

(Oct. 1990)

United States Department of the Interior
National Park Service

ADR - 1

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

1. NAME OF PROPERTY

HISTORIC NAME: The Hot Springs Bathhouse and Commercial Historic District in Truth or Consequences
OTHER NAME/SITE NUMBER: Hot Springs

2. LOCATION

STREET & NUMBER: Roughly bounded by Post, Van Patten, Pershing and Main Streets
NOT FOR PUBLICATION: N/A
CITY OR TOWN: Truth or Consequences VICINITY: N/A
STATE: New Mexico CODE: 051 COUNTY: Sierra ZIP CODE: 87901

3. STATE/FEDERAL AGENCY CERTIFICATION

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this x nomination
 request for determination of eligibility meets the documentation standards for registering properties in the National Register of
Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property
 x meets does not meet the National Register criteria. I recommend that this property be considered significant nationally
 statewide x locally. (See continuation sheet for additional comments.)

Katherine Slich
Signature of certifying official

29 March 2005
Date

State Historic Preservation Officer

State or Federal agency and bureau

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

Signature of commenting or other official

Date

State or Federal agency and bureau

4. NATIONAL PARK SERVICE CERTIFICATION

I hereby certify that this property is:

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

Edson H. Beall
Signature of the Keeper

5/16/05
Date of Action

5. CLASSIFICATION

OWNERSHIP OF PROPERTY: private; public-local; public-Federal

CATEGORY OF PROPERTY: district

NUMBER OF RESOURCES WITHIN PROPERTY:	CONTRIBUTING	NONCONTRIBUTING
	125	87 BUILDINGS
	0	0 SITES
	0	0 STRUCTURES
	0	0 OBJECTS
	125	87 TOTAL

NUMBER OF CONTRIBUTING RESOURCES PREVIOUSLY LISTED IN THE NATIONAL REGISTER: (1), U.S. Post Office – Truth or Consequences, Main (U.S. Post Offices in New Mexico MPS)

NAME OF RELATED MULTIPLE PROPERTY LISTING: U.S. Post Offices in New Mexico MPS

6. FUNCTION OR USE

HISTORIC FUNCTIONS:

- DOMESTIC: multiple dwelling, hotel
- COMMERCE/TRADE: specialty store, restaurant
- RECREATION AND CULTURE: auditorium
- HEALTH CARE: baths (bath house)

CURRENT FUNCTIONS:

- DOMESTIC: multiple dwelling, hotel
- COMMERCE/TRADE: specialty store, restaurant
- RECREATION AND CULTURE: auditorium
- HEALTH CARE: baths (bath house)

7. DESCRIPTION

ARCHITECTURAL CLASSIFICATION:

LATE 19th AND 20th CENTURY REVIVALS: Pueblo (Revival)

LATE 19TH CENTURY AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: Bungalow/Craftsman

MODERN MOVEMENT: Moderne; Streamlined Moderne

OTHER: Southwest Vernacular; Commercial

MATERIALS: FOUNDATION: CONCRETE

WALLS: STUCCO, BRICK, WOOD

ROOF: ASPHALT

OTHER: GLASS

NARRATIVE DESCRIPTION (see continuation sheets 7-5 through 7-21).

8. STATEMENT OF SIGNIFICANCE

APPLICABLE NATIONAL REGISTER CRITERIA

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

CRITERIA CONSIDERATIONS: N/A

AREAS OF SIGNIFICANCE: Community Planning and Development; Health/Medicine; Architecture

PERIOD OF SIGNIFICANCE: 1916-1950

SIGNIFICANT DATES: 1916, 1950

SIGNIFICANT PERSON: N/A

CULTURAL AFFILIATION: N/A

ARCHITECT/BUILDER: unknown

NARRATIVE STATEMENT OF SIGNIFICANCE (see continuation sheets 8-22 through 8-38).

9. MAJOR BIBLIOGRAPHIC REFERENCES

BIBLIOGRAPHY (see continuation sheet 9-39 through 9-41).

PREVIOUS DOCUMENTATION ON FILE (NPS): N/A

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey #
- recorded by Historic American Engineering Record #

PRIMARY LOCATION OF ADDITIONAL DATA:

- State historic preservation office (*Historic Preservation Division, Office of Cultural Affairs*)
- Other state agency
- Federal agency
- Local government
- University Other –
- Specify Repository: Geronimo Springs Museum, Truth or Consequences

10. GEOGRAPHICAL DATA

ACREAGE OF PROPERTY: 56 acres

UTM REFERENCES	Zone	Easting	Northing	Zone	Easting	Northing		
	1	13	289495	3667775	3	13	290080	3667600
	2	13	289710	3667860	4	13	289880	3667280

(see continuation sheet 10-42)

VERBAL BOUNDARY DESCRIPTION (see continuation sheet 10-42 through 10-44)

BOUNDARY JUSTIFICATION (see continuation sheet 10-42 through 10-44)

11. FORM PREPARED BY

NAME/TITLE: David Kammer, Ph.D.

ORGANIZATION: consulting historian

DATE: October 2004

STREET & NUMBER: 521 Aliso Dr. NE

TELEPHONE: (505) 266-0586

CITY OR TOWN: Albuquerque

STATE: New Mexico

ZIP CODE: 87108

ADDITIONAL DOCUMENTATION

CONTINUATION SHEETS

MAPS (see attached Cuchillo, N. Mex. U.S.G.S quadrangle map)

PHOTOGRAPHS (see continuation sheet Photo-45 through Photo 47)

ADDITIONAL ITEMS N/A

PROPERTY OWNER

NAME: *List of property owners kept on file with the New Mexico Historic Preservation Division and the City of Truth or Consequences*

STREET & NUMBER: 228 East Palace Avenue, Room 328

TELEPHONE: 505-827-6320

CITY OR TOWN: Santa Fe

STATE: NM

ZIP CODE: 87501

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The Hot Springs Bathhouse and Commercial Historic District in Truth or Consequences
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Description

The Hot Springs Bathhouse and Commercial Historic District in Truth or Consequences consists of approximately 56 acres encompassing much of the city's historic downtown and nearby mineral baths and apartments that served visitors who came to the health resort community between 1916 and 1950 when it was known as Hot Springs. The district also encompasses the locations of the approximately 35 artesian wells, springs and sumps identified in a 1940 geological study of the thermal waters of the Hot Springs Artesian Basin. Included within the district are 125 contributing properties and 87 noncontributing properties. All of the former were constructed during the period of significance or moved to the district during that period. Approximately one third of the contributing properties functioned historically as commercial buildings; two were constructed and continue to function as public buildings. The remainder functioned as mineral bathhouses or apartments or other facilities associated with the health resort industry. Reflecting the design sensibilities of many of the newcomers to New Mexico who settled in Hot Springs, several of the buildings exhibit modest bungalow details. Many of the buildings dating to the latter decades of the period of significance exhibit details associated with the Southwest Vernacular and Commercial styles while others embody elements associated with the Spanish-Pueblo Revival idiom. Since some commercial buildings, bathhouses and apartments dating to the period of significance have been razed or substantially altered, the district boundaries have been drawn to include those properties that retain a high degree of integrity as to setting and location as well as to design, materials and feeling and association.

Geographical Setting

The district is located in the southern part of the city of Truth or Consequences, or T or C as it is locally known, along the flood plain of the Rio Grande, approximately five miles southwest of Elephant Butte Dam, Sierra County. Suggestive of the Mexican Highland section of the Basin and Range Province in which it lies, the city extends over a varied topography. The city is more or less divided by a prominent Magdalena limestone ridge, or hogback, on which one of the city's water tanks is located. North and west of the hogback, locally known as Water Tank Hill, a series of arroyo-creased foothills extend toward the nearby low-lying Mud Springs Mountains. Atop the hogback at an elevation of 4,400 feet, the site offers an unobstructed view southeastward across the historic district to the Rio Grande and the Sierra Caballos forming a dramatic backdrop along the river's eastern bank.

From that perspective, the southern portion of the city, situated on the floodplain of the river at an elevation of 4,300 feet, appears as a semicircle approximately one-half to three-quarters of a mile wide. Southeast of the historic district the Rio Grande cuts sharply to the west as it emerges from the steep, narrow defile through which it passes just below Elephant Butte Dam. Prior to a flood in 1907 in which the channel of the river shifted to its present course, it followed a more northerly course extending to what is now Main Street.

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From there it flowed toward the Pre-Cambrian granite bluff, locally referred to as Tingley Hill denoting the site of the former Carrie Tingley Children's Hospital (now the New Mexico Veterans' Center), flowing into another canyon southeast of the bluff. When the new channel was rectified with the completion of Elephant Butte Dam in 1916, the "old cut-off meander" became a drier alluvial floodplain (Theis 1942:424).

Prior to 1907 much of the historic district consisted of woodland, or *bosque*, and tule swamps. Even as the river settled into its new channel in the 1910s, early photographs portray the southern portion of the district as a grassy wetland, providing grazing for livestock. Thus, prior to the shift in the river's channel, much of the area of thermal spring activity actually lay under the Rio Grande. Only a few springs, such as Government Springs, later renamed Geronimo Springs, located on the higher land near present-day Main Street, were readily apparent to those passing through the area. These seeps and springs located just nine feet above the floodplain were waters draining from the Black Range to the west that were then heated by magma rock at great depths or, more likely, by escaping steam and hot gases (Theis 1942:484). Rising along a fault line between the Magdalena limestone upthrust and the alluvium lining the base of the hogback, these thermal waters seeping out of the rock formed the earliest springs that attracted visitors. With the realignment of the river's channel, a greater section of the thermal area became available for development, resulting in the artesian wells dug during the period of significance.

Because the thermal water table was so close to the surface, some seeps as well as sumps dug in the lowest areas of the district continued to flow through a slough cutting southwest to the river from near the present intersection of Austin and Pershing streets. Identified as the Hot Springs Ditch in a 1919 map, it was described as "using the waters of the bathhouses, sewers, and hot springs" for irrigation of lands southwest of the ditch (Hiltscher 1919). By the 1930s, a Works Progress Administration (WPA) project in which sidewalks were laid along the Pershing Street included a pedestrian footbridge over the slough. As additional streets south of the district were platted, the ditch was channeled into a culvert south of Marr Street through which it flows to its discharge into the river. Drawing waters from the Indian Wells, Hay-Yo-Kay and Marshall Bathhouses as well as nearby sumps, this small water flow marks the only natural discharge of thermal waters in the district as well as the community.

The organization and alignment of the historic district's streets also reflect the incremental growth of the south side of Hot Springs in its early years as the former wetlands drained and were then opened for development. Main Street, with its nodes of historic buildings forming the northern edge of the district, is located along a contour marking the higher, northerly edge of the alluvial floodplain. Its irregular alignment at the foot of the hogback was determined in part by the location of the natural hot springs and the early buildings that appeared around them. Government Springs, the first hot spring developed to draw health-seekers to the area, now marked by a commemorative site just west of the Geronimo Springs Museum, lay along the north side of Main Street. Not opened as a through street until 1934, Main Street served as the new village's first commercial street with many of the buildings appearing along it moved from the construction site at Elephant

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Butte Dam. The Vera Hotel, for example, a two-story wood frame dormitory moved from the dam-site, became the village's leading hotel. Now altered to a one-story office building, it stands on a promontory just outside of the district boundary while the residence of the family who operated the hotel, a hipped-roof cottage also brought from the dam site, lies within the district (Photo 1).

A 1919 plat of the Townsite of Hot Springs indicates several narrower streets located south of Main Street. Unlike the unbroken grid characterizing the townsite north of the hogback, these streets are obliquely aligned and extend only one or two blocks. The plat indicates that all streets ended on the south at Petain Street, later named Hobbs Street and then Broadway in 1935. The idiosyncratic alignment of these streets reflects the early development of the town prior to its systematic platting in 1919. By the early 1920s, the area south of Broadway and Main Street, the primary commercial streets that now serve as the city's one-way conduits, began to undergo development. The land was drained and gradually filled and platted as the Palomas Addition, indicated on the 1930 Sanborn fire insurance map. Similar to the original townsite north of Water Tower Hill, Austin, Marr and Van Patten streets, paralleling Broadway were also platted to intersect at right angles with north-south running streets, some of which are obliquely aligned north of Broadway but perpendicular to the new streets south of it.

Commercial and Public Buildings within the District

The historic downtown district is concentrated in an area of approximately eleven blocks located between Main Street and Broadway. Initially developed because of its proximity to the hot springs, the area includes the majority of the city's historic commercial buildings as well as the former Community Center (now the Senior Center, 1938) and the former library (now the police station, 1950). Because it overlies the artesian thermal basin, the area has historically included a number of hotels and bathhouses including the James and Arizona Hotels (now razed) and the Charles (1938) and O'Dell (now Sierra Grande Lodge, 1928) Apartments and the Texas Home Court (now the Hot Springs Bakery, 1925). Predominant, however, are the commercial buildings that developed along Main Street and Broadway with the earliest buildings appearing along Main Street (Photo 2).

