

**United States Department of the Interior**  
**National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES**  
**CONTINUATION SHEET**

Section \_\_\_\_\_ Page \_\_\_\_\_

**SUPPLEMENTARY LISTING RECORD**

**NRIS Reference Number:** 08001137

**Date Listed:** 11/28/2008

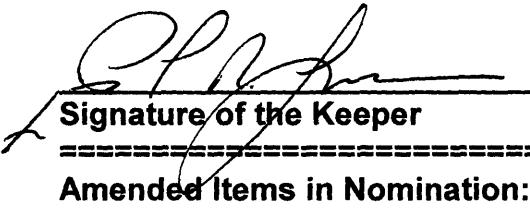
**Park Springs Ranch Headquarters Complex**  
**Property Name**

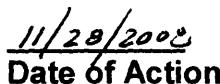
**San Miguel** NM  
County State

**N/A**

**Multiple Name**

**This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.**

  
**Signature of the Keeper**

  
**Date of Action**

**Amended Items in Nomination:**

**Location:**

The correct citation for City or Town should read: *Dilia (vicinity)*

**Classification:**

The correct Resource Count includes a total of *three (3) non-contributing resources*. In addition, the resource count found on the nomination cover form and inventory [7.20] correctly list the property's contributing resources; the narrative text on page 7.5 is incorrect.

**Significance:**

National Register Criterion D is not addressed or justified by the current narrative and is removed from the nomination.

[The mere existence of ruins at a site is not sufficient grounds for justifying Criterion D, which normally requires the direct development of specific research questions that have been or are likely to be addressed by study of the property and its resources. While detailed archeological analysis of the Park Springs Ranch might well yield significant historic information, the current nomination does not address these issues. The historic road trace (18), stone house ruins (19), acequia route, rock wall/corral ruins (16, 17), and apple orchard remnant (20) are still able to contribute to the significance of the property under Criteria A and C as important landscape features and markers that help define the historic headquarters' grounds and augment the ability of the other extant features to convey a sense of historic time and place.]

These clarifications were confirmed with the NM SHPO office.

**DISTRIBUTION:**

**National Register property file**

**Nominating Authority (without nomination attachment)**

(Oct. 1990)

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM**

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OCT 22 2008

NAT. REGISTER OF HISTORIC PLACES  
NATIONAL PARK SERVICE

**1. NAME OF PROPERTY**

**HISTORIC NAME:** Park Springs Ranch Headquarters Complex

**OTHER NAME/SITE NUMBER:** Hacienda de San Juan Bautista del Ojito del Rio de las Gallinas; Gallinas Springs Ranch

**2. LOCATION**

**STREET & NUMBER:** 11.6 miles east of junction U.S. 84 and NM 451

**NOT FOR PUBLICATION:** N/A

**CITY OR TOWN:** N/A

**VICINITY:** Dilia

**STATE:** New Mexico

**CODE:** NM

**COUNTY:**

San Miguel

**CODE:** 047

**ZIP CODE:** 87701

**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.)

*Fredric Slick*

Signature of certifying official

*17 Oct 2008*

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):

Signature of the Keeper

Date of Action

*E.P. Jr.*

*11/28/2008*

**5. CLASSIFICATION**

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**OWNERSHIP OF PROPERTY:** Private**CATEGORY OF PROPERTY:** District

NUMBER OF RESOURCES WITHIN PROPERTY:	CONTRIBUTING	NONCONTRIBUTING
9		2 BUILDINGS
3		0 SITES
5		1 STRUCTURES
1		0 OBJECTS
	18	2 TOTAL

**NUMBER OF CONTRIBUTING RESOURCES PREVIOUSLY LISTED IN THE NATIONAL REGISTER:** 0**NAME OF RELATED MULTIPLE PROPERTY LISTING:** N/A

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**6. FUNCTION OR USE**

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**HISTORIC FUNCTIONS:**

DOMESTIC: single dwelling

COMMERCE/TRADE: department store (general store)

GOVERNMENT: post office

AGRICULTURE/SUBSISTENCE: agricultural field, animal facility, agricultural outbuildings (ranch)

DEFENSE: military facility (forage agency)

TRANSPORTATION: road-related

**CURRENT FUNCTIONS:**

DOMESTIC: single dwelling

AGRICULTURE/SUBSISTENCE: agricultural field, animal facility, agricultural outbuildings (ranch)

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**7. DESCRIPTION**

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**ARCHITECTURAL CLASSIFICATION:** Other: vernacular ranch dwellings and outbuildings**MATERIALS: FOUNDATION:** Stone; Concrete**WALLS:** Stone; Stucco**ROOF:** Tin**OTHER:** N/A**NARRATIVE DESCRIPTION** (see continuation sheets 7-5 through 7-25).

**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:** Agriculture; Architecture; Exploration/Settlement; Transportation**PERIOD OF SIGNIFICANCE:** 1861-1958**SIGNIFICANT DATES:** 1861; 1863-1867; 1912-1923; 1928-1930**SIGNIFICANT PERSON:** N/A**CULTURAL AFFILIATION:** N/A**ARCHITECT/BUILDER:** Whitmore, James Elias, builder**NARRATIVE STATEMENT OF SIGNIFICANCE** (see continuation sheets 8-26 through 8-68).

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**9. MAJOR BIBLIOGRAPHIC REFERENCES****BIBLIOGRAPHY** (see continuation sheet 9-69 through 9-76).**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:

**10. GEOGRAPHICAL DATA**

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**ACREAGE OF PROPERTY:** 69.3 acres**UTM REFERENCES**      Zone Easting      Northing      Zone Easting      Northing  
(see continuation sheet 10-77)**VERBAL BOUNDARY DESCRIPTION** (see continuation sheet 10-773)**BOUNDARY JUSTIFICATION** (see continuation sheet 10-77)

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**11. FORM PREPARED BY**

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**NAME/TITLE:** Meghan Bayer**ORGANIZATION:** University of New Mexico, School of Architecture  
and Planning**DATE:** March 12, 2008**STREET & NUMBER:** 1735 Griegos Road NW**TELEPHONE:** 505-247-1668**CITY OR TOWN:** Albuquerque**STATE:** NM**ZIP CODE:** 87107

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**ADDITIONAL DOCUMENTATION**

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**CONTINUATION SHEETS****MAPS** (see enclosed *Chaperito, N. Mex.*, USGS quadrangle map)**PHOTOGRAPHS** (see continuation sheet Photo-78 through Photo-81)**ADDITIONAL ITEMS** N/A

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**PROPERTY OWNER**

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**NAME:** Park Springs Limited Partnership**STREET & NUMBER:** Park Springs Ranch, P.O. Box 199**TELEPHONE:** 505-427-4540**CITY OR TOWN:** Anton Chico**STATE:** NM**ZIP CODE:** 87711

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**National Park Service**

## **National Register of Historic Places Continuation Sheet**

Section 7 Page 5

Park Springs Ranch Headquarters Complex  
vic. of Dilia, San Miguel County, New Mexico

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### **Description**

Located in San Miguel County in Northeastern New Mexico near the confluence of the Pecos and Gallinas Rivers at the site of a natural spring, the Park Springs Ranch Headquarters Complex is the site of historic land use by Native Americans and Spanish, Mexican and Anglo settlers, and has been a continuously used cattle ranch since 1860. The terrain is mostly flat or gently rolling with higher rolling hills to the south and high mesas about 10 miles to the north. Because of its strategic location near a reliable water source, remnants of a historic road (Resource 18) run along the north side of the ranch headquarters complex. The road was used as a transportation route by Comanche Indians, Spanish explorers, Mexican *ciboleros* and *comancheros*, the U.S. military, and freighters.

The ranch headquarters complex is organized by a cluster of residential buildings with ranch related outbuildings. Residential buildings are clustered on the southwest side of the headquarters complex near the hillside, with the main building (Resource 1) sited against the hill and adjacent to the natural spring. Residential buildings are one-story, stone structures, sometimes stuccoed in light tan, with little or no ornamentation. The boundary of the nominated ranch headquarters complex encompasses approximately 69 acres and includes 18 contributing resources (9 buildings, 6 structures, 2 sites and 1 object).

Originally constructed in 1860 by an Anglo husband and Hispana wife, the main residential building is an L-shaped, one-story, stuccoed, tabular stone building. Reflecting a hybridization of Hispano and Anglo architectural influences, the house primarily uses the vocabulary of the Northern New Mexican Hispano architectural tradition and introduces American vernacular design patterns. This hybridization was fairly typical in the region at the time as Anglo and Hispano cultural frontiers met in Northeastern New Mexico. Ranch outbuildings are located to the northeast of the main residential building and are also stone structures, often un-stuccoed. In addition to these resources, several structures have been constructed to protect and profit from the natural spring, including an earthen dam (Resource 14) that forms a small pond adjacent to the residential cluster. South of the residential cluster are the remnants of an apple orchard (Resource 20), planted by the original owner, and the ruins of a stone house (Resource 19).

The property is in excellent condition, and the site and its buildings have undergone only minor alterations since 1861. Since the period of significance (1861-1958), the ranch headquarters complex has had no major alterations. The ranch headquarters complex possesses a high historic integrity of location, design, setting, materials, workmanship, feeling and association.

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Park Springs Ranch Headquarters Complex  
vic. of Dilia, San Miguel County, New Mexico

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### ***Setting and Spatial Organization***

The Park Springs Ranch Headquarters Complex is located in the semi-arid climate below the Canadian Escarpment in Northeastern New Mexico near the confluence of the Pecos and Gallinas Rivers, approximately 12 miles east of U.S. Highway 84 and 18 miles north of Interstate 40. From U.S. Highway 84, heading east, a privately-maintained dirt road leads to the ranch headquarters complex, nestled below a hillside. The ranch headquarters complex is located one mile west of the Gallinas River, which meanders in a north-south direction, at the site of Gallinas Springs, a natural spring that provides reliable water year-round.

The area surrounding the ranch headquarters complex is gently rolling terrain with higher rolling hills to the south and high mesas about ten miles to the north. The surrounding land use is range for the Park Springs Ranch. The native grasses are mainly blue grama, sideoats grama and buffalo, which are all short grasses with high protein content that are excellent for both livestock grazing and wildlife.

The ranch headquarters complex represents a clustering of residential buildings (Resources 1 through 5) with ranch-related outbuildings (Resources 6 through 9) (Figure 7-1). Residential buildings are clustered on the southwest side of the headquarters complex near the hillside, with the main building sited against the hill and adjacent to the natural spring. Residential buildings are one-story, stone structures, sometimes stuccoed in light tan, with little or no ornamentation. Ranch outbuildings are located to the northeast of the main residential building and are also stone structures, often un-stuccoed.

### ***Response to the Natural Environment***

The location of a natural spring at the Park Springs Ranch Headquarters Complex was an environmental determinant for human occupation long before ranching activities began. Water is a scarce resource in New Mexico and its presence has a significant cultural, social and economic impact on human activity and settlements. For those occupying and traveling across this landscape, water can not be taken for granted. This site's historic land use by Native Americans and Spanish-Mexican settlers and its current use as ranch headquarters are directly related to the presence of a reliable source of water.

### **East Dam (14) (Photos 21, 22)**

Southwest of the cluster of residential and outbuildings are two earthen dams that have been constructed to confine water from Gallinas Springs. The east dam runs south from the main residential building forming a small pond. The east dam is approximately 400 feet long and 15 feet tall. This dam forms the eastern and southern edge of the pond. Thick cattails line the western and southern edges of the dam

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Park Springs Ranch Headquarters Complex  
vic. of Dilia, San Miguel County, New Mexico

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along the pond. James E. Whitmore constructed the east dam in the 1860s. Photographs from the 1880s show heavy vegetation along the eastern edge of the dam.

### **Acequia**

Extending from the east side of the pond is the remnant of an *acequia*, or irrigation ditch, that was constructed by James E. Whitmore during the 1860s to water an apple orchard and domestic gardens south of the main residential building. According to recollections from Whitmore's grandchildren, the stone-lined *acequia* ran from the spring along the southern edge of the courtyard and was lined by several large cottonwood trees. Several household functions were centered near this *acequia*. A washroom with a stone floor was built around the *acequia* so that the cool water in the ditch ran swiftly through the room. Another room with a wooden floor was built over the *acequia* and housed a loom. After harvesting, apples were stored here and used to make apple cider. (These two rooms are no longer extant.) An abandoned cast iron irrigation gate marks the head of the old ditch. The gate was manufactured by C.D. Butchart of Denver, CO and was patented in 1905. The *acequia* was used until around 1960, when W.O. Culbertson reengineered the wastewater system for the main residential building. Culbertson installed an underground pipe along the *acequia*'s course and rerouted the water to flow through the pipe. Today, an indentation where the *acequia*'s path ran is clearly visible on the ground. Several mature elm trees line this path. The former *acequia* alignment is a feature of the landscape which neither contributes nor distracts from the historical significance of the ranch headquarters complex.

### **West Dam (15) (Photo 23)**

A second earthen dam marks the west edge of the ranch headquarters complex. The west dam was constructed prior to 1928. The west dam is approximately 900 feet long and 35 feet tall. This dam prevents flooding at the headquarters complex and protects Gallinas Springs and the pond from erosion and the accumulation of debris and silt in the water. The dam also allows water to be collected on the west side of the pond, which puts pressure on the springs and recharges the groundwater. A spillway is located on the southern end of the west dam to drain excess water that accumulates in the pasture. When W.O. Culbertson purchased the ranch in 1950, the west dam had washed out. Culbertson discovered that it had not been properly engineered when it was originally built and that the spillway was higher than the top of the dam. Culbertson rebuilt the dam by increasing its height, moving its southern edge about 40 feet farther south and digging out the spillway in the late 1950s or early 1960s. The original southern boundary of the west dam is still extant. It is approximately 15 feet tall and is overgrown with juniper trees. The dam includes sufficient integrity of location, design, materials, setting, feeling and association to contribute to the historical significance of the ranch headquarters complex.

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Park Springs Ranch Headquarters Complex  
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### ***Boundary Demarcation***

The ranch headquarters complex is generally bounded on the north by a dirt road leading from U.S. Highway 84, on the east by a fence line, on the south by the remnants of rock corral, and on the west by an earthen dam.

### **Fence Lines**

Several fence lines at the ranch headquarters complex separate various uses and functions. A barbed wire fence with wooden posts runs in an east-west direction along the dirt road leading into ranch headquarters, past the northern end of the west dam and through headquarters where it intersects with a north-south fence at the feed barn (Resource 6). This fence line runs west from the ranch headquarters complex outside of the nominated area and is generally located along the boundary between the Antonio Ortiz and Preston Beck land grants. It is unknown if the fence's alignment through the headquarters complex, within the nominated area, is in its historic location.

A wire mesh fence with a steel frame runs along the eastern edge of the big barn (Resource 8) and extends north beyond the ranch headquarters complex. A barbed wire fence with metal poles runs along the northeastern edge of the apple orchard. This fence ends near the chicken coop (Resource 3), where a wooden post-and-rail fence begins and forms the northwestern boundary of the apple orchard. A barbed wire fence extends from the southeastern end of the pond and forms the boundary between the apple orchard and the south pasture. A barbed wire fence with wooden posts runs along the eastern edge of the west dam.

### **East Rock Wall/Corral (16) (Photo 24)**

Remnants of the first course of a rock wall or corral extend from the southern end of the fence adjacent to the big barn. The rock wall runs approximately 500 feet east where it forms a corner and extends 50 feet north. Many of the rocks have been cut to form straight edges. The size of the rocks vary, some measuring as large as 24" by 36." In some places two or three courses of the wall are visible but the rocks have fallen adjacent to the wall. This wall was likely built by James E. Whitmore, who used rock walls instead of fencing to form boundaries for his pastures. The rock wall runs along the general alignment of the historic road and may have formed the northern edge of the roadbed. Despite some loss of stone, this resource contributes to the historical significance of the ranch headquarters complex.

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Park Springs Ranch Headquarters Complex  
vic. of Dilia, San Miguel County, New Mexico

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### **South Rock Wall/Corral (17) (Photo 25)**

Remnants of a second rock wall or corral form the southwestern corner of the nominated property. This rock wall extends southeast from the southern boundary of the west dam, approximately 1,500 feet and then turns east and runs for another 300 feet. As the wall extends from the west dam, there is only one course of the wall remaining. The wall runs toward a hillside and along the edge of it, and in several places, five or six courses of the wall are still extant between large boulders on the hill. The southern arm of the wall is one to two courses high. This rock wall is visible in photos from 1880 and was originally built by James E. Whitmore to confine irrigated land from grazing land. Despite some loss of stone, this resource contributes to the historical significance of the district.

