

**CITY OF EL PASO, TEXAS  
AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM**

**DEPARTMENT:** Economic and International Development

**AGENDA DATE:** January 12, 2016

**CONTACT PERSON/PHONE:** Providencia Velazquez, (915)212-1567, velazquezpx@elpasotexas.gov

**DISTRICT(S) AFFECTED:** All districts

**SUBJECT:**

A resolution regarding the proposed National Register of Historic Places nomination of the Magoffin Historic District roughly bounded by San Antonio, Virginia, Myrtle, and Cotton Streets, City of El Paso, El Paso County, Texas. Applicant: City of El Paso

**BACKGROUND / DISCUSSION:**

The Magoffin Historic District was locally designated by the city of El Paso in 1985. It was one of the first areas in the city to be so designated in order to preserve the remaining architecturally significant buildings in the area and to help restore its economic and cultural vitality. As part of the construction of the Magoffin Villas in 2009, the city agreed to prepare a National Register nomination of the district. The city completed the nomination by July 2014.

As a participant in the Texas Certified Local Government program, the chief elected official for the City of El Paso is required to notify the Texas Historical Commission's National Register programs office as to the City's opinion with regard to the nomination no later than January 23, 2016.

**PRIOR COUNCIL ACTION:**

N/A.

**AMOUNT AND SOURCE OF FUNDING:**

N/A

\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**LEGAL:** (if required) N/A

**FINANCE:** (if required) N/A

**DEPARTMENT HEAD:** Cary S. Westin  
Managing Director, Economic and International Development

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**APPROVED FOR AGENDA:**

**CITY MANAGER:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

## RESOLUTION

### BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the Mayor is authorized to sign a letter in support of the nomination of the Magoffin Historic District, roughly bounded by San Antonio, Virginia, Myrtle, and Cotton Streets, to the National Register of Historic Places.

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

### THE CITY OF EL PASO

\_\_\_\_\_  
Oscar Leeser  
Mayor

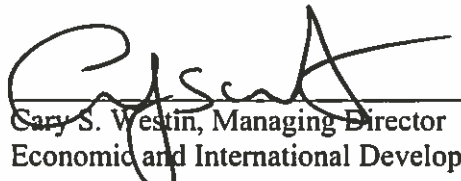
### ATTEST:

\_\_\_\_\_  
Richarda Duffy Momsen  
City Clerk

### APPROVED AS TO FORM:

  
\_\_\_\_\_  
Juan S. Gonzalez  
Assistant City Attorney

### APPROVED AS TO CONTENT:

  
\_\_\_\_\_  
Cary S. Westin, Managing Director  
Economic and International Development

## **ECONOMIC AND INTERNATIONAL DEVELOPMENT**

### **MEMORANDUM**

**DATE:** January 12, 2016

**TO:** The Honorable Mayor and City Council  
Tommy Gonzalez, City Manager

**FROM:** Cary S. Westin, Managing Director, Economic and International Development

**SUBJECT:** National Register of Historic Places nomination of the Magoffin Historic District

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The Magoffin Historic District was locally designated by the city of El Paso in 1985. It was one of the first areas in the city to be so designated in order to preserve the remaining architecturally significant buildings in the area and to help restore its economic and cultural vitality. As part of the construction of the Magoffin Villas in 2009, the city agreed to prepare a National Register nomination of the district. The city completed the nomination by July 2014.

The National Register nomination of the Magoffin Historic District defines the significance of the Magoffin Historic District as associated with persons and events that have made a significant contribution to the broad patterns of history, and creates an inventory of all the properties in the district with a brief architectural description of each property and a partial social history of the occupants and events. This nomination will enable properties to qualify a 20% federal investment tax credit and a 25% state tax credit if rehabilitated for commercial use per the Secretary Of The Interior's Standards For Rehabilitation and for technical assistance from the State Historic Preservation Office for properties within a National Register district.

As a participant in the Texas Certified Local Government program, the chief elected official for the City of El Paso is required to notify the Texas Historical Commission's National Register programs office as to the City's opinion with regard to the nomination no later than January 23, 2016.

