL PASO, EL PASO COUNTY, TEXAS
PHOTO 6 of 19



MONTANA AVENUE HISTORIC DISTRICT
EL PASO, EL PASO COUNTY, TEXAS

PHOTO 7 OF 19



MONTANA AVENUE HISTORIC DISTRICT
EL PASO, EL PASO COUNTY, TEXAS
PHOTO 8 of 19



MONTANA AVENUE HISTORIC DISTRICT
EL PASO, EL PASO COUNTY, TEXAS
PHOTO 9 of 19



MONTANA AVENUE HISTORIC DISTRICT
EL PASO, EL PASO COUNTY, TEXAS
PHOTO 10 of 19



MONTANA AVENUE HISTORIC DISTRICT
EL PASO, EL PASO COUNTY, TEXAS
PHOTO 11 of 19



1551

MONTANA AVENUE HISTORIC DISTRICT
EL PASO, EL PASO COUNTY, TEXAS
PHOTO 12 of 19



MONTANA AVENUE HISTORIC DISTRICT
EL PASO, EL PASO COUNTY, TEXAS
PHOTO 13 of 19



MONTANA AVENUE HISTORIC DISTRICT
EL PASO, EL PASO COUNTY, TEXAS

PHOTO 14 of 19



1522


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921-1077

MONTANA AVENUE HISTORIC DISTRICT
EL PASO, EL PASO COUNTY, TEXAS
PHOTO 15 of 19



MONTANA AVENUE HISTORIC DISTRICT
EL PASO, EL PASO CO., TEXAS
PHOTO 16 of 19





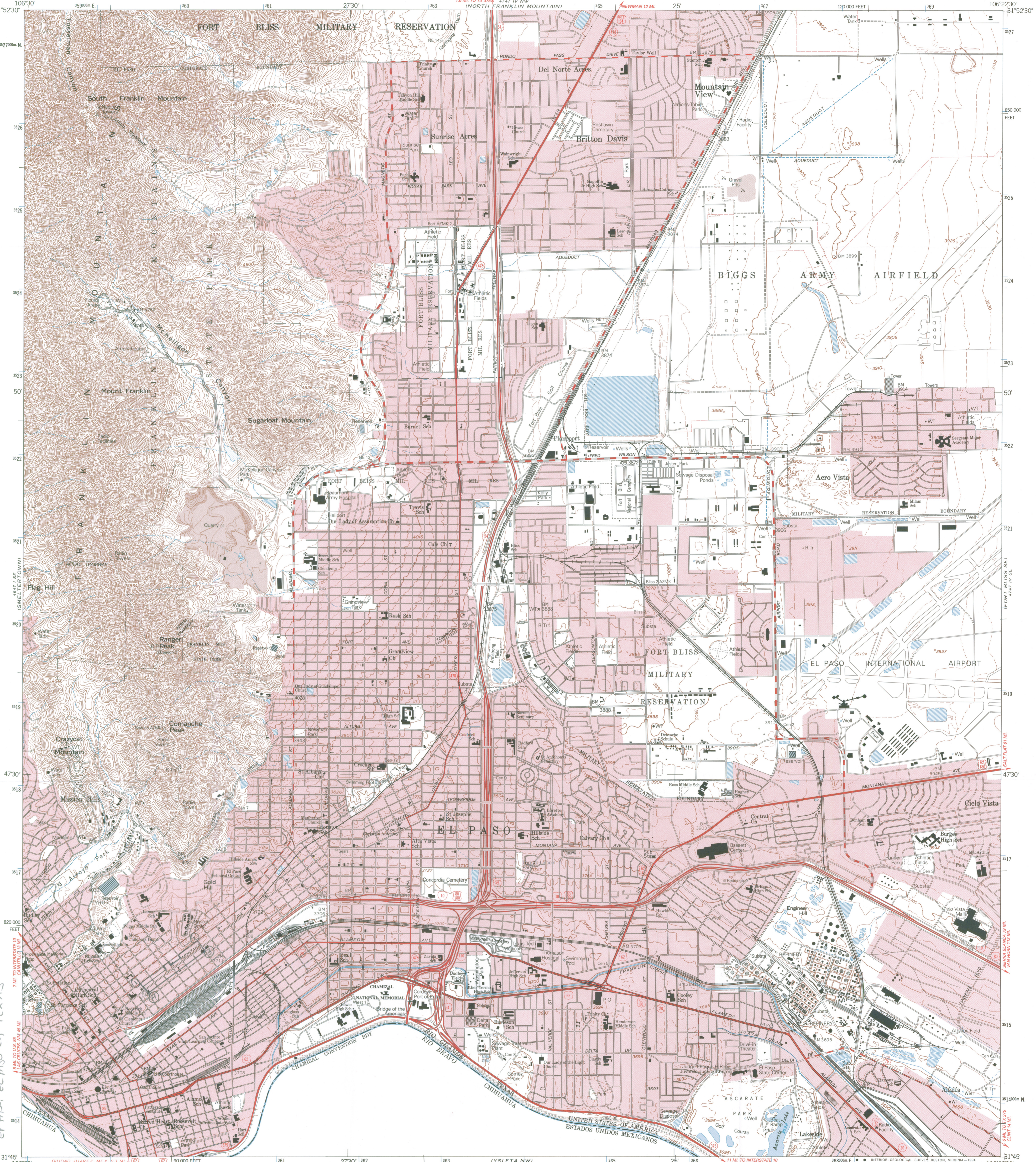
MONTANA AVENUE HISTORIC DISTRICT
EL PASO, EL PASO CO. TEXAS
PHOTO 17 of 19



MONTANA AVE. HISTORIC DISTRICT
EL PASO, EL PASO CO., TEXAS
PHOTO 18 of 19

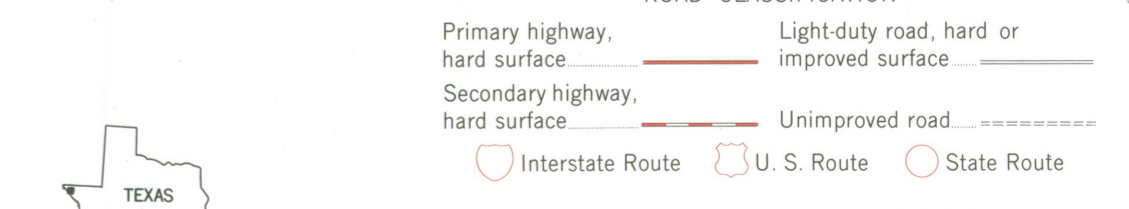
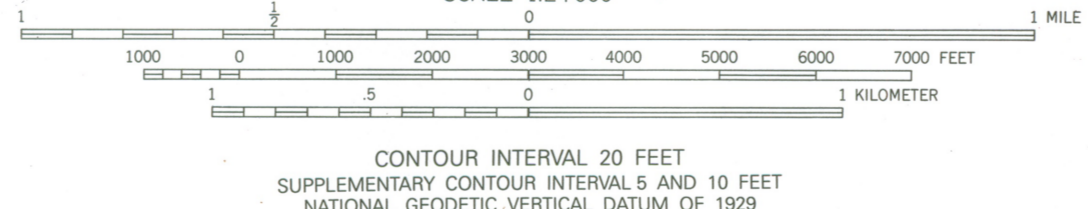
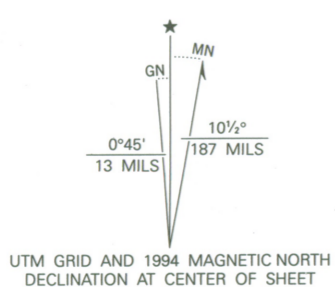


MONTANA AVE. HISTORIC DISTRICT
EL PASO, EL PASO CO., TEXAS
PHOTO 19 OF 19



MONTANA AVENUE HISTORIC DISTRICT
1000 THROUGH 1500 BLOCKS OF MONTANA AVE
EP PASO, EL PASO CO, TEXAS

Produced by the United States Geological Survey
Control by USGS and NOS/NOAA
Compiled from aerial photographs taken 1954. Revised from aerial photographs taken 1991 and other sources. Field checked 1992
Map edited 1994