### ***Circulation Networks***

A privately maintained dirt road leads from U.S. Highway 84 approximately 12 miles east to the ranch headquarters complex. At the headquarters complex, there is a series of informal roads/paths leading to each outbuilding and residential cluster.

### ***Vegetation***

On the west edge of the pond, near the spring house (Resource 10) and along the west dam, eight to ten mature cottonwood trees form a natural wind break for the ranch headquarters complex. This area is heavily wooded with willow, piñon and juniper trees.

### **Apple Orchard (20) (Photo 29)**

A wooden post-and-rail fence runs along the south side of the old *acequia*, separating the remnants of the apple orchard from the main residential building. In the 1860s, James E. Whitmore planted an apple orchard southeast of the main residential building, which was watered by the *acequia* running east from Gallinas Springs. This was probably one of the first things he did on the property. He sold the apples and made cider as a commercial enterprise. Today, there are eight trees left in the orchard. Apples from the remaining trees are still used by the current property owners. The orchard, despite its loss of trees, contributes to the significance of the property and still communicates its original function.

### **South Pasture**

Located southwest of the apple orchard and separated by a barbed wire fence, is the south pasture, a small portion of which is located within the nominated boundary. The vegetation in this pasture consists

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Park Springs Ranch Headquarters Complex  
vic. of Dilia, San Miguel County, New Mexico

of native grasses, mainly blue grama, sideoats grama and buffalo, which are all nutritional grasses ideal for cattle grazing. The pasture is a feature of the landscape which neither contributes nor distracts from the historical significance of the ranch headquarters complex.

### ***Buildings, Structures and Objects***

#### **Hacienda (1) (Photos 1-7)**

The main residential building is the hacienda.<sup>1</sup> The hacienda is an L-shaped, one-story, stuccoed, tabular stone building with load bearing masonry walls and a pitched roof. The hacienda was constructed by James E. Whitmore and his Hispana wife Barbarita Marquez in 1860 and rebuilt in 1864, after a fire destroyed all or part of the house in 1863. Reflecting a hybridization of Hispano and Anglo architectural influences, the hacienda primarily uses the vocabulary of the Northern New Mexican Hispano architectural tradition and introduces American vernacular design patterns. Hispano elements include the L-shaped, one-room deep, linear floor plan; recessed windows and doors; the use of modular, single rooms as building blocks; a corner fireplace (*fagon*) in the *sala*; and siting the building against a hillside, facing southeast for passive solar gain and protection from winter winds. Anglo influences include the mid-wall location of fireplaces; provincial Greek detailing, including pedimented lintels above the windows and doors; and the use of milled lumber. This hybridization was fairly typical in the region at the time as Anglo and Hispano cultural frontiers met in Northeastern New Mexico.

The hacienda forms a southeast facing L-shape oriented toward a courtyard, reflecting the courtyard house ideal of creating an enclosed *placita* as rooms are gradually added on to the house. The courtyard is enclosed by a four-foot high un-stuccoed stone wall, which was constructed between 1928 and 1937 and originally un-stuccoed. The hacienda is set into a hillside, and this, along with the southeast facing L-shape, represents a response to climatic conditions by providing the house with passive solar gain and protecting it from northern winter winds.

The principal façade of the house faces the courtyard, but there is no main entrance to the house. Most rooms facing the courtyard have an exterior door that opens to an outdoor circulation porch. There are six wooden, vertical plank doors on the principal façade. These doors, along with the fourteen wood frame eight-light casement windows facing the courtyard, are recessed approximately two feet. The southeast side of the L-shape has a Spanish Pueblo Revival Style *portal* that was added to the house in the mid 1920s. The *portal* projects approximately fourteen feet from the house to create an outdoor circulation corridor lined concrete slab. The corridor was originally lined with local sandstone, which

<sup>1</sup> Although this building would have been historically known as a rancho, current property owners use the term hacienda.

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was replaced in 2000. The *portal* is stuccoed to match the house and has eight long, arched openings to the courtyard. The *portal* has wooden *vigas* and functional *canales*. The interior of the courtyard is landscaped with turf and has three large Elm trees and a sculpture of by T.D. Kelsey entitled *Hell or High Water* (2001), which does not detract from the historical character of the space.

The hacienda is stuccoed in light tan. The steep-pitched roof is made of corrugated metal. The house has seven interior chimneys, five of which are made of brick and two of which are made of stone. The doors and windows on the west and north façades are also recessed. Because the house is set into the hillside, the base of the windows on the north side is at grade.

Although the L-shape pattern is largely intact, some additions to the hacienda since 1937 vary slightly from this pattern. A bathroom with a shed roof projects approximately ten feet from the west side of the house on the southern most room. A small, flat roofed building near the northwest corner of the house, connected to the hacienda by a breezeway, was constructed for the generator. The hacienda now has electricity, and this building has been abandoned. To the east of the generator building a small sunroom protrudes from the house. The sunroom is flat roofed and has a front porch with a shed roof. This room was used as the ranch office by W.O. Culbertson and H.A. Thomson. An additional bedroom, bathroom and storage room was added to the hacienda on the northwest corner. This addition has a shed roof. Finally, at the end of the south-facing arm of the L-shape, an enclosed eating porch with windows and a shed roof has been constructed. With the exception of the eating porch, which has wood siding and is painted dark brown, each of these additions has been stuccoed to match the hacienda and uses compatible roof materials. Although these additions create protrusions from the L-shape, they do not differ greatly from the original design of the house and preserve the underlying spine of the hacienda.

On the west side of the house, a stone wall encloses a small area. The wall is approximately three feet high and heavily overgrown with brush on the north side. This wall is the remnants of an enclosed corral that James E. Whitmore built in the 1860s.

The interior rooms of the house are square or rectangular and function as modular building blocks, allowing for the possibility of expansion as the family grows. In order to achieve the L-shape design, the house is one-room deep. It is likely that the house was built incrementally and that the original room, or starting point for the house, was the room located on the south end of the east-facing arm of the house, nearest to Gallinas Springs. This room would have functioned as a multipurpose room, or *sala*. The room is a rectangular with an adobe *fagon*, a relatively shallow corner fireplace. Although the Spanish introduced adobe bricks after 1600, building technology in colonial New Mexico didn't include arches or domes, and construction was flat roofed. The one form where it is common to see arches isn't architectural but in the domestic use of *fagons* and *hornos*, beehive ovens. Adjacent to

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the *sala* is a small room with an exterior door opening to the courtyard. The west side of this room also had an exterior door at one time, allowing access between the courtyard and the west side of the house. This covered passageway functioned like a *zaguan* to allow animals and equipment to move from the courtyard to the enclosed corrals on the west side of the hacienda. Recollections from James E. Whitmore's grandchildren indicate that the room directly north of the covered passageway was the kitchen, flanked on the north side by the dining room. The house has no hallways, and rooms are connected through interior doors located in each room. With the exception of the *sala*, the fireplaces throughout the rest of the house are located mid-wall, which was a typical practice by Anglo-Americans in the 1860s.

### **Evolution of Hacienda**

Changes to the property since Whitmore's original construction have largely preserved the original footprint and have added features that were typical of construction patterns in Northern New Mexico, mainly the addition of the pitched roof and Spanish Pueblo Revival Style *portal*. Photographs from the 1880s show the L-shaped house un-stuccoed (Figure 7-2). The house is flat-roofed and has provincial Greek Revival detailing, including pedimented lintels above the windows and doors. Whitmore had an enclosed corral with an open animal shed adjacent to the house on the west side. The casa-corral is a combined residential-farm building that was typical in Northern New Mexico. Diagrams drawn by Whitmore's grandchildren show that this enclosed area housed a chicken coop, tack room, grain storage and parking for the wagons and buggies and was connected to the courtyard by a covered passageway, or *zaguan*.

Between 1913, when Whitmore's widow sold the property, and 1923, a pitched roof with gabled ends was laid down over the existing flat roof. Photographs from 1923 also show that the enclosed corral and outbuildings adjacent to the house on the west side had been removed.

Between 1928 and 1930, when Joe B. Matthews and O.W. Mansfield owned the ranch, the house was stuccoed, the window and door frames were recessed and the pedimented lintels were removed and a rock wall was built on the south and east side of the L-shaped house to create an enclosed courtyard (Figures 7-3 & 7-4). This was also the period when the Spanish Pueblo Revival style *portal* with wooden *vigas* and *canales* was added to the hacienda. A common pattern in Northern New Mexico is the addition of a pitched roof onto an existing flat roofed house followed by the construction of a *portal*. The removal of the provincial Greek Revival detailing, the creation of an enclosed courtyard and the addition of the *portal* are significant because these changes reflect a new Southwest historicism, which became popular in the 1910s in New Mexico and attempted to wrap a building in local history. This movement strived to create a regional image through picturesque architectural elements. Matthews and

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Mansfield also created an indoor circulation network by putting doors between each of the rooms. Prior to this time, each room only had an exterior door that opened onto the courtyard.

Additionally, Matthews and Mansfield modernized the hacienda by installing indoor plumbing, three bathrooms and a generator. The generator was housed in a small outbuilding on the northwest corner of the hacienda. A bathroom was installed on the west side of the *zaguan*, eliminating the exterior door leading to the casa-corral. A small sunroom was added on the north side of the house and a screen porch with a shed roof was constructed on the eastern end.

Between 1950 and 1983, an additional bathroom was added onto the west side *sala*, the screen porch was rebuilt to add windows and the bathrooms were remodeled. In the mid-1960s, the generator was replaced with electricity from the Mora San Miguel Electric Coop.

Since the current owners purchased the property in 1983, they have rebuilt the *portal* replacing deteriorated materials in kind, remodeled the kitchen and bathrooms, replaced the tin on part of the roof and repaired plaster on the interior and exterior.

Today, the hacienda retains its residential function as a guesthouse for the current property owners' family and friends. The current property owners reside in a house outside the nominated property.

### **Playhouse (2) (Photo 8)**

A small stone building, which was constructed as a playhouse, is built into the stone wall that encloses the courtyard of the hacienda. The playhouse is a one-story, one-room tabular stone structure with a medium-pitched roof and one interior metal stove pipe chimney. A full-width front porch on the playhouse faces the hacienda. The only entrance to the playhouse is through a wooden, two-leaf door on the north façade. The playhouse has four wooden, 2/2 fixed windows. H.A. Thomson constructed the playhouse with its principal façade over the wall that encloses the courtyard in 1947 for his granddaughter who had survived bombings in London during World War II. She was invited to recover from her trauma at the ranch. After the W.O. Culbertson family purchased the ranch in 1950, Mrs. Culbertson used the playhouse as a schoolhouse for their two children. The playhouse is currently used as a garden shed.

### **Chicken Coop (3) (Photo 9)**

Southeast of the hacienda, and south of the fence line enclosing the apple orchard, is a one-story, one-room adobe brick building with a shed roof that was constructed as a chicken coop. The chicken coop is

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the only adobe building at the ranch headquarters complex. Two one-foot square openings at the base of the south side of the building allowed chickens to enter. The chicken coop has one wood, vertical plank door and one wood frame, four-pane vertical awning window, both on the south façade. The chicken coop was constructed between 1937 and 1950 by H.A. Thomson, who raised chickens for domestic use. W.O. Culbertson used the chicken coop to house exotic pheasants, and today, the building is used as a workshop and crafts room. A new roof was installed in 2004, and a concrete floor was added in the early 1990s.

### **Big Bunk House (4) (Photos 10, 11)**

Directly north of the chicken coop is the big bunk house. The big bunk house is a one-story, stuccoed stone building with mud chinking consisting of three rooms. The building has a shed roof with a parapet on the north, east, and west sides of the house. All of the windows and doors were replaced in 1992 and are predominantly wood or aluminum clad exterior. Two adobe brick buttresses on the south side of the building were installed to stabilize the building by W.O. Culbertson after he purchased the property in 1950. Like the hacienda, the big bunk house has several elements of traditional Hispano linear form including a one-room deep design; rooms that act as modular units to be accreted upon as needed; the absence of interior hallways; a *fagon* in the main room; recessed doors and windows; an exterior door in each room that opens onto the courtyard; and a protected courtyard on the north side enclosed by a wooden fence of jacal construction.

The construction date of the big bunk house is unknown, but it is visible in a 1923 photo. It is possible that it was constructed by James E. Whitmore as housing for extended family, as his daughters married and their husbands stayed and worked on the ranch. When Joe B. Matthews and O.W. Mansfield purchased the ranch in 1928, the west end of the big bunk house had bars on the windows and had been used as a jail to hold prisoners in transit between Fort Sumner and Las Vegas. Between 1928 and 1937, indoor plumbing was installed in the big bunk house. Between 1950 and 1970, an addition was constructed on the south side of the building for a laundry room. The building is still used to house year-round ranch employees. Despite the changes to the windows, the building possesses sufficient integrity of original materials and design to contribute to the historical significance of the ranch headquarters complex.

### **Little Bunk House (5) (Photo 12)**

East of the big bunk house is the little bunk house, a one-story, one-room stone building that was used to house cowboys and ranch employees. The little bunk house has a low-pitched shed roof and two interior metal stove pipe chimneys. A wooden, one-leaf door on the east façade is the only entrance to the

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building. The building has four metal casement, picture windows on the north and south façades. An indoor bathroom was installed in the early to mid 1950s, and the door and windows were replaced in 1992. This building was constructed by H.A. Thomson between 1937 and 1950 and is now used for guest housing. In spite of alterations, the bunk house maintains sufficient integrity of original materials and design to contribute to district.

### **Feed Barn (6) (Photo 13)**

Resources 1 through 5 represent the residential clustering of buildings. The ranch related outbuildings are located northwest of this cluster. Approximately 250 feet north of the little bunk house is the feed barn. The feed barn is a one-story, un-stuccoed tabular stone building with a medium-pitched, corrugated metal roof with gabled ends. A set of corrugated metal, two-leaf sliding doors on the south side of the barn provide the only entrance. The building has one two-leaf, sliding corrugated metal window on the north façade, which was added in the 1970s. An identical set of doors on the north side of the building was removed, and the opening was sealed off after 1950. H.A. Thomson constructed the feed barn between 1937 and 1950. The building retains its original use.

### **Repair Shop (7) (Photo 14)**

A repair shop is located directly west of the feed barn. The repair shop is a one-story, stuccoed stone building. The repair shop was originally constructed with a flat roof prior to 1928. A medium-pitched, corrugated metal roof with gabled ends was added by W.O. Culbertson in the mid-1960s. Wooden canales on the east and west sides of the building are still present. The entrance to the repair shop is on the south side through a set of wooden, two-leaf, sliding vertical plank doors. A recessed, wood frame, ten-pane vertical window is located on the north side of the building. An open shed structure constructed of corrugated metal is attached to the repair shop on the east side. The repair shop is currently used as a maintenance shop for all ranch equipment and vehicles. It houses the welder, tools, and repair equipment.

### **Big Barn (8) (Photos 15, 16)**

About 200 feet north of the feed barn and repair shop is the big barn, a one and a half-story tabular stone structure with a steep-pitched, corrugated metal roof. The main entrance to the barn is located on the south side with wooden, two-leaf, vertical plank sliding doors, which were installed in the 1960s. To the east of the entrance, a wooden jacal fence encloses a corral for horses and a circular pen, also constructed of jacal. The jacal fences were installed in 1996. Behind the big barn, on the north side, a

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rectangular rock wall encloses a pen for horses. W.O. Culbertson added a cement block tack room to the big barn on the northeast corner in the 1970s. The tack room is partially stuccoed.

The earliest photo of the big barn is dated 1923, however, John Whitmore, James E. Whitmore's son, refers to the construction of a big new barn in his 1895 diary. Unlike the other ranch related outbuildings, the interior of the big barn has wooden *vigas*, which may suggest that it was constructed before the other barns. The big barn originally had a flat roof, and a tin roof with wooden gabled ends was added by 1923. The gabled ends were stuccoed in 2001. Today, the Big Barn is used for everything needed for the ranch's horses. It is storage for hay and horse feed and houses the tack room.