Typically, commercial buildings in Hot Springs are one story, with only five commercial buildings dating to the period of significance that are two stories in height. Between 1920 and 1940, as the downtown grew, concrete block, and to a lesser degree, hollow clay tile replaced adobe as the principal material for commercial buildings, an evolution evident in the fire insurance maps of 1930 and 1942. During this period builders faced many of the commercial buildings with stucco or brick, with the latter material often including polychromatic designs ornamenting the façade. Lesser numbers of facades include cast stone and tile facing. While some earlier buildings had pitched roofs, often obscured by false fronts with ornamental parapets, the majority of buildings dating to the 1930s and 40s have flat roofs lined with parapets. Parapets vary from those that are curvilinear or stepped, often punctuated with corner pilasters, to those on a continuous plane often

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articulated with brick coping, especially in later buildings influenced, perhaps, by local WPA projects employing the Territorial Revival style. Slight use of Streamline Moderne elements appears in some buildings, such as the rounded wall at the former bus depot at 122 Broadway (ca. 1947), the ornamental pylon at the former Ritz Café at 508 Broadway (1946), and the curved metal fascia of the units at Marshall Hot Springs at 311 Marr Street (ca. 1935)(Photo 3), and several buildings employing glass blocks.

The facades of most commercial buildings are similar in that they are flush to the sidewalk and employ large display windows with slightly recessed panels above the windows in which business signs appear. Some buildings also include continuous transoms extending above the display windows while a greater number include transoms above single entries with one-leaf commercial doors centered in the middle of the façade. Many of these entries are recessed with smaller display windows splayed and flanking the recess. Within the core blocks of the district, a few larger buildings are also subdivided with party walls to include two or more discrete businesses. In contrast to apartment buildings in which continuous portals are common, no commercial buildings appear to have original portals, although a few include cantilevered awnings. Notable signage includes the roof-mounted sign above the Magnolia Ellis Building (1945) (Photo 4).

Also notable both within the district are a number of buildings whose facades have received a rustic appliqué. As discussed in the statement of significance, these alterations were undertaken during the 1970s in an effort to imbue the downtown with a western aura. Close examination of these largely board and batten fronts and shingled shed-roof portals suggests that while these alterations have undermined the integrity of otherwise contributing buildings, most are reversible.

Bath Houses, Apartments and Related Buildings within the District

Although some apartments and bathhouses are interspersed with commercial and public buildings in the downtown section, their greatest concentration occurs in the land reclaimed with the shift in the course of the Rio Grande after 1907 and developed as the Palomas Addition during the 1920s. While draining and filling the land occurred over several decades, by the early 1930s owners had begun to develop apartments, often including bathhouses, south of Broadway. Since many lots required additional fill to prevent flooding, numerous lots remained undeveloped, and were later used for trailer parks in the 1940s and then manufactured housing after the period of significance. The careful selection of district boundaries reflects the effort to account for this reality.

While some apartments and bathhouses have been demolished, the majority remain, offering a good indication of the spatial organization early owners brought to the land. One of the earliest forms of apartments designed to accommodate automobile-driving visitors were tourist cabins with discrete buildings for each visitor. The Riverside Apartments (ca. 1935), located on an irregular triangular parcel contains a bungalow that served as the manager's apartment and five small cabins with bungalow details arranged along an arc facing the

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nearby Rio Grande (Photo 5). An additional linear building with four units parallels the rear side of the property. Other apartment plans also include a residence used by the owner or manager. The Cherokee (ca. 1938) and Denver (ca. 1940) Apartments, both consist of multiple cabins located on lots that also include a larger residence. In the case of the former, two four-plex cabins, each individual unit consisting of approximately 500 square feet, face on the street, and to the rear is the manager's residence (Photo 6). The latter consists of five cabins joined with alternating single-car garages (Photo 7). At the west side of the property, the owner's residence mirrors at a greater scale the bungalow elements included in the cabins. Filling the rear portion of the parcel, two additional linear buildings, each with two units and suggestive of the incremental growth of many apartments within the district, complete the nine-unit apartment complex.

Larger apartments, consisting of ten to fifteen more units, sometimes include more than one building. They are often arranged in L or U-plans with parking areas and small landscaped courtyards located in the partially enclosed space, often defined by a low-lying wall. Illustrative of the L-plan are the Hoosier Apartments (1938) with the former owner's residence located at the entry to a parking lot surrounded on the two open sides by a low wall lined by trees and small flower beds (Photo 8). The property's baths are located in a corner unit of the apartment. The Roadrunner Apartment's (formerly the Rio Courts, 1935) U-plan includes three discreet buildings arranged around a courtyard (Photo 9). Parking is available on the periphery of the courtyard while a small raised lawn with trees offers guests an outdoor sitting area. Typically, these larger apartments occupy two or more lots and are located at the corners of blocks. In contrast, smaller apartments, often arranged in an I-plan generally perpendicular to the street, are located at mid-block. The Baker Apartments (ca. 1940) employ an I-plan at mid-block while the former Blackstone Apartments and Baths (ca. 1940), also at mid-block, reveal an I-plan with a second parallel unit having a wing extending across the rear of the property to form a broken U-plan (Photo 10). Both have off-street parking but offer sitting areas only along the portals lining the apartments.

Similar to the evolution of the commercial buildings, the apartments and bathhouses underwent a shift from widespread use of adobe in the pioneer apartments of the 1920s and 30s to the use of wood frame, or, more often, concrete block in the late 1930s and 40s. The Texas Home Court (1925) and the Morgan Camp (ca. 1935) both employed adobe construction, with the bathhouse in the former also consisting of adobe similar to that at Government Springs. Sanborn maps indicate that even as the newer apartments were constructed of wood frame or concrete block, builders used concrete block and Portland cement to build the bathhouses. Despite those precautionary efforts to employ more durable materials around baths and pools, over time the high mineral content of the thermal waters exacted a toll on concrete, corroding walls, which required frequent upkeep. In part, the inevitability of these chemical reactions and the lack of upkeep explain the deterioration of some bathhouses in the decades since the period of significance.

As discussed in the Statement of Significance the designs manifest in the district's apartments and bathhouses reflect the sensibilities of those who settled in Hot Springs, many of who came from the Midwest. Many early builders, often using surplus materials from the dam project, employed shorthand details associated

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with the Bungalow style with pitched roofs, overhangs and exposed rafters, and decorative brackets apparent in many of the early cabins. Later, as regionalism emerged as the norm, elements of various regional styles became popular, characterizing the majority of apartments and bathhouses within the district. Notable examples include the Apache Springs (formerly the Triple H Court) and the Morgan Camp (ca. 1935). The former displays both vigas and a curvilinear parapet and includes a portal secluded by Chihuahuan Desert vegetation (Photo 11), while the latter, with its Mission-Revival parapet and bracket porch entries, suggests the eclecticism of local builders (Photo 12). Few buildings within the district, other than the clear examples of the Spanish-Pueblo Revival style apparent in the former Hot Springs Community Building (Photo 13) and the previous St. Ann's Hospital (1938)(Photo 14), are textbook-worthy examples of particular architectural styles. Collectively, however, they offer significant and distinguishable evidence of the district's development as a unique southwestern health resort during the period of significance.

Contributing and Non-Contributing Properties

Buildings are considered contributing if they meet the following criteria.

1. Buildings were associated with the historic functions cited above and were constructed during the period of significance or moved to the district during that period and retain an unaltered massing from that period. Building been added to, yet the pre-1950 massing remains easily discernable, and additions are in scale architecturally with its original design.
2. Identifying characteristic features, materials, textures and details of the building's architectural styles are intact, or even after moderate alteration, the style remains evident. For example, the alteration of windows or doors or the infill of garages between apartment units must not substantially reduce the building's credibility as to its association with the built environment of Hot Springs during the period of significance.

Buildings are considered non-contributing if they were constructed after the period of significance, and/or have been remodeled to such a degree that they can no longer communicate their historical period and architectural significance. A number of historic buildings are considered non-contributing because they received wood appliqué during the 1970s to affect a rustic western appearance (Photo 15). While many of these appliqué are reversible, their temporary façade disqualifies them from being considered contributing resources.

Information on contributing and non-contributing properties is organized to include the address and the date of construction. The names of individuals or longtime businesses associated with a building during the period of significance are noted as are the number of additional buildings included within a single contributing resource. An asterisk after the street number indicates that property contains both contributing and non-contributing resources. These properties are listed separately under both contributing and non-contributing categories. Photographs of individual buildings are indicated with numbers reflecting those shown on the

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sketch map. Brief descriptions and explanations of their significance for eight notable contributing buildings follow the list of contributing and non-contributing properties.

Contributing Properties

100 Broadway, 1932
116 Broadway, ca. 1947
122 Broadway, 1945, Santa Fe Trailways bus depot and café
128 Broadway, ca. 1935, Elite Café
134 Broadway, ca. 1938
217-19 Broadway, ca. 1935, Snell's Café
304-06 Broadway, ca. 1935, Frenchie's Camp, City Electric Company
310 Broadway, 1945, Magnolia Ellis residence and office (P 4)
313 Broadway, 1925, Texas Home Court (two contributing buildings) (P 19)
322-24 Broadway, 1932, Spinning Wheel Ice Cream Parlor (P 18)
326 Broadway, 1932, New York Store
407 Broadway, ca. 1935
409 Broadway, ca. 1940
412 Broadway, ca. 1940
414-16 Broadway, 1940
419 Broadway, 1926
420-426 Broadway, ca. 1938
430 Broadway, ca. 1940, residence and office of Dr. H.B. Johnson
508* Broadway, ca. 1940, Ritz Café (one contributing building and one non-contributing building)
520 Broadway, 1945
526 Broadway, ca. 1935
531 Broadway, 1926, Love Lumber Company
608 Broadway, ca. 1940
601 Broadway, 1938, Charles Apartments (two contributing buildings) (P 17)
104 Main Street, ca. 1940
105-07 Main Street, ca. 1940
108 Main Street, 1942 (P-1)
109 Main Street, ca. 1930
110 Main Street, ca. 1930
111 Main Street, 1930
114-118 Main Street, 1935, Hannah Apartments
201-03 Main Street, 1920 (P 1)
205 Main Street, ca. 1928 (P 1)
300 Main Street, 1939, United States Post Office
310 Main Street, ca. 1940
312 Main Street, 1929

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- 400 Main Street, ca. 1925
- 402 Main Street, 1950
- 404 Main Street, ca. 1925
- 406 Main Street, ca. 1935
- 413 Main Street, ca. 1940, Sprouse-Ritz Store
- 415-17 Main Street, 1935, El Cortez Theater
- 500 Main Street, moved from Elephant Butte Dam, ca. 1916 (P 2)

- 302 Jones St. ca. 1949
- 304 Jones St. ca. 1930 (two contributing buildings)

- 113 N. Pershing Street, 1930
- 125 N. Pershing Street, ca. 1930
- 302 S. Pershing Street, 1930, Scarborough Apartments
- 304 S. Pershing Street, ca. 1940
- 309 S. Pershing Street, 1939, Ellis Apartments
- 506 S. Pershing Street, ca. 1932
- 508 S. Pershing Street, ca. 1932
- 601 S. Pershing Street, ca. 1935, Riverside Apartments, (six contributing buildings) (P 5)
- 202 S. Foch Street, 1946
- 203 S. Foch Street, ca. 1930
- 301 S. Foch Street, 1938, Hot Springs Community Building (P 13)
- 355 S. Foch Street, 1946
- 455 S. Foch Street, ca. 1940
- 470 S. Foch Street, 1935, Rio Courts, (three contributing buildings) (P 9)
- 600 S. Foch, ca. 1935

- 401 McAdoo Street, 1950, Hot Springs Library
- 411 McAdoo Street, ca. 1930 (three contributing buildings)
- 501 McAdoo Street, 1928 O'Dell Hotel and Apartments (P 16)
- 503 McAdoo Street, 1940, O'Dell family residence
- 602 McAdoo Street, 1926 (two contributing buildings)

- 311 Marr Street, ca. 1935, Marshall Hot Springs (four contributing buildings) (P 3)
- 322* Marr Street, 1929, Artesian Mineral Baths (one contributing building and two non-contributing buildings)
- 526 Marr Street, ca. 1945

- 205-215* Austin Street, ca. 1940, Page Camp (four contributing buildings and one non-contributing building)
- 210 Austin Street, ca. 1935, Indian Springs Bath House and Apartments (four contributing buildings)
- 300* Austin Street, ca. 1945 (one contributing building and two non-contributing buildings)

