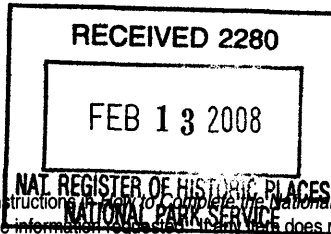


United States Department of the Interior
National Park Service
NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM



230

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in how to complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Original Townsite Historic District

other names/site number _____

2. Location

street & number Roughly bound by Clark Avenue to the north, Cimarron Avenue to the south, S. 2nd Street to the east & S. 7th Street to the west
city or town Raton vicinity _____ not for publication N/A
state New Mexico code NM county Colfax code 007
zip code 87740

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 Stich 6 February 2008
Signature of certifying official Date

State or Federal Agency or Tribal government

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

Signature of commenting official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:
 entered in the National Register
____ See continuation sheet.
____ determined eligible for the National Register
____ See continuation sheet.
____ determined not eligible for the National Register
____ removed from the National Register
____ other (explain): _____

[Signature] Signature of Keeper
Edson H. Beall Date of Action
3-27-08

5. Classification

Original Townsite Historic District, Raton, Colfax County, NM

Ownership of Property (Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property (Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing	Noncontributing
<u>360</u>	<u>224</u> buildings
<u> </u>	<u> </u> sites
<u>1</u>	<u> </u> structures
<u>1</u>	<u> </u> objects
<u>362</u>	<u>224</u> Total

Number of contributing resources previously listed in the National Register 2

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: <u>Domestic</u>	Sub: <u>Single; Multiple Dwellings</u>
<u>Religion</u>	<u>Religious Facility</u>
<u>Social</u>	<u>Meeting Hall</u>
<u>Education</u>	<u>School</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

Current Functions (Enter categories from instructions)

Cat: <u>Domestic</u>	Sub: <u>Single; Multiple Dwellings</u>
<u>Religion</u>	<u>Religious Facility</u>
<u>Social</u>	<u>Meeting Hall</u>
<u>Education</u>	<u>School</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

7. Description

Architectural Classification (Enter categories from instructions)

Late Victorian: Queen Anne
Late 19th and 20th Century Revivals: Colonial Revival
Late 19th and 20th Century Revivals: Tudor Revival
Late 19th and Early 20th Century American Movements: Bungalow/Craftsman
Late 19th and 20th Century Revivals: Pueblo Revival

Materials (Enter categories from instructions)

foundation CONCRETE; STONE: Sandstone
roof OTHER: Composition shingles; METAL
walls BRICK; WOOD: Weatherboards; STUCCO
other

8. Statement of Significance

Original Townsite Historic District, Raton, Colfax County, NM

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

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 values, 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.

Areas of Significance

(Enter categories from instructions)

COMMUNITY PLANNING AND DEVELOPMENT

POLITICS/GOVERNMENT

ARCHITECTURE

Period of Significance

1880 – 1940

Criteria Considerations (Mark "X" in all the boxes that apply.)

A owned by a religious institution or used for religious purposes.

B removed from its original location.

C a birthplace or a grave.

D a cemetery.

E a reconstructed building, object, or structure.

F a commemorative property.

G less than 50 years of age or achieved significance within the past 50 years.

Significant Dates

1880

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

N/A

Architect/Builder

Rapp, William M. and Isaac H., architect

Burnett, George C., architect

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Previous documentation on file (NPS)

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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

Other State agency

Federal agency

Local government

University

Other Name of repository: _____

10. Geographical Data**Original Townsite Historic District, Raton, Colfax County, NM**

Acreage of Property approximately 120 acres

UTM References (Place additional UTM references on a continuation sheet)

Zone Easting Northing Zone Easting Northing
A. 13 549330 4084100 C. 13 549850 4083200
B. 13 550050 4084240 D. 13 549280 4083240

___ See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Heather Barrett, Preservation Consultantorganization _____ date September 12, 2007street & number 110 Shadow Mountain Drive telephone 505.437.0436city or town Alamogordo state NM zip code 88310

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name List of property owners maintained by the New Mexico Historic Preservation Division

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.). A federal agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number.

Estimated Burden Statement: Public reporting burden for this form is estimated to range from approximately 18 hours to 36 hours depending on several factors including, but not limited to, how much documentation may already exist on the type of property being nominated and whether the property is being nominated as part of a Multiple Property Documentation Form. In most cases, it is estimated to average 36 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form to meet minimum National Register documentation requirements. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, 1849 C St., NW, Washington, DC 20240.

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National Park Service

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Original Townsite Historic District
Raton, Colfax County, New Mexico

DESCRIPTION

Platted in 1880, the Original Townsite Addition of Raton, New Mexico is roughly bound by Clark Avenue on the north, Cimarron Avenue on the south, South Second Street on the east, and South Seventh Street on the west. The nominated area includes approximately 120 acres. Located at an elevation of 6,660 feet, Raton was built at the base of a major landform known as Goat Hill, which also serves as part of the western boundary. The townsite was developed on a grid system with tree-lined streets that climb to the west, rising 100 feet in elevation. The rolling topography counters the rigidity of the grid, masking the rectilinear layout, often creating elevated lots defined by retaining walls. The majority of houses in this area were built between 1880 and 1940. The oldest house, moved from the town of Otero circa 1882, dates to 1879. Several substantial Queen Anne style houses were constructed in the early to mid-1880s as well. Of the 586 resources within the district, 245 buildings, the majority of which are houses, are contributing. Additionally, 115 period outbuildings, one object, and one structure contribute to the district.

Developed in the late nineteenth and early twentieth centuries, the district contains fine examples of the Queen Anne, Colonial Revival, Tudor Revival, Bungalow, and Pueblo Revival styles. The number of dwellings built prior to World War II distinguishes this district in northeastern New Mexico. With mature cottonwood, elm, and evergreen trees and its early building stock, the Original Townsite retains its historic feel. In addition to its houses and accompanying outbuildings, a system of stone drainage channels built by the Works Progress Administration (WPA) to divert run-off from Goat Hill in the mid-1930s contributes to the district. These channels can be seen at various points throughout the district. Although many of the houses have been updated over the years with additions and new windows, the Original Townsite Historic District retains integrity of location, design, materials, setting, feeling, and association.

SETTING AND STREETScape

Located at the foot of the Raton Pass, the town grew alongside the Atchison, Topeka, and Santa Fe Railroad. Bartlett Mesa frames the town to the north. The commercial Raton Downtown Historic District (NR, Blocks 1, 2, 7, 8, and 9) includes First and Second streets, which run parallel to the railroad tracks, between Rio Grande and Savage avenues. South Second Street, U.S. 64/85, functions as the major traffic corridor through town. Interstate 25 skirts Raton to the east. Historic residences intermingle with commercial resources at the district's eastern boundary. Early residential sections were also developed to the west and northeast of the main thoroughfare and commercial district.

The lots of the Original Townsite Addition measure 25 feet wide by 140 feet deep. Setbacks range from roughly 20 to 40 feet. The more substantial homes are located on corner lots. Because of the rolling topography, some of the lots are elevated with retaining walls of native stone or concrete block. Numerous trees, including magnificent elms, maples, cottonwoods, ash, and spruce, date to the early years of development. These specimens create a canopy of shade along the streets and in individual yards.

Paved streets with low curbs and concrete sidewalks are present throughout the district. Rear service alleys, paved with gravel, divide the blocks. Outbuildings—predominantly carriage houses, garages, and coal

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Original Townsite Historic District
Raton, Colfax County, New Mexico

sheds—stand along the alleys. Landscaped yards extend to the sidewalk, and a few residents have planted perennials and small shrubs between the sidewalk and street. The majority of yards include trees and lawns, although a few exhibit recent xeriscaping. The latter is seen surrounding regional architectural styles such as the Pueblo and Mission Revival.

COMPARISON WITH LAS VEGAS, NEW MEXICO

Raton may be compared with Las Vegas, New Mexico, a plaza and railroad town about 90 miles to the southwest. Similar late nineteenth-century development patterns and architectural styles are found in both communities. The Atchison, Topeka, and Santa Fe Railroad arrived in both communities by 1880.

Known as the “City of Meadows,” Las Vegas has two distinct commercial districts dating from different periods; one is centered on a plaza and the other alongside the railroad. These unique areas are referred to as West and East Las Vegas, respectively. The earliest section of Las Vegas surrounds the plaza. Unlike the grid-system employed for later development in Las Vegas and Raton, the plaza generated a radiating street system. Development often followed natural features like arroyos, hills, and trails.¹ Due to the separate periods of development, Las Vegas retains a broader range of architectural styles, from the Territorial style to the Greek Revival, Italianate, and Queen Anne styles to the modern twentieth-century International style. The architecture of Raton and East Las Vegas were influenced by the arrival of the railroad and materials and ideas from the East.

Topography and landforms played a different role in the development of each community. The dramatic forms surrounding Raton created an undulating setting, rather than level streetscape surrounding the railroad section in Las Vegas. Even today, both towns preserve their historic setting and building stock, while displaying a higher degree of architectural sophistication than other nearby New Mexico towns.

ARCHITECTURAL STYLES

The houses of Raton reveal the influence of the railroad as materials, pattern books, and people arrived from points east. Ornate millwork, including wood columns, turned posts, spindles, brackets, and half-timbering, embellish many of the homes. The Queen Anne, Colonial Revival, Tudor Revival, and Bungalow were the predominant modes of architectural expression in the late nineteenth and early twentieth centuries. Vernacular interpretations of the dominant styles, as well as the hipped box cottage and simple front- and side-gabled frame or stucco dwellings were also plentiful. The district also includes a few examples of the Art Deco, Mission Revival, and Pueblo Revival styles. Numerous houses, mostly hipped box cottages, were moved to Raton when the surrounding coal camps were dismantled in the 1940s and early 1950s. The primary building materials include brick, horizontal weatherboards, stucco, and native stone used for lintels, sills, and foundations. There are also several examples where stone was employed as the lower base of exterior walls. A few houses are constructed of rusticated concrete block. Approximately 75% of the houses have been updated with new windows, enclosed porches, small additions, and/or remodeled garages.

¹ Citizen’s Committee for Historic Preservation, “Historic Las Vegas, New Mexico: Along the Santa Fe Trail,” 2006.

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Original Townsite Historic District
Raton, Colfax County, New Mexico.

The Queen Anne style, whether modest or more refined interpretations, represents the greatest number of houses. Important examples include the Dr. James Shuler House at 436 Rio Grande Avenue, the William Degner House at 320 South Fourth Street, and the William E. Kershner House at 144 South Fourth Street (Photos 1-3). The Shuler House features a wraparound porch with turned wood posts, spindles, and brackets, as well as a double-tiered porch at the southwest corner. Although the house has vinyl siding, the original form is clearly discernible, and the house preserves many early features. The house is important for its association with Dr. Shuler, a well-known physician who, in the 1890s, worked at the Blossburg Coal Camp, which was five miles northwest of Raton. Described as “the public servant who has done more for the upbuilding of Raton than any other man,” Shuler served as mayor from 1899 to 1902, and then again from 1910 to 1919.²

Both the Degner and Kershner houses are two-story brick construction with corner turrets and include one-over-one double hung windows marked by stone sills and lintels. The Kershner House features a wraparound porch supported by round wood columns, while the Degner House has a partial-width entry porch accented by turned wood posts, brackets, and spindles. All three houses include complex rooflines with gables that feature the characteristic decorative fishscale shingles.