### **Well Equipment House (9) (Photo 17)**

Located west of the big barn and near the entrance to the ranch headquarters complex along the dirt road leading from U.S. Highway 84, is the well equipment house, a noncontributing resource. The well equipment house is a one-story, tabular stone building with a shed roof and a full length porch along the principal façade, which faces south. A wooden, one-leaf plain door on the south side of the building is the only entrance. The building has three metal casement picture windows. According to historic photos, the well equipment house was constructed before 1923. Although it was originally constructed to house equipment for the wells at the headquarters complex, the building was remodeled in 1992 and is now used as guest housing. During the 1992 remodel, the porch was added and the two window openings on the south side of the building were made larger and an additional opening was added on the north side. Because of these alterations, the well equipment house is a noncontributing resource.

### **Spring House (10) (Photo 18)**

Resources 1 through 9 comprise a cluster of residential and ranch related outbuildings. To the west of this cluster, near the base of the earthen dam is the spring house, which is a one-story, one room stone building with a shed roof. The spring house was constructed on top of Gallinas Springs to protect the only water source for the ranch headquarters complex. The building has one vertical plank, wood door and one fixed, 2/2, wood frame window, both on the east façade. The spring house is surrounded by heavy brush and large cottonwood trees. The spring house was constructed by James E. Whitmore between 1860 and 1890. The building continues to be an integral part of the ranch headquarters complex containing the water system and submersible pumps for the entire headquarters complex.

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### **Water Tank (11) (Photo 19)**

On top of the hill behind the northwest corner of the hacienda is an abandoned stone water tank. The water tank is an uncovered, circular structure made of tabular stone with concrete lining and a concrete foundation. The water tank was constructed in 1928. At one time it had a windmill on top of it to pump water from Gallinas Springs. It was likely abandoned before 1950 when indoor plumbing was installed in the hacienda. It currently serves no function.

### **Lookout Rock (12) (Photo 20)**

To the east of the water tank, near the alignment of the historic road, is lookout rock. Lookout rock is located at the top of the hill behind the hacienda and provides a view looking out over the south end of the ranch headquarters complex toward the Gallinas River and the historic river crossing. Inscriptions have been carved into the rock, including names of area ranchers.

### **Airplane Hangar (13)**

Located approximately 500 feet east of the ranch headquarters is the airplane hangar, which is a noncontributing resource that was constructed in the 1950s by W.O. Culbertson. The airplane hangar is a one-room corrugated metal shed structure with an open façade facing east. The building was used as an active airplane hangar until January 2006, when the current property owner sold his plane. Today, it is used for storage.

### ***Archeological Sites***

As a transportation nucleus used by Comanche Indians, Native Americans, Spanish explorers, and Mexican hunters and traders and as the location of a natural spring, it is likely that historic settlements and evidence of historic land use exist at the site of the ranch headquarters complex. The following sites contribute to the historical significance of the ranch headquarters complex.

### **Historic Road (18) (Photos 27, 28)**

Historically a road ran in an east-west direction and down the hill behind the main residential building and adjacent to the ranch headquarters complex (Figure 7-5). This road ran southeast from Las Vegas, NM to Gallinas Springs and east from the ranch headquarters complex to cross the Gallinas River at the Gallinas River Crossing, about a mile east of the ranch headquarters complex. The road was used as a transportation route by Comanche Indians, Spanish explorers, Mexican *ciboleros* and *comancheros*, U.S.

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military and freighters (see discussion in Section 8). This historic road has been known as the Quitaque Trail by Mexican hunters and traders; the Fort Smith Road by the U.S. military; and the old Las Vegas Road by New Mexican Hispanos.

As the road approached ranch headquarters, it ran generally along the alignment of the dirt road that is currently used to enter headquarters. Near the northern end of the west dam, the road headed southeast toward the water tank (Resource 11) and down the hill directly behind the main residential building). This section of the road was used to enter the ranch headquarters complex until the late-1950s when the road was rerouted to its current location north of the hill behind the main residential building.

The only remaining visible evidence of the roadbed is on the hillside behind the main residential building. The hill is graded for the road, although rockslides have covered the path making the road totally impassable. This is the only section of the historic road that is included as a contributing resource. This relic section of historic road network is approximately 300 feet long and 15 feet wide and is considered a contributing archaeological site.

#### **Stone House (19) (Photo 28)**

Ruins of a stone building that was used as a house, or possibly a schoolhouse, are located south of the apple orchard. The building was a one-room, stone building with mud chinking that was constructed by James E. Whitmore. Today, the walls of the ruins range from approximately one to four feet tall. Most of the stones that have fallen off the walls of the house have been reused for other projects and buildings at the ranch headquarters complex. The building was originally built as a house for Whitmore's daughter and her husband and may have also been used as a school house. A 1930 photograph shows that the building was already in ruins by that time.

#### ***Historical Integrity***

The Park Springs Ranch Headquarters Complex possesses a high level of historic integrity. The ranch headquarters complex possesses integrity of location, design, setting, materials, workmanship, feeling and association. Most buildings retain their original use, including the hacienda, big bunk house, the spring house and the barns and, in the case of the ranch outbuildings, also continue to actively contribute to the working cattle ranch. During the period of significance (1861-1958), the main residential building underwent alterations that were typical of traditional construction patterns in Northern New Mexico, and the ranch related outbuildings had minimal changes. Since the period of significance, the ranch headquarters complex has had no major alterations.

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Since the founding of the ranch by James E. Whitmore, the removal of buildings has been minor. The corral that was adjacent to the hacienda during Whitmore's tenure was removed by 1923. The *acequia* system has been abandoned, and the two rooms that Whitmore had constructed over it, south of the hacienda, have been demolished. Although it is still extant, the apple orchard has not been maintained. The stone house in the orchard was abandoned and is now in ruins. These alterations and changes to the ranch headquarters complex do not significantly affect the property's integrity.

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##### **Contributing Buildings**

Hacienda (Resource 1)  
Playhouse (Resource 2)  
Chicken Coop (Resource 3)  
Big Bunk House (Resource 4)  
Little Bunk House (Resource 5)  
Feed Barn (Resource 6)  
Repair Shop (Resource 7)  
Big Barn (Resource 8)  
Spring House (Resource 10)

##### **Contributing Structures**

Water Tank (Resource 11)  
East Dam (Resource 14)  
West Dam (Resource 15)  
East Rock Wall/Corral (Resource 16)  
South Rock Wall/Corral (Resource 17)

##### **Contributing Sites**

Historic Road (Resource 18)  
Stone House Ruins (Resource 19)  
Apple Orchard (Resource 20)

##### **Contributing Objects**

Lookout Rock (Resource 12)

#### **Noncontributing Resources**

##### **Noncontributing Buildings**

Well Equipment House (Resource 9)  
Airplane Hangar (Resource 13)

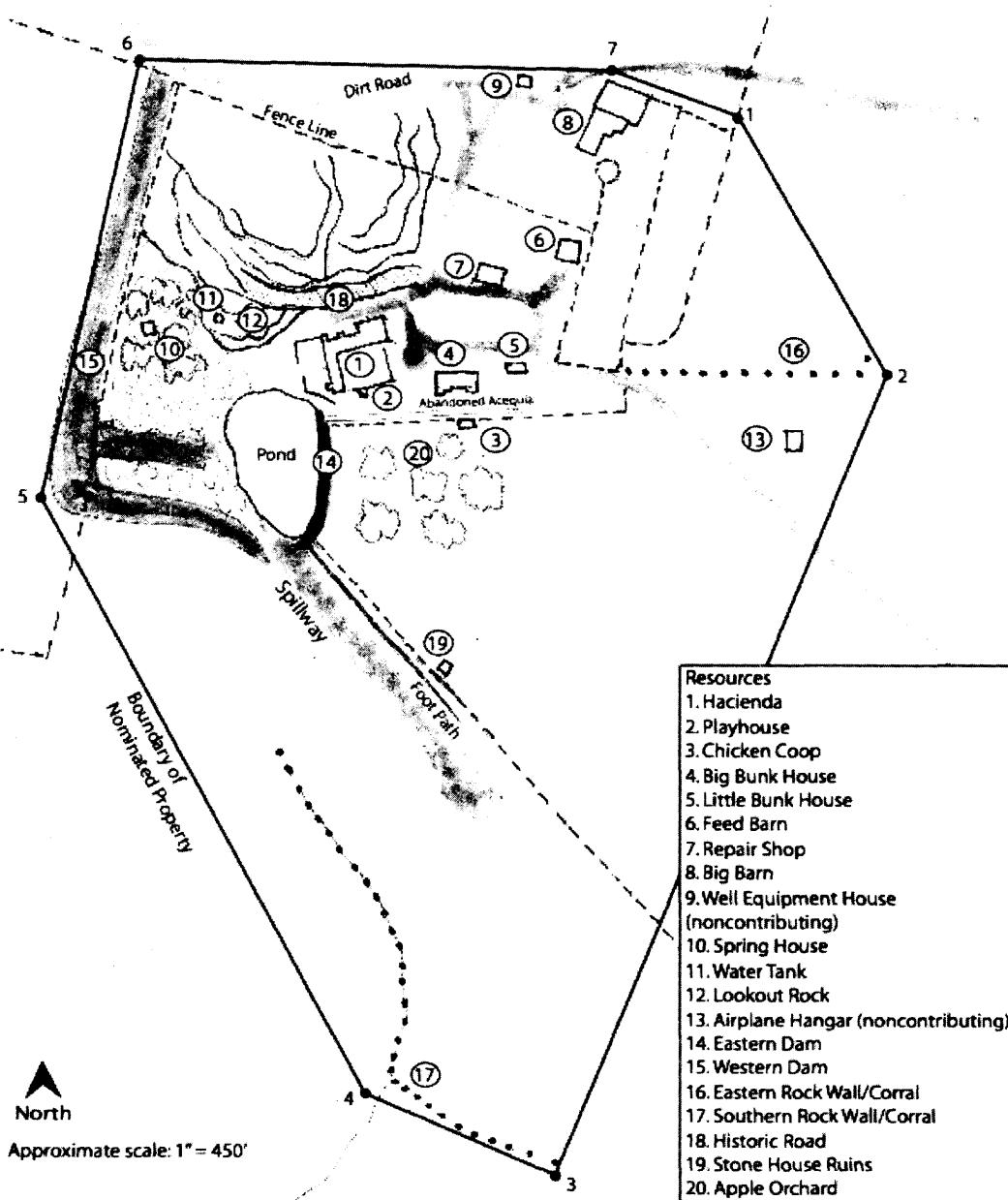
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Figure 7-1: Property Sketch Map



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**Figure 7-2: Gallinas Springs Hacienda, c.1880s**



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**Figure 7-3: Park Springs Ranch Headquarters, 1930**



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**Figure 7-4: Park Springs Ranch Headquarters, 1930**



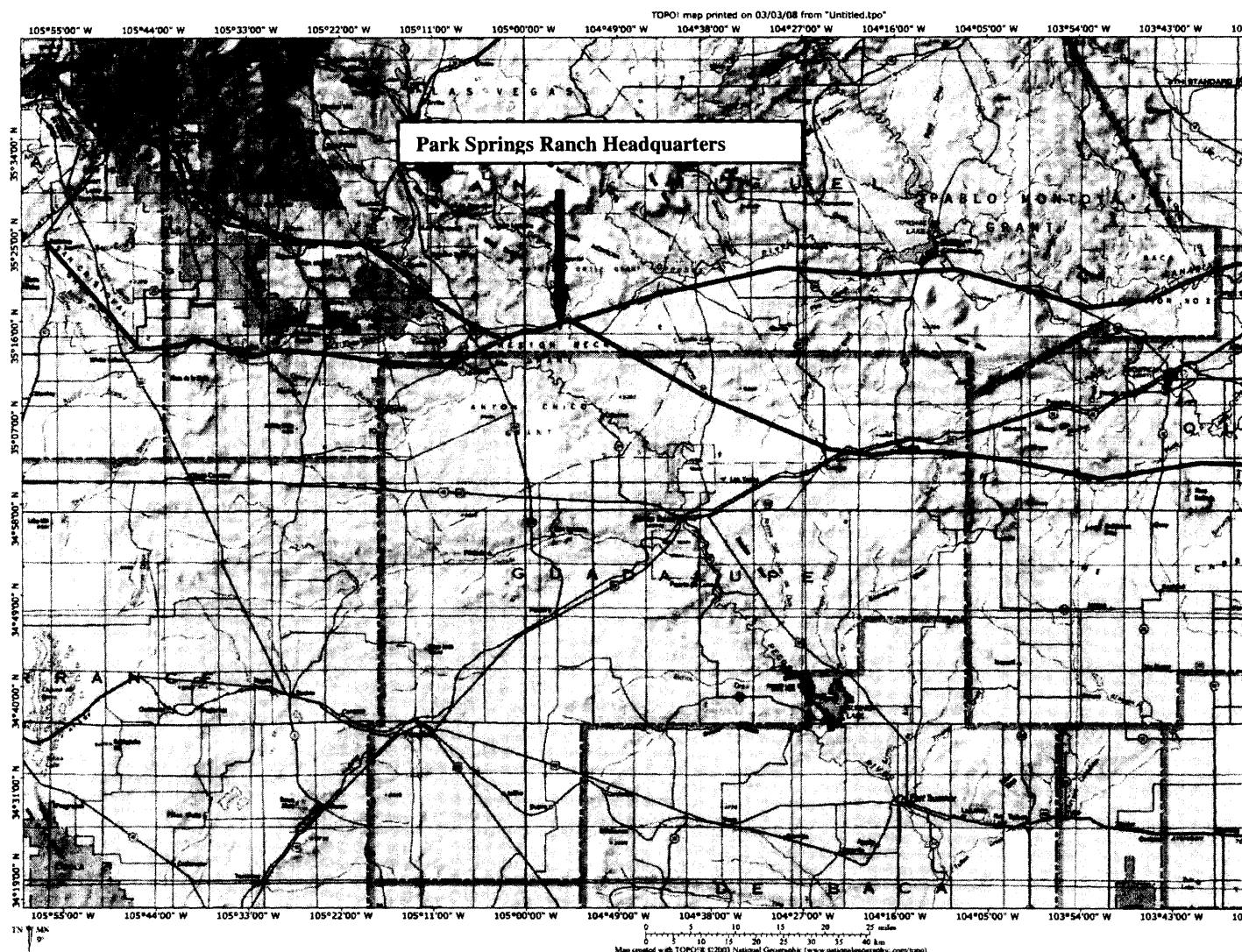
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**Figure 7-5:** Approximate alignment of the Historic Road in the vicinity of the Park Springs Ranch



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### **Significance**

Situated in Northeastern New Mexico at the site of Gallinas Springs, the Park Springs Ranch Headquarters is historically significant for its location along a historic transportation and trade route, as the home of early Hispano<sup>2</sup> and Anglo ranchers, and as a representative Anglo-Hispano hybrid ranch headquarters complex. The ranch headquarters' strategic location near reliable water sources made it a primary transportation nexus in the lower Gallinas River basin. Native Americans developed a series of trails in the area that followed natural springs, creeks and rivers through the most passable terrain, which facilitated east-west trade between the Rio Grande Valley and the *Llano Estacado*.<sup>3</sup> Two of these historic trails join east of the ranch headquarters, pass Gallinas Springs and cross the Gallinas River within one mile of Park Springs Ranch headquarters. The first documented European use of these trails is by Spanish explorer Juan de Oñate, whose expedition crossed the Gallinas River at Gallinas Springs in 1601. As Hispano settlement spread east of Santa Fe and north along the Pecos River around 1800, the route was used by *ciboleros* and *comancheros*.

