

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination FormSee instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

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received APR 1 1985
date entered MAY 7 1985**1. Name**

historic Historic Resources of Roswell, New Mexico and outlying environs of Chaves County.

and/or common (Partial Inventory: Historic and Architectural Properties).

2. Locationstreet & number The incorporated boundaries of Roswell, New Mexico and ~~XXXXXXXXXXXX~~ not for publication~~XXXXXXXX~~ immediate surrounding areas of ~~vicinity of~~ Chaves County.

state New Mexico

code 35

county Chaves

code 005

3. Classification

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

4. Owner of Property

name Multiple Ownership

street & number

city, town Roswell

_____ vicinity of

state New Mexico

5. Location of Legal Description

courthouse, registry of deeds, etc. Chaves County Courthouse

street & number

city, town Roswell

state New Mexico

6. Representation in Existing Surveys

title Texas Tech University

has this property been determined eligible? ☐ yes ☒ no

date 1979-80

☐ federal ☐ state ☐ county ☐ local

depository for survey records Historic Preservation Division, 228 E. Palace

city, town Santa Fe

state New Mexico 87503

7. Description

Condition

☐ excellent

☐ good

☐ fair

☒ varies - generally good

☐ deteriorated

☐ ruins

☐ unexposed

Check one

☒ unaltered

☒ altered

Check one

☒ original site

☐ moved date _____

Describe the present and original (if known) physical appearance

The City of Roswell, New Mexico, is located at the western edge of the Llano Estacado at the fork of the Pecos and Hondo Rivers. Situated at an elevation of 3,649 feet, the land in Roswell varies from flat to rolling hills, with the plains stretching westward in gradual slopes to the Sacramento, Sierra Blanca and Capitan Mountains. The landscape surrounding the City is characterized by grasslands with local desert vegetation, including sage brush, cactus, yuccas and desert flowers. Within the City, various types of trees are present including cottonwood, elm, willows and mulberry. Water for the city comes from precipitation, runoff and groundwater systems. The Pecos River bisects the County, forming a natural watershed. Underlying the area is the Roswell Artesian Basin, from which hundreds of artesian wells bring water from limestone beds. Water from heavy rains and melting snows in the mountains to the west is caught in the honeycomb channels of the porous San Andres limestone that underlies the top soil and "valley fill". This limestone crops out on the east flank of the Sacramento Mountains and extends underground to the Roswell area, serving as a natural sheetlike channel to convey the water to the Pecos Valley. Water is supplied to the City from City owned and maintained artesian wells which are recharged by rain and snowfall in the mountains to the west of the City. Historically, the availability of water made possible the settlement of the Roswell area. The types of resources most prominent are district and individual properties important for their architecture, history and association with individuals key to the development of southeastern New Mexico. These are divided into four main types: association with the early ranching and agricultural period of the area (South Spring Ranch, Garrett House, Millhiser-Baker Farm, Diamond A Ranch, Flying H Ranch, Slaughter-Hill Ranch, Milne-Bush Ranch, CA Bar Ranch Headquarters); association with the early residential development of the area (Downtown Roswell District, Chihuahuita District, Saunders-Crosby House, Urton Orchards); development and growth of a State educational institution (New Mexico Military Institute) and civic (Chaves County Courthouse) and association with individuals of local significance (Louise Massey House, Goddard House). While this categorization is useful for conceptualization, many of these properties tend to fit into more than one category.

The properties achieved significance in the period of about 1885 to 1930. This is the period of Roswell's growth as an agricultural and commercial center. Roswell owes its existence to its favorable location on the Goodnight Cattle Trail. It began first as campground and later as a supply post for the Texas cattle drives. The influx of cattlemen spurred subsequent settlement by other Anglo settlers. By 1885 southeastern New Mexico was devoted exclusively to cattle ranching and retained dominance until about 1900 when a combination of overgrazing and discovery of artesian water supply led to other agricultural pursuits. Several of the multiple resource properties date from this initial period, including Flying H Ranch, South Spring Ranch, Diamond A Ranch, C-A Bar Ranch, Milne-Bush Ranch, Millhiser-Baker Farm, Slaughter-Hill Cabin and the Garrett House. These properties are in the outskirts of Roswell and are important not only for their association with individuals dominant in the early cattle ranching industry that gave birth to Roswell, but also for the variety and quality of architecture representative of that time.

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A dugout structure on the Flying H Ranch dates from 1869-1870. Robert Casey built the dugout to lay claim to land for pasture and spring water for his cattle. Later, John Tunstall built a sturdy four room adobe house on the Ranch in 1878. Tunstall gained notoriety by opening a mercantile establishment in Lincoln, New Mexico in competition with a store run by Murphy/Dolan. Tunstall was killed by a legally deputized posse on February 18, 1878, while enroute to Lincoln. This murder was the "trigger" event that started the bitter feud in Lincoln County. William H. Bonney (Billy the Kid) was employed by Tunstall on the ranch. Many of Billy the Kid's later killings were to revenge Tunstall's death. Billy the Kid later used the dugout on the ranch for a hideout. After Tunstall's death, James Dolan and partners took over the ranch and by 1880 had built a six room adobe house at the lower springs of the ranch. South Spring Ranch became the headquarters of John S. Chisum's "Jingle Bob" ranch in 1874. Chisum was the first "big business" cattleman to move into New Mexico from Texas in 1865. In 1892 the property was acquired by James Hagerman who was largely responsible for extending the railroad into Roswell. The ranch structures date from 1902, during Hagerman's ownership. The C-A Ranch was another large ranching outfit that moved to the area during this period. James Hinkle was the owner during 1886-1901. Hinkle was Roswell's first mayor and later a Governor of New Mexico. The house is a fine example of folk territorial and simplified Queen Anne style. The Diamond A Ranch is an example of a large working ranch headquarters dating to the early 1880's. Constructed of adobe, the house and bunkhouse feature utilitarian shed roof design with an exterior veranda. On the Slaughter-Hill Ranch is an example of a hand-hewn log constructed homestead built in 1878. It is the only log homestead structure left standing in the area. The Garrett house is important as the residence of the sherriff who shot Billy the Kid in 1881 at Ft. Sumner, New Mexico. Garrett was also an instigator of the failed Pecos Valley Irrigation Project. Parts of the property, dating from the early 1880's, are generally representative of early homesteads in the area.

Roswell underwent a population boom in the mid 1890's as a result of the extension of the railroad into the area and the discovery of large artesian water reserves. This discovery spurred the development and expansion of vast apple orchards in the area. About this time cattle ranching began to decline as the ranges became overgrazed and sheep raising began to take its place. Roswell became the commercial and agricultural center for southeastern New Mexico. Population growth boomed in the 1890's and continued at a slower but sustained rate until the 1940's. Most of the area's cultural resources date from this initial boom period between 1885 to 1930. Major resources include the Downtown Historic District, the Chihuahuita Historic District, a number of individual properties (Saunders-Crosby Property, Urton Orchards, Chaves County Courthouse), and the New Mexico Military Institute District.

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In 1979-80 an inventory of architecturally and/or historically significant housing was conducted in Chaves County by Texas Tech University, sponsored by the New Mexico Historic Preservation Bureau. This study identifies 164 structures in Roswell which have architectural or historic significance built before 1945. 68% of these structures are residential in nature (primarily single family housing). Forty-five percent of the structures identified were built before 1912, during Roswell's initial period of growth as an agricultural and commercial center. The remaining structures were built in about equal proportions in the following three decades. At least 22 different architectural styles are represented in these structures, reflecting a microcosm of national residential trends in the late 19th and early 20th century. The most common style variations are the ornate Queen Anne (in the earlier period)- and hipped box, bungalow and various revival and period styles in the 1920s and 1930s.

The Downtown Roswell District has the largest concentration of properties with 419. The Downtown District is representative of Anglo development trends in the late 19th and early 20th centuries. It includes four separate subdivisions platted between 1885 and 1899. Located directly west of the downtown business area, the Downtown District was the premier residential area for Roswell. Its residents were the upper and middle classes of the area. Less than 1% of the properties were built prior to 1890. 63% were built from 1900 to 1920; 14% in the following decade; 10% in the 1930's and the remaining in the periods following. The area is platted in a standard gridiron pattern with a rear access alley. The area for the most part is characterized by broad streets lined with mature landscaping. The homes share common setbacks, scale (1 to 3 stories) and high quality workmanship and fine execution.

The Chihuahueta District on the other hand represents an Hispanic residential enclave dating from the same period. Hispanics from the community played a major role as the primary labor force in the development of Roswell as a sheep raising and railroad center in the early 20th century. Chihuahueta is characterized by New Mexico Vernacular architecture, narrow streets, lack of major architectural remodeling, presence of a unified Hispanic population and sense of community. As a community, it is geographically and socially separated from the remainder of the city. In Roswell, dual ethnic communities arose within a short time of each other, a settlement pattern distinctive in New Mexico but common in Texas. Development patterns within the area are marked by a variety of lot sizes and modest architecture of the New Mexico Vernacular style in a variety of building materials. Structures are typically one story, gable roofs with exposed sawn wood rafters and wood shingles. Many structures have had flat or shed roofed additions constructed of wood or adobe.