**Attachments:** Legal Notice, Map

## **LEGAL NOTICE**

### **LEGAL NOTICE**

*The Magoffin Historic District, El Paso, El Paso County, Texas will be considered by the State Board of Review for nomination to the National Register of Historic Places at its meeting on January 23, 2016 at 8:30 a.m. in the St. Anthony Hotel, at 300 East Travis Street, San Antonio, Texas. A copy of the draft nomination is posted on the THC website: <http://www.thc.state.tx.us/sbrmeeting>.*

*In addition, we invite you to attend a PUBLIC INFORMATION MEETING to discuss the process of nomination and the results of listing properties in the National Register of Historic Places. The meeting will take place on December 3, 2015 at 5:30 p.m. in Magoffin Visitors Center, at 1117 Magoffin Avenue, El Paso, Texas.*

#### **Verbal Boundary Description of the Magoffin Historic District:**

*Roughly bounded by San Antonio, Virginia, Myrtle, and Cotton streets  
Listing in the National Register, the Federal government's official list of historic properties worthy of preservation, results in the following for historic properties:*

*1. Consideration in planning for Federal, Federally licensed, and Federally-assisted projects. The Advisory Council on Historic Preservation must be given an opportunity to comment on all federally related projects affecting listed properties. For further information, please refer to 36 CFR 800.*

*2. Eligibility for Federal tax provisions. The Federal Internal Revenue Code encourages the preservation of depreciable historic structures by allowing favorable tax treatments for rehabilitation and also provides for charitable contributions for conservation purposes of partial interests in historically important land areas or structures. For further information see 36 CFR 67.*

*3. Consideration of historic values in the decision by the State Board or Federal government to issue a surface coal mining permit where coal is located. For further information please refer to 30 CFR 700 et seq.*

*4. Eligibility for Federal grants-in-aid, whenever funds are appropriated by Congress. For further information, contact Mark Wolfe, Executive Director, Texas Historical Commission, P.O. Box 12276, Austin, Texas, 78711*

*Owners of private properties nominated to the National Register may concur or object to the nomination in accord with 36 CFR 60. Any owner or partial owner who objects to listing should submit a notarized statement (certifying ownership and objection to listing) to Mark Wolfe, State Historic Preservation Officer, Texas Historical Commission, P.O. Box 12276, Austin, Texas, 78711, by January 22, 2016. Each owner or partial owner of private property has one vote, regardless of how many whole or partial properties in the district are owned by that party. If a majority of private property owners object to the nomination, the district will not be listed; however, the State Historic Preservation Officer shall submit the nomination to the Keeper of the National Register for a determination of eligibility for inclusion in the National Register. If the district is then determined eligible for listing but not formally listed, the Advisory Council must still be given an opportunity to comment on Federal projects which may affect the district.*

*A copy of the nomination, the criteria used for evaluation, and more information on the results of listing are available from the State Historic Preservation Office, at the above address or telephone inquiries can be made at 512/463-5853. Comments on the nomination should be received by the State Historic Preservation Office before the State Board of Review meeting on January 23, 2016.*

# MAP

Latest State Department of the Interior  
Historic Preservation Service / National Register of Historic Places  
AP's Form 10-585 (2003) (2013)  
Magoffin Historic District, El Paso, El Paso County, Texas

Magoffin Historic District Street Map



Numbers are not street addresses - See Property Inventory



## Economic & International Development Department

**Mayor**  
Oscar Leeser

**City Council**

*District 1*  
Peter Svarzbein

*District 2*  
Larry Romero

*District 3*  
Emma Acosta

*District 4*  
Carl L. Robinson

*District 5*  
Dr. Michiel R. Noe

*District 6*  
Claudia Ordaz

*District 7*  
Lily Limón

*District 8*  
Cortney C. Niland

**City Manager**  
Tommy Gonzalez

January 12, 2016

Gregory Smith  
National Register Coordinator  
History Programs Division  
Texas Historical Commission  
P.O. Box 12276  
Austin, Texas 78711

Dear Mr. Smith:

On behalf of the City of El Paso, this letter is submitted in support of the National Register of Historic Places nomination of the Magoffin Historic District, located roughly bounded by San Antonio, Virginia, Myrtle, and Cotton Streets, City of El Paso, El Paso County, Texas.