In 1823, Santa Fe *reco* Juan Estevan Pino received a private land grant near the confluence of the Pecos and Gallinas Rivers, which encompassed Gallinas Springs. Pino immediately set up a large-scale sheep and cattle operation, encroaching upon the grazing lands of surrounding community land grants and reflecting the struggle in Northern New Mexico between subsistence farmers and entrepreneurial interests. Typical of the manipulation, deceit and fraud during the territorial period when land grants came under the

<sup>2</sup> The term Hispano is one of several terms used to refer to the early Spanish settlers of New Mexico and their descendants. Other terms include *Mestizo*, Mexican, *Mexicano*, Spanish-American, Chicano, and Hispanic. Author Richard Nostrand uses the term Hispano to refer to the early colonists of New Mexico and their descendants, including Spaniards born in Spain and New Spain, *mestizos* who were the product of Spanish and Mexican miscegenation in New Spain, Indians, and mulattos. In New Mexico, Hispanos intermixed with Pueblo Indians and nomadic Indians. During the Spanish period (1598-1821) New Mexicans called themselves Spanish, which included the *mestizo* majority. During the Mexican period (1821-1846), New Mexican Hispanos generally called themselves Mexican, identifying with other Mexicans who lived in Mexico. In the eyes of Anglo men, who arrived in New Mexico during the Mexican period, it was preferable to be Spanish, but most Hispanos continued to use the term Mexican. After the American occupation of New Mexico, a new label of Spanish-American was used, which caught on by 1874. Spanish-American is used by Hispanos when speaking English; when speaking Spanish, the term is *mexicanos*, which means does not mean Mexicans. Those using the term Spanish-American sought to differentiate themselves from the subordinate status of being Mexican in the eyes of the Anglos and to dissociate themselves from the large number of Mexican immigrants arriving in the Territory. By the 1920s, Spanish-American was widely entrenched in New Mexico and had become a way to avoid being Mexican. Spanish-American remained the prevailing term until the 1960s, when the term Chicano began to be more widely used. Those using the term Chicano attribute the Hispanos' sense of Spanishness to a contrived fantasy heritage.; Nostrand, Richard L. The Hispano Homeland. Norman: University of Oklahoma Press, 1992. 4-19.

<sup>3</sup> The *Llano Estacado*, or staked plains, is a dry, southern extension of the Great Plains encompassing 50,000 square miles of eastern New Mexico and western Texas, stretching south from the Canadian River to the Pecos. According to legend, Spanish explorer Francisco Vasquez de Coronado named the area because the plains were so vast and featureless that his party had to mark its trail with stakes to find their way back.

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jurisdiction of the Anglo-American legal system, Pino's grant fell into Anglo hands in 1854 and remained in litigation for almost 70 years.

Around 1860, an Anglo settler from Pennsylvania and his Hispanic bride settled on the land surrounding Gallinas Springs. James E. Whitmore introduced a modified version of the Anglo-Texas ranching system, which was spreading into New Mexico because of the lucrative government contracts for beef. In addition to cattle, Whitmore also had sheep, and the flocks were managed in the traditional Hispano method of transhumant sheep herding. Reflecting a hybridization of Hispano and Anglo architectural influences, Whitmore constructed a house that primarily uses the vocabulary of the Northern New Mexican Hispano architectural tradition and introduced Anglo-American vernacular design patterns. This hybridization of architectural influences was fairly typical in the region at the time as Anglo and Hispano cultural frontiers met in Northeastern New Mexico.

Because of its location near the site of a natural spring and along historic trails, Whitmore's ranch at Gallinas Springs continued to be an integral transportation hub, serving the U.S. military and freighters. The historic east-west route established by Native Americans was a major corridor and equal in importance to the Santa Fe Trail. Its continued use is well documented, including the Texas-Santa Fe expedition in 1841, Meredith Miles Marmaduke's Santa Fe Trail Caravan of 1824, Josiah Gregg's caravan from Fort Smith, Arkansas in 1839-40, and Amiel W. Whipple's survey of 1853. In 1849, Captain Randolph B. Marcy named the route the Fort Smith Road, a name which it retained despite its previous use for hundreds of years. Between 1863 and 1867, the U.S. military used the segment of the Fort Smith Road adjacent to Gallinas Springs to exile thousands of Navajo Indians to the Bosque Redondo Indian Reservation at Fort Sumner in Eastern New Mexico.

The ranch's location near several military forts was a boon for Whitmore's operation. He freighted goods to both Fort Sumner and Fort Union, and government freight trains traveling on the Fort Smith Road stopped at the ranch. Whitmore also served as a forage agent in the Fort Union District, providing forage and accommodations for military commands traveling along the Fort Smith Road. In 1913, Whitmore's widow sold the ranch headquarters complex and surrounding land to Apolonio A. Sena, who established a cattle company and began acquiring several small adjacent parcels from Hispano landowners. The consolidation of these Hispano-owned parcels is a physical manifestation of the transition from small-scale, subsistence operations to incorporated cattle companies in Northeastern New Mexico. After 1928, a series of wealthy Texas ranchers owned the property, and the Anglo-Texas ranching method was expanded. The Park Springs Ranch continues to be an active cattle ranch. Representing these trends, Park Springs Ranch Headquarters Complex is eligible for the National Register of Historic under Criteria A, C, and D, in the areas of Agriculture, Architecture, Exploration/Settlement and Transportation.

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### ***Early Exploration and Settlement at Gallinas Springs***

The location of a natural spring at the Park Springs Ranch headquarters was an environmental determinant for human occupation long before ranching activities began. Water is a precious resource in New Mexico and its presence has a significant cultural, social and economic impact on human activity and settlements. For those occupying and traveling across this landscape, water cannot be taken for granted. The importance of water is illustrated by Hispano names given to historic trails. The southern route across the *Llano Estacado*, which was used by the *ciboleros* (buffalo hunters) and *comancheros* (Spanish traders), is known as *La Pista de Vida Agua*, or Trail of Living Water, because it was the only watered year-round route through the semiarid *Llano*; and as the dry segment of the *Camino Real de Tierra Adentro* in southern New Mexico named *Jornada del Muerto*, or Journey of the Dead Man, suggests, water is the life source.

In the semiarid climate below the Canadian Escarpment in Northeastern New Mexico, Native Americans developed a series of trails and networks that followed the life source (the natural springs, creeks and rivers) through the most passable terrain. These trails facilitated trade between the Puebloans of the Rio Grande Valley and the native people living on the *Llano Estacado*, in present day Texas, by providing a fairly direct route through reasonable topography with a regular supply of water. Two of these historic trails join at Chupaines Spring east of Anton Chico and run together ten miles east to Gallinas Springs (Park Springs) where they cross the Gallinas River within one mile of the Park Springs Ranch headquarters.<sup>4</sup> This location near the Park Springs Ranch Headquarters is referred to as the Gallinas River Crossing. After crossing the Gallinas, the two trails split into an upper and lower route to the plains.

Some historians suspect that the Spanish explorer Francisco Vasquez de Coronado must have traveled one of these two routes on his way to the *Llano Estacado*, crossing the Gallinas River at Gallinas Springs in 1541.<sup>5</sup> The first documented European use of these trails is Juan de Oñate's expedition to the Great Plains in 1601. Traveling east from Galisteo along Cañon Blanco, Oñate crossed the Pecos River near Anton Chico. The following day his party reached another river, which they named *Bagres* (catfish). The *Bagres* has been identified as the Gallinas River, and it is almost certain that Oñate crossed it at Gallinas Springs.<sup>6</sup> In 1739 Frenchmen Paul and Pierre Mallet documented their journey on this same road, and in 1792 Pedro Vial led an expedition from St. Louis through Santa Fe to the *Llano Estacado* along this route, crossing the Gallinas River at Gallinas Springs. Other expeditions are documented on the same route. New Mexico historian and author Harry C. Myers concludes, "Thus from 1601 until at least 1821, virtually all of the traffic that was documented as going to the *Llano Estacado* or to that vicinity crosses the Gallinas River at Gallinas Springs. Virtually no one goes to the plains or returns in this general direction

<sup>4</sup> Myers, Harry C. "The Mystery of Coronado's Route from the Pecos River to the Llano Estacado." The Coronado Expedition. Ed. Richard Flint and Shirley Cushing Flint. Albuquerque: University of New Mexico Press, 2003. 141.

<sup>5</sup> *Ibid.* 147.

<sup>6</sup> *Ibid.* 141-142.

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without crossing at Gallinas Springs. And both those who travel through Cañon Blanco and those who travel via San Miguel and Bernal cross without exception at Gallinas Springs.”<sup>7</sup>

### ***Comancheros and Ciboleros***

While travel between the Rio Grande Valley and the *Llano Estacado* along these historic routes is well documented, permanent Hispano settlements in New Mexico were generally confined along the Rio Grande by the threat of hostile Comanche raids, and trade was limited to areas near Taos, Picuris and Pecos. Governor Don Juan Bautista de Anza’s defeat of the fierce Comanche leader Cuerno Verde led to a peace treaty in 1786 between the Comanches and the Spanish. This treaty had many impacts on Northeastern New Mexico, including the expansion of trade between the Spanish and Comanche. Known as *comancheros*, Spanish traders were able to travel safely to the plains to trade bread, flour, corn meal, guns and cattle with the Comanche at their camps. *Comanchero* trade flourished in Northeastern New Mexico until the 1870s when pressure from Anglo ranchers, whose livestock was quickly diminishing by Comanche raids, caused the United States to suppress this profitable commerce.<sup>8</sup>

In addition to trading on the plains, the Comanche peace also facilitated buffalo hunting. Taking their name from their object of pursuit (*Cibolo*), the Hispano *ciboleros* welcomed information from the Native Plains Indians about buffalo hunting. The *Llano Estacado* was geographically and symbolically a place where ideas, practices and goods traveled between east and west, and the plains acted as a chief acculturation point for most *ciboleros*, whose image developed into one of the most iconic frontiersmen of the Southwest. The *ciboleros* hunted with groups of men from several villages, who were eager to secure a winter supply of meat. They were led by a *majordomo*, an experienced hunter, out onto the plains with a caravan of wooden carts (*carretas*) until they encountered buffalo. The *ciboleros* used highly trained horses to gallop alongside the buffalo and shoot arrows or lunge lances between the animals’ ribs. As buffalo can become easily enraged, the sport was exceedingly dangerous and required a high level of skill. The *ciboleros* returned to the villages with cartloads of meat, skins and tallow. The *ciboleros* were already seasoned and highly skilled by the 1820’s, and annual harvests were modestly estimated at 10,000 to 12,000 buffalo by 1830.<sup>9</sup>

<sup>7</sup> Myers, Harry C. “The Crossing of the Gallinas River” Unpublished article, 3 January 1999. 7.

<sup>8</sup> Pratt, Boyd C., and Jerry L. Williams. Gone but not Forgotten, Strategies for the Comprehensive Survey of the Architectural and Historic Archaeological Resources of Northeastern New Mexico. Santa Fe: New Mexico Historic Preservation Division, 1986. 31.

<sup>9</sup> Kenner, Charles L. A History of New Mexican-Plains Indian Relations. Norman: University of Oklahoma Press, 1969. 101.; Morris, John Miller. El Llano Estacado: Exploration and Imagination on the High Plains of Texas and New Mexico, 1536-1860. Austin: Texas State Historical Association, 1996. 155-156.; Pratt. 31.

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Both the *comancheros* and *ciboleros* used the historic routes described above. Historian Fabiola Cabeza de Baca writes, “The buffalo hunters knew the waterholes and springs, yet they had to be careful to follow the right trails; otherwise they would perish.”<sup>10</sup> Three main *Comanchero* trails led from Northeastern New Mexico into the *Llano*. The Quitaque Trail, which is merely a different name for an ancient corridor, headed south from Las Vegas toward Anton Chico where it branched out along the northern border of the Llano passing through the area of Gallinas Springs.<sup>11</sup> In the testimony over dispute of the Preston Beck Land Grant (Pino Grant) in 1824, Santiago Gonzalez from Anton Chico identified the lower route to the plains as “Cibuleros Road,” and long-time Indian agent and scout Lorenzo Labadie testified that it was the “Road of Cibuleros and Comancheros.”<sup>12</sup>

### ***Eastward Expansion***

Certainly the most significant and lasting impact of the Comanche peace was the permanent Hispano settlement of Northeastern New Mexico. Without fear of methodical ravaging by Comanches, Spanish settlers began to move to communities on the Pecos River and over the Sangre de Cristo Mountains to the Mora Valley. Pecos ceased to be the eastern outpost for the first time in five hundred years as colonization pushed toward the *Llano Estacado*.<sup>13</sup>

Land was allocated to Spanish settlers through the land grant process, which had been summarized in the *Recopilacion de Leyes de las Indias* of 1681. Two types of land grants were awarded to settlers: community and individual grants. Community land grants, such as San Miguel del Bado, were issued to organized groups of settlers, often the landless poor, on frontier tracts to form a buffer against nomadic Indian attacks. On community land grants, a town plaza was laid out and each male head of household received a house lot on the plaza (*sitio*), a field allotment (*suerte*) and access to the common grazing lands (*exido*). This process led directly to the establishment of a village. Private or individual land grants were also made, often to wealthy ranchers from Santa Fe or Albuquerque, such as Antonio Ortiz and Juan Estevan Pino, who typically used the grant for livestock grazing.

Community land grants on the eastern margins of the Sangre de Cristo Mountains were generally occupied by Hispano pioneers and *genizaros*, Indians who had been ransomed from the Comanches and other tribes as children and who lived as Hispanos. These settlers relied on subsistence farming and transhumant sheepherding for their livelihood. Under the transhumance system, a *mayordomo* directed the sheep operation, including allocating supplies, determining the location of pasturage and supervising

<sup>10</sup> Cabeza de Baca, Fabiola. We Fed Them Cactus. Albuquerque: University of New Mexico Press, 1954. 4.

<sup>11</sup> Cotter, John V. Hispano Toponyms for the Early Llano and Comanchero Trails and Trading Stations. Map. Austin, 1997.; Morris. 189-190.

<sup>12</sup> Myers, 2003. 146.

<sup>13</sup> Kenner. 63.; Pratt. 32.

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lambing and shearing. The *mayordomo* entrusted flocks, generally around 2,000 head, to *pastores* who stayed with the sheep throughout the year. Two or three *pastores* were supervised by a *vaquero*, who in turn worked under a *caporal*, who reported to the *mayordomo*. In January, the *pastores* slowly trailed the flock from the low mountain valleys and canyons of the Sangre de Cristos, which provided protection, shelter and grazing pastures, along the Canadian River toward the lush grama and buffalo grasslands of the eastern *Llano Estacado* in the spring. After lambing in May, the *pastores* moved the flocks further west to grassy pastures with a reliable source of water for the summer. As the autumn approached, the *pastores* trailed the sheep westward, back toward the Hispano settlements in time to reach them by late fall.<sup>14</sup>

In 1794 Governor Fernando Chacón made the San Miguel del Bado community land grant to Lorenzo Márquez and fifty-one others, including 13 *genizaros*. San Miguel was strategically located twenty miles downriver from Pecos Pueblo at a popular ford in the river, where the trail used by *comancheros* and *ciboleros* continues toward the plains. Acting as a new portal to the plains, the establishment and growth of San Miguel del Bado represented a general demographic and economic expansion eastward. The settlement quickly became the main population center east of Santa Fe, and by 1803, Hispano settlement had spread north along the Pecos River to San Miguel del Bado. The eastward expansion was accelerated in 1818 with the resumption of Navajo hostilities.<sup>15</sup> That year Santa Fe resident and powerful rancher-merchant, Antonio Ortiz requested a private land grant to the east of San Miguel.

### ***Private Land Grants***

Antonio Ortiz's land grant request is indicative of a larger trend of wealthy rancher-merchant families from Santa Fe and the Rio Abajo requesting private land grants for grazing their flocks near the Rio Pecos.<sup>16</sup> New Mexico's sheep population was increasing dramatically in the years before Mexican independence and had reached over two million by the 1820s.<sup>17</sup> The livestock economy was burgeoning, and the demand from the rapidly growing Chihuahua Trail market provided strong incentives for expansion. The current ranges near the Rio Grande and other traditional settlements were insufficient, and the open pastures (*vegas*) of the east were enticing. As historian Fabiola Cabeza de Baca writes, "The sheep and cattle owners traveled eastward, and on the Ceja and the Llano found the Promised Land. There, where the mountains end and the plains begin, they found grama and buffalo grass growing as tall as the cattle."<sup>18</sup>

<sup>14</sup> Morris. 184-186.; Pratt. 132-133.; Cabeza de Baca. 5-8.

<sup>15</sup> Baxter, John. Las Carneradas. Albuquerque: University of New Mexico Press, 1987. 93.; Arellano, Anselmo F. "Early History of Las Vegas and its Environs." Las Vegas Grandes on the Gallinas 1835-1985. Ed. Anselmo F. Arellano and Julian Josue Vigil. Las Vegas, NM: Editorial Teleraña, 1985. 6.; Morris. 183.; Ebright, Malcolm. Land Grants and Lawsuits in Northern New Mexico. Albuquerque: University of New Mexico Press, 1994. 171-172.

<sup>16</sup> Baxter. 92-93.

<sup>17</sup> *Ibid.* 90.; Morris. 183.