Vernacular expressions of the Queen Anne style are found throughout the district, including the one-story frame dwellings at 635 Rio Grande Avenue, 629 South Fourth Street, and 713 South Fifth Street (Photos 4). The house at 635 Rio Grande stands in a group of six that were constructed at the same time and are similarly detailed. The house, one of the most intact in the group, features a central hipped roof with a front return gable distinguished by decorative shingles. An engaged porch located at the northeast corner of the façade creates an asymmetrical arrangement. The house retains its original one-over-one double hung windows and central interior chimney. Many of the more modest Queen Anne-inspired dwellings display these characteristics. Josie D. Lockard, widow of D.J. Lockard, resided here in 1917. Ms. Lockard was a teacher at the South Side School.³

Two elegant Colonial Revival-style residences, both designed by architects, are found at 666 Cook Avenue and 712 South Fifth Street (Photos 5-6). The Rapp Brothers of Trinidad, Colorado designed the Alva E. Hobbs House on Cook Avenue. Hobbs, owner of a lucrative hardware store in town, built this two-story frame residence in 1906. Two-story Ionic pilasters frame the house. A porch supported by Tuscan columns spans the façade, and a heavy modillion and dentil cornice and two arched, pedimented dormers crown the house. This property also contains a frame carriage house and a guesthouse constructed of native stone that date to the same period. The George Pace House on South Fifth Street is a handsome two-story frame dwelling designed by George C. Burnett, also of Trinidad, in 1907. A wraparound porch supported by round wood columns provides an outdoor living space. The house includes projecting bays, paired and grouped one-over-one double hung windows set in wood surrounds, and a low, hipped roof punctuated by corbelled brick chimneys. Pace owned a general grocery store and post office in Raton. Both architects contributed other important buildings located within the district.⁴

² Jay Conway, *A Brief Community History of Raton New Mexico*. (Raton, New Mexico: Colfax County Pioneers Association, 1930; reprint, Raton, New Mexico: Raton Centennial Committee, 1991), 15.

³ *Raton City Directory*, 1917.

⁴ *Raton City Directory*, 1907. “Frontier Architects: 19th Annual Collector’s Series Calendars,” (Trinidad, CO: First National Bank, 2005).

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Original Townsite Historic District
Raton, Colfax County, New Mexico

The Tudor Revival style appears in varying degrees of elaboration, from half-timbering on bungalows to the substantial residence at 605 South Third Street (Photo 7). Constructed in 1905, the two-story A.C. Price House features a river rock base and a massive stone chimney rising two stories on the façade. Reportedly, the stone came from England where Price originated. The exterior features stucco with half-timbering. A well-respected citizen, he owned Price Shoe and Clothing Company in Raton. A simpler version of the style is found at 626 Apache Avenue (Photo 8). The one-story brick and stuccoed dwelling includes half-timbering in the steeply pitched front gable.

Clad in shingles, brick, or stucco, various bungalows influenced by the Craftsman, Tudor Revival, and Mission Revival styles are the second most represented mode within the district. Several fine examples include 640 South Fifth Street, 700 Cook Avenue, and 100 South Sixth Street (Photo 9-10). The Edwin B. Humphreys Bungalow at 640 South Fifth Street is predominantly sheathed with wood shingles and features an inset brick porch on the front elevation. Humphreys served as secretary and treasurer of the Raton Lumber & Manufacturing Company. The *Raton Reporter* called the Tomlinson House at 100 South Sixth as “one of the most beautifully arranged and decorated modern homes that Raton has yet been so fortunate to own.”⁵ The long article describes every room, emphasizing the latest in conveniences. J.A. Williams served as the building contractor using plans prepared by Denver architect R.O. Perry. Robert and Ethel Tomlinson even hired M.D. Jenkins as interior decorator to design the decorate the interior. Robert was the manager of Tomlinson Hardware Company.⁶ All of these houses retain period garages as well.

Surprisingly, only a few houses employ the Pueblo Revival style, indicating the railroad overshadowed the regionalism witnessed in other towns such as Santa Fe. The house at 332 South Fifth Street features exposed vigas, wood casements framed with wood lintels and stone sills, and a shaped parapet masking the flat roof. Local stone, possibly volcanic rock, serves as the base of the house, and creates an archway extending from the façade.

Several residences include unique detailing or use of materials for the district. Influenced by the late Italianate, the modest one-and-a half story, front-gabled brick dwelling at 112 South Fifth displays arched stone hoods surmounting the one-over-one double hung windows. Another example that employs late nineteenth-century modes is the one-and-a half story frame house at 144 South Fifth, which is capped by a mansard roof (Photo 11). The house reveals a combination of Second Empire and Queen Anne detailing. Burton Letton, an express agent, was the original owner of this house. Located on the corner of South Fifth and Cook Avenue, the Ollie-Wilson House is a foursquare constructed of rusticated stone on the first story and a smooth brick-like stone on the second story. The residence includes a porch with stout Ionic columns that spans the façade.

Many of the houses retain period outbuildings such as carriage houses and garages located on the rear alleys. The property at 200 South Fifth Street contains a late nineteenth-century house and two rare surviving outbuildings, a two-story brick carriage house and another one-story brick outbuilding (Photo 12). The Stocktons, a prominent ranching family in the area, lived here briefly in the late nineteenth century.⁷ The carriage house, constructed in 1883 as evinced by the date stone, features painted 7:1 common bond and

⁵ *Raton Reporter*, February 28, 1928.

⁶ *Raton Reporter*, February 28, 1928. *Raton City Directory*, 1927-1928.

⁷ Abstract of Title, Lots 9-12, Block 13, Original Townsite, Raton, New Mexico.

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Original Townsite Historic District
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brick quoining at the corners. Ornamental wood doors are located on the front and east elevations. The one on the east is on the second story, indicating a loft above the bay. Segmental arches with central keystones surmount the two-over-two double hung windows. Set within the segmental arch above the openings is a decorative wood panel (half circle) with a saw tooth edge. The jerkin-head gable roof includes overhanging eaves with turned wood pendants that drop from each corner. The bay on the north (front) elevation has a large wood door surmounted by a heavy concrete lintel. The other outbuilding, possibly used as a servants quarters, is constructed of 6:1 common bond brick painted an off-white. Two four-paneled wood doors are located on the east elevation, while a small window opening is located on the north elevation. Segmental arches top all openings. This building sits on a raised, possibly stone, foundation. A wood soffit and frieze detail the eaves. Both outbuildings have various initials etched into the brick.

When the surrounding coal camps closed in the 1940s and early 1950s, numerous company houses were moved to various communities in the vicinity. Longtime residents remember the houses arriving in Raton by truck or train. The majority were modest frame hipped box cottages. Because the Original Townsite Addition primarily developed in the late nineteenth and early twentieth centuries, existing houses already occupied most of the lots. Thus, few examples are found within the district boundaries. One such example that arrived circa 1940 is the frame dwelling at 430 South Sixth Street.

The district also includes several churches at Apache Avenue and South Second and Third streets. The Presbyterian Church, built circa 1890, is the oldest of the four religious buildings at the intersection. Congregations employed the services of architects to design the buildings. George Burnett designed St. Patrick's Catholic Church, a Romanesque Revival stone edifice, constructed in 1905, while the Rapp Brothers served as the architects for the 1921 Gothic Revival-style Holy Trinity Episcopal Church. The area also encompasses several schools and the handsome Elk's Lodge, B.P.O.E. 865 (Photo 13). The lodge, a Tudor Revival-style structure also designed by the Rapp Brothers, functioned as an important social and civic organization. The ledger books read as a who's-who's of prominent Raton citizens. All of these buildings are grouped, and within walking distance of both the residential and commercial resources.

Non-contributing resources, which total 224 in the district, include outbuildings and historic dwellings that received incompatible alterations and additions that impact their integrity, as well as Cape Cod and Ranch-style houses that fall outside of the period of significance (Photo 14). Other non-contributing resources include recently constructed small-scale commercial buildings and apartments/public housing. The following are examples of noncontributing buildings that have lost their historic integrity: 423 South 3rd Street is a frame, vernacular Queen Anne dwelling that has been altered with a sliding glass door entry and an aluminum sliding replacement window on the façade; the board-and-batten siding on 208 South 4th Street masks the original form, materials, and details; and, the Bungalow at 146 North 3rd Street received a large addition to the rear, incompatible replacement windows, and a new hipped roof.

WPA ROCK CHANNELS

The district contains a system of stone drainage channels constructed by the Works Progress Administration (WPA) in the 1930s to redirect run-off from Goat Hill and the surrounding canyons. Flooding occurred frequently prior to their construction. The sloping streets functioned as a conduit, sweeping the water through

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Original Townsite Historic District
Raton, Colfax County, New Mexico

the residential area to the commercial district. The WPA work took place in phases. The construction, Job 65-85-1012 and Job 165-85-8005, was approved in 1935 and 1937, respectively. The total cost of the projects was nearly \$27,000.⁸ The *Raton Reporter* referenced the work in the January 1, 1937 issue:

A new WPA project will begin Monday morning in Raton, a flood control project at the base of Goat Hill on Climax avenue (sic). It will consist of digging of ditches and lining with rock wall similar to the project completed some time ago in the south part of town running for a ways on Mora avenue (sic). About fourteen men will be taken off the rock quarry to do this work.⁹

The Mora Avenue work addressed in the article refers to the Original Townsite channels, which run west to east between 524 and 532 South Sixth Street, diagonally to the corner of Pecos Avenue and South Fifth Street, then diagonally to Mora Avenue. The channels are constructed of stacked native stone gathered from the surrounding area. The channels range from approximately 3 ½ feet wide by 3 ½ to 8 feet deep. Poured-in-place concrete culverts and cast concrete pipes join the channels at intersections under the streets. The run-off eventually empties into an arroyo east of town. In some instances, residents have altered some of the stonework alongside their property. Additionally, it appears the City has attempted to consolidate some areas with concrete. This network of stone channels constructed by the WPA is considered a contributing structure to the district (Photo 15).

⁸ David Kammer, "The Historic and Architectural Resources of the New Deal in New Mexico," June 1994, B-16-17.

⁹ *Raton Reporter*, January 1, 1937.

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REGISTRATION REQUIREMENTS

1. Built between 1880 and 1940.
2. Circa 1940 massing and form are unaltered, or if the house received additions, they do not overly detract from or mask the original form.
3. The character-defining details of a house's architectural style are intact or clearly evident even if modifications have occurred.
4. The majority of replacement windows are fitted to original openings. The façade retains original proportions of wall to openings.
5. Alterations such as porches or attached garages must not substantially alter the setback and relationship of facade to street.

Vinyl and asbestos siding is a fairly common replacement material within the district. Houses that include siding, and have retained their original form, massing, and fenestration pattern are considered contributing resources to the district.