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The New Mexico Military Institute District (NMMI) is important to the area and the state as part of the state's effort to support higher education in New Mexico. Founded in 1890 by Robert Goss, NMMI became a state institution in 1893. In contrast to the other properties in the area that developed without any formal architectural planning, the NMMI campus represents a conscious effort by trained architects (Rapp and Rapp and their successors) to develop a cohesive educational environment. A gothic style was adopted by the Regents and implemented in a consistent fashion by the architects.

Two other properties are important because of their association with individuals of local and national significance. A modest house dating to 1925 is important because of its association with Louise Massey. Louise Massey (1902-1983) was a member of the "Westerners" and was a recording star during the 1930's and an inductee into the National Cowgirl Hall of Fame. The Goddard house is significant because of its association with Robert H. Goddard (1882-1945) during the time he was doing important research into rocketry during the 1930's and early 1940's.

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Methodology:

The Architectural/Historical Survey of Chaves and Roosevelt Counties was conducted in 1979-1980 by Texas Tech University. The survey followed the guidelines devised by the New Mexico State Historic Preservation Bureau outlined in the **New Mexico Historic Building Inventory Manual**. Briefly, the process consists of four steps: first, the central office coordinates information and resources with the local survey team; the local surveyors identify and organize local resources (including local historical research); the local surveyors then collect data in the field on standardized forms; then, proper map and photographs are matched with the survey forms, and finally, the central office collects, codes and transfers the survey data to permanent files. Co-principal investigators for the survey were Joseph E. Minor and Willard B. Robinson. Dr. Minor is the Program Director of the History of Engineering Program at Texas Tech University. Willard B. Robinson is Professor of Architecture at Texas Tech University and a recognized expert in architectural history and restoration. Research assistants for the survey were from the departments of history, park administration, landscape architecture and from the division of architecture at Texas Tech University. In 1983 the Historic Preservation Bureau contracted with Chaves County Historical Society with major subconsultant Architectural Research Consultants, Inc. (ARC) to prepare a National Register Nomination based on Texas Tech's initial survey. This planning effort was headed by John P. Petronis, president of ARC. Mr. Petronis has a Master of Architecture Degree and 7 years experience in preservation planning efforts. Also involved in the effort was John McNamara, an architect and planner with BRW, Inc.; Yvonne Oakes, a trained historian and Peggy Stokes, a staff member with the Chaves County Historical Society. The nomination relies a great deal upon the initial Texas Tech survey data. However, a significant amount of additional research was required in a number of areas. Ms. Oakes was responsible for initiating additional research into the history and architecture of the Chihuahueta area, an area not originally identified as significant by the Texas Tech survey. A great deal of additional research was conducted into the history of the Downtown District and outlying landmarks by the Chaves County Historical Society.

8. Significance

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

Specific dates 1875-1942

Builder/Architect

n/a

Statement of Significance (in one paragraph)

The types of resources most prominent are district and individual properties important for their architecture, history and association with individuals key to the development of southeastern New Mexico in the period between about 1875 to 1942. Specific categories of significant properties include those associated with the early ranching and agricultural period of the area dating from about 1875 to 1900 (Flying H Ranch, South Spring Ranch, Garrett House, Millhisser-Baker Farm, Diamond A Ranch, Slaughter-Hill Ranch, Milne-Bush Ranch, CA Bar Ranch Headquarters); those associated with the growth of Roswell as a commercial and agricultural center dating from about 1890 to 1930 (Downtown Roswell District, Chihuahueta District, Saunders-Crosby House, Urton Orchards); those associated with the development and growth of a state educational institution (New Mexico Military Academy [NMMI]) and those properties associated with individuals of local and national significance (Louise Massey House and Goddard House).

Specifically the cultural properties in this nomination can be categorized into four broad types spanning different time periods:

Properties associated with the early ranching and agricultural period of the area dating from about 1875 to 1900 (Flying H Ranch, South Spring Ranch, Garrett House, Millhisser-Baker Farm, Diamond A Ranch, Slaughter-Hill Ranch, Milne-Bush Ranch, CA Bar Ranch Headquarters). These properties are in the outskirts of Roswell and are important not only for their association with individuals dominant in the early cattle ranching industry that gave birth to Roswell, but also for the variety and quality of architecture representative of that time.

Properties associated with the growth of Roswell as a commercial and agricultural center dating from about 1890 to 1930 (Downtown Roswell District, Chihuahueta District, Saunders/Crosby House, Urton Orchards). This period was a time of booming population growth spurred by the coming of the railroad and the discovery of a large artesian water reserve. Most of the cultural properties are residential in nature and are significant because of the variety and quality of their architecture and association with individuals or groups of local and regional importance.

9. Major Bibliographical References

See continuation sheet

10. Geographical Data

Acreage of nominated property See continuation sheet

Quadrangle name See continuation sheet

Quadrangle scale See continuation sheet

UTM References

A

--	--	--	--	--	--	--	--	--	--

Zone Easting Northing

B

--	--	--	--	--	--	--	--	--	--

Zone Easting Northing

C

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D

--	--	--	--	--	--	--	--	--	--

E

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F

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G

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H

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Verbal boundary description and justification

See continuation sheet

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

state	code	county	code
n/a			

state	code	county	code
-------	------	--------	------

11. Form Prepared By

name/title John P. Petronis, Project Manager; Yvonne Oakes, Archaeologist; Peggy Stokes, Researcher

organization Chaves County Historical Society

date May 1, 1984, revised February 21, 1985

street & number 200 N. Lea

telephone (505) 622-8333

city or town Roswell

state New Mexico

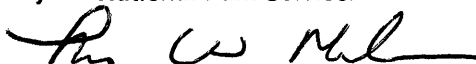
12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national ☒ state ☐ local

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

State Historic Preservation Officer signature



title *State Historic Preservation Officer*

date *3-19-85*

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

See Continuation Sheet for Listings date
Keeper of the National Register

Attest:

date

Chief of Registration

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Properties associated with the development and growth of a state educational institution (New Mexico Military Academy [NMMI]). The New Mexico Military Institute District (NMMI) is important to the area and the state as part of the state's effort to support higher education in New Mexico. It is significant because of the quality, coherence and execution of its architecture and planning. In contrast to the other properties in the area that developed without any formal architectural planning, the NMMI campus represents a conscious effort by trained architects (Rapp and Rapp and their successors) to develop a cohesive educational environment.

Properties associated with individuals of local and national significance (Louise Massey House and Goddard House). A modest home dating to 1925, it is important because of its association with Louise Massey. Louise Massey was a member of the "Westerners" and was a recording star during the 1930's and an inductee into the National Cowgirl Hall of Fame. Louise Massey died in 1983. The Goddard house is significant because of its association with Robert H. Goddard during the time he was doing important research into rocketry during the 1930's and early 1940's. Robert Goddard died in 1945.

Earliest Spanish exploration of southeastern New Mexico occurred in 1583 with the travels of Don Antonio de Espejo, but no significant settlement occurred until the mid-nineteenth century. Earliest settlement occurred along the upper reaches of the Rios Hondo and Bonito (eastern Lincoln County). One of the first was La Placita del Rio Bonito, renamed Lincoln in 1869. Other settlements in the area were fostered after the establishment of Fort Stanton in 1855 to control hostile Indians. In 1862 Ft. Sumner was established in the upper Pecos Valley to guard the Mescalero Apaches, and later the Navajos at Bosque Redondo.

To supply the fort and Indian occupants with food, additional locally supplied cattle and sheep were required. In 1866, Oliver Loving and Charles Goodnight brought the first 600 cattle up the Pecos River from Texas to Fort Sumner. In 1868, Goodnight contracted with John S. Chisum from Texas who delivered approximately 16,000 cattle in three years. This cattle trade continued even after the closing of the Indian reservation in 1868.

Roswell's growth is inextricably tied to the development of the cattle industry in southeastern New Mexico. The Pecos Valley was excellent grassland country and covered up to 12,000 square miles. The only limitation to ranching was the availability of water. Roswell became the supply and outfitting center for all of the Middle Pecos Valley. What

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was to become Roswell began as a water point for cattlemen along the Goodnight Cattle Trail. They who found the broad north/south valley of the Pecos River a natural route for the northern transit of livestock from Texas to the military forts of New Mexico and Colorado. Beginning first as a campground, it developed later as a supply post. Once the large artesian water supply was discovered, settlers and farmers were attracted to the area, and the center expanded to serve them. By 1885, southeastern New Mexico was devoted exclusively to cattle ranching. Cattle ranching retained its preminence until about 1900. Several cultural properties relate to this period including: Flying H Ranch, South Spring Ranch, Garrett House, Millhiser-Baker Farm, Diamond A Ranch, Slaughter-Hill Ranch, Milne-Bush Ranch, CA Bar Ranch Headquarters.

Roswell's modern history begins in 1865, when a group of settlers known as the Missourians attempted to establish the Missouri Plaza community, southwest of the current location, but were forced to leave the site because of insufficient water. In 1869, a professional gambler, Van C. Smith, came from Omaha via Santa Fe with a partner Aaron O. Wilburn. They constructed the first buildings in what was to become Roswell -- the two buildings served as general store, post office and attic sleeping quarters for paying guests. When Smith filed the first claim on March 4, 1871, he changed the name of the community from Rio Hondo to Roswell, in honor of his father Roswell Smith. Officially, Roswell came into existence on August 20, 1873, when the first government post office was opened as a result of a mail carrier being killed by Comanches near Roswell.