<sup>18</sup> Cabeza de Baca. 5.

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On December 18, 1818, Antonio Ortiz petitioned Governor Facundo Melgares for a tract of land on the Gallinas River where he could graze his stock to support his large family. *Alcalde* Vicente Villanueva of San Miguel del Bado objected to Antonio Ortiz's request on the grounds that it was contrary to the interests of San Miguel livestock owners. Villanueva feared that Ortiz's large-scale sheep and cattle operations would encroach upon the grazing lands of the small-scale farmers of San Miguel.<sup>19</sup> It was common for *ricos* like Antonio Ortiz, from Santa Fe and other major settlements, to try to control the lands in the area by requesting large private grazing grant or trying to control parts of common lands on community land grants. Despite Villanueva's objection, Governor Melgares granted 103,922 acres of land in 1819 to Antonio Ortiz, who used it as pasturage for his sheep and cattle. Ortiz's sheep operations were very successful, and some of his flocks were later sent to California for sale in San Francisco and the gold camps.<sup>20</sup> When Ortiz's grant was surveyed in 1876, it yielded 163,922 acres, 60,000 more acres than had been originally granted. Although it was disputed by the Surveyor General, Secretary of the Interior Hoke Smith upheld the survey and clear title was issued in 1893.<sup>21</sup>

In 1823, after Mexican Independence, Juan Estevan Pino, son of Santa Fe *rico* Pedro Bautista Pino, received a private land grant near the confluence of the Pecos and Gallinas Rivers. The Pino grant became known as the Preston Beck Grant twenty years later when Pino's sons lost it to Beck, an Anglo land speculator. As a member of a politically prominent family, Juan Estevan Pino was a part of the emerging upper class in 19<sup>th</sup> century New Mexican society, which was becoming increasingly stratified. His father, Pedro Bautista Pino, served as the first and only New Mexican delegate to the *Cortes*, or Spanish Parliament, held in Cádiz, Spain between 1810 and 1814. Born in 1782, Juan Estevan Pino began his own political career in the early 1800s, while simultaneously pursuing his own land interests. By 1814 he had joined the Santa Fe *ayuntamiento*, the town council, which had substantial influence in land grant matters. He was also a member of the area's first representative government, the *Diputación Territorial*, and in the early 1830s Pino received a judicial post in which he had the capacity to decide on land disputes. Following in his father's political footsteps, in the mid 1830s Pino was chosen as New Mexico's first departmental delegate in the Mexican federal system. Often using his political prominence to advance his land interests, Pino was a significant land dealer between 1820 and 1830, and like his Anglo counterparts who were yet to come, Pino treated land as a commodity that could be manipulated to yield profits rather than to be used to earn a direct living through agriculture.<sup>22</sup>

One of Pino's most significant land acquisitions during this time was his private land grant near the confluence of the Pecos and Gallinas Rivers. On December 6, 1823, citing a lack of sufficient land to

<sup>19</sup> Ebright. 173.

<sup>20</sup> *Ibid.* 125.

<sup>21</sup> Pratt. 41.

<sup>22</sup> Hall, G. Emlen. "Juan Estevan Pino, 'Se Los Coma': New Mexico Land Speculation in the 1820s." *New Mexico Historical Review* 57 (1982): 28-31.; Ebright. 173.

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pasture his livestock, Juan Estevan Pino petitioned Bartolome Baca, acting superior political chief of the province of New Mexico, for a 318,700-acre grant of land in the County of San Miguel to be known as the *San Juan Bautista del Ojito del Rio de las Gallinas*.<sup>23</sup> Pino had already established a rancho on the site, where he entertained several notable Anglo-American traders. His guests included Captain William Becknell, founder of the Santa Fe Trail, and Merriwether M. Marmaduke, explorer and a future governor of Missouri. Marmaduke made one of the earliest tours to New Mexico from the United States leaving from Franklin, Missouri in 1824. Arriving at Pino's ranch on July 22, 1824, Marmaduke described the encounter in his journal. He wrote, "Arrived at the ranche or temporary residence of a Mr. Juan Peno, which is the first civilized habitation we have seen since we left the U.S. This was to us a pleasing prospect, as we were politely received. This man is wealthy, having 160,000 head of sheep, and many cattle, horses and mules. We encamped near his house, where we had fine spring water [Gallinas Springs]."<sup>24</sup> Because of the risk of Indian raids, Marmaduke's estimate of Pino's livestock was probably an exaggeration of five or ten fold, however some *ricos* had up to 250,000 head of sheep at the time.

Bounded on the north by Antonio Ortiz's grant, Pino's request was also protested by the settlers of San Miguel del Bado. However, Pino's political prominence outweighed these concerns, and Governor Baca and the *Diputación Territorial* favored his request. The petition was granted on December 23, 1823, and he took legal possession of the 318,699.72-acre grant on August 29, 1825.<sup>25</sup> By the 1830's Pino had as many as 900 cows and 80,000 sheep and goats pastured there.

Pino, like Antonio Ortiz to the north and other wealthy *ricos*, used the *partido* system in which he would let out a flock of about 1,000 ewes to a *partidario*. Generally, the *partidario* would be required to pay back 20 percent in wool and sheep for five years, at the end of which, he would be required to return the original number of sheep. Except for an act of God, the principal was completely secured, and to guarantee that Pino did not loose a single sheep, the *partidarios* also pledged their possessions and persons. Theoretically, the *partidario* could establish his own flock by the end of the five years, but because of Indian raids and illnesses, the *partidario* was likely to be deeply in debt. This system allowed Pino to minimize his risk and enjoy the security of continued management of his flocks without being involved on a

<sup>23</sup> Pino, Juan Estevan. Petition to The Acting Superior Polictial Chief of the Province of New Mexico. 6 December 1823. San Miguel County Records of Deeds, Deed book 1, page 39. (A copy of this document is in Jean Brittingham's possession.); Hall, p. 31.

<sup>24</sup> Marmaduke, M. M. "M. M. Marmaduke Journal." Southwest on the Turquoise Trail, The First Diaries on the Road to Santa Fe. Ed. Archer Butler Hulbert. Denver: Stewart Commission of Colorado College and Denver Public Library, 1933. 74.

<sup>25</sup> Baca, Bartolome. Patent granting land to Don Juan Estevan Pino. 23 December 1823. San Miguel County Records of Deeds, Deed book 1, page 41.; Sena, Thomas. Certification placing land in hands of Don Juan Estevan Pino and certifying him as the legitimate owner. 29 August 1825. San Miguel County Records of Deeds, Deed book 1, page 42.; Atkinson, Henry J. Letter on behalf of the United States of America to Preston Beck, Junior. 11 February 1881. San Miguel County Records of Deeds, Miscellaneous Records, Record 90, pages 45-50. (Copies of these documents are in the possession of Jean Brittingham.)

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daily basis in his ranching operations. In fact, Pino's ambitious political career and numerous land dealings must have kept him away from the ranch most of the time. When Pino needed to prove his use and occupancy of the land grant in the 1870s, several sheepherders testified that Pino was almost constantly absent.<sup>26</sup>

### ***Communal Versus Entrepreneurial Land Values***

The disregarded protests from San Miguel del Bado settlers to the Pino and Ortiz grants in this area are indicative of a key struggle in the region. Small-scale farmers and ranchers who lived off the land competed with wealthy sheep and cattle ranchers who used their grants for grazing their large flocks. *Ricos* like Juan Estevan Pino treated land as an economic asset that should be manipulated and exploited for economic profit. This attitude was common following the Bourbon Reforms beginning in the 1760s, which reorganized the Spanish Empire to centralize authority and increase efficiency and royal revenues. These changes upset longstanding socioeconomic and political conditions by rationalizing administration, increasing taxes, restructuring commerce, stimulating industry and creating the intendancy system of provincial government. Spain had previously placed a higher value on loyalty rather than profit and had accepted archaic institutions, inefficiency, overlapping jurisdictions and negotiated rule. One result of the reforms was a transition toward entrepreneurialism. In terms of land tenure, this manifested itself in a concerted effort to ensure land was used for production and sold in the free market thereby increasing the taxable real estate base, which paid for government.<sup>27</sup>

This sensibility was in direct opposition to traditional Hispano land use and agricultural traditions in Northern New Mexico, which relied on land for subsistence and as a vehicle for community development. Historian Fabiola Cabeza de Baca, who was born near Las Vegas, NM, writes about her childhood on the *Llano Estacado*, describing her family's intense relationship with the land. "Money in our lives was not important; rain was important ... rain for us made history. It brought to our minds days of plenty, of happiness and security, and in recalling past events, if they fell on rainy years, we never failed to stress that fact. The droughts were as impressed on our souls as the rains. When we spoke of the Armistice of World War I, we always said, 'the drought of 1918 when the Armistice was signed.'"<sup>28</sup>

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<sup>26</sup> Hall, 33.

<sup>27</sup> Dym, Jordana and Christopher Belaubre. Politics, Economy and Society in Bourbon Central America, 1759-1821. Boulder: University Press of Colorado, 2007. 2.; Rodriguez, Jaime E. Mexico in the Age of Democratic Revolutions, 1750-1850. Boulder: Lynne Rienner Publishers, 1994. 2.; Archer, Christon I. "What Goes Around Comes Around: Political Change and Continuity in Mexico, 1750-1850." Mexico in the Age of Democratic Revolutions, 1750-1850. Ed. Jaime E. Rodriguez. Boulder: Lynne Rienner Publishers, 1994. 266.

<sup>28</sup> Cabeza de Baca. 11-12.

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Many Hispano settlers did not agree with nor understand Pino's view of land as a commodity with market value. Hispano settlement patterns were centered around a village, which acted as the social and spiritual center of the community. Settlers shared the responsibilities of digging *acequias* (irrigation ditches), constructing dams, cultivating the land and erecting a church. Common pasturelands were set aside for use by all of the settlers. These practices created a community of settlers while private grants were generally used solely for grazing and occupied primarily by sheepherders. When Manuel Rivera and thirty-six others received the Anton Chico Land grant, located southwest of the Pino and Ortiz grants, in 1822, Manuel Baca, the *Alcalde Constitucional* of San Miguel, placed several conditions on the settlers, including that they hold the land in common and work together on projects of community benefit, such as digging irrigation ditches and constructing a church. Baca's requirements for the Anton Chico settlers exemplify the underlying traditional Hispano sensibility toward land as a vehicle for community development.

### ***Anglo-American Commodification of Land***

The dichotomy between the two Hispano sensibilities of land, communal versus entrepreneurial, was especially accentuated during the Territorial Period when land grants came under the jurisdiction of the Anglo-American legal system. In many ways, Pino's attitude toward land was consistent with that of the United States government, and the conflicts that arose between his personal interests and those of the Hispano settlers were indicative of the problems created when the American legal system adjudicated land grants that were created under the Mexican and Spanish legal systems. New Mexico became a United States territory in 1848, following the end of the Mexican-American War. The Treaty of Guadalupe Hidalgo officially ended the war, and among its provisions was the United States' agreement to recognize and protect the property rights of former Mexican citizens living in the newly annexed territories.

In 1854, the U.S. Congress established the Office of the Surveyor General, which was charged with investigating land grant claims and submitting recommendations for approval or rejection to Congress. New Mexico's first Surveyor General was William Pelham, who was instructed to apply Spanish and Mexican laws, customs and usages to determine the legitimacy of land grant claims and to regard the existence of a town or village as clear evidence of a land grant.<sup>29</sup> Pelham issued a notice requesting all land grant owners to declare their title by submitting documentation. However, many land grant owners were either unaware of the Surveyor General's notice, feared turning over their only proof of ownership or had no documentation. Prior to the Territorial Period, paperwork and physical documentation of land grants was not a common practice, and often landowners had no title of ownership. When titles did exist, it was difficult to determine exact boundaries because land grants were defined by indefinite markers such as vegetation and natural landmarks or in reference to adjoining properties.

<sup>29</sup> United States Government Accountability Office. Treaty of Guadalupe Hidalgo: Findings and Possible Options Regarding Longstanding Community Land grant Claims in New Mexico. Washington, D.C.: GAO, 2004. 5.

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The United States' system of land division was based on a grid as the spatial template, which was codified in the Land Ordinance of 1785, and the Anglo-Americans had a difficult time understanding and interpreting the Hispano system of land tenure, which was based on the land's relationship to the community. Under the Hispano system, land was defined in terms of its ability to sustain a population rather than its value as a product that could be bought and sold. Under the United States' Land Ordinance of 1785, all unoccupied land west of Appalachia was surveyed on an imaginary grid of 6-mile square townships, subdivided into 1-mile square sections and 160-acre quarter sections. This system made it relatively easy to survey land and establish legal boundaries. Ignoring topography and the natural potential of rivers and streams to be developed with the landscape, the American system of land ownership facilitated the commodification of land. Land was divided based on an imaginary grid placed upon the surface of the earth, and cartography and surveying were used to define exact boundaries and record them on a map. Parcels were registered in local government offices, sold in fee simple absolute (free of any other claims on the land) and land titles were issued. For the most part, New Mexican landowners did not speak English and were unfamiliar with the American legal system and culture. Under the Mexican system, rules and codes were often interpreted at a local level and modified according to custom while formal tribunals and courts regulated laws in the United States. In order to prove ownership and ultimately receive Congressional approval of a land grant, Hispanics needed to hire Anglo lawyers, who received up to half of the land in fees. The legal costs of proving ownership and confirming a grant were often too expensive.

### ***Transition to Anglo Ownership***

#### **Preston Beck Grant**

The confusion and incompatibility of the Mexican and Anglo-American legal systems led to manipulation, deceit and land speculation. *Ricos* like Pino laid much of the groundwork for the widespread land speculation that characterized New Mexico's Territorial Period so it is ironic that his sons, failing where he had succeeded, lost his large land holdings to Anglo speculators. When Juan Estevan Pino died in 1839 or 1840, most of the large estate he had amassed was still intact.<sup>30</sup> Two of his sons Manuel Dorotea Pino and Justo Pastor Pino took over their father's land affairs but quickly squandered the wealth their father had accumulated, including the land grant of 1825.

The Pino sons abandoned the land grant in 1845 due to Indian raids, and it was subsequently occupied by squatters. On July 15, 1848, the Pino brothers transferred all of their rights, title and interest in the grant to their wives Doña Josefa Ortiz Pino, who was the daughter of Antonio Ortiz and legitimate heir

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<sup>30</sup> Hall. 36.

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to a portion of his grant just to the north, and Doña Gertrudis Rascon Pino.<sup>31</sup> The Pino family brought suit against the squatters on the grant, who totaled more than one hundred families. They mortgaged the land grant to Preston Beck, Jr. and hired his lawyer Hugh N. Smith. On June 14, 1853, Manuel and Josefa Pino transferred one-half undivided interest in the grant to Hugh N. Smith, trustee for Preston Beck, Jr.<sup>32</sup> The Pino brothers failed to repay the money they had borrowed to finance their lawsuit, and when the note came due on June 14, 1854, Preston Beck bought the Ojito de las Gallinas Grant and an additional tract in Pecos for one hundred dollars.<sup>33</sup> On October 30, 1854, Justo and Gertrudis Pino conveyed the remaining undivided half interest in the grant to Hugh N. Smith.<sup>34</sup> The grant has since been known as the Preston Beck Grant.

On May 10, 1855 Beck petitioned the Surveyor General for confirmation of the grant.<sup>35</sup> On September 30, 1856 William Pelham, Surveyor General of New Mexico, recommended that the U.S. Congress approve the grant and issue a patent.<sup>36</sup> Presumably for services rendered, Beck assigned a one-third undivided interest in the grant to his trustee, Hugh N. Smith.<sup>37</sup> The U.S. Congress confirmed the grant on June 21, 1860. The United States was engaged in Civil War at the time and it wasn't until 21 years later that Beck received an official letter confirming the patent.<sup>38</sup> The grant was surveyed in September 1860 and totaled 318,700 acres, although this acreage was subsequently challenged by other landowners.

**Anton Chico/Preston Beck Overlap**

The ensuing account of the Preston Beck Grant is complicated and reflects overlapping land interests. On May 28, 1874, Hugh N. Smith's heirs consolidated their interest in the grant and sold it to Irad Cochran and

<sup>31</sup> Pino, Manuel Doroteo. Transfer of land to Doña Josefa Ortiz and Doña Gertrudes Rascon. 15 July 1848. San Miguel County Records of Deeds, Deed book 1, page 45. (A copy of this document is in Jean Brittingham's possession.)