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Address/Name	Year	Style/ House Form	Contributing/ Non-contributing Photo #	Contributing Outbuilding	Landscape Element	Early Property Owner
300 S. 2nd St., Elk's Lodge	1911	Tudor Revival	C, #13	0	0	
326 S. 2nd St., Raton Carquest	ca. 1940	Art Deco	NC	0	0	
336 S. 2nd St., Catholic Convent	ca. 1930	Mediterranean Revival	C	0	0	
344 S. 2nd St., St. Patrick's	ca. 1905	Romanesque Revival	C	0	0	
400 S. 2nd St., Car Wash	ca. 1980	Modern Construction	NC	0	0	
416 S. 2nd St.	ca. 1900	Vernacular Queen Anne	C	0	0	
420 S. 2nd St.	ca. 1900	Vernacular Queen Anne	C	Garage	0	
424 S. 2nd St.	ca. 1900	Vernacular Queen Anne	C	0	0	
436 S. 2nd St.	ca. 1900	Altered Queen Anne	NC	0	0	
440 S. 2nd St.	ca. 1900	Altered Queen Anne	NC	0	0	
500 S. 2nd St.	ca. 1960	Commercial, Gas Station	NC	0	0	
516 S. 2nd St.	ca. 1940	Vernacular Bungalow	NC	0	0	
520 S. 2nd St.	ca. 1890	Queen Anne	C	0	0	
528 S. 2nd St.	ca. 1890	Queen Anne	C	Garage/ Shed	Spruce	
536 S. 2nd St.	ca. 1890	Queen Anne	C	Garage	Spruce	
544 S. 2nd St.	ca. 1900	Queen Anne	C	0	Spruce	
600 S. 2nd St., former Gas Station	ca. 1930	Tudor Revival	C	0	0	
616 S. 2nd St.	ca. 1920	Bungalow	C	Garage	0	
624 S. 2nd St.	ca. 1900	Queen Anne	NC	0	0	

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Original Townsite Historic District
Raton, Colfax County, New Mexico

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Address/Name	Year	Style/ House Form	Contributing/ Non-contributing Photo #	Contributing Outbuilding	Landscape Element	Early Property Owner
632 S. 2nd St.	ca. 1960	Commercial	NC	0	0	
644 S. 2nd St.	ca. 1895	Queen Anne	C	0	0	
700 S. 2nd St.	ca. 1900	Queen Anne	NC	0	0	
712 S. 2nd St.	ca. 1900	Queen Anne	NC	0	0	
720 S. 2nd St.	ca. 1900	Queen Anne	NC	0	0	
728 S. 2nd St.	ca. 1900	Vernacular Queen Anne	C	Garage	0	
744 S. 2nd St.	ca. 1890	Queen Anne	C	Brick kitchen/ servant quarters, see 226 Cimarron Garage	Spruce, Elms	
146 N. 3rd St., Stafford Law Office	ca. 1920	Bungalow	NC		Elms	
132 N. 3 rd St.	ca. 1886	Vernacular w/ Commercial front	C	0	0	
128 N. 3 rd St., Raton Community Center	ca. 1930	Art Deco	C	0	0	
112 N. 3 rd St., Robin Blair Law	ca. 1930	Southwest Vernacular	NC	0	Elms	
100, N. 3 rd St., Apollo Laundry (#1)	ca. 1930	Art Deco (#1)	C (#1)	0	0	
and building attached to rear (#2)	ca. 1960	Apt. complex, Ranch (#2)	NC (#2)			
100 S. 3rd St.	1879	Folk Victorian	C	0	0	
108 S. 3rd St.	ca. 1890	Restrained Queen Anne	C	0	0	
116 S. 3rd St.	ca. 1920	Bungalow	C	0	0	

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Address/Name	Year	Style/ House Form	Contributing/ Non-contributing Photo #	Contributing Outbuilding	Landscape Element	Early Property Owner
120-122 S. 3rd St.	ca. 1940	Brick Commercial	NC	0	0	
124-126 S. 3rd St.	ca. 1940	Brick Commercial	NC	0	0	
130 S. 3rd St.	ca. 1940	Brick Commercial	NC	0	0	
200 S. 3rd St.	ca. 1900	Queen Anne	C	Guestho use	0	
208 S. 3 rd St., Raton Daily Range	ca. 1940	Art Deco	C	0	0	
210 S. 3rd St.	ca. 1940	Brick Commercial	NC	0	0	
225-227 S. 3rd St.	ca. 1940	Brick Commercial	C	0	0	
236 S. 3 rd St., First Baptist Church	1922	Romanesque Revival	C	0	0	
300 S. 3 rd St., First Presbyterian Church	1890	Gothic Revival	C	0	Cottonwoods, Evergreen	
301 S. 3 rd St., Hearts Desire B&B	ca. 1895	Queen Anne	C	Garage	Maple	
303 S. 3rd St.	ca. 1960	Brick Commercial	NC	0	0	
308 S. 3rd St.	ca. 1920	Bungalow	C	Garage, Wall	Cottonwoods	
317 S. 3rd St.	ca. 1910	Queen Anne	C	0	0	
320 S. 3rd St.	ca. 1902	Vernacular Victorian	NC	Garage	0	Joseph Coffman, 1907
325 S. 3rd St.	ca. 1895	Queen Anne	C	Carriage house	0	C. Remberg, 1907
333-337 S. 3rd St.	ca. 1895	Vernacular	C	0	0	Mrs. Colgrove, 1907 (No. 333)
324-346 S. 3 rd St.	ca. 1970	Modern, Public Housing	(3) NC	0	0	
339 S. 3rd St.	ca. 1900	Vernacular Queen Anne	NC	0	Elms	

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411 S. 3 rd St., Family Practice of Raton	ca. 1960	Modern Commercial	NC	0	0	
423 S. 3rd St.	ca. 1900	Vernacular Queen Anne	NC	0	0	
424 S. 3rd St.	1898	Queen Anne	C	0	Elms, Ash	
425 S. 3rd St.	ca. 1900	Vernacular Queen Anne	C	0	Elm	Wm. Craig, 1907
436 S. 3rd St.	ca. 1900	Queen Anne	C	0	0	
444 S. 3rd St.	ca. 1900	Queen Anne	NC	Early commercial outbuilding	0	
445 S. 3rd St.	ca. 1900	Vernacular Victorian	NC	Garage	0	John Warner, 1907
500 S. 3 rd St., Raton Middle School	ca. 1930	Art Deco	C (NR)	Monume nt	Elms, White Poplar	
513 S. 3rd St.	ca. 1900	Queen Anne	NC	0	0	
523 S. 3rd St.	ca. 1900	Vernacular Queen Anne	NC	0	0	
529 S. 3rd St.	ca. 1900	Vernacular Queen Anne	NC	Garage	0	
535 S. 3rd St.	ca. 1920	Bungalow	C	0	Elm	
545 S. 3rd St.	ca. 1920	Bungalow	C	0	Elms, Cottonwood	
600 S. 3rd St.	ca. 1900	Queen Anne	NC	0	Elms	
605 S. 3rd St.	ca. 1895	Tudor Revival	C, #7	2 Garages	Elms	A.C. Price
608 S. 3rd St.	ca. 1900	Queen Anne	C	Garage	Cottonwood, Spruce	A. Chapman, 1907
616 S. 3rd St.	ca. 1900	Vernacular Queen Anne	C	0	Spruce	

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618 S. 3rd St.	ca. 1980	Brick Commercial	NC	0	0	
621 S. 3rd St.	ca. 1900	Vernacular Queen Anne	C	Shed	Elms	Dr. G. Fleming, 1907
626 S. 3 rd St.	ca. 1980	Brick Commercial	NC	0	0	
628 S. 3 rd St.	ca. 1940	Vernacular	NC	0	0	
629 S. 3rd St.	ca. 1900	Vernacular Queen Anne	C	2 Sheds	0	Wm. Linwood, 1907
637 S. 3rd St.	1965	Side-gabled Vernacular	NC	0	0	
644 S. 3rd St.	1907	Foursquare	NC	Stone wall	0	
645 S. 3rd St.	ca. 1900	Queen Anne	C	Garage	0	Mrs. Anna Slemmer, 1907
705 S. 3rd St.	ca. 1900	Vernacular Bungalow	NC	0	Elm	G. Layre, 1907
713 S. 3rd St.	ca. 1930	Hipped Box cottage	C	0	0	
733 S. 3rd St.	ca. 1940	Hipped Box cottage	NC	0	0	
737 S. 3rd St.	ca. 1930	Hipped Box cottage	NC	0	0	
745 S. 3rd St., La Cosina Restaurant	ca. 1960	Commercial	NC	0	0	
800 S. 3rd St., Kearny School	ca. 1930	Art Deco	C (NR)	0	Elms	
100 N. 4th St.	ca. 1900	L-shaped Vernacular	C	Wall	0	
101 N. 4th St.	ca. 1940	Cape Cod	NC	0	Elms	
108 N. 4th St.	ca. 1900	Vernacular Shotgun	C	0	0	
109 N. 4th St.	ca. 1900	Vernacular	NC	0	0	

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112 N. 4th St.	ca. 1900	Vernacular	C	0	0	
116 N. 4th St.	ca. 1900	Vernacular	C	0	0	
117 N. 4th St.	ca. 1910	Queen Anne Hipped Box cottage	C	Garage	0	
121 N. 4th St.	ca. 1900	Hipped Box cottage	C	Garage	Elm	
124 N. 4th St.	ca. 1900	Vernacular	NC	0	0	
133 N. 4th St.	ca. 1900	Vernacular	C	Shed	0	
134 N. 4 th St.	ca. 1900	Vernacular	NC	0	0	
139 N. 4th St.	ca. 1900	Hipped Box cottage	C	0	0	
145 N. 4th St.	ca. 1900	Vernacular Queen Anne	NC	0	0	
100 S. 4 th St., (former) Christian Science Church	1922	Greek Revival influence	C	0	Cottonwood	
109 S. 4th St.	ca. 1900	Vernacular	NC	0	0	
112 S. 4th St.	ca. 1900	Vernacular	NC	0	0	
117 S. 4th St.	ca. 1900	Queen Anne	C	0	0	
120 S. 4th St.	ca. 1940	Cape Cod	C	Garage	0	
121 S. 4th St.	ca. 1900	Queen Anne	C	Garage	0	
132 S. 4th St.	ca. 1930	Mission Revival Bungalow	C	Garage	0	
144 S. 4th St.	ca. 1895	Queen Anne	C, #3	Shed	Spruce	Wm. E. Kershner
200 S. 4th St.	ca. 1940	Cape Cod	C	Guestho use	0	
208 S. 4th St.	ca. 1904	Queen Anne	NC	0	0	Mrs. Hartzell, 1907

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Address/Name	Year	Style/ House Form	Contributing/ Non-contributing Photo #	Contributing Outbuilding	Landscape Element	Early Property Owner
209 S. 4th St.	ca. 1904	Queen Anne	C	0	Cottonwood, Ash	
212 S. 4th St.	ca. 1900	Queen Anne	C	Wall	0	Hugo Seaburg, 1907
215 S. 4th St.	ca. 1920	Mission Revival Bungalow	C	Shed	Spruce	
225 S. 4th St.	ca. 1920	Mission Revival Bungalow	C	Shed	Elms	
228 S. 4th St.	ca. 1910	Queen Anne	C	Wall	Elms	H.P. Roseberry, 1917
232 S. 4th St.	ca. 1900	Queen Anne	NC	Garage	0	
240 S. 4th St.	ca. 1900	Queen Anne	C	Garage, iron fence	Elms	Edwin Crampton
245 S. 4th St.	1892	Restrained Queen Anne	C	0	0	Daniel Troy
301 S. 4th St.	ca. 1900	Queen Anne w/ Colonial Revival	C	Shed (possible washhou se), wall Garage	Elm	J. Van Houten, 1901
304 S. 4th St.	ca. 1900	Tudor Revival	C	Garage	0	Oscar Officer
312 S. 4th St.	ca. 1900	Queen Anne	C	0	0	B. Fulgham, 1907
317 S. 4th St.	ca. 1900	Queen Anne	NC	0	Elms	
320 S. 4th St.	ca. 1895	Queen Anne	C, #2	0	0	William Degner
324 S. 4th St.	ca. 1900	Queen Anne	C	Garage, Wall	Maple, Ash	
325 S. 4th St.	ca. 1930	Vernacular	C	Garage	0	
340 S. 4th St.	ca. 1920	Bungalow	C	Garage, Wall	Elm	
341 S. 4th St.	ca. 1940	Minimal Traditional w/ Spanish Revival	C	0	Elms	