By the late 1870's the town developed a reputation as a gambling center for transient cattlemen. Smith laid out an extra wide Main Street to accommodate cattle herds being driven through the town, and to serve as a race track when there were no cattle. During the same period, two cattle barons, John Chisum and Joseph E. Lea, settled in the Roswell area. John S. Chisum had the first cattle ranch in southeastern New Mexico. By 1870 he had acquired approximately 75,000 head of cattle. In 1875 he moved his headquarters to the South Spring River at Roswell (South Spring Ranch). By 1881, his ranch extended from Salt Creek, north of Roswell, to Artesia (over 60 miles). The Chisum Ranch, six miles south of Roswell, became an important political and social center of southeastern New Mexico. Joseph Lea located the center of his cattle empire northwest of Roswell. Cattle rustling, particularly between 1876 and 1882, became a major concern in the Pecos Valley and was one of the factors leading to the Lincoln County War of 1875-79.

In 1877, Captain Joseph C. Lea bought Smith's holdings. Captain Lea started as a sheep rancher then became a cattle rancher (Lea Land and Cattle Company) and finally a land developer. He was responsible for the official platting of Roswell into the gridiron pattern it exhibits today.

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Lea is often referred to as the "father of Roswell" for these contributions. A year later, Lea's father-in-law, Mayor W.W. Wildy, bought out Wilburn and two other settlers and presented this property to his daughter, Sally Wildy Lea, giving the Lea family entire ownership of the community. Their influence kept peace and order in Lincoln County. In 1885 Joseph's brother, A.E. Lea, made a plat of the City. Mrs. Lea's struggles to improve education and civic interests attracted other settlers, and in 1891 the important trading center was incorporated as a village.

Through their son, Captain and Mrs. Lea became acquainted with Colonel Robert S. Goss, Commandant of Fort Worth University, a military school. They persuaded Colonel Goss that Roswell offered distinct advantages for the location of a military school, and in the Fall of 1891 the Goss Military Institute was opened. On February 23, 1893, the school became a state institution and the name of the school was changed to the New Mexico Military Institute (NMMI). NMMI continues today as one of the most important institutions in southeastern New Mexico and is significant because of the quality and execution of its architecture and coherence of its planning.

The struggle over water for various purposes by ranchers and farmers was a serious one in the Roswell area. Prior to the discovery of artesian water in 1890, only a limited area between Roswell and the Pecos could be agriculturally used. With the development of artesian wells and use of artesian springs, a much broader field of crop production was possible. By 1894, apple orchards and alfalfa fields had sprung up all over the area. The discovery of artesian water precipitated a large increase in real estate values by 1903.

In 1885 and 1886 the Southwest experienced a great drought. The range was grazed so closely, it never recovered. Smaller cattle ranches were forced out of business and larger ones were reduced in size. By 1894 the great cattle boom was over and sheep raising was taking its place. The discovery of artesian free-flowing water in 1890 spurred the development and expansion of vast apple orchards throughout the lower Pecos Valley. The introduction of the railroad to the Pecos Valley did more for the economy of the area than any other single event. The Pecos Valley Railroad arrived from Carlsbad in 1894, and when rail service was extended to Amarillo in 1899, Roswell became the rail center of southeast New Mexico. The Pecos Valley Railroad was built in 1890, in an attempt to open up the southeast territory to settlers. The railroad provided a means to ship wool and agricultural products to reach southern and eastern markets. The abundance of water from agriculture and the economic stimulus of the railroad served to increase Roswell's population from about 400 in 1880 to 2,049 people by 1900. Growth, centered around an agricultural economy, continued at a much slower rate from 1900 to 1940.

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Most of the cultural properties in the Roswell area date from this period of Roswell's growth as a commercial and agricultural center. Cultural resources include the Downtown Roswell District, Chihuahueta District, Saunders-Crosby House, Urton Orchards. Most of the cultural properties are residential in nature and are significant because of the variety and quality of their architecture and association with individuals or groups of local and regional importance.

The Downtown Roswell Historic District is located directly west of the downtown area of Roswell. It developed as Roswell's premier residential area in the late 19th and early 20th century. It is important today as an example of a well preserved, stable neighborhood bordering a downtown business district. It is also important as the home of many historical figures of importance to the city and state. It consists of 38 city blocks and 433 structures. The architecture reflects a natural stratification of economic levels existing during this period, including the well-designed homes of the well-to-do, the more modest homes of the middle-class and even early examples of multi-family apartment dwellings. 22 separate residential style are evident reflecting a microcosm of the residential trends in the late nineteenth and early twentieth century in the United States. The district for the most part shares common lot sizes and gridiron layout representative of Anglo development patterns of the time.

Chihuahueta is another residential area that developed during this time. During the ranching period, Anglo cattlemen and ranchers controlled the range and the fields, but hired Mexican immigrants to work the land. Many Hispanics moved to eastern New Mexico with the promise of better wages the hope of acquiring land on the new frontier. Because of a lack of capital and opportunity for economic development, the Mexican labor force was placed in a subordinate position. In Roswell, (as was typical of border areas in the Southwest) a Hispanic community developed in the area called "Chihuahueta", side-by-side with the burgeoning dominant Anglo community. In effect, it is a bicultural system, whereby the populations interact economically but are spatially and socially segregated. Located directly south and east of the Hondo River, the settlement combined the advantages of a dependable water source, location above the floodplain and excellent irrigable lands along the river. Although formally subdivided in the early 20th century, there was probably a viable Hispanic settlement prior to this time. Comprised of about 13 city blocks the area has always been primarily residential interspersed with a few private, social and religious enterprises. Development patterns within the area are marked by a variety of lot sizes (25' x 40' to 50' x 100') and modest architecture of the New Mexico Vernacular style in a variety of

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building materials. Structures are typically one story, gable roofed with exposed sawn wood rafters and wood shingles. Many structures have had flat or shed roofed structures of wood or adobe. This district is significant because it has maintained an historical and architectural integrity since its beginning in the early 1900's. Hispanics from the community have played a major role as the primary labor force in the development of Roswell as a sheep raising and railroad center in the early 20th century.

Chinuhuita is characterized by New Mexico Vernacular architecture, narrow streets, lack of major architectural remodeling, presence of a unified Hispanic population and sense of community. As a community, it is geographically and socially separated from the remainder of the city. In Roswell, dual ethnic communities arose within a short time of each other, a settlement pattern distinctive in New Mexico but common in Texas.

In the Fall of 1941, the War Department announced its decision to establish a flying school in Roswell. The school grew into Walker Air Force Base, a permanent installation of the Strategic Air Command, and was home to 7,000 personnel and their families. In 1960, Walker Air Force Base and Roswell was chosen as a site for Atlas Intercontinental Missiles. By 1961 twelve launching sites were built. But by 1965, all sites were deactivated and missiles removed. In 1967, Walker Air Force Base itself was closed, taking with it more than 15,000 people, 46% of the City's workforce and leaving behind nearly 5,000 vacant homes. To avoid economic collapse, the civic leaders of Roswell acquired the vacant military base and reorganized the existing infrastructure into an economic and cultural growth pole of the City. Renamed the Roswell Industrial Air Center (RIAC), the former air base now houses a two year branch of Eastern New Mexico University, numerous regional and State government offices, a rehabilitation center and hospital, the City's airport, and several industries including a Greyhound Bus Assembly Plant. To fill the vacant homes on the base and throughout the City, Roswell successfully promoted Roswell as a retirement center. In addition to manufacturing, agricultural production has added to Roswell's economic recovery. The production of oil and gas has played an important role in the development of the economy and a major contributing factor to population growth. Today, with a 1980 population of 40,370, Roswell is the largest trade center in the southeast portion of New Mexico.

In 1976 the Chaves County Historical Society was formed and through private donations restored the J.P. White home on North Lea as the Chaves County Historical Museum and Society headquarters. In 1979-80 the State Historic Preservation Bureau funded an inventory of historic architecture

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in Roosevelt and Chaves County conducted by Texas Tech University. This survey generated much local interest and resulted in the identification of 164 significant structures in Roswell. Chaves County Historical Society reports a growing trend of individuals expressing interest in historic preservation and inquiries regarding possible benefits of historic designation. This interest was borne out a a public meeting held in Roswell in December 1982 in which historic preservation of housing was designated as an important issue to consider in comprehensive planning. This interest resulted in the Roswell Comprehensive Plan adopting a formal objective of:

"..(working with) the Chaves County Historical Society and property owners to pursue historic designation of appropriate neighborhood areas within Roswell, and work to preserve and revitalize these areas on an overall basis in order to retain and respect Roswell's heritage."

A direct result of recent interest in historic preservation is this nomination of significant properties in the area. This nomination will serve as the basis for development of architectural guidelines to be proposed as part of the City of Roswell Zoning Ordinance.

The results of the survey and nomination process are an integral part of the Roswell Comprehensive Plan. The inventory was used to identify historically and architecturally significant structures and potential districts within the community. It resulted in adoption of an objective formally recognizing the importance of preservation activities in the community. Efforts are now underway to integrate preservation guidelines into the Roswell Comprehensive Zoning Ordinance.