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- 305 Austin Street*, ca. 1935, Morgan Camp/Buena Vista Apartments (three contributing buildings and one non-contributing building) (P 12)
- 315* Austin Street, ca. 1940, Baker Apartments (one contributing building and two non-contributing trailers) (P 10)
- 410 Austin Street, ca. 1940, Blackstone Apartments (two contributing buildings)
- 413-17 Austin Street, ca. 1945 (two contributing buildings)
- 500 Austin Street, ca. 1935, church used by various denominations for its thermal water baptismal
- 505 Austin Street, ca. 1940, Triple H Courts (P 11)
- 516 Austin Street, 1938, Hoosier Apartments (P 8)
- 524 Austin Street, ca. 1935, Southern Hotel
- 602 Austin Street, ca. 1938, office and residence of Dr. R.W. Cantrell
- 712-14* Austin Street, ca. 1940, Denver apartments (five contributing buildings and one non-contributing building) (P 7)

- 474 Clancy Street, 1938, Virginia Ann Clinic (later St. Ann's Hospital) (P 14)
- 475 Clancy Street, ca. 1940, Alamo Apartments (two contributing buildings)

- 326 Van Patten Street, ca. 1935, (seven contributing buildings)
- 618 Van Patten Street, ca. 1938, Cherokee Apartments, (two contributing buildings) (P 6)

- 475 Mims Street, ca. 1947

- 475 Post Street, ca. 1935

Noncontributing Properties

- 103 Broadway, 1938
- 107 Broadway, 1938 (P-3)
- 118 Broadway, ca. 1940
- 211 Broadway, ca. 1950
- 220 Broadway, ca. 1975
- 312 Broadway, 1940
- 316 Broadway, ca. 1935
- 329 Broadway, ca. 1985
- 400-04 Broadway, 1940
- 401 Broadway, 1938
- 403-05 Broadway, 1938
- 406 Broadway, ca. 1945 (P 15)
- 408-10 Broadway, 1926, former Ford agency (P-11)
- 411-13 Broadway, 1926
- 415-17 Broadway, 1926 (two non-contributing buildings)
- 418 Broadway, ca. 1940
- 421 Broadway, ca. 1959

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- 500 Broadway, 1960
- 508 Broadway* ca. 1940, Ritz Café (one contributing building and one non-contributing building)
- 509 Broadway, ca. 1990
- 512 Broadway, ca. 1955 (two non-contributing buildings)
- 516 Broadway, 1963
- 523 Broadway, ca. 1980
- 525 Broadway, ca. 1935
- 530 Broadway, ca. 1938
- 610-20 Broadway, ca. 1950
- 630 Broadway, ca. 1970

- 210 Main Street, ca. 1990
- 211 Main Street, ca. 1930 (two non-contributing buildings)
- 302-06 Main Street, ca. 1935
- 303 Main Street, ca. 1930
- 307 Main Street, ca. 1925
- 309 Main Street, 1915
- 311 Main Street, 1919
- 314 Main Street, 1929
- 405 Main Street, ca. 1925
- 407-09 Main Street, 1938
- 408 Main Street, 1920
- 410 Main Street, ca. 1932
- 411 Main Street, 1919
- 412 Main Street, ca. 1925

- 308 S. Pershing Street, 1939

- 200 S. Foch Street, ca. 1938
- 205 S. Foch Street, ca. 1930
- 206 S. Foch Street, ca. 1975
- 300 S. Foch Street, ca. 1928
- 304 S. Foch Street, 1943
- 365-75 S. Foch Street, 1946
- 205-215* Austin Street, ca. 1940, Page Camp (four contributing buildings and one non-contributing building)
- 217 Austin Street, ca. 1947
- 300* Austin Street, ca. 1945 (one contributing building and two non-contributing buildings)
- 305 Austin Street*, ca. 1935, Morgan Camp/Buena Vista Apartments (three contributing buildings and one non-contributing building) (P 12)
- 315* Austin Street, ca. 1940, Baker Apartments (one contributing building and two non-contributing trailers)
- 321 Austin Street, ca. 1930

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400 Austin Street, ca. 1940

401 Austin Street, ca. 1940

423 Austin Street, ca. 1960

426 Austin Street, ca. 1935

508 Austin Street, ca. 1935

611 Austin Street, ca. 1945 (three noncontributing buildings)

712-14* Austin Street, ca. 1940, Denver apartments (five contributing buildings and one non-contributing building) (P 7)

308 S. Pershing Street, 1939

319-27 Marr Street, ca. 1978 (six non-contributing buildings)

322* Marr Street, 1929, Artesian Mineral Baths (one contributing building and two non-contributing buildings)

324 Marr Street, ca. 1940 (three noncontributing buildings)

308 Van Patten Street, ca. 1935

301 Jones Street, 1919

303 Jones Street, 1930

507 McAdoo Street, ca. 1980

614 McAdoo Street, ca. 1970

565 Daniels Street, ca. 1945

505 Sims Street, ca. 1940 (municipal building)

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Notable Buildings within the Historic District

Hoosier Apartments, 516 Austin Street (Photo 8)

One of the few bathhouse apartments incorporating elements of the Territorial Revival style, the Hoosier



Apartments were constructed in 1937 with additions along the back completed in the early 1950s. Brick coping lines the parapet with brick quoins marking the manager's residence at the front of the building. Portals with flat or shed roofs line most of the apartments, and two two-story sections appear along the rear line of apartments. Walls consist of concrete blocks fabricated on the premises. Windows are single and paired 6/6 double-hung, and doors are four panel wood with large square lights. The artesian well drilled in 1937 provides water for several tiled

baths located in two rooms in the southwest corner of the building.

Typical of most of the apartments constructed in the Palomas Addition during the 1930s, the Hoosier Apartments were developed by newcomers to Hot Springs. Harold Lotz, an architectural engineer, and his wife Jen came to New Mexico from Indiana, settling first in Santa Fe, where Mrs. Lotz, a health-seeker, frequently traveled to Ojo Caliente to bath in the hot mineral waters. Finding the thermal waters in Hot Springs beneficial, they moved to Hot Springs in 1937. Purchasing the property, Lotz designed the building and hired local contractor, Earl Terry, to construct the apartments along with a concrete lap pool.

O'Dell Hotel and Apartments, 501 McAdoo Street (Photo 16)

Constructed as the O'Dell Apartments in 1928-29, the Sierra Grande Lodge, as the apartments were renamed around 1950, is a two-story building with a flat roof and a curvilinear parapet with a concrete coping. With elements suggestive of the Southwest Vernacular style, the building has a facade fronted by a deep portal with multiple arches. Windows are metal casement and the entries are two-leaf, multi-light doors. The hollow-clay tile walls are faced with stucco. Two shed hoods extend over many of the second story windows, and the walls are punctuated with round clay drains, or canales. The bathhouse is located in the southeast corner of the

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building with an exterior bath located south of the indoor bath. Restored during the 1990s, the building now functions as a hotel and spa. A kitchen was added at the west side of the building to accommodate the restaurant.

Unlike many of the tourist courts offering thermal baths that developed in the Palomas Addition adjacent to the business district, the O'Dell Apartments were located at the base of the limestone ridge from which the first springs in the thermal basin flowed. Approximately 100 yards west of the State Springs bathhouse, the O'Dell was one of the first downtown hotels to provide thermal baths, locally known as the O'Dell Plunge. As such, it became a popular bathhouse catering to both visiting health-seekers and local civic groups, which often scheduled events at the baths. Using the term apartment to denote the inclusion of a small kitchen in each hotel room, the O'Dell also offered massage treatments and attracted health-seekers who remained in Hot Springs for prolonged periods, visits often noted in the local newspapers. More recently, the property has become noteworthy as an example of a sensitive restoration of an historic hotel with a bathhouse, a precedent that community leaders hope will be followed elsewhere.

Charles Motel and Bathhouse, 601 Broadway (Photo 17)

Located near the western edge of the Hot Springs Thermal Basin, the Charles Motel has a one-story L-plan with a small two-story section above the office and manager's residence. The building has a concrete foundation, stucco-faced walls, and a flat roof with a low parapet. Windows are generally paired 1/1 double-hung with large metal casement windows in the office. Doors have multiple wood panels with single large square lights. A breezeway connects the west wing of the building with its central core. The bathhouse with multiple tiled tubs is located near the office; more recently an outdoor Jacuzzi bath has been added on the second-story patio above the office. Facing on Broadway along the south side of the parking lot is a barbershop, also constructed in 1938, similar in materials and design to the motel building.

Constructed between 1938 and 1940 by Charles Lockhart, a local developer, the Charles Motel and Bathhouse represents one of the best-preserved motels dating to the period of significance. During that period, it offered a full range of health service amenities, including massages, colonics, electric therapy, sauna and sitz baths and health slenderizing salons. For health-seekers remaining in Hot Springs for extended visits, it also offered a beauty shop and a sewing center for dress-making.

Hot Springs Community Center, 301 S. Foch Street (Photo 13)

A WPA project completed in 1938, the former Hot Springs Community Center is one of the best examples of the Spanish-Pueblo Revival style in Sierra County. On a concrete foundation, the building is one story with a flat stepped roof with parapets. The greater height of the central core of the building denotes the auditorium located at the rear of the building. Consisting of a steel skeleton, the building's walls are of adobe with a brown

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stucco facing. Vigas extend from the parapets of some of the lower walls. Single and paired windows are 6/6 double-hung, and the main entry is a recessed multi-light double leaf door topped with a multi-light transom. Flanking the interior hall leading to the auditorium are a series of small rooms and alcoves, some of which functioned as reading rooms during the period of significance. Despite the addition of a small court room along the north side and a municipal recreation building at the rear, the building retains its original appearance at its principal façade.

Although the Hot Springs Women's Club first worked with the city council to prepare an application for WPA funding to construct a community building in 1935, it wasn't until 1938 that the building was completed. Much of the delay was attributed to labor shortages on the county's relief rolls caused by priorities given to two other nearby projects—construction of a new courthouse and completion of the Carrie Tingley Children's Hospital. When work was begun under foreman Perry Watson, crews fabricated the adobe bricks used for the walls at the construction site. The completion of the project prompted boosters to envision that Hot Springs might emerge as a convention center in the Southwest. It also met the needs that the Women's Club had advocated in that it provided a centrally located public place for residents and visitors alike to read and socialize. Now functioning as the community's senior center, the building continues to provide a public gathering place in the historic downtown area.

322-24 Broadway (Photo 18)

Constructed in 1932, this commercial building is one of the few two-story buildings within the historic district. It is also notable as one of the few commercial buildings within the district constructed after 1930 using adobe brick. With a concrete foundation, the walls of the first story are adobe topped with a wood frame second story. The building is faced with stucco. The roof is flat, draining to the rear of the building, and a mixtilinear parapet flanked with pilasters lines the facade. A two-part façade, the ground floor contains two discrete commercial fronts, each with a recessed single-leaf wood frame commercial door. Large fixed commercial windows have wood frames with tile kick plates below and continuous transoms above. The two commercial fronts flank a third single-leaf commercial door opening to apartments located on the second floor. Single and grouped 1/1 double-hung windows with wood frames line the upper zone of the two-part structure.

Garnet Caldwell who then operated the Spinning Wheel, an ice cream parlor, in of the ground floor spaces constructed the building. Within a few years of its construction, Zaid and Catherine Fandey purchased the building. Residing in an upstairs apartment, they operated Zaid's Café until the mid-1950, using the west half of the building as a banquet room, reputed to be the largest dining space in Hot Springs. The Pilot Club, a longtime civic organization in Hot Springs was founded in the building. Following the closing of the café, the building functioned as the town's first Ten Cent Store. Prior to the construction of the Hot Springs Library in 1950, the American Legion Auxiliary operated the town's first library in the front section of the dime store. Texas Home Courts, 313 Broadway (Photo 19)

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Consisting of three contributing buildings, the former Texas Home Court is the oldest remaining building located on Broadway. The complex approximates broken a U-plan with the former office and manager's residence a discrete rectangular building located at the sidewalk in front of a courtyard that formerly offered parking for lodgers. With flat roofs and parapets, the buildings embody elements associated with the Southwest Vernacular style. Also set at the sidewalk is the west wings of the former court, now the Hot Springs Bakery. The wing and the office are linked with a street wall topped by a stepped parapet and broken with multiple arches permitting automobile and pedestrian entry to the complex. A portals line the buildings facing on the courtyard. Large fixed windows face on the street, while units within the court have 1/1 double-hung windows with wood frames. Single-leaf commercial doors front both the bakery and the dining space now occupying the former office. Walls are of adobe brick with cement-stucco facing.

Constructed in the mid-1920s and appearing in the 1930 Sanborn Fire Insurance Map, the former Home Court is one of the best remaining examples of a 1920s-era tourist court remaining within the state of New Mexico. Its location in a downtown business district suggests how early small-scale tourist courts set at the sidewalk became integral elements within an urban streetscape, their facades similar in scale and massing to nearby commercial buildings. Similar to the Sierra Grande Lodge, the property has recently undergone a sympathetic restoration with several former lodging units now in use. The courtyard, however, is now longer used for parking, converted to a xeriscape landscape.