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Address/Name	Year	Style/ House Form	Contributing/ Non-contributing Photo #	Contributing Outbuilding	Landscape Element	Early Property Owner
		influence				
400 S. 4th St.	ca. 1900	Queen Anne	C	Wall	Spruce	J. & P. Boyle, 1907
401 S. 4 th St., All Saints Catholic School	ca. 1950	International Style	NC	0	0	
410 S. 4th St.	ca. 1910	Foursquare	C	Garage, Wall	Spruce	
420 S. 4th St.	ca. 1900	Queen Anne	C	Garage, Shed, Wall	Cottonwoods	
428 S. 4th St.	ca. 1907	Bungalow	C	Wall	0	Peter Eberle, 1907
429 S. 4th St.	ca. 1900	Vernacular Queen Anne	NC	0	0	
436 S. 4th St.	ca. 1920	Bungalow	C	Garage, Wall	Cottonwoods	
444 S. 4th St.	ca. 1907	Bungalow	C	Wall	Cottonwoods	George Norman, 1907
445 S. 4th St.	ca. 1935	Cape Cod	C	0	0	
500 S. 4th St.	ca. 1900	Queen Anne	C	0	0	Harry Brainard, 1907
508 S. 4th St.	ca. 1920	Bungalow	C	Garage	Elm	
512 S. 4th St.	ca. 1900	Queen Anne	C	0	0	
520 S. 4th St.	ca. 1900	Vernacular Queen Anne	C	0	0	Rufus Carter, 1907
528 S. 4th St.	ca. 1910	Vernacular Queen Anne	NC	Garage	0	
536 S. 4th St.	ca. 1920	Bungalow	NC	0	0	
544 S. 4th St.	ca. 1900	Queen Anne	C	0	0	Mendelson, 1907
600 S. 4th St.	ca. 1900	Queen Anne	C	0	Cottonwoods	Claude Munger,

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601 S. 4th St.	ca. 1920	Bungalow	NC	0	0	
605 S. 4th St.	ca. 1940	Vernacular	NC	0	0	
617 S. 4th St.	ca. 1910	Vernacular Queen Anne	NC	0	0	
620 S. 4th St.	ca. 1910	Vernacular Queen Anne	NC	0	0	
623 S. 4th St.	ca. 1910	Vernacular Queen Anne	C	Garage	0	
629 S. 4th St.	ca. 1910	Vernacular Queen Anne	C	0	0	
637 S. 4th St.	ca. 1910	Vernacular Queen Anne	C	0	0	
645 S. 4th St.	ca. 1910	Vernacular Queen Anne	NC	0	0	
700 S. 4th St.	ca. 1930	Vernacular	NC	0	0	
701 S. 4th St.	ca. 1910	Queen Anne	NC	0	0	
708 S. 4th St.	ca. 1910,19 30	Queen Anne w/ Spanish Revival	NC	Garage	0	
709 S. 4th St.	ca. 1910	Queen Anne	NC	0	0	
720 S. 4th St.	ca. 1930	Vernacular Bungalow	C	0	0	
740 S. 4th St.	ca. 1930	Mission Revival Bungalow	C	0	0	
100 S. 5th St.	ca. 1900	Queen Anne	C	0	0	
108 S. 5th St.	ca. 1904	Queen Anne	C	Garage	0	
109 S. 5th St.	ca. 1904	Queen Anne	C	0	0	
112 S. 5th St.	ca. 1895	Italianate/Queen Anne	C	Garage	0	Burton Sinnock

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Address/Name	Year	Style/ House Form	Contributing/ Non-contributing Photo #	Contributing Outbuilding	Landscape Element	Early Property Owner
120 S. 5th St.	ca. 1900	Vernacular Queen Anne	NC	0	0	
121 S. 5th St.	ca. 1920	Southwest Vernacular	NC	0	0	Joseph Errington, 1907
123 S. 5th St.	ca. 1920	L-shaped Vernacular	C	Garage	0	
124 S. 5th St.	ca. 1900	Queen Anne	C	0	0	
128 S. 5th St.	ca. 1900	Queen Anne	C	0	0	Elith Durham, 1907
144 S. 5th St.	ca. 1900	Queen Anne w/Second Empire influence	C, #11	0	0	Burton Letton
200 S. 5th St.	1882- 1883	Queen Anne	C, #12	Carriage House, Shed	0	George and Sarah Geer
210 S. 5th St.	ca. 1900	Queen Anne	C	0	0	
217 S. 5th St.	ca. 1900	Hipped Box cottage	C	Garage	0	
220 S. 5th St.	ca. 1900	Queen Anne	NC	Garage	0	
225 S. 5th St.	ca. 1920	Vernacular	NC	Garage	0	
228 S. 5th St.	ca. 1900	Queen Anne	C	0	0	M.C. Duebler, 1907
232 S. 5th St.	ca. 1900	Hipped Box Cottage w/ Queen Anne	C	Carriage House	0	T. F. Murphy, 1907
304 S. 5th St.	ca. 1895	Restrained Queen Anne	C	0	Spruce, Maples, Cottonwood, Elm	Samuel Officer
312 S. 5th St.	ca. 1900	Queen Anne	NC	0	0	
313 S. 5th St.	ca. 1920	Vernacular	C	0	0	

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Address/Name	Year	Style/ House Form	Contributing/ Non-contributing Photo #	Contributing Outbuilding	Landscape Element	Early Property Owner
320 S. 5th St.	ca. 1895	Queen Anne	C	0	0	Hiram Gilam, 1907
321 S. 5th St.	ca. 1900	Hipped Box cottage	NC	0	0	Charles Baker, 1907
325 S. 5th St.	ca. 1900	Vernacular	NC	0	0	Fayette Gillespie, 1907
332 S. 5th St.	ca. 1930	Pueblo Revival	C	Garage	Elms	
333 S. 5th St.	ca. 1940	Vernacular	C	Garage	0	
340 S. 5th St.	ca. 1910	Dutch Colonial Revival	C	Garage, Shed, Wall	Maple	
400 S. 5th St.	ca. 1900	Queen Anne	C	Wall	Elms	A.B. Fairbanks, 1907
401 S. 5th St.	ca. 1910	Queen Anne	C	0	0	
408 S. 5th St.	ca. 1910	Dutch Colonial Revival	C	Garage, Wall	0	
412 S. 5th St.	ca. 1920	Bungalow	C	Wall	0	
413 S. 5th St.	ca. 1900	Vernacular	C	Garage	0	
416 S. 5th St.	ca. 2000	Modern construction	NC	0	0	
417 S. 5th St.	ca. 1900	Vernacular w/ Colonial Revival	C	Garage	0	
425 S. 5th St.	ca. 1900	Hipped Box cottage	C	Garage	0	
435 S. 5th St.	ca. 1910	Vernacular	C	0	0	
504 S. 5th St.	ca. 1900	Queen Anne	NC	0	0	
517 S. 5th St.	ca. 1940	Cape Cod	NC	0	0	
524 S. 5th St.	ca. 1920	Mission Revival Bungalow	C	0	0	

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Address/Name	Year	Style/ House Form	Contributing/ Non-contributing Photo #	Contributing Outbuilding	Landscape Element	Early Property Owner
525 S. 5th St.	ca. 1910	Vernacular	C	0	0	
540 S. 5th St.	ca. 1910	Hipped Box cottage	C	0	Cottonwood, Spruce	
600 S. 5th St.	ca. 1910	Hipped Box cottage	NC	0	Cottonwood	
606 S. 5th St.	ca. 1920	Bungalow	C	Wall	Cottonwood	
610 S. 5th St.	ca. 1910	Queen Anne	C	Garage, Wall	0	
625 S. 5th St.	ca. 1940	Eclectic	NC	0	0	
632 S. 5th St.	ca. 1910	Queen Anne	NC	Wall	0	
640 S. 5th St.	ca. 1920	Bungalow	C, #9	Garage	Elms	E.B. Humphreys
645 S. 5th St.	ca. 1960	Ranch duplex	NC	0	Elms	
705 S. 5th St.	ca. 1910	Vernacular Queen Anne	C	0	Elms	
712 S. 5th St.	1907	Foursquare w/ Colonial Revival	C, #6	0	Elms	George C. Pace
713 S. 5th St.	ca. 1910	Vernacular Queen Anne	C	Garage	0	
721 S. 5th St.	ca. 1910	Queen Anne	NC	0	0	
724 S. 5th St.	ca. 1940	Cape Cod	C	0	0	
727 S. 5th St.	ca. 1940	Cape Cod	NC	0	0	
728 S. 5th St.	ca. 1910	Queen Anne	NC	0	0	
736 S. 5th St.	ca. 1910	Queen Anne	C	0	Elms	
737 S. 5th St.	ca. 1910	Queen Anne	NC	0	0	
740 S. 5th St.	ca. 1910	Queen Anne	NC	0	0	
100 S. 6th St.	1928	Mission Revival Bungalow	C, #10	2 Garages	0	Robert Tomlinson

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113 S. 6th St.	ca. 1910	Shotgun	NC	0	0	
121 S. 6th St.	ca. 1910	Vernacular	C	0	0	
131 S. 6 th St.	ca. 1920	Hipped Box Cottage	C	0	0	
132 S. 6th St.	ca. 1920	Vernacular	NC	0	0	William Oliver, 1907
200 S. 6th St.	ca. 1900	Queen Anne	C	0	Cottonwood	
208 S. 6th St.	ca. 1910	Dutch Colonial Revival	C	Garage	0	
209 S. 6th St.	ca. 1910	Vernacular Queen Anne	C	0	Elms	
211 S. 6th St.	ca. 1910	Vernacular Queen Anne	C	0	0	
215 S. 6th St.	ca. 1910	Hipped Box cottage	C	Garage	0	
218 S. 6th St.	ca. 1910	Queen Anne	C	0	0	
228 S. 6th St.	ca. 1920	Bungalow	C	Garage	0	
244 S. 6th St.	ca. 1930	Minimal Traditional	C	Garage	Maple	
304 S. 6th St.	ca. 1910	Dutch Colonial Revival	C	0	Maple	M.M. Dawson, 1907 Arthur Johnson
310 S. 6th St.	1926	Bungalow w/ Tudor Revival	C	Garage	0	
311 S. 6th St.	ca. 1920	Colonial Revival	C	0	Elms	
315 S. 6th St.	ca. 1920	Colonial Revival	NC	0	Elm	
334 S. 6th St.	1921	Vernacular	NC	0	0	
336 S. 6th St.	ca. 1920	Bungalow	C	Shed, Guestho use	0	
400 S. 6th St.	ca. 1920	Colonial Revival	C	Guestho use	Elm	