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**A Selected Chronology of Roswell, New Mexico and Selected events of
Chaves County (1583-1969)**

Sources: Chaves County Historical Society, Yvonne Oakes. Texas Tech
Survey.

- 1583 Don Antonio de Espejo descended and explored the Pecos Valley.
- 1590 Gaspar Castaito de Sosa took an unauthorized colonizing expedition up the Pecos Valley to the northern part of New Mexico; he was arrested for doing so. He camped northeast of Roswell.
- 1850s Settlement at la Placita del Rio Bonito (Lincoln).
- 1855 Establishment of Fort Stanton.
- 1862 Creation of the Homestead Act.
- 1863 Fort Sumner established.
- 1866 Opening of Goodnight Cattle Trail.
- 1867 Missouri Plaza, first settled community in present Chaves County was established on the Rio Hondo some 15 miles west of present Roswell.
- John Chisum arrived in Pecos Valley on Goodnight-Loving Trail. He established first headquarters at Bosque Grande, some 35 miles north of present Roswell.
- 1869 Roswell consisted of 2 adobe houses, a store plus hotel.
- 1870 Van Smith founded Roswell. Roswell consisted of a general merchandise store, blacksmith shop, meat house, adobe corral, plus a wide Main Street.
- 1872 Rio Hondo renamed Roswell.
- 1873 Roswell official Post Office established.
- 1875 John Chisum moved to South Springs Headquarters six miles south of Roswell. No traces of these earliest structures remain.
- 1875-79 Lincoln County War.

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- 1877 Joseph C. Lea moved to Roswell.
- 1878 Edmund Stone brought in sheep. First school house was erected east of Roswell.
- 1880 Population of Roswell was 279.
- 1881 Pat Garrett became sheriff of Lincoln County. Pat Garrett killed Billy the Kid. First school east of Roswell at the "Farms"
- 1882 First Sunday School in Roswell. Ash Upson wrote **Authentic Life of Billy the Kid** for Pat Garrett. A flour mill was started and was the first industry in Roswell.
- 1884 John Chisum died in Eureka Springs, Arkansas. The Bar V Ranch was established.
- 1885 First school building in Roswell. (adobe)
- 1886 Severe drought occurred in the area.
- 1887 First church building in Roswell erected by Methodists (311 N. Penn, razed in 1962)
- 1889 Chaves County created. It was carved out of giant Lincoln County. Roswell's first fire department was organized.
- Roswell selected as the county seat. Town began to assume proportions of a town in the Anglo-American mold. Town began to undergo tremendous growth fostered by its position as the commercial and political center of the southeastern New Mexico.
- 1890 E.A. Cahoon opened first Roswell bank.
- 1890s Houses on the MX (old Diamond A) and Flying H Ranch date from this period.
- 1891 Goss Military Institute opened. **Roswell Record** began publication. Town of Roswell incorporated. Third Street School built.
- 1892 First Christian Church organized.

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- 1893 Fire destroyed many Roswell businesses. Goss Institute became New Mexico Military Institute and moved to its present location in North Roswell. Several of its Kansas pressed brick Gothic Revival buildings were built before 1930 including: Luna Natatorium, Willson Hall, and the Marshall Infirmary. The first section of Hagerman Barrack was built in 1909.
- A flood washed away Diamond A ranchhouse on the Hondo River. Roswell consisted of 7 saloons, 30 businesses, a courthouse, and 12 artesian wells. The population was 400.
- 1894 Pecos Valley Railroad reached Roswell. The railroad provided a means for fruit and livestock to reach southern and eastern markets and therefore spurred the growth of agriculture in the region. The Gaullieur Building was erected using locally made brick. The Baptist Church was organized. First telephone in Roswell was installed.
- 1894-
1929 This era was one of great prosperity and growth. Wealthy farmers and ranchers built large houses during this period. Some of those still standing are the Poe-Mossman house on North Kentucky, the W.G. Urton house east of Roswell, and the Millhiser-Baker house southwest of Roswell.
- Large homes were built on the residential streets to the east and west of downtown. Outstanding examples include the Jones home on S. Kentucky, the Anderson home on N. Kentucky, the J.P. White home on N. Lea (now the Chaves County Historical Museum), the Saunders-Crosby home on E. Deming, and the Slaughter home on N. Pennsylvania.
- 1895 Roswell had 16 saloons.
- 1896 There was a Mescalero Apache uprising near Roswell. E.P. Malone Building constructed.
- 1898 24 from Roswell joined Teddy Roosevelt's Rough Riders. A Telephone Company was organized in Roswell. C.C. Slaughter established Slaughter Hereford Home at Roswell.
- 1899 Railroad linked Roswell with Amarillo. The First Presbyterian Church was organized. St. Andrew's Hall of the Episcopal Church was built. This is the oldest church building still in use in Roswell.

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- 1900 Chaves County population was 4,773 and the population of Roswell was 2,049. Downtown Roswell began to assume its present proportions. J. J. Hagerman owner of the Pecos Valley Railroad and Hagerman Canal moved to Roswell. He purchased the Chisum property at South Spring Ranch.
- 1901 Electricity came to Roswell.
- 1902 First automobile (Oldsmobile) came to Roswell. The population of Roswell was 3,300.
- 1903 Roswell was incorporated as a city. Population of Roswell was 4,500.
- 1904 There was a severe drought and bad floods in Roswell.
- 1905 Construction of Hondo Reservoir Dam was started; the first automobile road from Roswell to Torrance was constructed.
- 1906 Roswell's Carnegie Public Library was completed. Major floods in Roswell.
- 1907 St. Peter's Catholic Church was built.
- 1908 1st Baptist Church was built.
- 1909 The population of Roswell was 7,000.
- 1910 Chaves County population was 16,850; the population of Roswell was 6,172. First two stories of the J.P. White building were built.
- 1911 The Courthouse was completed. First Spanish newspaper in Roswell began publishing. Bad floods in Roswell occurred.
- 1912 New Mexico becomes the 47th state. The Hondo Reservoir project abandoned.
- 1913 A Flood occurred in Roswell.
- 1914 A Flood occurred in Roswell.
- 1915 New Mexico Military Institute becomes a junior college.
- 1916 National advertising begun to attract "lunger" and other health seekers to Roswell.

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- 1919 Roswell Chamber of Commerce was organized.
- 1921-22 Major streets of Roswell were paved.
- 1926-1944 Paul Horgan was the librarian at NMHI
- 1925-1928 Bob Crosby was "World Champion Cowboy"
- 1929 First airport in Roswell was built.
- 1930-1941 Dr. Robert Goddard experimented with rockets in Roswell.
- 1930s WPA/PWA buildings built in Roswell include Roswell Museum and Art Center, Roswell City Hall, DeBremond Stadium and Cahoon Park. These structures relied on locally available materials such as stone and adobe. Intensive construction methods were employed in their construction.
- 1931 World's largest artesian well was drilled at Oasis Ranch.
- 1933 30 degree below zero temperature ended fruit production as major product of Roswell. Agriculture mainstay was switched to cotton.
- 1937 Roswell Museum of Art was opened. Bitter Lake National Wildlife Refuge was built by WPA and CCC.
- 1941 Roswell Army Air Field (RAAF) began and was occupied May 1942. Robert O. Anderson arrived (future CEO of ARCO).
- 1945 509th Bomb Wings "Enola Gay" dropped A-bomb on Japan, then moved to RAAF.
- 1948 RAAF became Walker Air Force Base.
- 1955 Paul Horgan received Bancroft and Pulitzer prizes. Eastern New Mexico Medical Center opened.
- 1958 Roswell Community College was established.
- 1962 Atlas missiles were based at Walker Air Force Base.
- 1962-3 Roswell area's missile workers were phased out.

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| 1967 | Walker Air Force Base was phased out. Roswell Industrial Air Center created. Eastern New Mexico University Roswell campus was created from Roswell Community College. |
| 1968 | Roswell Retirement Service, Inc. was created to attract retirees. Roswell and Chaves County Independent School Districts consolidated. |

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Roswell New Mexico MRA
Chaves County, NEW MEXICO

ADDITIONAL INFORMATION

COVER

Keeper

Beth Boland 7/14/88

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The following discussion provides an expanded context for a group of ranches and farms being submitted under the multiple resource listing "Historic Resources of Roswell, New Mexico and outlying environs of Chaves County".

HISTORIC CONTEXT

Ranching, Settlement, and Agriculture in the Pecos River Valley in the Vicinity of Roswell, New Mexico

(Note: Underlined persons and properties are those connected with the nominations related to this context)

The Pecos River Valley, in the southeastern section of the state, was the last major region of New Mexico to be settled by Europeans or their descendants who were long discouraged by the area's lack of essential resources, such as water and timber, and by the hostility of the nomadic Apache Indians who dominated the area. Second only of New Mexican rivers to the Rio Grande in length, the Pecos flows southward from its headwaters high in the Sangre de Cristo Mountains changing from a mountain stream to a muddied river as it proceeds through the arid plains of southern New Mexico to Texas where it joins the Rio Grande on its way to the Gulf of Mexico. The Pecos River Valley in the vicinity of Roswell is bordered on the west by the Sierra Blanca and the Sacramento Mountains from which descend rivers and their tributaries, fed by mountain runoff or springs, such as the Rio Hondo, the South Spring River, the Rio Feliz, and the Rio Penasco, sources of water which would eventually attract settlement. On the east side of the Pecos River stretches a dry, flat, nearly treeless, grassy plain, the Llano Estacado, or Staked Plain (usually referred to as the Staked Plains), so called for the stakes which, according to legend, were placed along the trail in 1540-41 by the Spanish explorer Francisco Vasquez de Coronado to mark his way across the vast, flat expanse distinguished neither by vegetation nor land features. The Llano Estacado, which extends approximately one hundred and fifty miles east of the river and two hundred miles from north to south, is divided almost equally by the state line between northwestern Texas and southeastern New Mexico, and is the southern section of the Great Plains which cover one fourth of the continental United States.