<sup>32</sup> Pino, Manuel Doroteo and Josefa Ortiz. Trust Deed conveying undivided on-half interest of the Hacienda de San Juan Bautista del Ojito del Rio de Las Gallinas to Hugh N. Smith as trustee for Preston Beck, Junior. 14 June 1853. San Miguel County Records of Deeds, Deed Record 1, page 64. (A copy of this document is in Jean Brittingham's possession.); Hall, G. Emlen. Four Leagues of Pecos. Albuquerque: University of New Mexico Press, 1984. 151.

<sup>33</sup> Hall, 1984. 152.

<sup>34</sup> Pino, Justo P. and Gertrudes Rascon. Deed conveying the Hacienda de San Juan Bautista del Ojito del Rio de Las Gallinas to Hugh N. Smith as trustee for Preston Beck, Junior. 30 October 1854. San Miguel County Records of Deeds, Deed Book 1, page 165. (A copy of this document is in Jean Brittingham's possession.)

<sup>35</sup> Pratt. 43.

<sup>36</sup> Pelham, William. Letter on behalf of the United States of America to Preston Beck, Junior. 30 September 1856. San Miguel County Records of Deeds, Miscellaneous Records, Record 90, pages 45-50. (A copy of this document is in Jean Brittingham's possession.)

<sup>37</sup> Beck, Jr. Preston and Hugh N. Smith. Special warranty deed conveying one-third undivided interest to Hugh N. Smith. 30 December 1856. San Miguel County Records of Deeds, Book 6, page 282. (A copy of this document is in Jean Brittingham's possession.); Pratt. 42.

<sup>38</sup> Atkinson.

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G.W. Stoneroad, who went on to sell parts of their interest to third parties.<sup>39</sup> On January 21, 1876, the owners of the one-third interest that was originally assigned to Hugh N. Smith (Stoneroad, et. al.) hired attorney Thomas B. Catron and sued the heirs of Preston Beck for partition of the one-third and two-thirds undivided interest.<sup>40</sup> On May 25, 1891 the Preston Beck Grant was divided into one-third and two-thirds parcels.<sup>41</sup> However, at the same time, the New Mexico Land and Livestock Company, which was owned by Thomas B. Catron (lawyer for the plaintiffs), pointed out that 130,000 acres of the Preston Beck grant was within the boundaries of the Anton Chico Land Grant, an older and superior grant. The New Mexico Land and Livestock Company claimed ownership of the Anton Chico Grant. To resolve this issue, the commissioners gave one-third of the undisputed and disputed lands to the Stoneroad, et. al. and two-thirds of the undisputed and disputed land to the Beck heirs.<sup>42</sup> The disputed area of 130,000 acres became known as the Anton Chico/Preston Beck Overlap and remained in litigation for the following 27 years. The overlap encompasses the headquarters complex and south pasture of the current day Park Springs Ranch. Finally, in 1918, the Supreme Court of New Mexico declared that the Board of Trustees of the Anton Chico Land Grant owned 36,500 acres of the overlap and that Thomas B. Catron owned the remaining 93,500 acres of the 130,000-acre overlap.<sup>43</sup>

Meanwhile, in 1857 a tract of land that lies within the Anton Chico/Preston Beck Overlap and which comprised Gallinas Springs was sold by two Anglos, Levi J. Keithly and George Carter, on behalf of Julian Sisneros to James Stuart and John Shea.<sup>44</sup> On February 7, 1859, James Stuart and John Shea sold the same parcel for \$1,500 to J.W. Gregory and J.G. Marsh, who eventually sold the land to James E. Whitmore in the early 1860s.<sup>45</sup> However, it is unclear how Julian Sisneros acquired ownership of the parcel, and the legality of this transaction is ambiguous. It was common at the time for Anglos to file false deeds with the Surveyor General and subsequently sell the land to which they had no legal ownership. Anglo outsiders and a few wealthy Hispanics, known as land grabbers, purchased, or acquired through other

<sup>39</sup> Smith, Robert N., Irad Cochran, and G.W. Stoneroad. Quit-claim deed conveying Robert N. Smith's right, title and interest, estate, claim or demand to the Hacienda de San Juan Bautista del Rio de las Gallinas to Irad Cochran and G.W. Stoneroad. 28 May 1874. San Miguel County Records of Deeds, Deed Book 8, page 131. (A copy of this document is in Jean Brittingham's possession.)

<sup>40</sup> Record of Suit in Partition, No. 609, in the District Court for the County of San Miguel. 21 January 1876. San Miguel County Records. (A copy of this document is in Jean Brittingham's possession.); Pratt. 43.

<sup>41</sup> Decree in Partition in the District Court for the County of San Miguel. 25 May 1891. San Miguel County Records, Record G, page 401. (A copy of this document is in Jean Brittingham's possession.)

<sup>42</sup> Record of Suit in Partition, No. 609, in the District Court for the County of San Miguel. 21 January 1876. San Miguel County Records. (A copy of this document is in Jean Brittingham's possession.)

<sup>43</sup> Decree 2062, New Mexico Supreme Court. 18 May 1918. San Miguel County Records, Miscellaneous Records, Book 72, page 537.

<sup>44</sup> Keithly, Levi J. and George Carter. Quit Claim deed for Gallinas Springs. 11 July 1857. San Miguel County Records of Deeds, Deed Book 1. (A copy of this document is in Jean Brittingham's possession.)

<sup>45</sup> Stuart, James and John Shea. Quit claim deed for Gallinas Springs. 7 September 1859. San Miguel County Records of Deeds, Deed Book 1. (A copy of this document is in Jean Brittingham's possession.)

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machinations, vast tracts of land in New Mexico Territory and established large ranching operations. The most well known land grabber of the time was Thomas B. Catron, who allegedly created an informal network known as the Santa Fe Ring, a nickname given to the Republican leaders who had formed the Republican party in the Territory in 1867. Members of the Santa Fe Ring controlled Territorial politics, economic affairs and legal issues. Miguel Antonio Otero, the San Miguel County District Court Clerk at the time, recalled in later years,

“... A justice of the peace could acknowledge deeds, mortgages, etc. and the ‘Ring’ would elect their tools, picked and pliable men for such offices, in any precinct convenient and necessary for their nefarious practices. They also had a law passed, where, in case an original deed was lost, or had never been given, a certified copy might be used in proving title, with the same effect as would be the original. They would have deeds made out with forged signatures acknowledged by their justices of the peace, and recorded by the clerks, then destroyed and certified copies made.”<sup>46</sup>

### **Anton Chico Community Grant**

The history of the Anton Chico Land Grant prior to the discovery of the overlap with the Preston Beck Grant is indicative of the widespread fraud and manipulation of Hispano land rights by Anglo land speculators that characterized the transfer of Hispano land grants to Anglo use and ownership. It took the residents of Anton Chico 64 years, 136,500 acres of their land and substantial money for legal fees to establish their clear ownership of the grant.

The original Hispano settlers were forced to abandon the Anton Chico Land Grant around 1827 or 1828 due to Comanche Indian attacks. With authorization from the *Alcalde Constitucional* of San Miguel del Bado, the grant was successfully reoccupied in 1834 by fourteen men, including two survivors from the first settlement. After the Treaty of Guadalupe Hidalgo, grant residents hired Joab Houghton, a District Court Judge and *ex officio* Chief Justice of the Territorial Supreme Court, to petition Surveyor General William Pelham for confirmation of the grant. A.M. Jackson, attorney for Preston Beck, Jr., opposed the petition claiming an overlapping grant. Acknowledging the existence of a town on the grant recognized by the Mexican government prior to annexation of the Territory by the United States, Pelham recommended confirmation. The Anton Chico Land Grant was confirmed by an Act of Congress on June 21, 1860 and surveyed the same year.<sup>47</sup>

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<sup>46</sup> Otero, Miguel A. *My Life on the Frontier, 1882 – 1897*. Vol. 2. Albuquerque: University of New Mexico Press, 1939. 229.

<sup>47</sup> Rock, Michael J. “Anton Chico and Its Patent.” Spanish and Mexican Land Grants in New Mexico and Colorado. Ed. John R. Van Ness and Christine M. Van Ness. Boulder: Colorado Humanities Program, 1980. 87-88.

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Postponed by the Civil War, Anton Chico's adjudication process was delayed until 1877 when newly appointed Surveyor General Henry M. Atkinson's office reviewed the Anton Chico file and found problems with the 1860 survey. Atkinson ordered a new survey, which alarmed grantees who were referred to the General Land Office in Washington, D.C. While representatives from Anton Chico traveled to Washington, D.C., Atkinson began to establish his own claim to the land through the New Mexico Land and Livestock Company. Atkinson had become aware of Anton Chico's lucrative common lands during the resurveying process and wanted to acquire them for grazing. Atkinson began accumulating deeds from the three surviving heirs of Manuel Rivera, the original grantee and only settler whose name was listed on the decree. However, Manuel Rivera lost any interest he had in the grant when he abandoned it in 1827 or 1828, and none of his heirs lived in Anton Chico. Rivera's heirs effectively had nothing to sell or transfer, but even if they had, Anton Chico was a community land grant and therefore belonged to its residents whose rights were protected by the Treaty of Guadalupe Hidalgo. Working within the framework of English common law, Atkinson assumed that the grant was given only to Rivera in fee simple absolute and was therefore heritable and divisible.

After submitting an anonymous request to the Commissioner of the General Land Office in Washington, D.C., Atkinson obtained a patent issued on March 27, 1883 deeding the Anton Chico Land Grant to Manuel Rivera and the original grantees and excluding subsequent grantees.<sup>48</sup> Having already acquired all of these rights, Atkinson proceeded to quiet title to the Anton Chico Land Grant. Notice of the suit was printed in English in the *Albuquerque Journal* and did not mention Anton Chico by name. The summons and bill of complaints was issued only to David Winternitz, a storeowner in Anton Chico, who disclaimed any interest. All other unknown claimants of interest were found to be in default, and the final decree establishing the claim of the New Mexico Land and Livestock Company was issued on November 10, 1884.<sup>49</sup> The principal owner of the New Mexico Land and Livestock Company was Thomas B. Catron who tried unsuccessfully to sell the grant. Catron did not use the lands himself for grazing but did occasionally lease it.

It wasn't until 1906 that residents of Anton Chico learned about this practice and the New Mexico Land and Livestock Company's claim on the grant. They hired Charles A. Speiss and Stephen B. Davis, Jr. to challenge the earlier decree and confirm their ownership of the Anton Chico land grant. A decision in favor of Anton Chico was made in 1915, and the residents were declared owners of the grant. The residents deeded the customary one-third of the grant (100,000 acres) to their lawyers for legal fees. Catron, who had become a U.S. Senator, appealed to the United States Supreme Court. The residents of Anton Chico could not afford additional legal fees, and on May 1, 1918, they agreed to deed Catron 36,500 acres within the

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<sup>48</sup> *Ibid.* 89.

<sup>49</sup> *Ibid.* 90.

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Anton Chico/Preston Beck Overlap in return for relinquishing his claim to the rest of the grant.<sup>50</sup> After this negotiated settlement, Catron became the legal owner of the entire 130,000-acre Anton Chico/Preston Beck Overlap. In 1925, Catron quit claim to the overlap and deeded it to Preston Beck's representatives, presumably as payment for some other land deal.<sup>51</sup>

### ***Introduction of Anglo-Texas Ranching***

In addition to the transferring of Hispano land grants to Anglo use and ownership, there was also a shift in traditional Hispano agricultural practices represented by the introduction of the Anglo-Texas ranching system. Representing a continued degradation of the traditional Hispano sensibility of land as a means of subsistence, the dispersion of the Anglo-Texas ranching system and its development in Northeastern New Mexico was based primarily on return on investment compared to other forms of land use: Anglo-Texas ranching is a business concerned with profitability rather than subsistence for the rancher.

Evolving on the coastal prairies of southwestern Louisiana and southeastern Texas in the late 1700s, the principal characteristic of the Anglo-Texas ranching system is the practice of allowing cattle to care for themselves year-round on stationary pastures on the free range. Without supplemental feeding or protection, this form of self-maintenance prepares herds for market by allowing them to reach grass-fattened maturity. The minimal amount of labor and capital investment, small operating expenses and significant potential profits made the Anglo-Texas system attractive to ranchers. Under the Anglo-Texas system, ranchers generally used the "free grass" of the public domain, squatted on land or occasionally homesteaded a small parcel near a reliable water source. Most cattle were raised for beef under the Anglo-Texas system rather than for extracting hides and tallow, which was generally the practice by New Mexican Hispanos. On Hispano ranchos, cattle and sheep were an integral part of the subsistence economy. In addition to supplying meat, herds provided tallow for candles and hides for saddles, shoes and household implements. It was also common to use the bones and horns from slaughtered cattle to make tools. In fact, the Texans categorically rejected Hispano sheep raising, and an anti-sheep bias became a defining feature of the Anglo-Texas system.<sup>52</sup>

As a result of its focus on beef production, the Anglo-Texas system was linked from the beginning to distant markets by drove trails. By the 1850s Texas cattle from the Coastal Bend region (the flat area of

<sup>50</sup> Las Vegas Title Guarantee Company. The Preston Beck-Anton Chico Overlap. 1950. San Miguel County Records of Deeds, Book of Deeds prepared for H.A. Thomson and Frank Davol to establish clear title to Park Springs Ranch. 160-164. (A copy of this document is in Jean Brittingham's possession.)

<sup>51</sup> Quit Claim Deed from Thomas Catron to A.A. Jones. 16 January 1925. San Miguel County Records of Deeds, page 179. (A copy of this document is in Jean Brittingham's possession.)

<sup>52</sup> Jordan, Terry G. North American Cattle-Ranching Frontiers: Origins, Diffusion, and Differentiation. Albuquerque: University of New Mexico Press, 1993. 210-235.

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land along the Texas coast) were being trailed to feeder areas in the Midwest where they were sent by rail to packinghouses and sold in New York or Philadelphia. These trails formed a highway of commerce, unlike the Oregon Trail, for example, which was a road of migration. In 1892, Charles M. Harger described the northbound Texas cattle trail that ran to Abilene, Kansas as the course of an empire.<sup>53</sup> Fueled by growing industrial markets in the East, the Anglo-Texas ranching system spread north along these trails into the Great Plains, retaining many of its key elements. After the Civil War, a surplus of cattle in Texas, free grass and a strong market led to the widespread dispersal and success of the Texas system. When encountering rival systems, such as the Hispano sheep raising culture in New Mexico, the Texans tended to avoid, displace or assault them, and as a result their influence spread widely.<sup>54</sup>

### ***Expansion of the Anglo-Texas Cattle Frontier***

Northeastern New Mexico provided prime land for ranchers using the Anglo-Texan system. Colfax, Mora and San Miguel counties held approximately 17,500 square miles of pastureland. In 1891, historian Helen Haines wrote, "The vast tracts, covered with rich native grasses which cure upon the ground, and in that dry atmosphere retain all their nutritive qualities, and the mildness of the winter, which admits of the stock feeding upon the ranges during the entire year, render the Territory peculiarly suitable to the raising of sheep, cattle, and horses. ... The eastern and southern portions of San Miguel County watered by the Canadian and Pecos Rivers, where grass, shelter, and water are combined, afford one of the finest stock ranges in the Territory."<sup>55</sup> After the Civil War the Anglo-Texan system spread extensively into New Mexico. American Army forts provided the first real commercial markets for Texas cattle, exposing Texas cattlemen to the potential of the region for ranching. From 1864 to 1868, the United States government paid \$22,127 in contracts for livestock.<sup>56</sup>

Due to the risk of Indian attack, most cattle ranching in New Mexico was confined to just east of the Sangre de Cristo Mountains prior to the Civil War. While Indian raiding had been a frequent threat since Euro-American occupation of New Mexico began, there was an increased surge of Indian depredations during the Mexican-American War and in the 1850s. Reporting on the condition of western forts in 1853-54, Colonel Joseph Mansfield commented, "the facilities for grazing herds and flocks (are) very great, and the sheep and wool of the Territory would be of immense value if secure against the depredations of the Indians."<sup>57</sup> Driven further west by Americans moving into Texas, the Comanches began to harass the

<sup>53</sup> Harger, Charles M. "Cattle Trails of the Prairies." Scribner's Magazine 11(1892): 732-742.

<sup>54</sup> Jordan. 235.