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401 S. 6th St.	ca. 1980	Contemporary	NC	0	0	
412 S. 6th St.	1947	Cape Cod	NC	0	0	
422 S. 6th St.	ca. 1910	Queen Anne w/ Colonial Revival	C	0	0	
425 S. 6th St.	ca. 1920	Hipped Box cottage	C	Garage	0	
430 S. 6th St.	ca. 1920	Hipped Box cottage	C	0	0	
500 S. 6th St.	ca. 1930	Art Deco	C	Garage	Spruce	
506 S. 6th St.	ca. 1930	Mission Revival Bungalow	C	0	0	
524 S. 6th St.	ca. 1930	Mission Revival Bungalow	NC	0	0	
525 S. 6th St.	ca. 1930	Art Deco	C	Garage	0	
532 S. 6th St.	ca. 1960	Ranch	NC	0	0	
600 S. 6th St.	ca. 1900	Queen Anne	C	Wall	0	
608 S. 6th St.	ca. 1900	Queen Anne	C	0	0	
617 S. 6th St.	ca. 1900	Hipped Box	NC	Garage	0	
618 S. 6th St.	ca. 1920	Foursquare	NC	0	0	
621 S. 6th St.	ca. 1945	Cape Cod	NC	0	0	
629 S. 6th St.	ca. 1945	Cape Cod	NC	0	0	
638 S. 6th St.	1905	Queen Anne	C	0	0	
640 S. 6th St.	ca. 1920	Bungalow	C	0	0	
644 S. 6th St.	1921	Queen Anne	C	Garage	Elms	

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701 S. 6th St.	ca. 1920	Bungalow	C	0	0	
702 S. 6th St.	ca. 1920	Bungalow	C	0	Elms	
704 S. 6th St.	ca. 1920	Bungalow	C	Shed	Elms	
709 S. 6th St.	ca. 1920	Bungalow	C	0	0	
727 S. 6th St.	ca. 1920	Bungalow	C	0	Elms	
728 S. 6th St.	ca. 1900	Queen Anne	C	0	Elms	
729 S. 6th St.	ca. 1920	Bungalow	C	0	0	
731 S. 6th St.	ca. 1940	Southwest Vernacular	NC	0	0	
732 S. 6th St.	ca. 1920	Bungalow	C	Garage	0	
733 S. 6th St.	ca. 1910	Queen Anne	C	0	0	
744 S. 6th St.	ca. 1920	Mission Revival Bungalow	C	Garage	Elms	
324 Clark Avenue	ca. 1900	Hipped Box cottage	C	0	Elm	
325 Clark Avenue	ca. 1900	Hipped Box cottage	C	0	Cottonwood	
335 Clark Avenue	ca. 1900	Vernacular	C	0	Elms	
344 Clark Avenue	ca. 1920	Bungalow	C	0	0	
324 Park Avenue	ca. 1900	Vernacular	NC	0	0	
325 Park Avenue	ca. 1900	Hipped Box cottage	C	0	0	
326-328 Park Avenue	ca. 1900	Southwest Vernacular	NC	0	0	
345 Park Avenue	ca. 1900	Vernacular	C	0	0	
420 Park Avenue	ca. 1920	Hipped Box cottage	NC	0	0	

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421 Park Avenue	ca. 1920	Bungalow	C	0	0	
424 Park Avenue	ca. 1920	Bungalow	C	0	Elms	
425 Park Avenue	ca. 1900	Vernacular	NC	0	0	Alice Stanley & Myrtle Williams
428 Park Avenue	ca. 1900	Hipped Box w/ Queen Anne	C	0	0	
436 Park Avenue	ca. 1900	Queen Anne	NC	0	0	
444 Park Avenue	ca. 1910	Hipped Box cottage	NC	0	Elm	
502-510 Park Avenue	ca. 1970	Modern apartment complex	NC	0	0	
521 Park Avenue	ca. 1920	Bungalow	NC	0	0	
300 Cook Avenue	ca. 1990	Commercial, Ranch	NC	0	Elms	
321 Cook Avenue	ca. 1900	Vernacular	NC	Garage	Cottonwood	
325 Cook Avenue	ca. 1900	Queen Anne	C	0	Ash	Bessie Vlach, 1907
335 Cook Avenue	ca. 1896	Queen Anne	C	0	0	James Taylor, 1907
344 Cook Avenue	ca. 1950	Brick Commercial	NC	0	0	
345 Cook Avenue	ca. 1930	Mission Revival Bungalow	NC	Garage	0	
418 Cook Avenue	ca. 1920	Bungalow	C	0	Elm	
424 Cook Avenue	ca. 1900	Vernacular Queen Anne	C	Garage	0	
425 Cook Avenue	ca. 1920	Bungalow	C	0	0	
429 Cook Avenue	ca. 1920	Bungalow	C	0	0	
439 Cook Avenue	ca. 1900	Hipped Box Cottage w/	NC	Garage	0	

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Address/Name	Year	Style/ House Form	Contributing/ Non-contributing Photo #	Contributing Outbuilding	Landscape Element	Early Property Owner
		Queen Anne				
440 Cook Avenue	ca. 1900	Foursquare w/ Colonial Revival	C	Wall	Elms	Edla F. Ollie, 1907
445 Cook Avenue	ca. 1900	Hipped Box w/ Queen Anne	NC	0	0	
522 Cook Avenue	ca. 1900	Hipped Box cottage	C	0	0	
525 Cook Avenue	ca. 1900	Colonial Revival	NC	0	Cottonwoods	
526 Cook Avenue	ca. 1900	Queen Anne	C	0	0	
536 Cook Avenue	ca. 1900	Queen Anne	C	0	0	Chester Schroeder, 1907
545 Cook Avenue	ca. 1930	Tudor Revival	C	0	0	
604 Cook Avenue	ca. 1950	Cape Cod	NC	0	Maples	
625 Cook Avenue	ca. 1907	Foursquare w/ Colonial Revival	NC	0	Elm	
637 Cook Avenue	ca. 1910	Queen Anne	NC	Garage	0	
639 Cook Avenue	ca. 1920	Bungalow	C	Garage	0	
666 Cook Avenue	1906	Colonial Revival	C, #5	Garage, Guestho use	Cottonwood, Spruce, Fir	Alva E. Hobbs
668 Cook Avenue	ca. 1905	Queen Anne	NC	Garage	Cottonwoods	
700 Cook Avenue	1917	Bungalow w/ Tudor Revival	C	Garage	0	H.E. Hoke, 1917
709 Cook Avenue	ca. 1915	Bungalow	C	Garage	0	
710 Cook Avenue	ca. 1920	Dutch Colonial Revival	C	Garage	0	
720 Cook Avenue	ca. 1930	Pueblo Revival Bungalow	C	0	0	
725 Cook Avenue	ca. 1945	Minimal Traditional	NC	0	Pine	

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736 Cook Avenue	ca. 1910	Queen Anne	C	0	0	
240 Rio Grande Avenue	ca. 1950	Cape Cod	NC	0	0	
244 Rio Grande, Holy Trinity Episcopal Church	1921	Carpenter Gothic Revival	C	0	Spruce	
324 Rio Grande Avenue	ca. 1910	Vernacular	NC	Garage	0	
424 Rio Grande Avenue	ca. 1920	Bungalow	C	0	0	
427 Rio Grande Avenue	ca. 1920	Bungalow	C	Garage	0	
436 Rio Grande Avenue	ca. 1895	Queen Anne	C, #1	0	Elms	Dr. James Shuler
441 Rio Grande Avenue	ca. 1900	Queen Anne	C	Garage	Cottonwood, Elm	
500-506 Rio Grande Avenue	ca. 1960	Modern apartment complex	NC	0	0	
525 Rio Grande Avenue	ca. 1900	Queen Anne	NC	0	0	
528 Rio Grande Avenue	ca. 1920	Bungalow	C	Garage	0	
535 Rio Grande Avenue	ca. 1920	Hipped Box cottage	C	0	Cottonwoods	
540 Rio Grande Avenue	ca. 1910	Dutch Colonial Revival	C	0	Elms	
545 Rio Grande Avenue	ca. 1910	Queen Anne	NC	0	0	
624 Rio Grande Avenue	ca. 1910	Vernacular Queen Anne	NC	0	Elms	
625 Rio Grande Avenue	ca. 1910	Vernacular Queen Anne	C	0	0	
635 Rio Grande Avenue	ca. 1910	Vernacular Queen Anne	C, #4	0	0	Mrs. J.D. Lockard, 1917
642 Rio Grande Avenue	ca. 1910	Vernacular Queen Anne	NC	0	0	

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644 Rio Grande Avenue	ca. 1910	Vernacular Queen Anne	C	0	Elms	
645 Rio Grande Avenue	ca. 1910	Vernacular Queen Anne	C	0	Elms	
224 Apache Avenue	ca. 1940	Cape Cod	C	Garage	0	
225 Apache Avenue	ca. 1930	Vernacular	C	0	0	
231 Apache Avenue	ca. 1910	Colonial Revival	C	0	Cottonwoods	
332 Apache Avenue	ca. 1905	Colonial Revival	C	Garage	Elm	
424 Apache Avenue	ca. 1900	Vernacular Queen Anne	NC	0	0	
425 Apache Avenue	ca. 1920	Bungalow	C	Wall	0	
444 Apache Avenue	ca. 1920	Bungalow	C	0	0	
526 Apache Avenue	ca. 1900	Queen Anne	NC	0	0	
529 Apache Avenue	1919	Queen Anne	C	Garage, stone wall	Cottonwood	
536 Apache Avenue	ca. 1900	Vernacular	NC	0	Elm	
544 Apache Avenue	ca. 1900	Queen Anne	C	Garage	Elms	
600 Apache Avenue	ca. 1930	Bungalow	C	0	0	
610 Apache Avenue	ca. 1930	Bungalow	NC	0	0	
621 Apache Avenue	ca. 1930	Southwest Vernacular	C	Garage	0	
626 Apache Avenue	ca. 1930	Tudor Revival	C,#8	Garage	0	
644 Apache Avenue	ca. 1930	Minimal Traditional w/ Tudor Revival	C	0	Elms	M.G. Smigelow
201 Galisteo Avenue	ca. 1990	Metal Box Bldg.	NC	0	0	

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Address/Name	Year	Style/ House Form	Contributing/ Non-contributing Photo #	Contributing Outbuilding	Landscape Element	Early Property Owner
220-224 Galisteo Avenue	ca. 1920	Mission Revival Bungalow	C	Garage	Elms	
230 Galisteo Avenue	ca. 1950	Commercial	NC	0	0	
231 Galisteo Avenue	ca. 1900	Front-gabled Vernacular, Queen Anne	NC	0	Elms	
245 Galisteo Avenue	ca. 1900	Queen Anne	C	Garage	0	
312 Galisteo Avenue	ca. 1930	Vernacular	C	0	0	
316 Galisteo Avenue	ca. 1930	Hipped Box cottage	NC	0	0	
324 Galisteo Avenue	ca. 1910	Hipped Box cottage	NC	0	0	
424 Galisteo Avenue	ca. 1910	Hipped Box cottage	NC	0	0	
436 Galisteo Avenue	ca. 1910	Vernacular Queen Anne	NC	0	0	
437 Galisteo Avenue	ca. 1910	Queen Anne	NC	0	0	
440 Galisteo Avenue	ca. 1910	Vernacular Queen Anne	C	0	0	
444 Galisteo Avenue	ca. 1910	Vernacular Queen Anne	C	0	0	
445 Galisteo Avenue	ca. 1910	Queen Anne	C	0	0	
521 Galisteo Avenue	ca. 1950	Garage turned apartment	NC	0	0	
525-527 Galisteo Avenue	ca. 1930	Spanish Colonial Revival/ Med. Revival Bungalow	C	Garage	0	
542-544 Galisteo Avenue	ca. 1960	Ranch	NC	0	0	
545 Galisteo Avenue	ca. 1920	Bungalow	C	Garage	Ash	
604 Galisteo Avenue	ca. 1930	Moderne with Mediterranean Revival	C	Garage	Elms	