Early Spanish explorers who had followed the Pecos River, such as Antonio de Espejo in 1582 and Gaspar Castano de Sosa in 1590-91, found it unwelcoming as did later Spanish settlers. Along the river's banks were swamps and mosquitoes. The river itself was difficult to ford because of its high banks and bed full of quicksand; its water in many places was nearly

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undrinkable because of its extreme salinity. Further, the banks of both the Pecos and Hondo Rivers were too steep to easily permit the extensive irrigation required to cultivate the arid lands of the valley. Finally, the hostility of the Mescalero Apache Indians, established in the mountains on the west, and of the Comanches who roamed the plains dissuaded settlers. In over 250 years no grants of land were given in the area which never came under effective Spanish or Mexican control.

Thus when the Americans took over the region from Mexico in 1846, the southernmost Spanish settlement on the Pecos River was the village of Anton Chico, some 150 miles north of the present Roswell. The Pecos Valley in the vicinity of Roswell remained a wilderness of windswept plains, nearly bare but for gramma grass and mesquite, a vast grazing land for buffalo and antelope, and a hunting ground for nomadic Indians. With no Spanish or Mexican grants of land to complicate the issue, the entire region became the property United States Government.

The attempt to subdue the Indians, and thereby wrest control of their newly acquired lands, drew the first Americans into the Pecos River Valley. Throughout the territory in the years following the annexation of New Mexico, a number of forts were established at strategic points to protect settlements and trade routes from Indian attack. Most of the forts built before the Civil War were placed in the northeast to safeguard the eastern approaches of the Santa Fe Trail and along the Rio Grande to protect the major southern trade route, El Camino Real, and the area where most settlement had taken place. An exception was Fort Stanton, established in the Sierra Blanca in April of 1855 a few months after Captain Henry Whiting Stanton was killed in the Sacramento Mountains by Mescalero Apaches. Placed seventy miles west of the future site of Roswell, on the Bonito branch of the Rio Hondo for the purpose of containing the Mescalero Apaches, the fort opened the way for settlement along the Hondo. In the late 1850's, on the Rio Bonito ten miles east of the fort, Hispanic settlers founded a little adobe village which was called first Las Placitas, later Rio Bonito, and finally in 1869 was renamed Lincoln, when it became seat of the newly formed Lincoln County.

In August of 1861 with the Civil War under way, Fort Stanton was evacuated in the wake of an invasion of Confederate troops from Texas who took possession of the fort but soon abandoned it. With the military otherwise occupied, the Mescaleros once again dominated the region and drove out the inhabitants of Las Placitas. However, when the Civil War in New Mexico ended a year later, General Carlton, the commander of military operations in New Mexico, turned his attention to the subjugation of the Indians throughout the Territory. He devised a policy of total military defeat of the hostile tribes

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to be followed by their confinement to reservations where they could be taught to be Christians and farmers. Toward this end Fort Sumner and the Bosque Redondo Indian Reservation were established 1862-3 on the Pecos River about seventy-five miles north of the eventual site of Roswell. From Fort Stanton, Kit Carson mounted a successful campaign against the Mescalero Apaches who became the first object of the renewed resolve to conquer the Indian. Several hundred defeated Mescaleros were taken from their home in the mountains to the Bosque Redondo Reservation. Soon they were joined by eight thousand Navajos, their traditional enemies, who had been marched on foot five hundred miles from the northwest section of the territory, a tragic episode ever after known as the "Long Walk".

Eventually there were roughly nine thousand Indians and three thousand troops at the Bosque Redondo Reservation and Fort Sumner, many more than the arid land of the Pecos valley could support. Government contractors sought provisions, and to this waiting market came Texas cattlemen who could purchase cattle cheaply in Texas, feed them at no cost on public domain lands as they drove them to Fort Sumner. By the time the Bosque Redondo experiment had ended in tragic failure in 1868, a heavily-traveled cattle route up the Pecos had been established leading the way for settlement which followed soon after.

The range cattle industry in Texas had begun in the 1830's with the rounding up and driving to market of wild cattle, remnants of the Spanish presence. Although cattle raising had expanded after the annexation of Texas by the United States in 1845, it only became a dominant industry after the Civil War when large areas of public domain lands, cleared of buffalo and Indians, became available for cheap grazing, at the same time that new markets opened in the territories.

In 1866 Charles Goodnight and Oliver Loving trailed the first substantial herd of cattle from Texas up the Pecos River Valley to Fort Sumner. There they sold the majority; the remainder they drove to mining camps in Colorado. The difficulties of the route were formidable. Substantial numbers of cattle were lost to attacking Indians, and Loving himself was killed by Indians the following year. The harshness of the waterless terrain inspired Goodnight later to call the river the "Graveyard of a Cowman's Hopes". At one point the cattle had to be driven for three days and nights without water. When they finally smelled water, some stampeded over the steep banks of the Pecos, and many were lost, bogged down in quicksand or unable to climb out. Despite losses to Indians and terrain, an extremely profitable route had been found.

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In a short time, the ending of the Bosque Redondo market notwithstanding, the route which came to be known as the Goodnight-Loving Trail was followed by many Texas cattlemen who found profitable markets supplying the mining camps, forts, and Indian reservations of New Mexico, Colorado, Arizona, and beyond.

Of the many cattlemen who trailed cattle up the Pecos River valley, John Chisum was one of the first and most successful to headquarter a large cattle operation in the Pecos Valley itself. In 1868 he had entered into a partnership with Goodnight whereby Chisum was to deliver cattle from Texas to the Bosque Grande on the Pecos River; from there Goodnight would drive them west to markets in Colorado or Wyoming. Four years later, Chisum moved his operations entirely to New Mexico thereby escaping wholesale rustling in Texas and Comanche attacks while crossing the Staked Plains. Chisum first took over Goodnight's location at Bosque Grande, but in 1875 moved his headquarters forty miles south to the South Spring Ranch, where for twenty-five dollars he purchased forty acres of land with two houses and leased five other Hispanic homesteads. His new headquarters was located 3 miles southeast of the present Roswell. His spread was also called the Jinglebob Ranch for Chisum's marking of his cattle by cutting an ear so that a middle section hung down resembling the clapper of a bell. Known as the "Cattle King of the Pecos", he became the largest cattle rancher on the Pecos River range, and for a time was probably the largest individual cattle owner in the United States. He controlled a vast range along the Pecos, extending, according to one newspaper account in 1875, "as far as a man can travel on a good horse during a summer" (Las Vegas Gazette November 25, 1875), and nearly all the cattle in the valley carried his distinctive ear mark.

Initially Chisum had the region almost entirely to himself except for a few scattered Hispanic homesteads and tiny communities which by the late 1860's had been established along the rivers flowing into the Pecos. Unlike Lincoln, these settlements did not survive the ravages of attacks by Indians and outlaws, and the competition from American settlers, and therefore little is known of these early settlers who no doubt raised crops with limited irrigation from the tributary rivers and grazed sheep. Two settlements which were described in the recollections of early settlers and travelers are La Plaza de Missouri on the Rio Hondo, about fifteen miles southwest of the site of Roswell, and a small settlement on the Berrendo Creek. The former consisted of thirty to forty families and was abandoned in the late 1860's or early 1870's. The latter was abandoned in the late 1870's when threatened by outlaws, and later became the location of the headquarters of the ranch owned by the Milne-Bush Cattle Company.

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Although Chisum was the most widely known and had by far the largest reach of the first settlers in the Pecos Valley near Roswell, other ranchers and homesteaders also sought to carve out a place in the valley. One of the earliest was Robert Casey who in the late 1860's built a dugout of creek rocks to establish his claim to land on the Rio Feliz where he grazed a small herd of cattle. His dugout can still be seen near the lower springs headquarters of the Flying H Ranch. The site which would become Roswell itself, located midway between two tributaries of the Pecos River, the Rio Hondo and the North Spring River, was first used as a place to hold cattle. In 1867-8 the first building, an adobe trading post, was erected there and the site, then called Rio Hondo, developed into a supply base for the cattlemen driving their herds up the river.