Magnolia Ellis Building, 310 Broadway (Photo 4)

Constructed in the early 1940s, the Magnolia Ellis Building is a two-story structure with a concrete foundation. The buildings various design elements suggest a two-part commercial building. Three discrete commercial storefronts line the ground floor, each with large commercial windows, some single lights others multi-light. A slight shed overhang lining the façade is topped with a heavy brick balustrade lining a second-story balcony. The second story, now functioning as apartments has a flat roof with an ornate brick coping lining the parapet, suggestive of the Territorial Revival style. A roof-mounted neon sign extends across the central part of the roof. Walls consist of concrete block faced with brick on the first story and cement stucco on the second story. A wood door at the west end of the building offers access to the apartments.

The building is significant for its association with Magnolia Ellis, who achieved prominence in the community as a "magnetic healer." Born Magnolia Ellen Yoakum in Hill County, Texas, Ellis taught school and then pursued preliminary medical courses in Lubbock, Texas before settling in Hot Springs in 1937, acquiring property and then building the two-story residence and office a few years later. Over the next two decades she developed a reputation based on her ability to place her hands on people and cure them. Denying that she was a faith healer and quick to refer patrons to physicians if she felt they required medical attention, Ellis had clients pick a number and then wait their turn in the lobby of her building. Rotating through six

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booths as she visited each person, she sometimes saw over a hundred people in a single day. Similar to the hot mineral waters, which prompted people to proclaim their curative powers, Ellis and her "magnetic healing" have become a part of the oral tradition surrounding the cures people found during their visits to Hot Springs.

Virginia Ann Hospital Building, 474 Clancy Street (Photo 14)

Constructed in 1938 with a food services and storage addition added at the rear of the hospital a few years later, the former Virginia Ann Hospital is a one-story building with a two-story section located at the front of the building facing on Clancy Street. With a concrete foundation, the original section has adobe brick walls with a cement stucco facing. Details including exposed vigas, wood canales, slightly battered walls, wood lintels at the front windows, a series of stepped planes and a flat roof with high parapets suggest the Spanish-Pueblo Revival style. Single and paired windows vary in lights ranging from 1/1 to 6/6 double-hung. A portal with heavy beams and rounded support post lines the front entry with a single-leaf three-panel wood door. A wooden stairway on the south side leads to a second-story balcony and entry. The food services addition at the rear also has a concrete foundation and consists of brick walls extending to a corrugated metal wall addition at the east side and above the addition's original brick coping. Windows are metal casement, and the recessed entry has a metal frame commercial door.

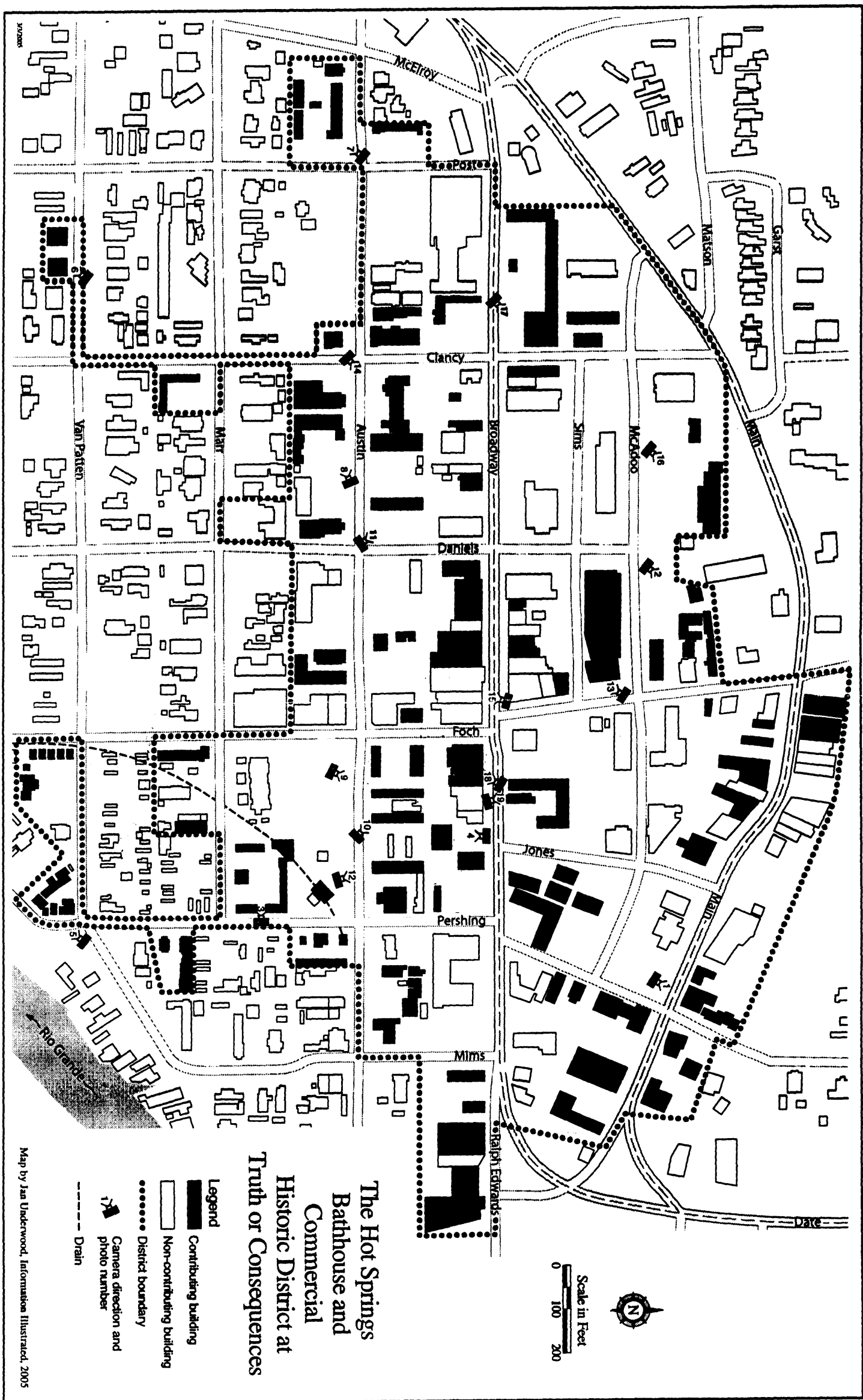
Constructed in 1938 at the height of Hot Springs' efforts to define itself as a major health resort, the Virginia Ann Hospital represented the first major medical facility serving the entire community. Consistent with other public and institutional buildings constructed in the late 1930s, the building's design emphasized regionalism. In 1948 the Sisters of the Sorrowful Mother came to Hot Springs, leasing the building and renaming it St. Ann's Hospital. It remained the city's hospital until 1958 when the Sisters opened a new hospital. Since then the building, now vacant, has functioned as a clinic and as a commercial office.

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Figure 7-1 District Map (see reverse)



The Hot Springs
 Bathhouse and
 Commercial
 Historic District at
 Truth or Consequences

- Legend**
- Contributing building
 - Non-contributing building
 - District boundary
 - ➔ Camera direction and photo number
 - - - - - Drain

Map by Jan Underwood, Information Illustrated, 2005

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were the many wells drilled to tap the thermal artesian waters in the historic district. A study undertaken by the New Mexico State Engineer and the United States Geological Survey during 1939 and 1940 offers a perspective on how the use of these waters proliferated during the 1920s and 30s (Theis 1942:421-492).

At the time of incorporation, the baths already in use were those making use of the springs created by the natural discharge of thermal waters seeping through the alluvium. Geologists estimated that this natural seepage occurred at a rate of 1,570 gallons per minute, or approximately two million gallons per day, with much of it discharging into natural drains and into the river itself. Comparing the discharge to the well-known Old Faithful Geyser at Yellowstone National Park, the report offered that the Hot Springs thermal basin discharged eight times as much water, bringing about 2.5 times as much heat to the surface as did the geyser. More or less similar in their mineral content as to sodium, potassium, and bicarbonate, the thermal waters at Hot Springs were richer in calcium, magnesium, and sulphate and contained much less silica (Theis 1942:479-483).

With the fault line of the Magdalena limestone ridge providing the fissure through which the heated water rose to the surface, the field of the thermal basin was limited to the small area discussed in Section 7. Water temperatures within the field were quite uniform with isobars indicating a range from about 108 to 114 degrees F. During the 1920s, those wishing to develop bathhouses drilled artesian wells, so that by 1930, 20 of the approximately 35 wells and sumps identified in the 1940 report had been completed. At the time of the study, geologists estimated that the thermal waters pumped by all of the wells amounted to 100 gallons per minute or 140,000 gallons per day and that the wells varied in depth from 20 to 250 feet. Created to help determine the potential for future commercial development of the thermal basin, the report with its statistical data and maps and charts locating and listing each well, conveys how the number of bathhouses and related apartments had grown.

As suggested in the 1930 Census, bathhouses and apartments, many also with thermal water wells, played a key role in the village's economy. Of the 20 wells dug during the 1920s, nine were associated with apartments, eight with discrete bathhouses, one with a physician, and the remainder with private individuals. In those instances in which apartments had their own wells, the hot water was often available in special bathhouses exclusively for guests. In other instances, such as the Starr, now the Blackstone Apartments, hot waters were piped directly to a bath in each dwelling unit.

During the 1930s, 10 additional hot water facilities were developed. These were located mainly in the southern part of the district near the slough that had been developed as a drain and where the water table was the highest. As a result, instead of drilling wells, the developers of many of these newer wells simply dug shallow holes creating sump wells. One, located on the site of the former Yucca Lodge, was named the Ponce de León well, evoking the theme of the Spanish explorer's legendary fountain of youth in Florida that, during the 1930s, became a metaphor for marketing hot mineral springs throughout New Mexico (Hardaway 1931). In the case of Hot Springs, the romantic metaphor retained at least a degree of consistency in that the mineral

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waters at Hot Springs were palatable. With the markedly lower silica content, the water was far less alkaline and lacking hydrogen sulphide, the waters rarely produced a laxative effect, encouraging many health-seekers to drink the waters as well as soak in them. Early photographs depict pipes as supplying drinking water, and others show groups of health-seekers standing by springs with cups and glasses in their hands.

Promoting the Karlsbad of America

In 1930, the Hot Springs Chamber of Commerce printed a booklet boosting the community and its surrounding attractions. Similar to earlier efforts in New Mexico to capture the would-be settler or visitor's interest in which the Sangre de Cristo Mountains were termed America's Alps and the Rio Grande the American Nile, the promoters referred to Hot Springs as America's Karlsbad, a reference to a well-known German health resort. With its thermal basin making the comparison at least slightly more accurate than the single mineral spring near Eddy, New Mexico, which prompted its citizens to rename it Carlsbad, the village presented itself as having "all the modern conveniences of an up-to-date health resort." Included in this listing of conveniences were not only the lodgings and bathhouses and their associated businesses, but schools, churches, and fraternal and social organizations. A year later in the *New Mexico Highway Journal*, forerunner to *New Mexico Magazine*, the writer noted that "numerous hotels, rooming houses and tourist camps" were available "in practically any desired class" and that visitors "often number as many as 1,000 at a time" (Hardaway 1931:24). Noting that Hot Springs "is rapidly gaining a national reputation as a health center," the article listed the village's springs and balmy climate as "beneficial to pulmonary and bronchial troubles" and affording "cure for rheumatism in all its forms, blood and skin disorders, ulcerated stomachs, genito-urinary and kindred diseases."

If promoting Hot Springs had sparked the village's early success during the 1910s and 1920s, the boosting that followed during the 1930s and 1940s sought to advance Hot Springs to the status of a nationally recognized health resort. To achieve this, the Chamber of Commerce and other boosters carried on a tireless campaign that sought to improve the village, enhancing its amenities and then advertising them. Late in 1929, village leaders voted to designate Hot Springs a town. Acknowledging that "we have something here that people want, but unless it is put before them, they will never know," in 1930 the Chamber of Commerce urged residents to work together to boost the community (*Sierra County Advocate* 1/24/30). Phrases such as "Hot Springs in the Land of Sunshine" and "Vim, Vigor, Vitality" became part of the village's promotional language. Other efforts ranged from advertising on a Dallas radio station to a campaign in which the mayor requested residents and health-seekers to write letters to various national magazines proclaiming the effectiveness of the thermal waters in overcoming paralysis. Other ideas briefly ignited hopes for greater prominence. In 1931 rumors that the St. Louis Cardinals professional baseball team might select the site for a "spring conditioning camp" appeared in the local paper, and the following year boosters proclaimed that the town's mineral waters might be included in the state's exhibit at Chicago's Century of Progress Exhibition in 1934.