<sup>55</sup> Haines, Helen. History of New Mexico from the Spanish Conquest to the Present Time. New York: New Mexico Historical Publishing Company, 1891. 267.

<sup>56</sup> Baydo, Gerald Robert. Cattle Ranching in Territorial New Mexico. Diss. University of New Mexico, 1970. 50.

<sup>57</sup> Mansfield, Colonel Joseph K.F. 1853. Mansfield on the Condition of the Western Forts, 1853-54. Ed. Robert W. Frazer. Norman: University of Oklahoma Press, 1963. 3.

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eastern borders of New Mexican settlement and declared that they would not allow settlements east of the Gallinas River.<sup>58</sup> Despite Northeastern New Mexico's immense potential for cattle ranching, this threat was too great for most settlers to risk expansion eastward.

An increased push for government protection led to the construction of several small forts in New Mexico, which became the first commercial market for cattle in the Territory. With the outbreak of the Civil War and subsequent Confederate invasion of New Mexico, Indian attacks intensified. In 1862 Fort Sumner was established with the adjacent Bosque Redondo Indian Reservation, where expatriated Mescalero Apaches and Navajos were detained and expected to be self-supporting through their agriculture. Unsuccessful harvests, severe weather, sickness and feuding between Apaches and Navajos led to a critical supply shortage, which was exacerbated by the wartime difficulties of sending supplies over the plains. Cattle were purchased from local ranchers to supply beef for the Indians at Bosque Redondo, but after a particularly difficult year in 1865 with frost, drought and destructive insects, General James Carleton issued a plea to Washington D.C. for 2,500 head of cattle. Carleton's request was ignored in Washington. However, in 1866, after learning of the high prices for beef in New Mexico Territory, Charles Goodnight and Oliver Loving, ranchers in Southwest Texas, trailed their joint herd to Fort Sumner and sold the entire lot upon arrival. Goodnight and Loving continued to trail cattle into New Mexico and their route became known as the Goodnight-Loving Trail, marking the beginning of extensive cattle trade in New Mexico. Over subsequent years, thousands of head of cattle were trailed into Northeastern New Mexico along this trail. The chief threat to these early drives was from the Comanches, and Goodnight and Loving drove their herds west and then north up the Pecos River rather than across the Staked Plains to avoid attacks.<sup>59</sup>

After signing a treaty with the federal government in 1868, the Navajos returned to a reservation near their native area in the Four Corners region, and Bosque Redondo and Fort Sumner were abandoned. Despite its closure, Fort Sumner had opened up the Territory to large-scale cattle raising by exposing Texan cattlemen to the vast grasslands of Northeastern New Mexico and establishing the Goodnight-Loving Trail. While there was no longer a demand for beef at Bosque Redondo, the Goodnight-Loving Trail had been a success. Until the early 1880s, cattle ranching in Northeastern New Mexico was dominated by Texans who had driven their stock up the Goodnight-Loving Trail. With the loss of demand at Fort Sumner, Texans trailed cattle further north looking for markets among the Colorado gold miners and Wyoming ranchers. While visiting New Mexico in 1881, E.M. Chase, editor of the *Vermont Union*, wrote, "the result of opening the new trail was to make known to cattle men the capacity of New Mexico for stock grazing."<sup>60</sup>

<sup>58</sup> Kenner, 122-26.

<sup>59</sup> Baydo, 39-48.

<sup>60</sup> Chase, C.M. The Editor's Run in New Mexico and Colorado in 1881. Fort Davis, TX: Frontier Book Company, 1968. 109.

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### ***Anglo-Texas Ranching in New Mexico***

As the threat of Indian attack lessened, Texas cattlemen began to move into Northeastern New Mexico and start their herds. By the 1870's Northeastern New Mexico was becoming a stocker range for grazing cattle until they reached grass-fattened maturity and could be driven to railroad shipping points. The settlement pattern associated with the Anglo-Texan ranching system in Northeastern New Mexico involved two types of land tenure. The first option for Texans entering the Territory was to purchase large parcels of land, often Spanish and Mexican period land grants, and use the enclosed pasture method. The second, more commonly used approach was the free, and often illegal, use of the public domain under the open range method. By the Treaty of Guadalupe Hidalgo, all land in New Mexico outside of recognized title rights of former Mexican citizens became the public domain of the United States. Under this treaty, the United States gained control of over 10,000 square miles of land in Northeastern New Mexico.

The U.S. implemented the free grass policy on public domain, encouraging gross overstocking, speculation and commercialization of the industry. In 1881, Chase described what was happening to the public domain in Northeastern New Mexico, "at the present time those who are able are buying land along water courses, enclosing their purchase, and as much government land back of it as they desire, with wire fence."<sup>61</sup> Although the use of free grass facilitated the establishment of a productive industry and greatly reduced the price of beef, cattlemen were deriving significant, gratis benefits from public lands that belonged to the population as a whole. Ranchers enjoyed substantial profits with little investment. After the Civil War, profits for ranchers using the Texan system ran as high as 200 percent.<sup>62</sup> In 1887, an Inspector of the Bureau of Animal Industry explained some of the conflicts involved with this arrangement, "To raise cattle that way costs little for there is no rental charge on the lands and no taxes are assessed against the occupants. It is free cattle raising and the animals are sold in the open market in competition with others produced by farmers on their own individual lands at great expense. It is an outrage on the rights of men who buy their own lands and pay taxes on them. This practice ought to be suppressed at once and without ceremony."<sup>63</sup>

Following closely behind the expanding Anglo-Texan ranching frontier, railroads provided a vital transportation link to distant markets. When the Atchison, Topeka and Santa Fe Railroad arrived in Las Vegas, NM in 1879 and Albuquerque in 1880, it created an inexpensive link to the processing plants of the Midwest and the Eastern markets. By 1882, cattlemen from Northeastern New Mexico formed the Northern New Mexico Stock Growers Association, an organization that lobbied for reducing rail freight

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<sup>61</sup> *Ibid.* 93.

<sup>62</sup> Strickon, Arnold. "The Euro-American Ranching Complex." Man, Culture and Animals: The Role of Animals in Human Ecological Adjustments. Ed. Anthony Leeds and Andrew P. Vayda. Washington, DC: American Association for the Advancement of Science, 1965. 238.

<sup>63</sup> Dale, Edward Everett. The Range Cattle Industry: Ranching on the Great Plains from 1865 to 1925. Norman: University of Oklahoma Press, 1930. 172-73.

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rates and stronger rustling laws. Texas trail driver Colonel Jack Potter recalls the reaction of one of the cowboys upon learning about the railroad's penetration into cattle country. "Railroads mean you have to turn the great droves of cattle over to a horseless bunch of railroad brakies for transportation."<sup>64</sup> With the proximity to railheads, cattlemen no longer needed to trail their herds hundreds of miles and began to breed their stock to be fatter and heavier, which was facilitated by the availability of barbed wire. Barbed wire was invented by J.F. Glidden in 1874 and became widespread in Northeastern New Mexico in the 1880s, providing an inexpensive means of fencing the range. Ranchers were able to convert from an open range method to a system of ranch pasture operations, in which it was possible to segregate and selectively breed cattle.

### ***Anglo-American Settlement at Gallinas Springs***

#### **Transportation Nexus**

Because of its strategic location near the site of a natural spring and along historic trails, the Gallinas Springs Ranch continued to be an integral transportation nexus, serving the U.S. military and freighters. The series of trails and networks that were developed by Native Americans and used by Europeans, including Spanish explorer Juan de Oñate, continued to be important east-west transportation routes between the *Llano Estacado* and the Rio Grande Valley. The historic route running west from the plains to the Gallinas River Crossing and Gallinas Springs and continuing to Chupaines Spring east of Anton Chico was a major east-west corridor, equal in importance to the Santa Fe Trail. The route's continued use by explorers and traders is well documented, including the Texas-Santa Fe expedition in 1841, Meredith Miles Marmaduke's Santa Fe Trail Caravan of 1824, Josiah Gregg's caravan from Fort Smith, Arkansas in 1839-40 and Amiel W. Whipple's survey of 1853.<sup>65</sup>

After New Mexico became a United States' Territory in 1848, the Army explored the area for possible trade routes, settlements and military posts. In 1849, Captain Randolph B. Marcy and Lieutenant James H. Simpson traveled the route from Fort Smith (Figure 8-1). They came along the Canadian River from the east, traveled south through the valley of Plaza Larga past Tucumcari Mountain, and after passing Cuervito Peak and crossing Esteros Creek, they continued on to the Gallinas River Crossing, which they described as "a fine running stream, with a rock bed, fifty yards wide."<sup>66</sup> From there, they passed Gallinas Springs, crossed the Pecos River and traveled through Cañon Blanco on to Galisteo and Albuquerque.<sup>67</sup> Captain Marcy named the route the Fort Smith Road, and although it had previously been in use for several hundred years, the route retained this name. The Comanches and Kiowas continued to use this route to

<sup>64</sup> Potter, Colonel Jack. *Cattle Trails of the Old West*. Clayton, New Mexico: Laura R. Krehbiel, 1939. 85.

<sup>65</sup> Myers, 2003. 143, 146.

<sup>66</sup> Myers, 2003. 146; Foreman, Grant. *Marcy and the Gold Seekers*. Norman: University of Oklahoma Press, 1939. 244.

<sup>67</sup> Conkwright, P.J. *Southern Route of '49ers to California*. Map. Norman, 1939.; Myers, 2003. 146.

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enter the settled regions of New Mexico, and in 1856, overwhelmed by demands from Anglo ranchers for protection from Indian depredations, the U.S. military established an outpost at Alexander Hatch's Ranch, approximately eight miles north of the Fort Smith Road on the Gallinas River. In 1858 Lieutenant Edward F. Beale was charged with making improvements to the Fort Smith Road, and by the following year mail coaches began regular service over the road to California (Figures 8-2 & 8-3). The route was also used to facilitate the trade of stolen cattle from the Texas frontier, and in 1864, a party of westbound *comancheros* trailing cattle was apprehended by the U.S. Army along the Fort Smith Road.<sup>68</sup>

### ***Anglo-American Settlement***

The context in which James Elias Whitmore settled at Gallinas Springs is complicated, reflecting changing environmental, social, economic and political conditions. The location of a natural spring at Gallinas Springs Ranch was an environmental determinant for early Native American exploration and the development of a historic transportation route on this site. As the Spanish explorers entered Northeastern New Mexico on their way to the *Llano Estacado*, they relied on established routes with reliable water sources. Gallinas Springs continued to be a determining factor for subsequent land use as Hispano settlement moved eastward into the Pecos River basin around 1800. Juan Estevan Pino chose Gallinas Springs for his rancho and private land grant because of its access to water and its prime grazing lands, and *comancheros*, *ciboleros* and the U.S. military continued to use the historic road. After New Mexico became an American Territory in 1848, conflicts between private grazing grants and community land grants were intensified as land disputes came under the jurisdiction of the Anglo-American legal system. When James E. Whitmore settled in New Mexico in the early 1860s, Anglo-Texas ranching was spreading into the Territory and the military market for cattle was growing. The presence of the Fort Smith Road adjacent to Gallinas Springs and several military forts in the region would prove to be a boon for James E. Whitmore, who quickly became a successful rancher and businessman.

### **James E. Whitmore**

James E. Whitmore was born in Pennsylvania on April 9, 1832 to John Elias Whitmore and Angelina Lott and was raised in Guilford, Chenango County, New York (Figure 8-4). James E. Whitmore left the East in 1852 at the age of twenty for the gold fields of California. He traveled through Havana to Panama City where he traversed the Isthmus of Panama and continued on to Acapulco, San Diego and eventually Sacramento. He spent four years in the West before returning to New York for a short time. He farmed land in Illinois and Missouri, but by early 1860, Whitmore was selling trees near Fayetteville, Arkansas. On July 2, 1860, Whitmore left Arkansas for Santa Fe with a herd of cattle, which he was to deliver to the

<sup>68</sup> Kenner, 156.; Oliva, Leo. Fort Union and the Frontier Army in the Southwest, A Historic Resource Study Fort Union National Monument, Fort Union, New Mexico. Professional Papers No. 41. Santa Fe: Southwest Cultural Resources Center, Division of History, National Park Service, 1993. 153.

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United States military in New Mexico on behalf of Mr. A. Warfields. Whitmore and others drove the cattle from Arkansas through Oklahoma and into New Mexico. On September 15, 1860, Whitmore and the others joined the road leading from Fort Smith to Santa Fe, which crosses the Gallinas River at Gallinas Springs. In his personal diaries, Whitmore refers to the ranch as Gregory's Ranch (the owners at the time were J.W. Gregory and J.G. Marsh) or the Gallinas Ranch. Whitmore arrived at Gregory's Ranch at Gallinas Springs on October 14, 1860, spending three days at the ranch before continuing on to Santa Fe to settle his accounts with Warfields.<sup>69</sup> Unfortunately, Whitmore's diaries do not characterize Gregory's ranching operations or the physical components of the ranch.

Whitmore remained in New Mexico and continued to drive cattle for a number of ranching operations. At the time there were about 3,000 Anglos in the Territory of New Mexico, an increase of threefold from 1850. Anglos who arrived in the Territory prior to 1860 infiltrated Hispano communities and primarily came to carry on trade and impose military control. As the number of Anglos entering the Territory increased after 1850, with the 1860s being the pivotal decade, fundamental changes occurred in the way in which Anglo and Hispano settlers interacted. As is the case with James E. Whitmore and others, many Anglos arriving in New Mexico in the 1860s settled on the periphery of Hispano settlements, such as San Miguel County in Northeastern New Mexico, where they were attracted by the availability of land and resources and lucrative government contracts at the military forts in the area.<sup>70</sup>

After his initial visit in 1860, Whitmore returned to Gregory's ranch at Gallinas Springs several times and eventually acquired this property, although the details of the transaction are unknown. The uncertainty surrounding Whitmore's purchase of the Gallinas Ranch is typical of New Mexico land deals at the time. According to an affidavit filed by Whitmore in 1889, his record of purchase was destroyed by a fire in 1863. Whitmore's personal diaries from 1860 and 1861 indicate that he worked for or with Gregory and Marsh, but because his 1862 and 1863 diaries were destroyed, it is uncertain when and how the transaction occurred. Whitmore's 1889 affidavit claims that he purchased the land in 1859 for \$1,500 from David Stewart, who had been given the parcel for his role in obtaining confirmation and patent of the Anton Chico community land grant.<sup>71</sup> However it is clear from Whitmore's personal diaries that he didn't arrive in New Mexico until October 1860 and therefore could not have purchased the land in 1859. Whitmore is

<sup>69</sup> "Whitmore Family Bible." New Mexico Letters and Diaries Collection, Collection number 1959-137. New Mexico State Records and Archives, Santa Fe.; Whitmore, James Elias. "Personal Diary." 1852. (A copy of this document is in Jean Brittingham's possession.); Whitmore, James Elias. "Personal Diary." 1860. New Mexico Letters and Diaries Collection, Collection number 1959-137. New Mexico State Records and Archives, Santa Fe.; "Man of the Hour in New Mexico." Santa Fe New Mexican 4 February 1904: 3.; There are varying accounts of Whitmore's activities between 1854 and 1860, the time period during which there is a gap in his personal diaries. However, it is assumed that a personal interview was the source for this story, thus making it the most reliable.

<sup>70</sup> Nostrand. 109-118.

<sup>71</sup> Whitmore, James E. Notice of Possession of Gallinas Springs. 15 June 1889. San Miguel County Records of Deeds, Deed Book 40, page 232. (A copy of this document is in Jean Brittingham's possession.)

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likely referring to J.W. Gregory and J.G. Marsh's purchase of the land from James Stuart and John Shea. Because there were so few Anglos in the Territory at the time, it is possible that David Stewart and James Stuart are related in some way or they could be the same person. In any case, by the time that Whitmore filed the affidavit in 1889, he had been living on the land long enough to gain ownership through adverse possession.

J.G. Marsh died in March 1861, and shortly after, Whitmore began referring to the Gallinas Ranch as home in his personal diaries. Whitmore's 1861 diary suggests that Gregory spent most of his time in Santa Fe and was no longer living full-time at the ranch. In April 1861, Whitmore started acquiring cattle, planting corn and oats, plowing the fields, working on the dam for Gallinas Springs and constructing the springhouse.<sup>72</sup> Whitmore also described several improvements he made to Gregory and Marsh's existing house, including reinforcing walls, plastering rooms and repairing windows and doors. By December 1861, Whitmore had begun constructing corrals and stables.