As part of an agreement with the State Historic Preservation Office (SHPO) for the construction of the Magoffin Villas, the City of El Paso has prepared a National Register nomination of the Magoffin Historic District.

A National Register nomination will yield many benefits including the survival of the Magoffin Historic District's unique architectural character for future generations and preservation; the opportunity for a contributing commercial property within the district to qualify for a 20% federal investment tax credit and a 25% state historic tax credit if rehabilitated for commercial use per the Secretary of the Interior's Standards for Rehabilitation; and technical assistance from the SHPO for properties within a National Register district.

Should you have further questions, please contact me at [mayor@elpasotexas.gov](mailto:mayor@elpasotexas.gov) or (915) 212-1050.

Sincerely,

Oscar Leeser  
Mayor of El Paso

Economic & International Development  
City 3 | 801 Texas Avenue | El Paso, Texas 79901 | (915) 212-0094  
[ED@elpasotexas.gov](mailto:ED@elpasotexas.gov)  
[15-1007-1590 \(485350\) jsg](tel:15-1007-1590)

*"Delivering Outstanding Services"*



# National Register Nomination of the Magoffin Historic District

Goal 1: Create an Environment Conducive to Strong, Sustainable Economic  
Development

1.1 Stabilize and expand El Paso's tax base

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

Magoffin Historic District Sketch Map



Numbers are not street addresses – See Property Inventory





## Timeline of Events

- **January 1985** - The Magoffin Historic District was one of the first areas locally designated by the city of El Paso in order to preserve the remaining architecturally significant buildings in the area and to help restore its economic and cultural vitality.
- **July 2009** – The City of El Paso signs a Memorandum of Agreement with the State Historic Preservation Office as part of the construction of the Magoffin Villas on Myrtle Avenue. The City must submit a National Register nomination of the Magoffin Historic District by July 2014.
- **July 2014** – The nomination is sent to the Texas Historical Commission in Austin for review.
- **November 2015** – The Texas Historical Commission notifies the City of El Paso that the nomination will be sent to the State Board of Review in San Antonio on January 23, 2016.
- **December 2015** – A public hearing regarding the nomination is held after notice is placed. There were no objections.



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1. Consideration in planning for Federal, Federally licensed, and Federally-assisted projects. The Advisory Council on Historic Preservation must be given an opportunity to comment on all federally related projects affecting listed properties. For further information, please refer to 36 CFR 800.
2. Eligibility for Federal tax provisions. The Federal Internal Revenue Code encourages the preservation of depreciable historic structures by allowing favorable tax treatments for rehabilitation and also provides for charitable contributions for conservation purposes of partial interests in historically important land areas or structures. For further information see 36 CFR 67.
3. Consideration of historic values in the decision by the State Board or Federal government to issue a surface coal mining permit where coal is located. For further information please refer to 30 CFR 700 et seq.
4. Eligibility for Federal grants-in-aid, whenever funds are appropriated by Congress. For further information, contact Mark Wolfe, Executive Director, Texas Historical Commission, P.O. Box 12276, Austin, Texas, 78711 Owners of private properties nominated to the National Register may concur or object to the nomination in accord with 36 CFR 60. Any owner or partial owner who objects to listing should submit a notarized statement (certifying ownership and objection to listing) to Mark Wolfe, State Historic Preservation Officer, Texas Historical Commission, P.O. Box 12276, Austin, Texas, 78711, by January 22, 2016. Each owner or partial owner of private property has one vote, regardless of how many whole or partial properties in the district are owned by that party. If a majority of private property owners object to the nomination, the district will not be listed; however, the State Historic Preservation Officer shall submit the nomination to the Keeper of the National Register for a determination of eligibility for inclusion in the National Register. If the district is then determined eligible for listing but not formally listed, the Advisory Council must still be given an opportunity to comment on Federal projects which may affect the district.

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## The National Register nomination

- defines the significance of the district as associated with persons and events that have made a significant contribution to the broad patterns of history
- creates an inventory of all the properties in the district with a brief architectural description of each property and a partial social history of the occupants and events
- will enable properties to qualify for a 20% federal investment tax credit and a 25% state tax credit if rehabilitated for commercial use per the Secretary of the Interior's Standards for Rehabilitation



