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Other efforts included practical steps for drawing health-seekers to Hot Springs. In 1932 town leaders succeeded in convincing Governor Arthur Seligman to make road improvements along State Road 52 from Tularosa to Engle. More important, they succeeded in a campaign to bring improvements to U.S. 85, formerly State Road 1. Part of the federal highway system designated in 1926, the meandering alignment was regarded as dangerous and difficult to maintain. Although not completely paved until the late 1930s, the graded surface, new bridges and banked curves of U.S. 85 permitted safer travel at a higher speed (Gilbert 12/31:13). These improvements meant that automobile tourists from central Texas could now travel directly west through Roswell to Hot Springs and that wintering tourists, the fore-runners of today's snowbirds, could travel south from the northern Midwest and Rocky Mountain states. To accommodate the increase in automobile traffic, in 1934 the town extended Main Street, creating a second thoroughfare through the commercial district although the U.S. 85 alignment remained on Broadway. By the mid-1930s, leaders also succeeded in their goal to promote a highway to Silver City when Governor Clyde Tingley dedicated the Black Range Highway. In 1932, efforts to promote the village as a health resort received further impetus when the Sutton Sanatorium opened. Short-lived, by 1935, it had become the Buena Vista Hotel. Of longer lasting consequence was the opening in 1934 of Virginia Ann Hospital and its subsequent relocation to the two-story Spanish-Pueblo Revival style building where it remained for several decades with the building a contributing property within the historic district.

With health-seekers arriving and departing, health resort communities have, by definition, a significant transitory population. Anecdotal accounts relate how miners from the Rocky Mountains, farmers from the Midwest, and other workers with seasonal schedules visited Hot Springs, periodically returning. Other visitors found ways to settle in the town, with longtime citizens offering accounts of how a parent came to the community as a health-seeker, found relief and elected to remain. Typical of many of the state's political, business, and civic leaders who came to New Mexico with tuberculosis, regained their health, and remained, many of Hot Springs' business leaders who opened stores and apartments chose to remain because of the curative powers they associated with the hot mineral waters. Familiar with the convalescent process and the need for activities that could fill a day punctuated by one or two soaks of no more than 30 minutes, many permanent residents sought to develop other social amenities that would be open to residents and visiting health-seekers alike. Certainly the compact downtown, where many of the thermal baths were located and the additional apartments and bathhouses that developed just south of Main Street and Broadway made for a tightly knit, walkable community. With broad portals offering shade from the sun, many of the apartments, especially those with L or U plans, offered modestly landscaped courtyards available for sitting and visiting. Similar to the experiences of Hans Castrop, the central figure in Thomas Mann's *The Magic Mountain*, sitting and comparing notes on shared ailments were part of chasing the cure—and of finding a sense of community in a health resort that was not one's home.

But Castrop's ability to find his sense of place on the mountain at Davos is also aided by the opportunity to participate in activities with other health-seekers. In Hot Springs similar activities developed. Some

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involved quests for improved health that went beyond the range of services offered by physicians while others involved amenities that became available as Hot Springs grew as a community, nurturing a range of social institutions that benefited not only permanent residents but visitors as well. In the 1920s, for example, an individual, known both as Father and Dr. Ahl, had developed a system whereby salt was subjected to an electrical current in which chlorine was separated from sodium producing a chlorine gas. Termed Dr. Ahl's Box and displayed at the Geronimo Springs Museum, the device was reputed to offer an antidote for allergies, diabetes and rheumatism.

Newspaper accounts suggest that during the early 1930s a number of fraternal and service organizations had appeared that strengthened bonds within the community. Notices recount women's swimming parties at the O'Dell Plunge, the Lions Club sponsorship of a first regatta at Elephant Butte Lake in 1931, and the efforts of the Women's Improvement Club to welcome health-seekers. Founded in 1920, in 1935 the club became a part of the New Mexico Federation of Women's Clubs and fondly referred to Hot Springs as the "Oasis on the Rio Grande." The coming of the New Deal and many of the work relief programs funded by the WPA proved to a boon for improving downtown Hot Springs and for civic organizations to improve amenities for the community. Under the first New Deal program, the Civil Works Administration, in 1934 the Women's Improvement Club provided landscaping for a public drinking fountain.

Other improvement projects included road and sidewalk construction (with most of the sidewalks within the historic district still bearing WPA or Federal Emergency Relief Administration [FERA] imprints), construction of a gym and auditorium at the school, and improvement of the Government Bathhouse. When Hot Springs wrested the county seat from Hillsboro in 1938, the new Sierra Courthouse was also funded as a WPA project. The following year, after Congress had appropriated funds for the construction of several post offices in New Mexico, ground was broken for a new post office in Hot Springs that included the mural "The Indian Bear Dance," painted by Boris Deutsch under the Fine Arts Section of the Federal Works Agency. A few miles away, the Civilian Conservation Corps camp at Elephant Butte Dam completed work on a state park and landscaped a terraced desert garden that broadened the appeal of the Hot Springs area.

More pertinent to Hot Springs' reputation as a health resort were the construction of Carrie Tingley Children's Hospital and the Hot Springs Community Center. The former was the result of Governor Clyde Tingley's suggestion, first raised in a dinner at the Buena Vista Hotel in 1935, that the thermal waters at Hot Springs would be ideal for children suffering from infantile paralysis and other orthopedic ailments. The town's boosters quickly responded to his suggestion, supplying land as well as a wellhead dedicated to the hospital (Kammer 2003). Drawing the personal interest of President Franklin Roosevelt who had spent much of the 1920s soaking in the thermal waters at Warm Springs, Georgia in hopes of reviving the paralyzed muscles in his legs, the project was completed in 1937. The latter project, submitted by the Hot Springs Woman's Club, sought to provide a "public meeting place...as a center of interest for the convenience and entertainment of our guests and tourists who come here" (*Sierra County Advocate* 1/25/35). Stating that Hot Springs "should

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become the Convention City of the Southwest that Atlantic City is of the United States," the proposal urged that "every citizen loyal to the growth and advancement of Hot Springs should support it." Of particular interest was the inclusion in the plans for a "reading room for the health seeking visitors here, who find time hanging heavy on their hands, and if without a car, or unable to drive, find their sources of amusement too limited."

Submitted early in 1935, the project got underway late in the year with the manufacturing of adobe bricks for the building's walls. Completion, however, was delayed until 1938 as the pool of local relief workers was directed first to the hospital and then the courthouse project. At the same time, other laborers found work at the Public Works Administration's enormous earthen dam project underway at Caballo Dam, 16 miles south of Hot Springs. Only with the completion of this second dam permitting the impoundment of water below Elephant Butte Dam, could the latter dam finally begin to generate electricity and provide the assurance that water would still be available for agriculture in the vicinity. Collectively, these public works projects sustained Sierra County during the Great Depression. Projects directly affecting Hot Springs expanded the number of public buildings and enhanced the built environment of the growing health resort. So striking were these improvements that returning for another visit at the resort in the spring of 1935, one woman exclaimed "Hot Springs has had her hair marcelled, finger nails manicured and even her face lift since I last saw the town" (*Sierra County Advocate* 4/26/35).

The 1940 issue of the *New Mexico Business Directory* listed 19 bathhouses and masseurs and 51 hotels and rooming houses in Hot Springs. Additionally, the town was now the site of the Carrie Tingley Children's Hospital, regarded as one the leading institutions for treating infantile paralysis in the nation. As it grew it would become a teaching hospital drawing residents from the Universities of Chicago, Colorado and New Mexico. In less than a quarter century, a village consisting of less than 100 people clustered in tents and small adobe and wood frame buildings squatting on a federal reservation had evolved into a town of 3,000. While a few of the motels lined Date Street, harbingers of a future automobile-oriented commercial strip along U.S. 85, a compact commercial district and the adjacent concentration of bathhouses and apartments, defined largely by the hydrological boundaries of a thermal water basin, had emerged as a leading health resort in the Southwest.

During the 1940s, railroad travel to Hot Springs via Engle ended, and the health resort depended on the private automobile and two bus lines to supply its visitors. In 1945, the town declared itself a city and awaited the post-war boom. Just as prior to World War II, promotional materials continued to boost the town and the curative powers of its thermal waters. In contrast to similar materials published before the war, however, many sought to broaden the city's appeal by also including references to fishing, duck hunting and boating at Elephant Butte Lake as well as Sierra County's scenic cowboy country. Indicative of this broadened focus was a piece appearing in *New Mexico Magazine* (Galle 11/47:18). Written by the wife of a health-seeker, the article recounted their visit to Hot Springs during which time her husband took daily mineral baths, but also fished and swam in the Rio Grande and enjoyed the stores of the business district. Citing the many pedestrians who stopped at a "shaded well" for drinks of hot mineral water, the writer noted a nearby Dixie cup dispenser and nostalgically likened the experience to walking the Main Street of her hometown as a child.

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The appearance of a local periodical, *Healing Waters*, in March, 1949, offers further evidence of the ongoing efforts to promote Hot Springs as a health resort. An introductory letter the publisher informed readers that in addition to informing visitors about activities in and around Hot Springs the magazine hoped "to bring you the story of those who regain their health here in our southwestern climate and our mineral water." While the magazine offered several brief pieces describing visitors and how taking the baths had improved their health, equally interesting were the many of the full-page advertisements. Readers learned, for instance, that the owners of the Marshall Apartments and Baths, perhaps the most modern appearing buildings in Hot Springs with streamlined metal hood awnings over each unit, were continuing to add fill to raise the grade of the property. Located near the slough marking the lowest elevation in the district, the property and others around it continued to require fill to eliminate the threat of flooding. On the back page, the Chamber of Commerce proclaims, "Hot Springs the Health Capital of the Southwest, Where Summer Spends the Winter."

Despite these ongoing efforts to boost the health resort, civic leaders felt the need to achieve even greater national recognition. As the tenth anniversary of the popular radio show "Truth or Consequences" approached in 1950, host Ralph Edwards asked whether a town in the United States would be willing to change its name to that of the show. Several communities responded, including Hot Springs, with much of the impetus for its campaign provided by Burton Roach, a rancher and former state senator who, at the time, was the manager of the Hot Springs Chamber of Commerce. State Tourism officials also aided the campaign, assuring city leaders that the name change assured that the nation would be reminded of the health resort during every Saturday broadcast. According to longtime residents, Hot Springs' candidacy prevailed because of its reputation as a healing place and as the locale of Carrie Tingley Children's Hospital (Miller and Welborn).

On March 31, 1950, the citizens of Hot Springs voted to change the name of their city to Truth or Consequences. The following day, Ralph Edwards broadcast his tenth anniversary program from the town that had chosen to bear the name of his show, and a parade followed with over 10,000 people in attendance. The decision to make the change succeeded in bringing national publicity. The city was inundated with thousands of letters, and civic leaders remain convinced that the unusual name continues to prompt passing motorists to visit the community. Over the second half of the 20th century Ralph Edwards continued to demonstrate that the consequences of assuming a new name were positive. He contributed a pair of signs announcing the city that were posted along U.S. 85, facilitated the installation of a television translator tower, and supplied appliances given away in his television show that were used as prizes in raffles supporting civic fund-raising projects. Until 2000, Edwards appeared annually accompanied by television and motion picture celebrities at the city's Ralph Edwards Fiesta, portions of which were later broadcast on his television show.

Despite the rosy outlook that accompanied the renaming of the city, the second half of the 20th century proved to be less rewarding for the city's health industry era. Apartments and bathhouses closed with some buildings standing vacant, their mineral water carrying pipes corroding and cement deteriorating as the mineral

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waters wrought their inevitable consequences. In part, the diminished popularity of a health resort reflected larger trends in medicine and health practices. Improved medical research, the development of new drugs and chemotherapy for many ailments, and the ability of specialists to diagnose and remedy illnesses that earlier generations of doctors had treated with recommendations of hydrotherapy encouraged a shift away from the 19th and early 20th century practice of health-seeking pilgrimages. Also contributing was an attitudinal shift within the popular culture in which the experiences of World War II had produced a society of ex-GIs and their dependants quick to consult medical experts when confronted with illness. These shifts reduced the attraction of traveling great distances to soak in thermal mineral waters as a path to wellness.

Perhaps in response to its slowing rate of growth, Truth of Consequences took other steps to assure its future. Following a natural gas explosion that destroyed a home, the city began issuing permits in 1961 for manufactured houses, permitting their use as infill in formally vacant lots. Many of these have been concentrated in the Palomas Addition south of Broadway where they are interspersed among apartments and bathhouses, accounting for some of the uneven boundary lines of the historic district. A decade later, in an effort to revitalize the downtown, banks made low interest loans available to business people to be used for the application of wood facades and shingle-roofed shed porches to buildings to affect a rustic western appearance. While many of these appliqué are reversible with the restored facades likely making additional buildings within the district contributing properties, the effort is best viewed as a more recent chapter in the community's ongoing efforts at civic promotion. During the 1970s and 1980s, other efforts to revitalize the downtown commercial district resulted in the razing of the Arizona Hotel and sections of two other blocks of older commercial buildings. The majority of blocks, however, remain intact and continue to convey a strong feeling of the pedestrian-oriented downtown of the health-resort era.