North American Datum of 1927 (NAD 27). Projection and 1000-foot ticks: Texas Coordinate System, central zone (Lambert Conformal Conic)
Blue 1000-meter Universal Transverse Mercator ticks, zone 13
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
Red tint indicates areas in which only landmark buildings are shown
Fine red dashed lines indicate selected fences and field lines where generally visible on aerial photographs. This information is unchecked



COMPLIES WITH U.S. GEOLOGICAL SURVEY STANDARDS FOR SPATIAL ACCURACY-CLASS 2
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



EL PASO, TX
31106-G4-TF-024
1994
DMA 4747 IV SW-SERIES V882

3106-432



**TEXAS
HISTORICAL
COMMISSION**

Rick Perry • *Governor*
John L. Nau, III • *Chairman*
F. Lawrence Oaks • *Executive Director*

The State Agency for Historic Preservation

TO: Carol Shull, Keeper
National Register of Historic Places

FROM: Gregory W. Smith, National Register Coordinator
Texas Historical Commission

RE: Montana Avenue Historic District, El Paso, El Paso County, Texas

DATE: September 28, 2004



The following materials are submitted regarding: Montana Avenue Historic District

<input checked="" type="checkbox"/>	Original National Register of Historic Places form
<input type="checkbox"/>	Resubmitted nomination
<input type="checkbox"/>	Multiple Property nomination form
<input checked="" type="checkbox"/>	Photographs
<input checked="" type="checkbox"/>	USGS map
<input type="checkbox"/>	Correspondence
<input type="checkbox"/>	Other:

COMMENTS:

SHPO requests substantive review

The enclosed owner objections (do) (do not) constitute a majority of property owners

Other: _____