In the late 1870's the area was wracked by a period of unbridled violence provoked by competition for the range as well as commercial and political rivalries in the town of Lincoln, the county seat and leading community in Lincoln County, which after it was enlarged in 1878 covered the entire southeast quarter of the territory. This huge, largely uninhabited expanse of 27,000 square miles, bounded on the south and east by Texas, was reputedly the largest county in the United States. One of the first acts of apparently politically engendered violence was the murder of Robert Casey in 1875 after a political meeting in Lincoln. Out on the range there were not only were increasing numbers of cattle, ranchers, and homesteaders, but also of cowboys and drifters of all sorts, many of whom came to New Mexico one step ahead of the Texas law. Inevitably conflict arose between other ranchers and John Chisum, whose large number of cattle on such a vast range, which he owned only by right of possession and enlarged simply by sending out cowboys to claim more of it, was both a source of resentment and an easy temptation to theft by rustlers and other ranchers, often one and the same. By 1877 open war broke out between Chisum and his principal competitor for beef contracts, L. G. Murphy. Starting with three thousand head of cattle, Murphy had established a ranch in the Seven Rivers area from which he sold so many cattle that his was called "the magic herd" - a magic Chisum believed derived from the theft of Jinglebob cattle. Murphy, with his partners who included James J. Dolan, was the leading merchant in Lincoln, as well as the boss of county politics, including law enforcement, ruling with support from the Santa Fe Ring, as the dominant political machine at the state level was called. Murphy's mercantile firm in Lincoln enjoyed a monopoly on trade supplying the county at exorbitant prices until John H. Tunstall, an Englishman who had taken over Casey's land on the Rio Feliz, set up a rival store in Lincoln with the support of Chisum and lawyer Alexander McSween. Further aggravating the situation, Chisum also set up a bank to rival Murphy's with Tunstall as vice-president and Mcsween as cashier. From the murder of Tunstall in 1878 by men

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sent by Dolan-controlled Sheriff William Brady to attach Tunstall's property in a dispute between Murphy and McSween over the proceeds of an insurance policy, until the killing of Billy the Kid 1881, the bloody conflict, known as the Lincoln County War, raged between the two large rival factions in the county, and was marked by a succession of murders including the shooting of Sheriff Brady by the former Tunstall cowboy known as Billy the Kid, and the death of McSween in a shootout and fire at his home in Lincoln where he and fourteen followers, including Billy the Kid, had barricaded themselves. The conflict continued out of control until President Rutherford B. Hayes, declaring the county to be in a "state of insurrection", sent in a federal investigator. Eventually it burned itself out but not before the governor and other territorial officials (all Presidential appointments under Territorial government), most of them members of the Santa Fe Ring, had been removed and Civil War General Lew Wallace of Indiana appointed Governor. Wallace issued a proclamation of amnesty to all except Murphy's partner Dolan and Billy the Kid. Dolan surrendered, stood trial, and was acquitted; the Kid escaped for a time across the Texas line but was eventually killed by Sheriff Pat Garrett at Fort Sumner on July 14, 1881 - the event which formed the dramatic conclusion of the Lincoln County War. Chisum himself lived until 1884, one of the few principals in the Lincoln County drama to die of natural causes.

The early 1880's were boom years for the range cattle industry. Even before the cessation of the hostilities centered in Lincoln, a new breed of cattlemen had entered the Pecos Valley who took no part in the conflict. The vast profits to be earned attracted substantial capital from the more established regions of the United States and from abroad, particularly from England and Scotland, where a modification in British corporation laws made it much easier to invest outside of the country. The range was soon dominated by large, well-financed cattle companies, owned by stockholders who for the most part lived outside of the Territory and sent in experienced, practical cowmen to manage their holdings. Captain Joseph C. Lea, who came into possession of the Roswell townsite in 1877, organized the Lea Cattle Company of which he was general manager and part owner. The principal stockholders were wholesale grocers in New York City. In 1882 Major George Littlefield, having sold his Texas ranch to a group of Scottish investors, took over Chisum's Bosque Grande location, to which Chisum had apparently never secured title, and established a large ranch known as the LFD. The next year the Cass Land & Cattle Company was organized by a group from Cass County, Missouri. Only three of the six principal organizers came to New Mexico to operate the ranch, including W.G.Urton who became sole manager in 1886. Other large cattle companies that

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entered the Pecos Valley were the El Capitan Cattle Company, the Bloom Cattle Company, the Anderson Cattle Company (Diamond A), the CA Bar Cattle Company, the Carrizozo Cattle Company, the Kirby, Cree Cattle Company, and the Milne-Bush Cattle Company.

In 1886 the limitations of depending on the free grass of the Pecos range were dramatically illustrated by a severe drought which devastated the area drying up the grass and leaving great numbers of cattle dead on the overstocked range. As the drought continued many of the larger companies were forced to reduce the number of their herds and many smaller outfits to merge, reorganize, or go out of business. Those that could afford it bought windmills, drilled wells, and soon had a man or men who did nothing but see that the windmills produced the necessary water for the range. Windmills allowed the larger companies to move east onto the Llano Estacado itself.

By the late 1880's the boom was over and the cattle business went into a period of evolution and gradual decline from its peak years. In addition to the continuing drought, the settling of the open range was a problem for the large outfits. Some companies reduced their herds and emphasized better breeds. In 1887 John W. Poe introduced thoroughbred shorthorn cattle to the region and soon others followed his lead and brought in better cattle. Hardy Texas longhorns were replaced or bred with blooded stock such as Herefords, Shorthorns, and Durhams. Soon the Poe, Milne-Bush, and Slaughter livestock farms were producing excellent breeds of livestock.

In 1894, the last of the big roundups that covered the entire Pecos Valley took place, as many of the large ranches were gradually closed out. Ranch managers moved to farms closer to Roswell or into the town itself, and some went on to other careers. In 1900, W.B. Urton, manager of the Cass Land and Cattle Company, moved to a farm on the Berrendo Creek known as Urton Orchards; the cattle company itself closed out eight years later. The CA Bar Ranch had begun to reduce its stock in 1895 and closed out entirely in 1901; its manager James Hinkle moved into Roswell in 1901 and went on to a distinguished career in business and politics, serving as the first elected mayor of Roswell after incorporation in 1903, as a Territorial legislator, and as governor of the state in 1923-4. Nevertheless, cattle continued to be a major industry into the first decades of the twentieth century. Those outfits which survived as cattle ranches added other livestock and planted crops. Some continued to be self-sufficient unto themselves, such as the Flying H Ranch which at some distance from Roswell included in the 1930's, not only housing for the owners and ranch hands, but a store, a school, and a post office.

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In the meantime, the valley had developed in other directions. Sheep ranching had begun early to compete with cattle raising. The land in the valley was more suitable to raising sheep and the sheep business could be entered with much less capital than was required to start a profitable cattle ranch. Although sheep no doubt came in with the first Hispanic homesteaders, among the American settlers, Judge Edmund T. Stone is credited with bringing the first sheep into the Roswell area in 1878. The Pecos Valley never experienced the virulent conflicts between sheepmen and cattlemen that characterized their relations in other places. Chisum, the first major user of the land was tolerant of sheep, as was the Littlefield operation which followed him at Bosque Grande. Other prominent early American settlers ran sheep as well as cattle. Captain Lea brought in sheep from Colorado and ran them northwest of Roswell on the same range as his cattle. J.M. Miller, who homesteaded in 1878 southeast of Chisum's South Springs headquarters, wasn't successful with cattle and traded them with Lea for sheep. Over a period of thirty years Miller became one of the largest sheep ranchers in New Mexico. The sheep industry grew substantially after the coming of the railroad in 1890 made it easier to get wool and lambs to market.

Farming had also begun to compete in a limited way with ranching. From the very beginning some irrigating was done from the tributary rivers. Even Chisum in his last years had irrigated a large area along the South Spring River and planted alfalfa and oats to provide winter feed for saddle horses, as well as the area's first apple orchard. Although most of the early settlers did some farming within the limits of available water, in the late 1870's a new breed of homesteaders came into the valley who were essentially farmers rather than ranchers, among whom were Sam Cunningham and his brothers John and Griffith.

Water was always the determining factor in the region. Initially the key to land possession had been the control of a water supply. At first there were no wells or watering holes, and the first ranchers took possession of a stream or spring and used the surrounding land. The drought of 1886 provided a dramatic incentive toward positive action to secure a reliable source of water. The small farmers who claimed homesteads generally could not finance more than limited irrigation from nearby rivers or springs. In 1887 the Territory passed a law providing for the formation of corporations which could sell stock to finance the construction and maintenance of reservoirs and canals or ditches and pipelines for the purpose of irrigation or mining. In the late 1880's an ambitious plan was devised for irrigating the whole Pecos Valley by a system of canals which was first conceived and instigated by former Lincoln County sheriff Pat Garrett, living at his place three miles east of Roswell near the confluence of the Berrendo creek on the Rio Hondo,

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now known as the Pat Garrett House. After several false starts, Garrett who had little money and less promotional skill, enlisted the support of Charles B. Eddy, wealthy cattleman, financier, and born promoter. In 1885 with publisher Charles Greene, Garrett and Eddy formed the Pecos Valley Irrigation and Investment Company. Eventually, work was begun on an ambitious canal system. When in 1899 the corporation needed to find new money to continue the project, Eddy persuaded John James Hagerman, a wealthy, retired businessman then living in Colorado Springs, first to provide an infusion of cash and eventually to take over the company. Under Hagerman's reorganization of the company, Garrett whose original conception the system of canals had been, was apparently dropped from the project.