More recently, many of Truth or Consequences residents have begun to pay more attention to the city's history as a health resort. In part, interest in alternative forms of therapy has renewed interest in the remaining hot mineral baths. Others view the history of the hot springs and the apartments, bathhouses, and downtown commercial district as a key to attracting visitors interested in the area's past. Recently, the nearby former Carrie Tingley Children's Hospital Historic District was listed in the New Mexico Register of Cultural Properties and has been submitted to the Keeper of the National Register. Local groups interested in preserving the resources identified with the city's history have volunteered hours completing inventories of several hundred buildings. This nomination represents the next step in their efforts to identify and preserve the historic townscape of the community associated with its period as a leading health resort.

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Statement of Significance

Prehistoric groups were familiar with the hot springs at Truth or Consequences, and during the 19th century soldiers, cowboys, miners and other settlers in the territory soaked in them. It wasn't until workers coming to the area to construct nearby Elephant Butte Dam began settling near the hot springs, however, that efforts emerged to develop a health resort community and the village of Hot Springs was incorporated around the springs. Located near the southern boundary of the Armendaris land grant and the northeastern boundary of the John Cross (now Ladder) Ranch, the Hot Springs Artesian Basin was included in the government reservation created to facilitate the construction of Elephant Butte Dam. Occupied by squatters during the dam's construction period, in 1916 the land was opened for settlement with pre-emptions granted to those already located at the townsite. Attracting health seekers, many of them from out of state, the town of Hot Springs grew during the 1920s and 30s, benefiting from an aggressive booster campaign extolling the curative powers of the increasing number of mineral baths fed by artesian wells. In many instances, those who came as health seekers remained and became the community's most active boosters, attempting to imbue the community with a cosmopolitan aura through the formation of clubs and other social amenities. During the New Deal, the community sponsored numerous WPA projects, including the construction of a community building. It also promoted the development of the Carrie Tingley Children's Hospital, which used thermal waters for the hydrotherapy it provided for victims of infantile paralysis and other childhood diseases. As a result of this steady growth over more than three decades, numerous bathhouses, apartments, and other facilities developed in and around the small commercial district, creating a unique urban health resort in New Mexico. Following World War II and society's growing reliance on changing medical technologies and chemotherapy, the popularity of Hot Springs diminished as a health resort. In an effort to regain recognition, citizens accepted a nationwide dare made by Ralph Edwards, host of the popular radio, and later television show "Truth or Consequences," and, in 1950, voted to rename Hot Springs Truth or Consequences. In return for changing the town's name, Edwards visited annually for several decades, attending a festival bearing his name. More recently, community leaders have begun efforts to preserve the buildings associated with the town's early history as a health resort, with this nomination marks a step toward preserving those historic resources. Significant for its pattern of community development and for its role as a health resort in the Southwest, the district is eligible under Criterion A. With its buildings offering a good example of how building practices evolved over a 35-year period in a health resort community, the district is eligible under Criterion C.

The Hot Springs Area Prior to the Period of Significance

Deep mortar holes ground into limestone rock outcroppings lining the pond at Ralph Edwards Park serve as reminders that Native Americans were familiar with the hot springs artesian basin in pre-historic times. Worn many inches deep by the pounding of pestles, these depressions along the western bank of the Rio Grande are likely associated with the Mimbres branch of the Mogollon Culture. With villages "popping up all along the

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Rio Grande and its western tributaries" after A.D. 400, these Archaic groups built small pithouse pueblos, such as at the nearby Caballo Site, inhabiting the area until 1150 (Lozinski et. al. 1995:15). Unlike the Mimbres Valley to the west, where villages were abandoned after this date, El Paso Phase villages continued along the Rio Grande until perhaps 1450.

During the next two hundred years and prior to the first European contact in the 16th century, the Tchi-hénè, or Red Paint People, the easternmost band of the Chiricahua Apache, occupied the area extending from the Rio Grande westward across the Black and Pinos Altos Ranges. The Tchi-hénè, also referred to as the Warm Springs Apache, denoting their preferred home area at Ojo Caliente at the head of the Alamosa River 25 miles northwest of the hot springs, passed through the area as they hunted and raided. Oral tradition, however, holds that Victorio, Geronimo and other Apaches regarded the hot mineral springs as a healing place, using the hot waters and mud to cauterize wounds, resulting in various bands respecting the area as a neutral zone (Elkins 1979:11).

Although several of the early Spanish expeditions into New Mexico during the 16th century passed through what is now Sierra County, there are few accounts regarding the hot springs. While some of the earliest *entradas* followed the Rio Grande, by the time of the Oñate settlement expedition of 1598, travelers preferred the straight, flat route across the Jornada del Muerto, passing east of the Caballo Mountains. Offering little water and leaving caravans vulnerable to Apache raiders, the ninety-mile stretch of desert was nevertheless easier for wagons to cross than following the meandering river with its steep canyons and quicksand. Travel along this Royal Road, or *El Camino Real*, resulted in the hot springs remaining outside of the Spanish colonial purview. While it is possible that occasional punitive campaigns against the Apache brought Spanish soldiers into the area, chronic conflict precluded any permanent settlement south of the Socorro area or north of Doña Ana until the 19th century.

Unlike the lands of the Rio Grande Valley and its tributaries north of Socorro where over 80 land grants were issued during the Spanish Colonial period, the only grants issued in what is now Sierra County were two granted to Pedro de Armendaris in 1820. Located largely east of the Rio Grande and northeast of Elephant Butte, the grants proved impossible to settle because of Indian raids, and Armendaris, an army lieutenant stationed in Santa Fe, soon abandoned them. Although Armendaris' Grant #33 was patented in 1878, the original southern boundary of the grant, which extended south to the hot springs area, was moved northward. Additional parcels of the grant were incorporated into the federal government's reclamation reservation created in 1908 for the dam project that began in January 1912.

The arrival of the Army of the West in New Mexico in 1846, the signing of the Treaty of Guadalupe-Hidalgo in 1848, and the subsequent creation of the Territory of New Mexico in 1850 created the circumstances that eventually led to settlement in the area of the hot springs. In the fall of 1846 as General Stephan Watts Kearny led his dragoons from Santa Fe to California, the party passed close to the hot springs, camping near the

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confluence of Cuchillo Creek and the Rio Grande, before turning west (Lozinsky et. al. 1995:19). When William Carr Lane arrived in New Mexico in 1852 as territorial governor and toured the Rio Grande Valley, he noted the absence of any settlers in what is now Sierra County. During the 1850s, however, small communities began to appear along the Rio Grande and its tributaries. Often short-lived because of flooding and raids, these largely Hispanic settlements persisted, bolstered in 1863 when Fort McRae was established on the east bank of the Rio Grande three miles north of Elephant Butte.

Situated along the Army's main wagon road approximately midway between Fort Craig to the north and Fort Seldon to the south, the fort was garrisoned for 13 years and was kept open as a stage station for travelers until 1884. Its mission was to protect settlement, trade and travel, especially the nearby ford, later referred to as the Engle ferry, across the Rio Grande. Roads west from the river led to the settlements developing along Cañada Alamosa and to the hot springs along the west bank of the river where soldiers made the first improvements, digging a hole for soaking and lining it with rocks at what became known as Government Springs (Ashbaugh 1992:14).

Located about seven miles north of the Hispanic village of Las Palomas, the seeps and springs lying at the foot of what is now Water Tank Hill began to attract soldiers and others settling in the area who sought their curative powers. Since Las Palomas, settled in 1856, was the nearest settlement, the site of the springs was first named Palomas Hot Springs, the designation it would carry until 1914. A report filed in June, 1868 cited a belief that the "Springs are supposed to possess some medicinal qualities." It stated that a Captain Pfeiffer and "a few men afflicted with Rheumatism having tried them on a former occasion with a gratifying result" had planned another trip to the spring (Hubbell 1868). Accompanied by the captain's wife, her servant ("an Indian girl"), a civilian, the company's laundress, and six soldiers, the party visited the spring, only to be attacked by Mescalero Apaches. Two soldiers were killed, and the three women abducted and shot, two mortally, after being carried 20 miles. This unfortunate incident offers one of the first records of people using the hot springs for its curative powers.

The completion of the Atchison, Topeka and Santa Fe Railway (AT&SF) to Deming in March 1881 linked the hot springs area more closely with development occurring throughout the Southwest. Although sporadic hostilities with the Apache continued until the surrender of Geronimo in 1886, the railroad, generally following the alignment of the Camino Real across the Jornada del Muerto, stimulated the local economy. It brought equipment for mining districts in the nearby Black Range, provided for the shipment of livestock, and eventually brought health-seekers to the hot springs with the station stop at Engle, 14 miles to the east, serving as the access point. With this growth, in 1884, the territorial legislature approved legislation creating Sierra County from parts of Socorro, Doña Ana and Grant Counties. Hillsboro, central to the mining districts in the western part of the new county, became the county seat. One of the first acts of the new county commission was to appropriate \$400.00 to erect a shelter over Government Springs (Elkins 1979:11). Photographs of early bathhouses at Palomas Hot Springs show that they consisted of either adobe brick or wood frame structures

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with board and batten walls. Providing a roof represented any early improvement in that it eliminated the problem of algae that occurred when the hot waters were exposed to sunlight (such as is apparent at the now exposed Ponce de León Springs) as well as offering bathers the amenity of protection from the desert sun. While the county's efforts did little to improve the rudimentary soaking hole improvised by the soldiers from Fort McRae two decades earlier, concrete tubs were soon added, permitting users to empty and refill the bath with the runoff draining through a slough and into the Rio Grande.

The 1880s saw the development of another bathhouse approximately 100 yards southwest of Government Springs. Built as an amenity for cowboys riding the line of the John Cross Cattle Co., which extended to the southwest of Palomas Hot Springs, the bathhouse lay on land the ranch hoped to add to its already substantial holdings by filing a claim for the spring. Over subsequent decades, the company underwent changes in ownership and name, eventually becoming the present-day Ladder Ranch. Under the ownership of Willard S. Hopewell a small parcel of the ranch was sold to John T. McElroy, W.H. Austin, and James L. Marr, land developers in Texas. In 1923, this parcel was then subdivided and platted as the Palomas Addition with streets in the southwestern section of the historic district bearing the developers' names. Over the next two decades those purchasing parcels in the addition gradually added fill to protect their new buildings from flooding.

The impetus for the development of Palomas Hot Springs into a southwestern health resort community accompanied the plans of the U.S. Bureau of Reclamation to dam the waters of the Rio Grande in the canyon just below Elephant Butte. With Elephant Butte Canyon identified in early USGS maps as a potential site for impounding the Rio Grande, a private attempt by the Rio Grande Development and Irrigation Company (RGD&I Co.) to construct a dam had emerged in the 1890s. Like other similar schemes in the arid West, the plan failed as questions over the dam's location and allocations of water to Texas and Mexico stalled the project in trials, eventually leading to the company's bankruptcy in 1903. A year later, when the U.S. Bureau of Reclamation recommended construction of a dam at the site, Congress authorized an initial appropriation of one million dollars. Shortly thereafter a nine-mile railroad spur was constructed from Engle to Elephant Butte.

Even after these steps, the project experienced a false start, delayed by prolonged negotiations over land acquisition from property owners who would lose land as the lake behind the impoundment filled. During this period, much of the land on which the artesian basin of the thermal hot springs are located was designated as part of a reclamation reservation, restricting homesteading in the vicinity of the hot springs. In part, this designation reflected a growing anxiety about the future of the springs were the area to remain in the public domain. With the creation of the reservation, those living around the springs assumed the status of squatters, and it wasn't until 1916 that the question of land ownership began resolution.

By late 1911, the project got underway. Initially named Engle Dam and designed as a gravity dam in which the massing of the structure impounded the water, the project exerted a profound demographic effect. More than 900 engineers, technicians and laborers drawn from all around the nation and their dependants

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created an instant town of approximately 4,000 people. A few lived in tents above the dam-site, but the majority lived in a community of wood frame buildings erected along the floor of the canyon just below the dam.

Situated in an arid, heretofore unpopulated area with a government prohibition against alcohol, the construction crew and their families faced a difficult, restrictive life with few diversions. Nearby Palomas Hot Springs, however, offered an alternative for off-hours relaxation. There the squatters living in tents, adobe and wood frame houses had opened saloons, stores, at least two two-story hotels, and transformed several springs into bathhouses. By 1913, a jitney service offered daily rides between the hot springs and Engle, and by 1915 a new school district had been created with a tent serving as a classroom. Further improvements included the filling of the former wetlands below Main Street, now open land as a result of the flood of 1907 which altered the channel of the river, the first step toward developing those lands above the thermal basin for platting and construction.