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Address/Name	Year	Style/ House Form	Contributing/ Non-contributing Photo #	Contributing Outbuilding	Landscape Element	Early Property Owner
609 Galisteo Avenue	ca. 1930	Spanish Colonial Revival/ Mediterranean Revival Bungalow	C	0	0	
610 Galisteo Avenue	ca. 1940	Vernacular	NC	0	0	
640 Galisteo Avenue	ca. 1950	Vernacular	NC	0	0	
641 Galisteo Avenue	ca. 1950	Ranch	NC	0	0	
645 Galisteo Avenue	ca. 1945	Cape Cod	NC	0	0	
646 Galisteo Avenue	ca. 1945	Cape Cod	NC	0	0	
224 Pecos Avenue	ca. 1910	Vernacular Queen Anne	C	0	0	
417 Pecos Avenue	ca. 1920	Southwest Vernacular	C	0	0	
425 Pecos Avenue	ca. 1910	Colonial Revival	C	0	Cottonwood	
436 Pecos Avenue	ca. 1920	Bungalow	C	0	0	
444 Pecos Avenue	ca. 1906	Queen Anne	C	0	Elms	J.R. Gaines, 1907
445 Pecos Avenue	ca. 1920	Bungalow	C	0	0	
521 Pecos Avenue	ca. 1950	Vernacular	NC	0	0	
524 Pecos Avenue	ca. 1930	Bungalow	C	0	0	
525 Pecos Avenue	ca. 1945	Pueblo Revival	NC	0	0	
528 Pecos Avenue	ca. 1930	Bungalow	C	0	0	
532 Pecos Avenue	ca. 1930	Mission Revival Bungalow	C	0	0	
535 Pecos Avenue	ca. 1920	Hipped Box cottage	C	0	0	

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Address/Name	Year	Style/ House Form	Contributing/ Non-contributing Photo #	Contributing Outbuilding	Landscape Element	Early Property Owner
545 Pecos Avenue	ca. 1916	Bungalow	NC	0	Cottonwood	
600 Pecos Avenue	ca. 1920	Mission Revival Bungalow	C	0	0	
221 Mora Avenue	ca. 1900	Vernacular Queen Anne	C	0	0	
225 Mora Avenue	ca. 1900	Vernacular Queen Anne	NC	0	0	
224-226 Mora Avenue	ca. 1940	Garage turned apartment	NC	0	0	
528 Mora Avenue	ca. 1960	Ranch	NC, # 14	0	0	
536 Mora Avenue	ca. 1945	Cape Cod	NC	0	0	
624 Mora Avenue	ca. 1940	Hipped Box	NC	0	Elms	
645 Mora Avenue	ca. 1930	Spanish Colonial Revival Bungalow	C	0	Spruce	
646 Mora Avenue	ca. 1920	Bungalow	C	0	0	
648 Mora Avenue	ca. 1910	Queen Anne w/ Colonial Revival	C	Garage, Root Cellar , Wall	Cottonwood	
649 Mora Avenue	ca. 1950	Ranch	NC	0	0	
655 Mora Avenue	ca. 1920	Hipped box cottage	C	Garage	Elm	
224 Cimarron Avenue (For 226 Cimarron, see 744 S. 2 nd)	ca. 1940	Garage/apt.	NC	0	0	
232 Cimarron Avenue	ca. 1940	Bungalow	NC	0	0	
Various, see Section 7 Description	ca. 1935	WPA Rock Channel System	C, #15	0	0	

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STATEMENT OF SIGNIFICANCE

In 1841 Governor Manuel Armijo awarded the legendary Beaubien and Miranda Land Grant, covering over 1.7 million acres between Stonewall, Colorado on the north, Rayado, New Mexico on the south, Raton, New Mexico on the east, and the Sangre de Cristo Mountains on the west, to Guadalupe Miranda and Charles (Carlos) Beaubien. Lucien Bonaparte Maxwell acquired title following his marriage to Luz Beaubien, daughter of Carlos, and later purchased the remaining shares from partners and family heirs. The subsequent Maxwell Land Grant Company shaped the development of Raton for decades to come.

On November 1878, the Atchison, Topeka, and Santa Fe Railroad began construction. The railroad extended its tracks from Trinidad, Colorado into Raton. The first engine crossed the Raton Pass in December 1879. Railroad executives soon established the New Mexico Townsite Company, and purchased 320 acres on which to build the town of Raton. The railroad brought modern technologies, new building materials, and designs to the burgeoning town.

As a result of the railroad, the coal industry flourished in Colfax County. The area around Raton supported a number of coal camps. The railroad, the coal and cattle industries, and the movement of the county seat to Raton greatly influenced the growth of the town.

The Original Townsite Addition was platted in 1880, and substantial brick and frame dwellings began to be constructed. Between 1879 and 1881, the construction of houses increased from twenty to two hundred.¹⁰ The predominant architectural styles include Queen Anne, Colonial Revival, Tudor Revival, and the Bungalow. The district contains high style and vernacular interpretations of these styles. The district's period of significance extends from 1880 to 1940 with the majority of the houses built by 1920. The Original Townsite Historic District meets Criterion A for Community Planning and Development, as well as Politics and Government for the Works Progress Administration (WPA) rock channel system. The district also meets Criterion C for Architecture.

EARLY SETTLEMENT, THE SANTA FE TRAIL AND THE RATON PASS

The Jicarilla Apaches and Mouache Utes lived at the base of the Raton Pass around the 1700s. The Jicarilla were Athapascans from central Canada, while the Mouache Utes migrated down the Rocky Mountain chain to settle in Utah, Colorado, and northern New Mexico. They brought a culture that included both hunting and agriculture. The first Europeans to enter the area arrived in the early 1700s as well; however, they used the Santa Fe Trail to travel to points further west. Around 1725, the Comanches replaced the Apaches and Utes. Anglo and Hispanic settlement in the area did not occur until the mid-1800s.

The Santa Fe Trail, "one thread in the web of international trade routes," was used for centuries, bridging 900 miles between Missouri and Santa Fe. People utilizing the trail included: Native Americans, soldiers during the Mexican-American and Civil Wars, adventurers exploring the West, and eager gold

10 Richard H. Kesel, "The Raton Coal Field: An Evolving Landscape," *New Mexico Historical Review* 61, no. 3 (July 1966): 233.

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seekers. The Mountain and Dry Cimarron Routes provided entry into New Mexico. Located at an elevation of 7,834 feet on the eastern side of the Sangre de Cristo Mountains, the Raton Route (or Raton Pass, as later known) linked Trinidad, Colorado and Raton.¹¹ By the early 1860s, the Raton Route was the preferred crossing due to the availability of a steady water supply.¹² Fort Union, ninety miles south of present-day Raton, was built to protect travelers and wagon supply trains traveling along the Santa Fe Trail.

THE MAXWELL LAND GRANT

In the mid-nineteenth century, the new nation of Mexico began awarding land grants to settlers who would live east of the Sangre de Cristo Mountains, improving the land and resources of the area. Carlos Beaubien entered into a partnership with Don Guadalupe Miranda to acquire vast land holdings in the region. Governor Manuel Armijo approved the grant, known as the Beaubien-Miranda Land Grant, containing more than 1,700,000 acres on January 8, 1841.¹³ Trapping was the prominent industry during this early period. Ranching did not begin until Beaubien moved to the area in the early 1840s.

In 1858, Lucien Maxwell acquired 15,000 acres of the grant following his marriage to Luz Beaubien. When Carlos Beaubien died in 1864, Maxwell bought the remainder of the grant from family heirs and other partners.¹⁴ Maxwell built a large estate and a three-story gristmill near Cimarron, New Mexico. He grew alfalfa and corn, ground the harvest from his fields, and processed flour for his employees. He also provided rations for the Jicarilla Apache and Ute Indians who lived on the grant land.¹⁵ As his estate was located along the Santa Fe Trail, Maxwell traded with passing travelers, and was well placed to handle beef contracts from Fort Union. With various ventures, Maxwell profited immensely, especially during the Civil War.¹⁶

Maxwell encouraged pioneers like John Dawson and Manley Chase to buy land. In 1881, Dawson and Chase owned a sheep ranch with over 15,000 sheep. They also had a cattle ranch where they raised 12,000 head of cattle with the hopes of eventually acquiring 50,000 more. Most of the livestock was raised for the Eastern market, though enough was butchered to feed the families in the area.¹⁷ Squatters also settled on the grant where they raised small herds of cattle, sheep, and goats.¹⁸

During the years prior to the arrival of the railroad, large operations like those of Chase and Dawson, and Tom and Thyke Stockton, were prospering. Most of the range around Raton and in Colfax and Union counties was without fence and wide open for grazing cattle. Speculation was unabated and heifers that normally sold for \$16 per head were selling for \$35-\$40 per head.¹⁹ Like Maxwell, the Chase and Dawson Ranches received government contracts to supply beef to the military.

11 National Park Service, *Santa Fe Trail*, (Washington, DC: National Park Service, Department of the Interior, 2004).

12 Conway, 1.

13 Phillip B. Gonzales, "Struggle for Survival: The Hispanic Land Grants of New Mexico, 1848-2001," *Agricultural History* 77, no. 2 (Spring 2003): 301.

14 Jim Pearson, *The Maxwell Land Grant* (Norman: University of Oklahoma Press, 1961), 9.

15 Stephen Zimmer, ed., *For Good or Bad: People of the Cimarron Country* (Santa Fe, New Mexico: Sunstone Press, 1999), 8.

16 Pearson, 11.

17 Zimmer, 80.

18 Ruth Armstrong, *The Chases of Cimarron* (Albuquerque: The New Mexico Stockman, 1981), 18.

19 Pearson, 96. Conway, 8.

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“Uncle Dick” Wootten also owned land on the grant around the Raton Pass. In 1865, he built a toll road on the Pass, alleviating some of the dangerous traveling conditions. The new road allowed stagecoach lines carrying passengers and government mail to Fort Union to travel over the Pass. Located along the Pass, Wootten’s ranch house served as a resting point for the travelers. Forage agents were soon assigned to the area to provide grain and supplies for travelers and military units going to the fort. The Willow Springs Forage Agency operated by Smith Sayre was established at present-day Raton. The well-known Clifton House, which was built by Tom Stockton as headquarters for the spring and fall cattle roundups, later served as a hostelry for the stagecoach line. It was located six miles south of the Willow Springs Ranch.²⁰

The discovery of gold on the grant brought prospectors to establish and work claims in the mid-1860s. Newspapers from Santa Fe and Colorado published early findings, and by July 1867, more than 400 claims were filed. Maxwell actively joined the mining business with the formation of the Copper Mining Company. In November of that year, the company unearthed a gold-bearing quartz vein over ten miles wide. Maxwell also owned or partnered in over a dozen placer mines. Elizabethtown, located at the far west of the grant, was one of the first sizable mining camps established in the area.²¹

In 1870, Lucien Maxwell sold his share of the remaining land grant to three Colorado businessmen who sold it to British investors, who then sold it to Dutch investors. Maxwell maintained only 1200 acres of his immense holdings. The Dutch investors formed the Maxwell Land Grant Company. Years of controversy and court proceedings over land claims eventually led to court cases, as well as the Colfax County War.²²

In order to make their purchase profitable, the Maxwell Land Grant Company began to distribute sales brochures to Easterners and others who had missed out on the cheap land in the Midwest and Great Plains, made available through the Homestead Act of 1862. These pamphlets proclaimed, “Delightful Climate. Home Markets. Plenty of Water.” They promised prices higher than any market in the East, a low cost of production and “every year’s crop being assured.” According to one pamphlet, oats could be grown that produced 35 to 50 bushels an acre, alfalfa that only needed one spring watering, and potatoes that would produce great yields. The literature also claimed: “The hottest summers, as the rigors of winter, are tempered by altitude and southern declivity.”²³

It would seem that the Maxwell Land Grant Company had exaggerated their claims when locals, in 1890 proclaimed, “It’s been a terrible winter for us. This is the third one in a row. If we don’t get some good rains this summer it will wipe out some of the stockmen.” And again in 1892, “The plains were covered with snow until March.”²⁴ These promotional pamphlets were common during this era of western expansion and were used by most railroad companies and land developers.