In 1892 Hagerman acquired John Chisum's South Spring Ranch where he would spend the remainder of his life. Having amassed several fortunes in iron, steel, and mining ventures in Michigan and in mining and railroads in Colorado, Hagerman possessed experience, money, vision, connections, and indefatigable, energy; he would sink two and one half million dollars into Pecos Valley projects and reap for himself more hard work and disappointment than financial reward. Nevertheless, he would do more to influence the development of the whole region than any other single individual.

In 1890 the forty-mile Northern Canal (now called the Hagerman Canal) was completed. A vast system of dams, reservoirs and canals was undertaken which was at the time possibly the largest privately financed irrigation project in the world. In 1893 nature and economic events conspired to limit the project. President Cleveland took the country off of the silver standard, and a disastrous financial panic followed. Suddenly it was impossible to obtain financing for irrigation projects, and Hagerman's own investments in mining suffered. At the same time, the flooding waters of the Rio Pecos burst the newly completed Avalon Dam north of the town of Eddy (now Carlsbad). Although Hagerman made good his promise to farmers to repair the dam and did so with his own money, the disaster marked the end of the grandest visions of the irrigation project. From 1893 to 1898 the company was barely kept out of receivership by infusions of Hagerman's personal cash. When the company finally failed in the late 1890's, Hagerman bought the Northern Canal and all the company's property rights in Chaves County. The reorganized company continued to operate in the vicinity of Eddy until flooding destroyed the Avalon dam a second time in 1904. A year later the companies assets were purchased by the newly formed Federal Reclamation Service.

Hagerman's other major contribution of inestimable value to the Pecos Valley was the bringing of the railroad. He had quickly realized that if the area was to use the newly developed water resources to their fullest, a rail

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connection was needed to bring in settlers and carry products to market. Hagerman was instrumental first in bringing a spur line north from Pecos City, Texas first to Eddy in 1890, and four years later from Eddy to Roswell. Although vital to the development of the region, the railroad ventures, like the water projects, were not a financial success. In 1896 Pecos Valley Railway went into receivership. The determined Hagerman sensed that what was needed was a line north which connected the valley more directly with eastern markets. After the company was reorganized, he spent a couple of years lining up the necessary capital to build a northeast extension to Amarillo, which was completed in 1899. Although never financial triumphs for their backers, the railroad and water projects brought in many settlers from all over the United States and foreign countries, most notably Switzerland and Italy, who purchased plats of land from the Pecos Valley Town Company.

Although Hagerman's company had appropriated the right to all of the water of the Pecos River south of Roswell and all irrigation from the river was limited to their system, in 1890 the year that the Northern Canal and the first leg of the railroad in the valley were completed, a momentous, if accidental, discovery of a totally independent source of water, was made within the townsite of Roswell. By simply drilling deep enough to penetrate a layer of hard rock, a seemingly limitless supply of artesian water flowed up of its own force. The Artesian basin proved to be large, covering the Pecos valley from eight to ten miles north of the town to about sixty-five miles south, twelve miles east, and some fifteen miles west to the foothills of the mountains. Wells were dug at a feverish pace with no thought to conservation or control of use of the water. A land boom followed as sections of the open range, which could not previously be irrigated, became suitable for homesteading and cultivation. New agricultural land was developed as fast as the water could be drilled, and vast new areas planted in orchards and farm crops, particularly livestock feed.

The first fruit trees in the region had been put in around irrigation ditches in the early 1870's; the first apples were reputedly planted in 1877 near John Chisum's South Spring Ranch house. Judge Stone and the Cunningham brothers had also planted orchards for their own use. Sam Cunningham planted peaches, reputedly in 1879. In the 1890's, in response to the new water supply, large orchards, especially of different varieties of apples, were planted and other fruit trees such as cherry, pear, and plum were brought in. Fruit became a major agricultural product. The trees did very well in the beginning. There were said to be no insects to endanger the fruit until 1912. Roswell apples received national recognition when they were awarded the gold medal at the 1901 Pan-American Exposition held in Buffalo, New York. Fruit production, primarily apples peaked in 1912 through 1914 and thereafter went

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into a decline. Other areas of the country which had a more dependable climate and less expense in getting their products to market, had begun to compete successfully. In 1933, a deadly cold which reached thirty-one degrees below zero killed off most of the remaining trees. By this time other crops, first alfalfa and then cotton, had come to dominate the agriculture of the region.

Alfalfa had also been introduced to the area in the late 1870's by the early ranchers who planted small patches on land they were able to irrigate from the tributary rivers. By the summer of 1886 the Chisum ranch had a five-acre plot and Judge Stone had ten acres on the Berrendo. In 1887, John W. Poe, influenced by what he had seen on a trip to Argentina, planted four hundred acres, the first substantial crop of alfalfa in the area, from which he could feed all of his livestock and have a surplus to sell. With the availability of artesian water for irrigation, many acres were seeded in alfalfa which rapidly became an important money crop. Most orchards even had alfalfa planted between the rows of trees.

For the first two decades of twentieth century livestock raising continued to be the most important industry and alfalfa the area's most important crop. In 1919, Dr A.D. Crile planted ten acres of cotton on his farm on the Berrendo; the following year a thousand acres of crop were under cultivation. In 1925, farmers began to experiment with the production of long staple cotton that was in great demand. Cotton quickly outranked alfalfa as the leading agricultural product of Chaves County. In 1937, according to figures reported by the Roswell Chamber of Commerce, cotton was by far the leading crop, with 38,205 acres planted, in contrast to 15,000 acres of alfalfa, and only 500 acres dedicated to orchards. Cotton was by far the most valuable crop, reportedly worth \$1,730,150, with the income from cattle not far behind, at \$1,470,000 and from sheep 1,018,416. Although ranching no longer dominated the range as it once had, it was still a significant industry.

The town of Roswell itself had developed from a rest and watering stop on a cattle trail, to a supply post for passing cattlemen and the ranchers who began to settle in the area, to a hamlet owned by a cattleman, and eventually to the leading population center of Chaves County. Beginning as a solitary trading post, in 1867, and adding a hotel by 1878 when the whole townsit was owned by cattleman Lea, the town itself grew slowly reaching a population of between two and three hundred in 1888, the year before Chaves county was carved out of Lincoln County and Roswell made the county seat. After 1890, the year that the railroad was brought to the valley, and a seemingly inexhaustible and easily accessible source of water was found, the town grew

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rapidly. In that momentous year the first bank was begun by and E.A. Cahoon who for a time owned the Millhiser-Baker orchard-farm. The railroad also brought in those suffering from tuberculosis and other lung disorders, known as "lungers", such as Philip Millhiser, who were attracted by the dry climate which was generally believed to be essential to a cure. By 1900 the population of Roswell had grown to slightly over two thousand inhabitants, and many of her leading citizens were involved in ranching and farming.

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Evolution of Building Styles in the Vicinity of Roswell

The problem of the scarcity of building materials was solved in a variety of ways by the first Americans who came into this timberless region. Robert Casey built a dugout of creek rocks. The Corns, another prominent early family, built sod houses for shelter until they could grow a crop. However, the majority relied upon the traditional Spanish building techniques brought by Spanish settlers who migrated into the region from other areas of New Mexico. Some Americans took over Spanish adobe homesteads and added on to them using the same building techniques. The first buildings in Roswell itself were built by adobe builders hired from Las Placitas (Lincoln). Glass and lumber were obtained from the government at Fort Sumner and freighted to Roswell. Presumably early ranchers built the same way. An exception was Sam Cunningham who in 1878, went to the trouble of construction a homestead of logs, which must have been hauled in from some distance, probably from the mountains to the west. Until the coming of the railroad, most of the building in the town itself and in the outlying ranches and farms was of adobe, sometimes employing plans associated with eastern architecture. The railroad brought in new population, imported building materials, and a taste for more current American styles of architecture. To satisfy the building boom which accompanied this influx of population, the first brick kilns were established in Roswell about 1890. Harder brick than that which could be produced locally was eventually brought in by rail from Texas. Successful ranchers and businessman such as W.G. Urton sought to represent their success in American terms with houses in a style originally coming from England, the Queen Anne, which contrasted sharply in its wealth of ornament and variety of materials, and in its features such as wrap-around porches, projecting bays, and corner towers, with the simple, flat, and unadorned rectangularity of earthen adobe architecture.