At the same time, the residents of the hot springs, concerned that "many contagious diseases are prevalent at Elephant Butte," requested that the County Commission appoint a Health Officer to monitor the hygiene of the baths (Commercial Club, 1914). Despite these signs of progress, Palomas Hot Springs remained relatively remote, isolated along the west bank of the river and easily accessible only from Engle. The earliest alignment of State Road 1, the principal north-south road down the Rio Grande Valley ran from Socorro to Cuchillo, 13 miles west of the hot springs, and then south to Caballo, bypassing the springs. Not until the early 1920s, following a campaign on the part of local boosters was the highway realigned to pass directly through Hot Springs.

Early Development of the Village of Hot Springs

As the Elephant Butte Dam project concluded in 1916, many of those who had worked at the dam joined the squatters living near the hot springs. Others moved on, returning to distant homes or new work sites. Hailing from around the country, and many having visited the hot springs during their tenure at the dam, this group became "the first effective advertising group" extolling the benefits of the hot mineral waters (Goetz 1944:31). Some of those who remained found common cause with other recent arrivals in promoting the springs. Together they formed a cadre of boosters who would vigorously promote the hot springs over the next three decades. Significant initially among this group was Otto Goetz, who organized the Commercial Club in 1914, forerunner to the Chamber of Commerce formed in 1917. Upon finding that the Hot Springs post office near Las Vegas, New Mexico had been closed, in 1914 Goetz succeeded in having the word Palomas dropped, so that the new post office became Hot Springs. In November 1915, the settlement's leaders applied for incorporation as a village, and on June 7, 1916, Hot Springs was incorporated.

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Accompanying the incorporation was the more complex process of resolving land ownership. Based on a recommendation by the U.S. Department of Interior, on Sept. 27, 1917 President Woodrow Wilson issued a proclamation restoring the lands around the hot springs to public entry and providing pre-emptive rights for those who had "squatted" on the former government reservation lands. The result of a petition filed by local residents requesting the opening of the land to public entry through the General Land Office, the proclamation also provided a process for mapping the village. Completed in 1919, the map designated the specific parcels of land on which individuals had "squatted" during the 1910s, thus acquiring ownership, and subdivided the balance of land into parcels available through bid. Setting aside lands for public use such as schools and a water works, and parcels for Government and State Springs, the latter the former Cross Springs, the map reflected the historic development of the land around the hot springs during the earliest period of settlement (Clark 1919). The irregular street alignments and irregular shape of lots, apparent today in the historic district north of Broadway reflect the early settlement patterns in which the location of buildings was determined not by a grid plan but by a quest for proximity to the earliest hot springs.

As the citizens of the newly incorporated village went through the more than three-year process of determining land ownership, the booster spirit that Goetz and others nurtured, extended to the village's two newspapers. Urging residents to be patient as land parcels were certified, the *Sierra County Herald* reminded readers that "When the worst is over, then we will have one of the best hot springs resorts in the world" (*Sierra County Herald* 8/9/16). Advertisements in the weekly papers also reminded readers that the bathhouses were "maintained by voluntary subscription and the baths are free." In a further effort to boost the baths, the village's trustees agreed in December 1916 to cut a ditch along the alignment of the slough to facilitate the drainage from the bathhouses.

Newspapers also began another practice designed at promoting Hot Springs as a health resort, regularly including anecdotes relating how the hot mineral waters had cured someone and offering weekly listings of visitors and their hometowns who had come to take the baths. A typical news item described a man who had arrived by railroad at Engle confined to a stretcher and been transported to Hot Springs by the jitney. After taking the baths for two weeks, he was able to discard his stretcher and help carry others also arriving on stretchers (*Sierra County Herald* 10/5/16). This use of anecdotal testimony would become a mainstay for the promotion of Hot Springs well into the middle of the century both in newspapers and in booklets periodically published by the Chamber of Commerce and other booster groups.

These efforts to promote Hot Springs as a southwestern health resort represent a significant but often overlooked factor in the growth of the American West during the late 19th and early 20th centuries. These health-seeking pilgrimages grew, in part, from a paradox that accompanied the westward movement. On one hand, the magnet that drew settlers across the Appalachians and into the Mississippi Valley was the promise of economic opportunities often associated with the great agricultural potential the land offered. According to popular belief, beyond the valley lay the arid lands west of the 100th Meridian, described by Stephan Long and

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others as “a great American desert,” the antithesis of the fertile midlands that only became attractive after surveys revealed the great wealth in natural resources they held. On the other hand, many of those who moved westward found that the climate of the fecund Mississippi Valley and the surrounding plains posed an unhealthy environment. Nineteenth century medical language offered a list of ailments associated with life in these lowlands. They included “ague (malaria), bilious fever (dysentery), phthisis (consumption and tuberculosis)” and other illnesses caused by “miasmata (fogs, vapors, and effluvia rising from swamps or the decomposition of vegetable matter),” afflictions for which the medical profession had few remedies (Jones 1967:viii). In the absence of remedies, during the first half of the 19th century, doctors often resorted to recommending travel as a means of regaining one’s health.

As a result, a tradition begun in Europe and continued along the eastern seaboard in the late 18th century in which mountainous areas with mineral springs such as Saratoga Springs, New York and White Sulphur Springs, West Virginia became destinations for health-seekers, followed the westward movement. Other hot springs, including Warm Springs, Georgia and Hot Springs, Arkansas emerged as resorts with “invalids from the low country” seeking “the alleviating powers of the hot springs” (Jones 1967:20).

So prevalent was the popular faith in the restorative power of thermal waters that in 1832 Congress created a federal reserve for the hot mineral springs in Arkansas. This faith in the value of seeking to regain health by traveling to hot springs resorts continued to accompany the westward movement in the second half of the 19th century. This was especially true as western railroads, often developing luxurious health resorts themselves, made places such as Manitou Springs, Colorado and Montezuma Hot Springs near Las Vegas, New Mexico more readily accessible. Even as the medical profession made considerable progress toward regulating the profession through state licensing and advances in bacteriology, antiseptic surgery, and early chemotherapy, recommendations of travel to healthful destinations continued drawing health-seekers to the Southwest. Once shunned as an obstacle slowing travel to the Pacific coast, the southern Rocky Mountains emerged as the promised land of what became popularized as climatological therapy.

To be sure, earlier visitors to the Southwest had also noted its salubrious climate. Zebulon Pike in 1809, Dr. Edwin James of the Long Expedition of 1823, Josiah Gregg in 1844, Captain James Fremont in 1845, and George Frederick Ruxton in 1847 all had noted the invigorating climate of the high country they visited in Colorado and New Mexico (Spidle 1986:90-92). By the 1870s, however, the claims of these largely lay observers received greater impetus as European pulmonary specialists began advocating high, arid climates as a therapy for those suffering from pulmonary disease. In the Southwest doctors took the idea a step further, proclaiming that the air above 5,000 feet was germ-free, creating a “Zone of Immunity.” Applying the concept not only to those with tuberculosis, or “lungers,” advocates popularized it among the broader population of health-seekers. With the AT&SF and Southern Pacific railroads offering rapid, relatively inexpensive passage to the Southwest, the numbers of health-seekers grew. So profound was the effect of this migration into New Mexico that the United States Public Health Service estimated that in 1913 one or more members of between 20

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and 60 percent of all households in the majority of towns in the state were consumptives. Moreover, the report asserted that more than 90 percent of these health-seekers were non-native (Spidle 1986:98). Exceeding this percentage of the general population who were consumptives was the percentage of the doctors in the territory during its last three decades who had also immigrated hoping to regain their health, with more than half consumptives themselves.

Following the isolation in 1882 by German scientist, Robert Koch, of the tubercule bacillus, some of the railroad-developed health resorts closed as people came to understand that the disease was communicable. Increasingly, consumptives flocked to larger towns such as Las Vegas, Santa Fe, Albuquerque, and Silver City where sanatoria were located, and doctors, often consumptives themselves, oversaw strict regimes that included dairy-based diets and year-round outdoor sleeping in tents or on porches. Beyond these consumptives, however, a broader spectrum of health-seekers continued to migrate west, drawn to hot mineral springs and the curative powers associated with them. Even as the first decades of the 20th century witnessed further advances in medicine lessening the need for health pilgrimages, the appeal of the arid southwestern climate, such as Hot Springs lying just a few hundred feet below the recommended Zone of Immunity and offering mineral hot springs, was considerable. Thus, as Hot Springs was undertaking its earliest efforts to develop as a health resort, the attraction of a community built around curative hot mineral springs remained popular.

This growing popularity is reflected in the 1920 Census listing 455 residents, a sharp increase from the less than 100 residents Otto Goetz found when he arrive in Palomas Hot Springs in 1914. Enumeration sheets indicate a range of professions and businesses represented, including two doctors, three hotel or apartment managers, realtors, an insurance salesman, druggists, and various occupations within the building trades. Typical of the types of work occurring in other towns in 1920, these occupations do little to differentiate Hot Springs as a health resort. More striking are the residents' places of birth, with the vast majority of adults born outside of New Mexico. Heavily represented are those arriving from Texas and the states of the lower Mississippi Valley. While it unclear what percentage resided in Hot Springs as a result of having worked on nearby Elephant Butte Dam, it is clear that Hot Springs was a community of newcomers. Also unclear, but part of the community's oral tradition was the role that gambling and prostitution played from the 1920s through the 1940s when Hot Springs enjoyed a reputation as an open town, a reputation that ended only when enforcement of laws became more rigid after 1950.

In contrast, the 1930 Census clearly suggests how the economy of Hot Springs had become oriented toward visiting health-seekers and how a range of occupations catered to their needs. Indicating the growth of Hot Springs, with its population almost tripling to 1,336, the census shows that in addition to the work typically found in all communities, many of the residents of Hot Springs found a livelihood working in the health industry. Numerous individuals listed their occupations as bathhouse operator and attendant, masseuse, apartment manager, auto or tourist camp operator. Similar to enumeration sheets in Albuquerque, in which the occupation of known health-seekers was simply listed as "none," similar entries appear in the census for Hot

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Springs. Since census takers generally listed all members within a household together, the grouping of bathhouse attendants and hotel or tourist court workers with those listed as managers or owners suggests that in many instances employees resided where they worked, a practice cited by current residents. As in the 1920 Census, the majority of residents listed their place of birth as other than New Mexico with Texas, Oklahoma, and mid-western states predominant.

The built environment that the residents of Hot Springs created for themselves and their health-seeking visitors contrasted sharply with many of the thermal water health resorts that had sprung up in the West in the later decades of the 19th century. Often developed by railroads hoping to fill their passenger cars by transporting those who patronized the resort, the posh hotels with their lush landscapes and numerous amenities stood as some of the grandest resorts to be found. Hot Springs, on the other hand, grew as an example of small-scale entrepreneurial efforts in which many of the bathhouse and apartment operators as well as downtown merchants were health-seekers themselves who had elected to remain in the community. Early photographs depict the modest adobe structures, wood frame buildings and tents associated with the era of squatters. In fact, early descriptions of the village often refer to it as a "tent city" so ubiquitous were the canvas shelters that served not only as residences but as stores and some bathhouses as well.

With the completion of the dam, most of the buildings and construction material at the temporary workers' town became surplus. Many buildings were then moved to Hot Springs, often floated down the river from their original location just below the dam to the eastern edge of the historic district (Welborn). Among them were the two-story wood frame buildings that became the Vera and James hotels, the two leading hotels in Hot Springs through the 1930s. In sharp contrast to much of early downtown Hot Springs, the Vera Hotel with porches wrapping around both stories and located on a lower outcropping of Water Tank Hill is the predominant landmark in early panoramic photographs of the village. In other instances, such as at the Cherokee Apartments, wood from buildings at the dam was recycled from the rafters of the apartment units. Most of these buildings were replaced as a more permanent commercial district developed along Broadway and Main Street during the 1930s and 40s.

Reflecting the designs popular in the early 20th century, many of these wood frame buildings had hipped roofs, often with overhanging roofs with exposed rafters modestly suggestive of the bungalow style. In fact, the two major public baths, Government and State Springs, both underwent improvements in the 1920s, with the resulting structures both exhibiting broadly pitched hipped roofs with exposed rafters. Similar designs appear in other buildings in Hot Springs. Since many of the residents finding work in the building trades came from other parts of the country where bungalows were prevalent, it is not surprising to find such design elements replicated in early residential and apartment construction in Hot Springs. In general, residential housing, while modest, was larger than cabins and apartment units that mirrored similar details such as porch brackets, exposed rafters and overhangs, but rarely exceeded 500 square feet.

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Modest details of hipped roof cottage and bungalow designs appear in many of the oldest remaining tourist courts dating to the 1930s. The Riverside Apartments (ca. 1935) offer one of the best remaining examples of those details. Located on a small triangular property close to the Rio Grande, the complex contains a small pitched-roof bungalow that served as the manager's residence. Arcing around two legs of the triangle are five small cabins, each with modest bungalow details including small tiled pitched-roof porches with brackets extending over each entry. The Cherokee Apartments (ca. 1938), illustrating a shift occurring in construction during the 1930s as more buildings embraced regionalism, consists of two buildings with flat roofs, each with two front and two rear units. Garages connecting each pair of front and rear units have now been partially filled. Each infill, however, retains a partial recess permitting continued use of the original side entries from the garage. Also remaining are entry arches to each of the former garage spaces, each inscribed with the name of the apartment.