By the late nineteenth century, the Maxwell Land Grant Company headquarters, which was located in New York, had moved to Raton and the president and members of the executive committee all came from New

20 Conway, 1-4.

21 Pearson, 16-22.

22 Zimmer, 11.

23 *Farming Lands Under Irrigation: Colfax County, New Mexico*. For the Maxwell Land Grant. No publisher, no date.

24 Armstrong, 129-133.

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Mexico or Colorado. Frank Springer was elected president. Dr. Joseph Cunningham of Las Vegas, Jan van Houten of Maxwell City, and Francisco Manzanares were appointed trustees. T. A. Schomburg served as assistant secretary to Secretary-Treasurer Cunningham.²⁵ Many of these names appear on the early deeds for the Original Townsite Addition.

While the railroad advertising may not have been totally truthful, it did seem to work. Many settlers and would-be farmers made their way to Colfax County during the late nineteenth and early twentieth centuries. One such group settled on Johnson Mesa, just twelve miles east of Raton. The first settlers to arrive on the Mesa were Spanish-Americans who filed the first claim on 17 May 1880. Many of these families came from area cattle and sheep-herding outfits.²⁶

The Johnson Mesa farmers are just one example of how difficult it was to make a living in agriculture in the Raton and Colfax County areas of New Mexico. Even ranchers who had large herds of cattle and sheep found it difficult to prosper during years of drought, down-turned markets, and the invasion of railroads and coalmines. Small farmers and ranchers were even more at odds with the weather and markets, and they often gave up their farms for more promising employment in local industry. While agriculture played a tremendous part in the settling of the area around Raton, it was never an easy venture.

THE RAILROAD AND EARLY DEVELOPMENT

The arrival of the railroad in 1879 provided the impetus for the settlement of Raton. The Pass served as the primary route over the mountains for the Atchison, Topeka, and Santa Fe Railroad. Located in Colfax County, New Mexico, Raton sits at an elevation of 6,600 feet. The landforms of Goat Hill, Climax and Dillon Canyons, and Bartlett Mesa cradle the flatter land where the town of Raton developed. The discovery of a series of perpetual springs flowing from the Mesa was an important factor in site selection for the railroad and new town.²⁷

Railroad officials soon established the New Mexico Townsite Company, and purchased 320 acres from the Maxwell Land Grant Company. A.A. Robinson, the chief railroad engineer, surveyed and laid out the town (Figure 8-1).²⁸ The original deed reads:

The undivided ½ interest, part and portion in and of that certain lot, tract, and parcel of land, situated upon the line of the N.M. & S.P.R.R. (New Mexico and Southern Pacific line) near the southern base of the Raton Mountains which has been laid off, surveyed & platted as and for a townsite, & is known & designated as the town of Raton, containing 320 acres of land, more or less, more fully shown by a plat of said townsite.²⁹

25 Pearson, 176-177.

26 Michael L. Olsen, "The Failure of an Agricultural Community: Johnson Mesa, New Mexico," *New Mexico Historical Review* 58, no. 2 (April 1983): 118.

27 Conway, 4.

28 Deed Book D, 473.

29 Deed Book C, 343.

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By 1881, the town included a roundhouse, machine shop, and supporting infrastructure for the railroad. The building of the railroad and the opening of the coal fields increased the demand for timber, whose revenues reached \$11,276 in 1881.³⁰ Between 1879 and 1881, the construction of houses increased from twenty to two hundred. By this time the town's population had reached 3,000.³¹

Significant commercial buildings—businesses, restaurants, hotels, and saloons—were constructed along the railroad tracks on South First Street. In 1882, George Pace opened a general dry goods store and post office in the Marchiondo Building, one of the earliest surviving commercial structures, and the Home Ranch Saloon was established in a brick building between Park and Savage avenues in 1884. The Swastika Coal Company, a local arm of the St. Louis, Rocky Mountain, and Pacific Coal Company, occupied the Investment Block Building, erected in 1896. Most of the buildings along First Street date to the late nineteenth century. The commercial development of South Second Street did not occur until the arrival of the automobile. Along Second, important buildings include the 1915 Shuler Theatre named for Dr. James Shuler, the 1918 Di Lisio Building, and the 1929 Swastika Hotel.³²

The Original Townsite Addition was platted in 1880, followed by the Maxwell North, Maxwell West, and Wiseman Additions. The topography undulates, creating streets that rise to the west and literally dead end into the base of Goat Hill. Lots measured 25 feet wide by 140 feet deep. The lots on the east-west streets are generally smaller, approximately 100 feet deep. Rear alleys, measuring 20 feet, divide the blocks in half, and retain many early outbuildings, mostly carriage houses and garages. Judging by the size of the trees found in the Original Townsite section, specimens, including cottonwoods, elms, maples, ash, and spruce, were planted early, creating a verdant setting.

Raton was incorporated in 1891. In the late 1890s, Raton became the county seat as it increasingly served as "The Gate City." The election of 1910 resulted in the construction of a building to house a municipal water works, and the following decade produced a municipal electric lighting system.³³ In 1930, Jay T. Conway, an early resident, wrote:

The expansion of the business and residential parts of the city has been substantial and continuous during the past two decades (1910s & 1920s). Beautifying parks, shrubs and trees have been assiduously cultivated; all of the main streets have been paved . . . hundreds of new comforts and conveniences provided to promote health, happiness and prosperity of a contented citizenship.³⁴

The eastern boundary of the district is a mix of residential and commercial buildings. Early on, the Townsite Company deeded Block No. 26 to the school district where the Marcey-McCuiston Institute was constructed, allowing Raton to boast of New Mexico's first public high school.³⁵ Other significant institutions,

30 Pearson, 164.

31 Raton Branch, American Association of University Women, "Raton, New Mexico: Walking Tour of the Downtown Historic District," (Raton, New Mexico: Raton Museum, 1992).

32 Ibid.

33 Conway, 15.

34 Ibid., 23-25.

35 Ibid., 14.

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such as the Miners Hospital, a municipal auditorium, and Public Library were established during these years. Today, schools, ranging in age from the late 1930s to the 1950s, are scattered throughout the district. Noteworthy church buildings are located at the intersection of Apache Avenue and South Second and Third streets. These community institutions are within walking distance of the residences.

COAL CAMPS

In the 1840s most of the coal field fell under the Miranda and Beaubien Land Grant. Records do not indicate that Miranda and Beaubien developed the coal for commercial purposes, but rather for domestic use only. Sheep and cattle raising continued to be the dominant industry during the mid-nineteenth century.

Although the presence of coal was widely known, it was not until the railroad came that major mining operations began. Instead, it was gold mining that prospered around Elizabethtown in the 1860s and 1870s. The arrival of the railroad soon transformed the landscape. The railroads not only made distant markets accessible, but their locomotives demanded large quantities of coal. As David Myrick writes in his survey of New Mexico railroads, "The canyons around Raton marked the beginnings of coal mining as a major industry in New Mexico."³⁶

In 1880, the Atchison, Topeka, and Santa Fe Railroad began mining operations in Dillon Canyon, immediately west of Raton. In December of that year, the railroad and the Maxwell Land Grant Company established Raton Coal and Coke Company in a fifty-fifty partnership. The railroad was the sole consumer of the coal. In 1881, the company founded Blossburg, the first official coal camp, and soon constructed a railroad spur to connect Dillon, New Mexico to Blossburg.³⁷

The 1897 Raton Business Directory promoted the region, saying: "The mining regions of Ponil, Moreno valley and Red River are rich with precious metals and only need capital to show up alongside Cripple Creek and other extensive mining sections."³⁸ It quickly became apparent that the most extensive deposit of bituminous coking coal in the Western United States was located in northeastern New Mexico and southeastern Colorado, encompassing an area of approximately 2000 square miles. The coal field included Huerfano and Las Animas counties in Colorado and Colfax County in New Mexico.³⁹

In 1905, with assets totaling over 520,325 acres, the Raton Coal and Coke Company transferred their holdings to the St Louis, Rocky Mountain, and Pacific Coal Company, a corporation of businessmen from St. Louis.⁴⁰ The new company soon established coal camps at Brilliant, Gardiner, Yankee, Koehler, Sugarite, and Swastika, all within a ten-mile radius of Raton. Van Houten and Dawson, the largest coal camps in the area, were located within twenty miles south of Raton. The Phelps Dodge Company owned and operated the Dawson mine.⁴¹

³⁶ David F. Myrick, *New Mexico's Railroads* (Albuquerque: University of New Mexico Press, 1990), 155-156.

³⁷ Kesel, 233-234.

³⁸ *Business Directory*, 1897, Raton introduction.

³⁹ Kesel, 231.

⁴⁰ *Ibid.*, 234.

⁴¹ James and Barbara Sherman, *Ghost Towns and Mining Camps of New Mexico* (Norman: University of Oklahoma Press, 1975), 238.

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The demand for labor increased once the railroad and mines arrived, leading to a tremendous rise in migration. By guaranteeing free rail passage from Kansas City to Raton, the railroad persuaded Pennsylvania coal miners to come west; many of them were new immigrants to the country.

Between 1880 and 1890, the population of the area increased by 135%. The percentage of foreign-born residents was even more dramatic, with a 343% increase during this period. Outside of Raton, that number was even higher, closer to 50% of the total population. Although British miners dominated numbers in the late nineteenth century, Italians, Austrians, and Slavs surpassed them in numbers after the turn of the century.⁴²

For example, Dawson boasted roughly 9,000 residents at its peak. In addition to Americans from across the country, its population included people from Germany, France, Italy, Greece, the British Isles, Mexico, and even a small number from Japan and China.⁴³ In Dawson, the different ethnic groups generally lived in separate sections of the town. This arrangement was not enforced in this particular camp, but people gravitated to those with similar backgrounds and customs.⁴⁴ The Van Houten camp predominantly consisted of Germans, Italians, and Austrians, whereas Sugarite in Chicorica Canyon (later known as Sugarite Canyon) supported many people of Japanese descent.⁴⁵ This ethnic diversity was seen at mines across the state.