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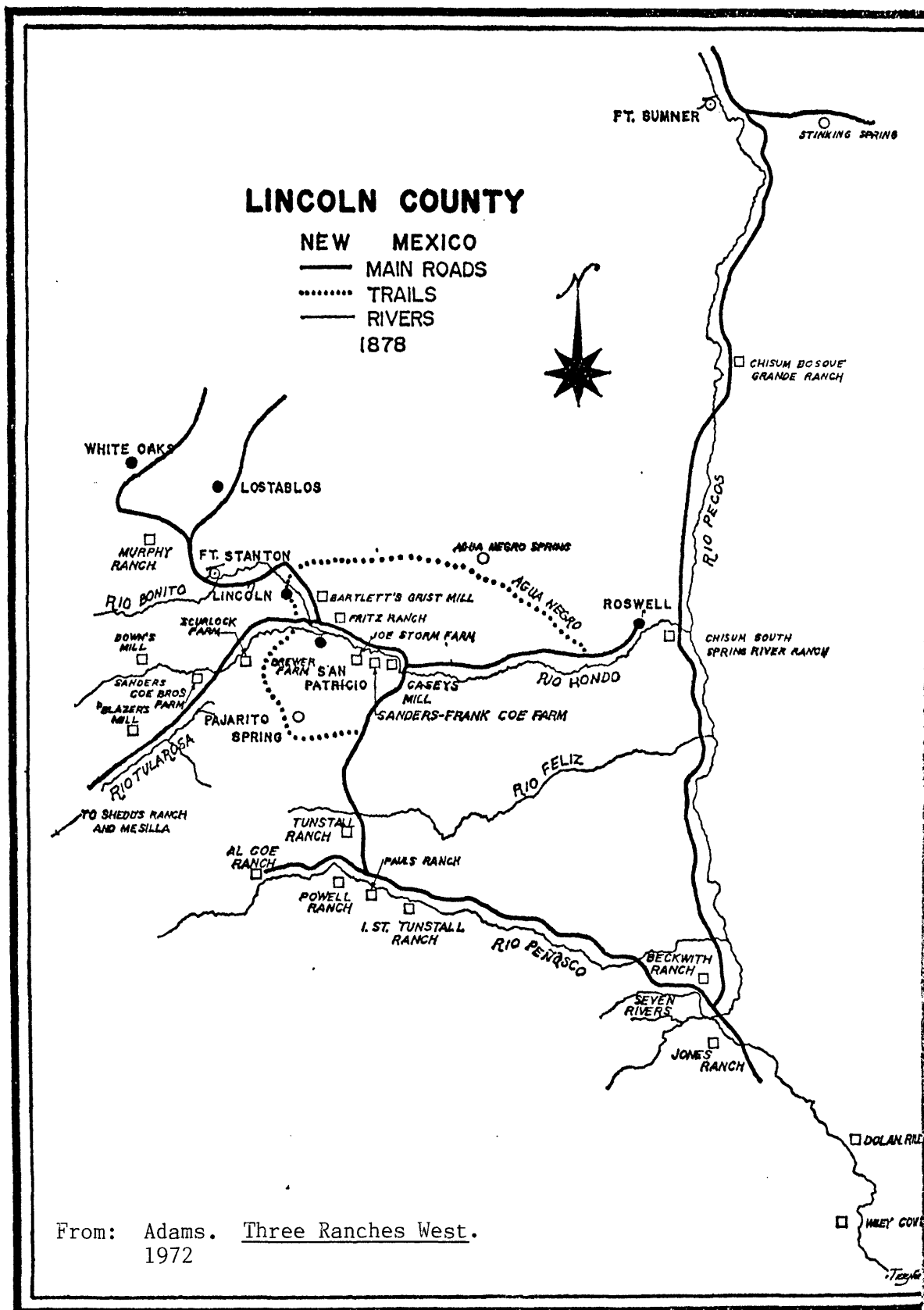
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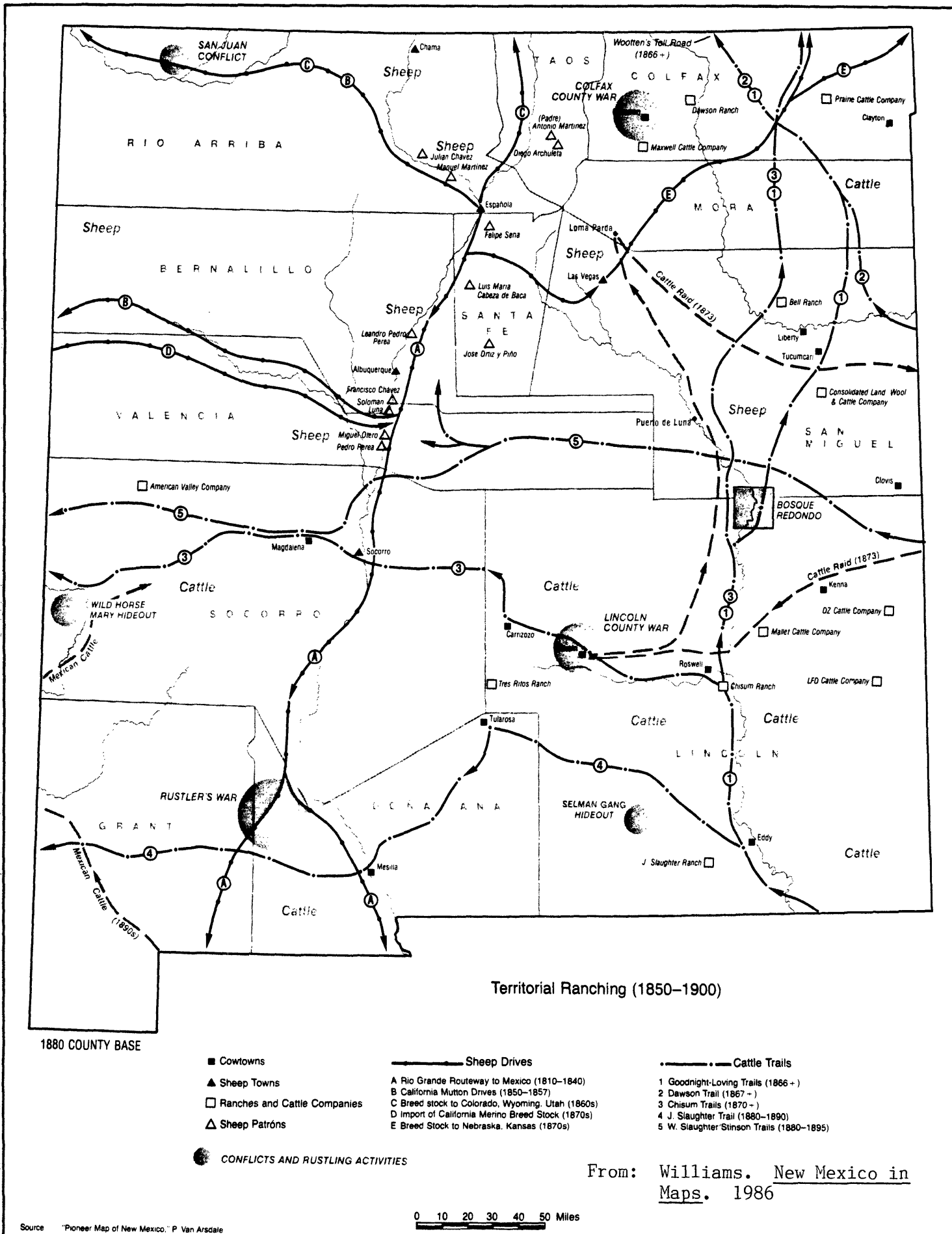
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Ranching and Conflicts, 1850-1900



COLORADO

NEW MEXICO in 1880

From: Keleher. The Fabulous Frontier. 1945



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Morgan Nelson
Ervin Marsh
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Edward Nicholas
Ralph Fresques
Ken Osthimer
Elvis Fleming
Pearl Hendricks
Edsel Runyan
Mrs. John Canning
Mrs. Fred Schlicher
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Multiple Resource Area
Thematic Group

dnr-11

Name Roswell New Mexico Multiple Resource AreaState Chaves County, NEW MEXICOCover 5/16/85

Nomination/Type of Review

Date/Signature

1. Chihuahueta Historic District

Keeper Return

Attest

2. Downtown Roswell Historic District

Entered in the
National Registerfor Keeper Delores Byers 5/16/85

Attest

3. New Mexico Military Institute Historic District

Substantive Review

Keeper Beth Groves 5/1/87

Attest

✓ 4. C-A Bar Ranch

Entered in the
National Registerfor Keeper Delores Byers 8/29/88

Attest

5. Chaves County Courthouse

Keeper T

Attest

✓ 6. Diamond A Ranch House and Bunkhouse

Entered in the
National Registerfor Keeper Delores Byers 8/29/88

Attest

✓ 7. Flying H. Ranch

Substantive Review

Keeper Beth Boland 9/14/88

Attest

8. Goddard, Robert H., House Substantive Review

Keeper See nomination for signature

Attest

9. Massey, Louise, House

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National Registerfor Keeper Delores Byers 5/16/85

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✓ 10. Millhiser-Baker Farm

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Multiple Resource Area
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Name Roswell New Mexico Multiple Resource Area
State Chaves County, NEW MEXICO

Nomination/Type of Review

Date/Signature

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|-------|---------------------------|-------------------------------------|------------|---------------------|----------------|
| ✓ 11. | Milne-Bush Ranch and Barn | Entered in the
National Register | for Keeper | <u>Helene Byers</u> | <u>8/29/88</u> |
| | | | Attest | | |
| 12. | Saunders-Crosby House | Entered in the
National Register | for Keeper | <u>Helene Byers</u> | <u>5-16/85</u> |
| | | | Attest | | |
| ✓ 13. | Southspring Ranch | Substantive Review | Keeper | <u>Beth Boland</u> | <u>4/29/89</u> |
| | | | Attest | | |
| ✓ 14. | Garrett, Pat, House | Entered in the
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| ✓ 15. | Slaughter-Hill Ranch | Entered in the
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| ✓ 16. | Urton Orchards | Entered in the
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