While in some instances, such as the Denver Apartments, builders continued to construct pitched-roof cabins with alternating garages into the 1940s, during the 1930s, construction in Hot Springs began to reflect more regional design elements. Many of the commercial buildings along Main Street and Broadway, as well as the majority of remaining apartments and bathhouses in the district, embraced design elements characteristic of a growing sense of regionalism. Appearing as early as the two-story O'Dell Apartments (now Sierra Grande Lodge) in 1928 with its decorative stepped parapet and wide portal extending across much of the façade, this eclectic use of regionalism became widespread in the 1930s and 40s. Although the facades of some commercial buildings employed brick, cast concrete, or ceramic tile facing and virtually all included large commercial display windows, some punctuated with recessed entries, the widespread use of flat roofs, decorative parapets and cement stucco facing also imbued them with a regional feeling.

By the late 1930s, as Hot Springs benefited from several large New Deal construction projects, examples of the Spanish-Pueblo Revival and Territorial Revival styles also began to appear. The Hot Springs Community Building (1938, now the Senior Citizens' Center) and the Virginia Ann Hospital (1938, renamed St. Ann's Hospital in 1958) represent the best examples of the former within the district. The Sierra County Courthouse and the former Carrie Tingley Hospital, located outside of the district, also exerted an influence on design within the district as apartments, such as the Hoosier Apartment (1939), and several commercial buildings exhibit elements of the latter style with their brick coping and dentil courses. Today, the buildings composing the historic district offer representative examples of how local building practices evolved over the period of significance. From bungalow-inspired early auto courts to the influence of the Territorial Revival style on commercial buildings and apartments, collectively the contributing buildings are reminders of how the built environment of Hot Springs was developed by local entrepreneurs.

From its incorporation in 1916 until 1950, Hot Springs more than doubled its population in each census from 1920 to 1940 and then increased its population by over 50 percent to 4,563 by 1950. Never since has the community experienced a decennial growth of more than 20 percent. Central to its growth as a health resort

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GEOGRAPHICAL DATA

UTM References (Continued)

5. Zone 13 E/289370 N/3667290 6. Zone 13 E/289230 N/3667490

Verbal Boundary Description

See district map.

Beginning at a point at the east curbline of North Foch St. 100 feet north of the north curbline of Main Street, proceed east southeast 1,000 ft. along the rear property lines of 201 to 415 Main Street and the north property line of 125 Pershing Street to the west curbline of Pershing Street. Then proceed 50 ft. south along the west curbline of Pershing Street, then turning east along the rear property lines of 109-105 Main Street. Then proceed 160 ft. south along the east property line of 105 Main Street to the south curbline of Main Street. Then proceed 200 ft. southeast along the south curbline of Main Street. Then proceed 280 ft. south southwest to the south curbline of Broadway. Then proceed 270 ft. east along the south curbline of Broadway to a point at the east property line of 100 Broadway. Then proceed 170 ft. along the east property line of 100 Broadway to the rear property line of 100 Broadway. Then proceed 420 ft. west along the rear property lines of 100-134 Broadway to the east curbline of Mims Street. Then proceed 180 ft. along the east curbline of Mims Street to the curbline at the southeast corner of Mims and Austin Streets. Then proceed 220 ft. west along the south curbline of Austin Street to the east property line of 210 Austin Street. Then proceed 175 ft. along the east property line of 210 Austin Street to the southeast corner of the property. Then proceed 80 ft. west along the south property line of 210 Austin Street to the east curbline of Pershing Street. Then proceed 230 ft. south along the east curbline of Pershing Street to the north property line of 506 Pershing Street. Then proceed 160 ft. east along the north property line of 506 Pershing Street to its east property line. Then proceed 70 ft. south along the rear property lines of 506-508 Pershing Street to the southeast corner of 508 Pershing Street. Then proceed 160 ft. west along the south property line of 508 Pershing Street to the east curbline of Pershing Street. Then proceed 320 ft. south and then south southwest along the east curbline of Pershing Street to the concrete drain leading to the Rio Grande, the southernmost point of the district.

Then proceed across Pershing Street to the southern tip of the property line of 601 Pershing Street. Then proceed 160 ft. northwest along the southwest property line of 601 Pershing Street to the point where the property line intersects the east property line of 308 Van Patten Street. Then proceed 160 ft. southwest along the rear property line of 308 Van Patten Street to the point where it intersects the southeast corner of 326 Van Patten Street. Then proceed 150 ft. west along the rear property line of 326 Van Patten Street to the east curbline of S. Foch Street. Then proceed 180 ft. north along the east curbline of S. Foch Street to the north curbline of Van Patten Street at the northwest corner of the intersection of S. Foch and Van Patten Streets. Then proceed 450 ft. east along the north curbline of Van Patten Street to the west curbline of Pershing Street at the northwest corner of the intersection of Pershing and Van Patten Streets. Then proceed 300 ft. north along the

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west curbline of Pershing Street to the south curbline of Marr Street at the southwest corner of the intersection of Marr and Pershing Streets. Then proceed 200 ft. west along the south curbline of Marr Street to the east property line of 322 Marr Street. Then proceed 140 ft. south along the property line of 322 Marr Street to the line's intersection with the south property line of 322 Marr Street. Then proceed 400 ft. along the south property line of 322 Marr Street to the west curbside of S. Foch Street. Then proceed 320 ft. north along the west curbside of S. Foch Street to the rear property line of 400 Austin Street. Then proceed 480 ft. west along the rear property lines of 400-426 Austin Street to the west curbline of Daniels Street. Then proceed 160 ft. south along the west curbline of Daniels Street to the north curbline of Marr Street at the northwest corner of the intersection of Marr and Daniels Streets. Then proceed 110 ft. west along the north curbline of Marr Street to the west property line of 565 Daniels Street. Then proceed 160 ft. north along the west property line of 565 Daniels Street to the rear property line of 508 Austin Street. Then proceed 300 ft. west along the rear property lines of 508-524 Austin Street to the east curbline of Clancy Street. Then proceed 180 ft. south to the south curbline of Marr Street at the southeast corner of the intersection of Clancy and Daniels Streets. Then proceed 140 ft. east along the south curbline of Marr Street to the east property line of 526 Marr Street. Then proceed 160 ft. south along the east property line of 526 Marr Street to the south property line of 526 Marr Street. Then proceed 140 ft. west along the south property line of 526 Marr Street to the east curbline of Clancy Street. Then proceed 180 ft. south along the east curbline of Clancy Street to the south curbline of Van Patten Street at the southeast intersection of Van Patten and Clancy Streets. Then proceed 200 ft. west along the south curbline of Van Patten Street to the east property line of 618 Van Patten Street. Then proceed 50 ft. south along the east property line of 618 Van Patten Street to the rear property line of 618 Van Patten Street. Then proceed 140 ft. west along the rear property line to the west property line of 618 Van Patten Street. Then proceed 70 ft. north along the west property line of 618 Van Patten Street to the north curbline of Van Patten Street, the southwest corner of the district.

Then proceed 240 ft. east along the north curbline of Van Patten Street to the west curbline of Clancy Street at the northwest corner of the intersection of Clancy and Van Patten Streets. Then proceed 540 ft. north along the west curbline of Clancy Street to the south property line of 602 Austin Street. Then proceed 60 ft. west along the rear property line of 602 Austin Street to the west property line of 602 Austin Street. Then proceed 80 ft. north along the west property line of 601 Austin Street to the south curbline of Austin Street. Then proceed 360 ft. west along the south curbline of Austin Street to the west curbline of Post Street at the southwest corner of the intersection of Post and Austin Streets. Then proceed 160 ft. south along the west curbline of Post Street to the south property line of 712 Austin Street. Then proceed 240 ft. along the south property line of 712 Austin Street to the west property line of 712 Austin Street. Then proceed 180 ft. north along the west property line of 712 Austin Street to the north curbline of Austin Street, the westernmost point in the district.

Then proceed 140 ft. east along the north curbline of Austin Street to the west property line of 475 Post Street. Then proceed 160 ft. north along the property line of 475 Post Street to the north property line of 475 Post Street. Then proceed 100 ft. east along the north property line of 475 Post Street to the west curbline of Post Street. Then proceed 170 ft. north along the west curbline of Post Street to the north curbline of Broadway.

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Then proceed 100 ft. east along the north curblineline of Broadway to the west property line of 601 Broadway. Then proceed 260 ft. north along the property line of 601 Broadway continuing to the south curblineline of Main Street. Then proceed 480 ft. northeast along the south curblineline of Main Street to the north boundary line of 507 McAdoo Street. Then proceed 380 ft. east along the rear property line of 503-501 McAdoo Street to the east property line of 501 McAdoo Street. Then proceed 110 ft. south along the east property line of 501 McAdoo Street. Then proceed 100 ft. east to the west property line of 500 Main Street. Then proceed 100 ft. north along the west property line of 500 Main Street to the north property line of 411 McAdoo Street. Then proceed 240 ft. east along the north property lines of 411 McAdoo Street and 203 S. Foch Street to the west curblineline of S. Foch Street. Proceed 290 ft. north along the west curblineline of S. Foch Street, crossing Main Street and shifting to the east curblineline of N. Foch Street north of Main Street to the point of origin.

Verbal Boundary Justification

Boundaries have been drawn to retain a high concentration of contributing properties within the downtown and adjacent bathhouse/apartment area. Following the initial building inventory of a broader area, boundaries were narrowed to include only the properties within the area of the thermal artesian basin identified in the 1940 hydrological report discussed in the Statement of Significance. Boundaries were further limited along the south side of the district to include historic bathhouses and apartments but to exclude trailer parks and manufactured housing that have appeared as a part of infill in the decades following the period of significance. Similarly, boundaries were drawn along the west side of the district to exclude blocks in which urban renewal efforts resulted in the removal of historic buildings during the 1970s and 80s. As discussed in the Statement of Significance, a concerted effort to promote a rustification of facades in the 1970s resulted in the application of wood facades to several historic buildings along Main Street, an alteration that can be reversed and may result in amending district boundaries in the future.

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Photographs

The following information pertains to all photographs unless otherwise noted.

The Hot Springs Bathhouse and Commercial District in Truth or Consequences
Truth or Hot Springs, Sierra County, New Mexico
Sierra Community Council (2001); John W. Murphey (2004), as indicated
July 2001; December 2004
Negatives on file with New Mexico SHPO

Photo 1 of 19
500 Main Street
Camera facing north
John W. Murphey
December 2004

Photo 2 of 19
201-203 Main Street
Camera facing northeast
John W. Murphey
December 2004

Photo 3 of 19
311 Marr Street, Marshall Hot Springs
Camera facing northwest
John W. Murphey
December 2004

Photo 4 of 19
310 Broadway, Magnolia Ellis Building
Camera facing south
Sierra Community Council
July 2001

Photo 5 of 19
601 Pershing Street, Riverside Apartments
Camera facing southwest
Sierra Community Council
July 2001

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Photo 6 of 19
618 Van Patten Street, Cherokee Apartments
Camera facing southwest
Sierra Community Council
July 2001

Photo 7 of 19
712 Austin Street, Denver Apartments
Camera facing southwest
Sierra Community Council
July 2001

Photo 8 of 19
516 Austin, Hoosier Apartments
Camera facing southwest
Sierra Community Council
July 2001

Photo 9 of 19
470 S. Foch Street, Rio Courts
Camera facing northeast
John W. Murphey
December 2004

Photo 10 of 19
315 Austin Street, Baker Apartments
Camera facing northwest
Sierra Community Council
July 2001

Photo 11 of 19
505 Austin Street, Triple H Courts
Camera facing northwest
Sierra Community Council
July 2001

Photo 12 of 19
305 Austin Street, Morgan Camp
Camera facing northwest
John W. Murphey
December 2004

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Photo 13 of 19
301 S. Foch Street, Hot Springs Community Center
Camera facing southwest
Sierra Community Council
July 2001

Photo 14 of 19
474 Clancy Street, Virginia Ann Clinic
Camera facing northeast
John W. Murphey
December 2004

Photo 15 of 19
406 Broadway, non-contributing resource
Camera facing south
Sierra Community Council
July 2001

Photo 16 of 19
501 McAdoo Street, O'Dell Hotel and Apartments
Camera facing northeast
John W. Murphey
December 2004

Photo 17 of 19
601 Broadway, Charles Apartments
Camera facing northeast
John W. Murphey
December 2004

Photo 18 of 19
322-24 Broadway, Spinning Wheel Ice Cream Parlor
Camera facing south
Sierra Community Council
July 2001

Photo 19 of 19
313 Broadway, Texas Home Court
Camera facing northeast
John W. Murphey
December 2004