With the sheer number of mines and company towns around the area, Raton came to be called the "Pittsburgh of the West."⁴⁶ The New Mexico portion of the field was known as the Raton Coal Field. In his article "The Raton Coal Field: An Evolving Landscape," Richard Kesel writes, the St. Louis, Rocky Mountain, and Pacific Coal and the Phelps Dodge Companies were "the most significant factors in the economic development of the Raton area during this period." The 1910s and 1920s marked the highest production in the history of the Raton field. The prosperity of the mines and the growth of Raton went hand-in-hand. During this period, Colfax County represented over 80% of the total tax value in New Mexico.⁴⁷

Between 1917 and 1953, except during World War II, the industry showed steady signs of decline. The first diesel locomotive traversed the Raton Pass in 1937, another troubling sign of a waning industry. During the 1940s and early 1950s when most of the camps closed, buildings, including many dwellings, were moved to surrounding communities. Numerous coal camp houses came to Raton. As the mines closed, the railroad also scaled back operations.⁴⁸

In the mid-1950s and early 1960s, there was a revival in the coal industry as companies such as Kaiser Steel invested in operations at Koehler and later York Canyon, located roughly twenty-five miles west of Raton. The construction of a 37 ½-mile railroad line from French to York Canyon by the Santa Fe Railroad in 1965 confirms this resurgence. This line hauled 700,000 tons of coal annually between York Canyon and Fontana,

42 Kesel, 233-235.

43 Sherman, 64.

44 James B. Allen, *The Company Town in the American West* (Norman: University of Oklahoma, 1966), 103.

45 Sherman, 200-201 and 220.

46 Robert Julyan, *The Place Names of New Mexico* (Albuquerque: University of New Mexico Press, 1998), 286.

47 Kesel, 234-235.

48 Kesel, 235.

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the site of the Kaiser Steel mill near Los Angeles. The Kaiser Steel mill closed in 1983, resulting in intermittent production at the York Canyon mine.⁴⁹

RESIDENTS OF THE ORIGINAL TOWNSITE

After the railroad arrived, area farmers and ranchers left their homesteads to find employment with the railroad and the mines.⁵⁰ Many maintained "town houses" to be closer to amenities. The railroad brought change for the big-time operators, such as Dawson, Chase, and Stockton, as well. Railroad companies began fencing off their land and thus, the wide-open ranges for cattle were divided. Cattlemen continued to pack their livestock onto the dwindling range and eventually they began to starve. Simultaneously, nationwide the cattle market crashed in 1883, ruining all but the most conservative cattlemen in the area.⁵¹

The occupations of the early residents in the Original Townsite Historic District reflect the industries and local businesses that dominated the region. The 1907 City Directory reveals that the major employers of the time included the trade industries and the railroad. Within the trade industries, plumbers, barbers, carpenters, tanners, blacksmiths, and stonemasons called Raton home. Railroad employees ranged from executives to civil engineers to ticket agents to workers in the roundhouse. The period directories include many listings for laborers, and it is unclear whether these people worked for the railroad, the coal mines, or in another capacity. Ranching, the service industry, and professionals such as attorneys and physicians rounded out the employment figures.

The directories also reveal a broad ethnic make-up. As the mines closed, people moved to towns such as Raton. They opened businesses and provided trades and services. They brought skills and traditions from their native homelands of Germany, Italy, and Greece, among others. For example, the Marchiondo family opened a dry goods, grocery, and liquor store on First Street. Another entrepreneur Hugo Seaburg, a Swedish immigrant, opened the Seaburg European Hotel at the corner of South 3rd Street and Park Avenue. Seaburg built the handsome two-story Queen Anne-style house at 212 South Fourth Street. Joe Di Lisio, an Italian immigrant attracted to New Mexico by the coal industry, owned and managed several stores, saloons, and a bank. The Di Lisio Building, constructed in 1918, is located at the corner of Cook Avenue and South Second Street.⁵²

The Officer family arrived in the late nineteenth century from Franklin, Pennsylvania. Oscar and Samuel Officer built substantial brick residences at the corners of Rio Grande Avenue and South 4th and South 5th streets, respectively. Both men were well educated, and employed as civil engineers for the St. Louis, Rocky Mountain, and Pacific Company. Gentlemen like Alva E. Hobbs, George C. Pace, and A.C. Price, all influential Raton businessmen and community leaders, built notable residences on sizable lots in the Original Townsite Addition. Hobbs used the Rapp Brothers of Trinidad to design his Colonial Revival-style house, while Pace selected George C. Burnett, also from Trinidad, to build his fine frame dwelling.

49 Myrick, 166-168.

50 Zimmer, 86.

51 Conway, 8.

52 "Raton, New Mexico: Walking Tour of the Downtown Historic District," Brochure.

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Residents such as teachers, salesmen, and barbers occupied the more modest dwellings. For example, the vernacular frame Queen Anne style house at 635 Rio Grande was the home of Mrs. Josie Lockard, widow of D.J. Lockard. Josie was a teacher at South Side School.

Employment percentages for Colfax County in 1950 show a similar composition of residents: 22.9% worked in mining, 30.6% in trade, and 16.4% in the service industry; although by 1950, the figures revealed the decline of the railroad and coal mines. Construction, manufacturing, and transportation followed with approximately ten percent each.⁵³

LATER YEARS

From contributing 80% to the State's tax base between 1910 and 1920 to only 2% by the mid-1960s, Colfax County has never regained the momentum of the early years. Once again, county residents depend on ranching, trade, and service industries to make their livings.⁵⁴ Today, the Whittington Center, a vast holding owned by the National Rifle Association, and the Philmont Scout Ranch, consisting of 200-square miles of open range and wilderness, entice tourists to the area.

Additional recreational pursuits such as the 600,000-acre Vermejo Park Ranch, owned by broadcasting magnate Ted Turner, and Sugarite Canyon State Park, site of the Sugarite coal camp, also attract visitors. Additionally, Raton continues to serve as a major entry point into the state from Colorado and other surrounding states. The Raton Pass served as the primary artery until the 1950s. Today, Interstate 25, skirting Raton on the east, acts as the major north-south corridor, while Highway 64/85 runs east-west.

The history of Raton embodies the pioneering era of Westward expansion and development. Historically, surrounding landforms, the railroad, and the coal and cattle industries have played an important role in shaping the environment, the layout of the town, and its residents. The town maintains its commercial core with buildings spanning the years of early development, and the Original Townsite Historic District preserves its historic feel with mature trees and landscaping, and well-maintained houses that date to the late nineteenth and early twentieth centuries. The quality and number of historic structures makes the Original Townsite Historic District an important asset to northeastern New Mexico, equaling in stature the districts found in the better-known town of Las Vegas to the south.

⁵³ Kesel, 239. The 1950 figures are for the county, not just for Raton. The 1907 City Directory does not show the impact the mines had on the population since most of the miners and their families lived in coal camps.

⁵⁴ Ibid., 236-237.

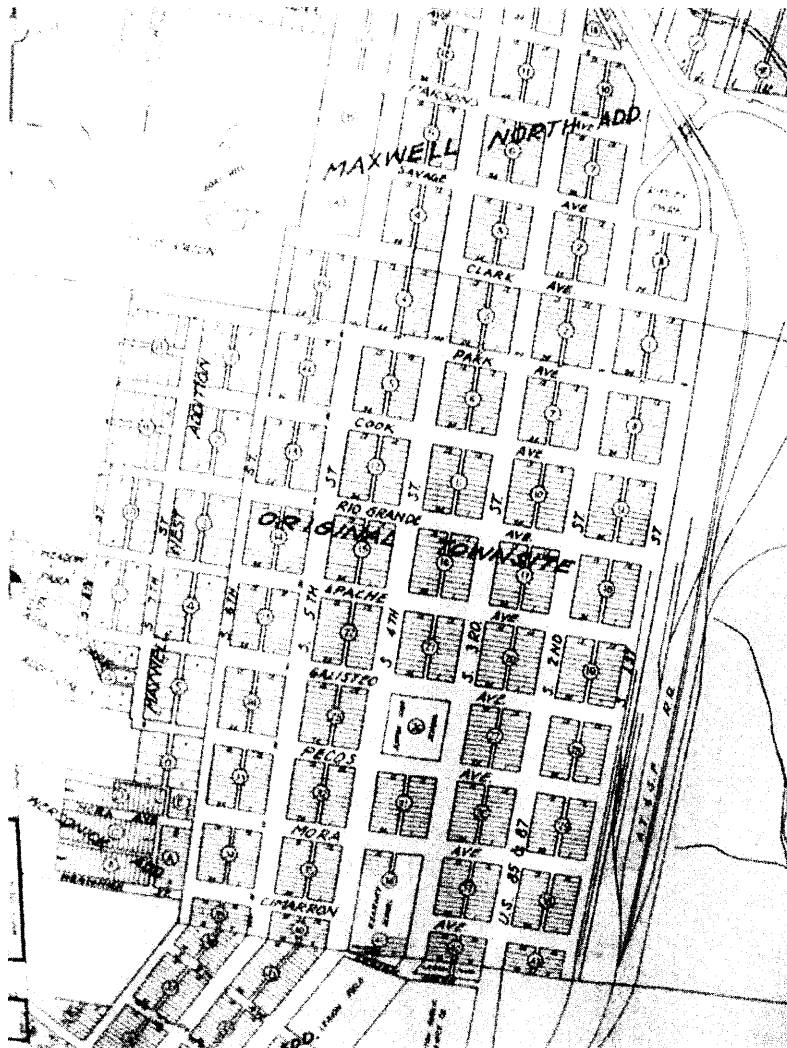
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Figure 8-1: Plat Map



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Original Townsite Historic District
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Geographical Data

Verbal Boundary Description

The boundaries of the nominated district are delineated by the polygon whose vertices are marked on the accompanying USGS map by the following UTM coordinates:

A. 13 549330 4084100 B. 13 550050 4084240 C. 13 549850 4083200 D. 13 549280 4083240

Verbal Boundary Justification

The district encompasses all of the residences of the Original Townsite Addition, platted in 1880, with the exception of properties to the east of U.S. 64/85 (South Second Street), the major thoroughfare dividing Raton. The dwellings east of South Second Street retain less integrity than the ones to the west. The western boundary takes in a small section of the Maxwell West Addition, which begins on the west side of South Sixth Street. The western boundary extends the full length of Mora and Cook avenues, which dead end into Goat Hill. The houses included on these streets are stylistically aligned with the dwellings in the Original Townsite Addition and fall within the period of significance, with most dating to the early twentieth century. Clark Avenue serves as the northern boundary, while Cimarron Avenue serves as the southern boundary of the district. See USGS Map or Sketch Map for further details.

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Original Townsite Historic District
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Photograph Log

The following information pertains to all photographs unless otherwise noted:

Original Townsite Historic District

Raton, Colfax County, New Mexico

Photographer: Heather Barrett

May-June 2007

Location of Negatives: New Mexico Historic Preservation Division

Photo 1 of 15

Dr. James Shuler House, south elevation

Facing north

Photo 2 of 15

William Degner House, east elevation

Facing west

Photo 3 of 15

William Kershner House, east and south elevations

Facing northwest

Photo 4 of 15

635 Rio Grande Avenue, north and west elevations

Facing southeast

Photo 5 of 15

Alva Hobbs House, south elevation

Facing north

Photo 6 of 15

George Pace House, east and south elevations

Facing northwest

Photo 7 of 15

A.C. Price House, west elevation

Facing east

Photo 8 of 15

626 Apache Avenue, south elevation

Facing northeast

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Photo 9 of 15
Edwin B. Humphreys House, east and south elevations
Facing northwest

Photo 10 of 15
Tomlinson House, east elevation
Facing west

Photo 11 of 15
Burton Letton House, east elevation
Facing northwest

Photo 12 of 15
Outbuildings of 200 South 5th Street, north and west elevations
Facing southeast

Photo 13 of 15
Elk's Lodge B.P.O.E. No. 865, north elevation
Facing south

Photo 14 of 15
528 Mora Avenue, south elevation
Facing north

Photo 15 of 15
WPA Rock Channel
Facing west