### ***Cultural Frontier***

Sometime around 1860, Whitmore married Barbarita Marquez, a Hispanic woman from San Miguel del Bado, although they didn't file a marriage license until 1889 at San José Church in Anton Chico. Barbarita Marquez was born on August 22, 1841 at San Miguel del Bado, NM to Jose Miguel Marquez and Loreta Reynal. She was the great granddaughter of Lorenzo Márquez, one of the original grantees in the San Miguel del Bado community land grant.<sup>73</sup> The first of James and Barbarita Whitmore's thirteen children, Anna Whitmore, was born in 1862.

As a single man who formed a union with a Hispana, Whitmore is typical of most Anglos arriving in New Mexico prior to 1860. The 1860s represented a transition in assimilation pressures. Until the 1860s, the dominant process was for Anglos to be Hispanicized. The majority of Anglo settlers were single men who learned Spanish, married Hispanas, gave their offspring Spanish Christian names and sometimes became Roman Catholics, possibly to facilitate their marriages. As the pace of Anglo migration increased after 1880, the thrust was for Hispanos to be Anglicized, and intermarriages with Hispanas were less common.<sup>74</sup> Whitmore's situation represents this transition period. He married a Hispana and learned Spanish, but he also gave eleven of his thirteen children English first names and spoke English most of the time. While he learned Spanish, Whitmore's wife also learned English, although both preferred to use their native language. The Whitmore's grandchildren recalled in later years that while Barbarita tried to learn

<sup>72</sup> Whitmore, James Elias. "Personal Diary." 1861. New Mexico Letters and Diaries Collection, Collection number 1959-137. New Mexico State Records and Archives, Santa Fe.

<sup>73</sup> Gerhardt, Alvin. "Ancestors of Barbarita Marquez." 2007. (A copy of this document is in Jean Brittingham's possession.); Gerhardt, Earl A. "Whitmore Family Tree." 1960. (A copy of this document is in Jean Brittingham's possession.)

<sup>74</sup> Nostrand. 117, 129.

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English, Grandpa Whitmore made fun of Grandma Whitmore's English pronunciation. She refused to speak English again, and, in turn, he quit speaking Spanish. She spoke to him in Spanish and he replied in English. Anna Whitmore Rusby's daughter Grace Rusby recalls sitting with James E. Whitmore at the counter of his general store translating the customers' Spanish requests and Whitmore's English replies because he refused to speak Spanish.<sup>75</sup>

### ***Construction of House***

In 1863, a fire damaged the house, and Whitmore temporarily moved his family to Los Tanos on Agua Negra Creek northeast of Santa Rosa, NM. It is unclear when the Whitmore family returned to Gallinas Ranch, but during 1864, Whitmore made several improvements to the house including laying rock, making adobes and installing doorframes. Reflecting a hybridization of Hispano and Anglo architectural influences, Whitmore's house primarily used the vocabulary of the Northern New Mexican Hispano architectural tradition and introduced Anglo-American vernacular design patterns. The house was a flat-roofed, tabular stone structure with mud plaster and load bearing masonry walls. It is one-room deep with a typical Hispanic linear, L-shaped floor plan, reflecting the courtyard ideal of creating an enclosed *placita* as rooms are gradually added to the house. The rooms are square or rectangle and are used as modular building blocks, allowing for the possibility of expansion as the family grew. It is likely that the original room or starting point for the house, which was probably a multipurpose room or *sala*, is the room located nearest to Gallinas Spring on the southwest corner of the house. The house sits against a hillside, facing southeast for passive solar gain and protection from northern winter winds. The solar orientation and siting of the house have origins in traditional Anasazi and Puebloan villages. Hispanos did not overtly attribute these characteristics to Native Americans' architectural influence, but the linear Hispano house and surrounding settlement patterns reflect aspects of Anasazi village organization of the community around the extended family, adaptation to the climate and religious forms central in the settlement patterns. The house has no hallways, and each room has an exterior door and window opening onto the courtyard. Photos from the 1880s show an enclosed corral with an open animal shed adjacent to the house on the west side. The casa-corral is a combined residential-farm building that was typical in Northern New Mexico. This enclosed area housed a chicken coop, tack room, grain storage and parking for the wagons and buggies and was connected to the courtyard by a covered passageway, or *zaguan*.<sup>76</sup>

Anglo-American influences include mid-wall fireplaces, milled lumber and provincial Greek Revival detailing, including pedimented lintels above the windows and doors. Anglos encountering adobe architecture in the mid-1800s viewed it as an outward sign of decline in the Southwest. Driven by the

<sup>75</sup> Gerhardt, Earl. "Description and Diagram of Gallinas Springs Ranch circa 1890." 1962. (A copy of this description and diagram is in Jean Brittingham's possession.)

<sup>76</sup> Selover, Roy. Diagram of Gallinas Springs in 1907. 11 November 1982. (A copy of this diagram is in Jean Brittingham's possession.)

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sensibility of Manifest Destiny, a form of Anglo-Saxon racism based on the belief that Anglos were chosen by God to carry ideals of democracy and classicism to parts of the world that did not have them, Anglo settlers adopted Greek Revival as the architecture of new imperialism and territorial conquest. In New Mexico, this style was called Territorial and was popular from 1846 to 1880, when the railroad arrived. It was characterized by a fusion of traditional flat-roofed, adobe construction with milled lumber, fired bricks and provincial Greek Revival detailing. After 1860, Anglo residential architecture focused more on rationalization, regimentation and standardization, often including a central hallway facilitating the separation of public-private activities and specialized interior rooms with specific names and functions. This contrasted with the traditional Hispano form, which focused on community and multi-purpose rooms, modularity, flexibility and climatic adaptations. The Territorial style was especially popular after the Civil War in the late 1860s and during the 1870s. Faced with frontier realities, many times a hybridization of the Anglo-introduced Territorial Style and Hispano linear ideals occurred in Northern New Mexico, which Whitmore's house exemplifies.

According to recollections from Whitmore's grandchildren, a stone-lined *acequia* ran from the spring along the southern edge of the courtyard and was lined by several large cottonwood trees. The *acequia* watered the apple orchards and alfalfa fields to the south of the house, and another *acequia* watered gardens south of the orchard. Several household functions were centered near the *acequia* on the southern edge of the courtyard. A washroom with a stone floor was built around the *acequia* so that the cool water in the ditch ran swiftly through the room. The washroom had a large metal bathtub, and the girls would heat water in the fireplace and take baths. Milk containers were placed in the ditch to keep cool. Another room with a wooden floor was built over the *acequia* and housed a loom, which Barbarita used to make wool saddle blankets. After harvest season, apples from the orchard were stored here and used to make apple cider.<sup>77</sup>

According to the 1870 census, James E. Whitmore was 38 years old and listed as a farmer from Pennsylvania. He had assets totaling \$5,000 in real estate and \$19,200 in personal estate. His wife Barbarita Marquez was 29 years old, and they had two children. A total of 119 people were listed as living at the Gallinas Springs Ranch.<sup>78</sup> In 1880, Whitmore was a census taker for San Miguel County, and he was again listed as a farmer and had eight children.<sup>79</sup>

<sup>77</sup> Gerhardt, Earl, 1962.; Selover.

<sup>78</sup> The 119 persons represent the larger census tract. United States Department of Commerce. Ninth U.S. Census, San Miguel and Santa Ana Counties, New Mexico. Washington, D.C.: Bureau of the Census, 1870.

<sup>79</sup> United States Department of Commerce. Tenth U.S. Census, Mora, Rio Arriba and San Miguel Counties, New Mexico. Washington, D.C.: Bureau of the Census, 1880. This census district included a larger area than the immediate ranch.

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### ***Fort Smith Road***

Between 1863 and 1867, the U.S. military used a segment of the Fort Smith Road adjacent to Gallinas Springs to exile thousands of Navajo Indians to the Bosque Redondo Indian Reservation at Fort Sumner along the Pecos River in Eastern New Mexico. As federal troops withdrew east for the Civil War, Brigadier General James H. Carleton, commander of the Department of New Mexico, implemented a policy to protect the citizens of the Territory by removing Indians from their homelands and holding them captive in an isolated location. After capturing their livestock and destroying their crops in an effort to force them into submission, Colonel Christopher "Kit" Carson forcibly relocated thousands of Navajos to Bosque Redondo from Northeastern Arizona Territory and Northwestern New Mexico Territory.

Known as the Long Walk by the Navajos, the relocation began in late summer 1863 and continued intermittently until 1867. The exodus of Navajos from their homeland was one of the largest forced relocations in American History. By 1864, nearly three quarters of the tribe, over 8,000 Navajo, had been exiled to Bosque Redondo.<sup>80</sup> The Long Walk began at Fort Wingate and headed east toward Albuquerque. From there, the route followed several paths, mainly along established military and wagon roads. One of the paths, known as the Mountain Route, went east from Albuquerque, then north along the Sandia Mountains to join the Santa Fe Trail near Pecos. The Mountain Route continued east along the Santa Fe Trail to Romeroville where it turned south and forked. The western fork passed along the east bank of the Tocohote River through Anton Chico and joined the Fort Union-Fort Sumner Road at the Pecos River. The second fork paralleled the east bank of the Gallinas River, running through Chaperito and Hatch's Ranch. These two forks joined east of Anton Chico where the Fort Smith Road crosses the Gallinas River at Gallinas Springs.<sup>81</sup> James Whitmore's ranch is listed as a place name along this route in military correspondence from 1864 to 1868.<sup>82</sup>

Whitmore's ranching business profited from his proximity to several military forts in Northeastern New Mexico. Whitmore freighted goods to both Fort Sumner and Fort Union, and government freight trains traveling on the Fort Smith Road stopped at the ranch. In addition to serving as a contractor at Fort Sumner, Whitmore also served as a forage agent in the Fort Union District, providing forage and accommodations for military commands traveling along the Fort Smith Road. Forage agents were appointed annually by the quartermaster department and usually located along well-traveled roads. Agents

<sup>80</sup> United States Department of the Interior. The Clash of Cultures Trail Project. Denver: National Park Service, Intermountain Support Office, Cultural Resources and National Register Program Services, 2002. 55.

<sup>81</sup> Ackerly, Neal. A Navajo Diaspora: The Long Walk to Hwéeldi. Silver City, NM: Dos Rios Consultants, 1998.; Anderson, Allen. The Military Department of New Mexico, Drawn under the direction of Brigadier General James H. Carleton. Map. Washington, D.C., 1864.; Wheeler, George M. Expeditions of 1874-75, Drawn under the direction of Brigadier General H.G. Wright. Map. Washington, D.C., 1874.

<sup>82</sup> Ackerly.

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were paid well, and appointments were highly competitive. A forage agent's income depended entirely on the amount of military traffic at his location, and Whitmore's station along the well-traveled Fort Smith Road with a reliable water source must have been very profitable. Forage agents were required to furnish necessary forage, meals to expressmen, corrals for government animals, fuel to army teamsters and small detachments of soldiers and room and board for officers. Rates were set by the quartermaster, and in 1875 in the Fort Union District, the army paid \$4.75 for one hundred pounds of corn, \$35.00 per ton of hay and \$6.00 for a cord of wood.<sup>83</sup> Forage agents were also expected to promote the general interest of the United States by protecting government property, recovering stolen animals and caring for sick government employees. In New Mexico where troops often had to travel long distances and a ready supply of livestock feed was scarce, forage agents were crucial to military operations. In New Mexico, the use of forage agents continued until 1882, although the number of agents decreased significantly with the arrival of the railroad.<sup>84</sup>

### ***Operation of General Store and Post Office***

As was common among forage agents, Whitmore also established a station for the stage and mail lines and provided accommodations to private freighters and travelers. Whitmore opened the Gallinas Springs General Store and became postmaster on October 26, 1874. The general store and post office were located on the eastern end of his house. G.W. Mitchell ran the Las Vegas and Panhandle Mail and Express Line, a mail and passenger service that provided tri-weekly service to any point along the Canadian River and across the Texas Panhandle and Indian Country. Mitchell's buckboards left Las Vegas and Fort Bascom on Mondays, Wednesdays, and Fridays, stopping in front of post offices on the Canadian River Road, including Gallinas Springs.<sup>85</sup> The establishment of a post office at Gallinas Springs indicates that the area had gained a population significant enough at the ranch and in the surrounding communities to be served by its own office. The Post Office was decommissioned on August 14, 1906.<sup>86</sup>

Around 1890, Whitmore's general store was harassed by members of Las Gorras Blancas (White Caps), a clandestine and violent resistance movement against Anglo land grabbers who tried to exploit common resources. Las Gorras Blancas emerged in 1889 in protest against the encroachment upon and theft of common lands from poor Hispanos, especially on the Las Vegas Community Land Grant. Land conflicts had begun when Anglos began acquiring titles to the land grants of the Territory after the United

<sup>83</sup> Oliva. 551.

<sup>84</sup> Gerhardt, Alvin. "Ancestors of James Whitmore." 2007. (A copy of this document is in Jean Brittingham's possession.); Oliva. 551-553.; Miller, Darlis A. Soldiers and Settlers Military Supply in the Southwest, 1861-1885. Albuquerque: University of New Mexico Press, 1989. 114.

<sup>85</sup> Remley, David. Bell Ranch: Cattle Ranching in the Southwest, 1824-1947. Albuquerque: University of New Mexico Press, 1993. 88.

<sup>86</sup> Dike, Sheldon. "The Territorial Post Offices of New Mexico." New Mexico Historical Review 34 (1959): 69.

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States' occupation of New Mexico and the Treaty of Guadalupe Hidalgo in 1848. One of the larger land grants in the area, the Preston Beck Grant, had already been purchased by outsiders, including Whitmore who owned 9,003 acres of the grant. In the 1880s, Anglos made further invasions on land grants when ranchers began purchasing land from heirs of the original colonists of the Las Vegas Community Land Grant. These outsiders were known as land grabbers and had a contrasting view of land tenure. They fenced their boundaries, often including the common grazing lands, thereby denying those who had lived on the grant for generations the use of the public commons. The families affected by the land grabbers often did not have the means for litigation, and in early 1889, Juan José Herrara and his younger brothers organized Las Gorras Blancas. By 1890, Las Gorras Blancas claimed 1,500 members, and in July of that year *La Voz del Pueblo* newspaper reported that 25 acts of violence had been committed, including hundreds of miles of cut fence lines, burned homes and destroyed machinery and railroad bridges.<sup>87</sup> Whitmore's children recalled that Las Gorras Blancas tried to enter the general store by making a hole in the roof. They also dug a hole big enough for a person to fit through in the outside wall of a storage room.<sup>88</sup>

### ***Whitmore's Ranching Operations***

Because Whitmore was living on the edge of Hispano settlement in Northeastern New Mexico and because all of his ranch laborers were Hispanics, it is likely that he used a hybrid system of ranching that integrated the Anglo-Texas method and the traditional Hispano practices, which, in addition to beef production, also used cattle for the extraction of tallow and hides. Whitmore had as many as 10,000 head of cattle. He did not use any fencing, although he did construct rock walls and corrals for the cattle. Even with the rapid growth of the cattle industry in the early 1880s, New Mexico ranchers did not tend to use fencing.<sup>89</sup> The lack of fencing during Whitmore's era reflects a contrast between Hispano and Anglo-American cultural values. Upon visiting New Mexico, Josiah Gregg, an Anglo trader on the Santa Fe Trail, remarked, "The owners of cattle are obliged to keep herdsmen constantly with them, else graze them at a considerable distance from the farms; for if any trespass is committed upon the fields by the stock, the proprietor of the latter is bound to pay damages: therefore, instead of the cultivator's having to guard his crops from the cattle as with us, the owners of these are bound to guard them from crops."<sup>90</sup> As a result of the lack of fencing, the Anglo-Texas system was adapted in Northeastern New Mexico so that cattle grazed in much larger areas, were checked on regularly, branded and then gathered for sale.

In addition to cattle, Whitmore also had 10,000 to 12,000 sheep, and the flocks were managed in the

<sup>87</sup> Arellano, Anselmo. "The People's Movement; Las Gorras Blancas." *The Contested Homeland: A Chicano History of New Mexico*. Ed. Erlinda Gonzales-Berry and David R. Maciel. Albuquerque: University of New Mexico, 2000. 67.

<sup>88</sup> Gerhardt, Earl, 1962.

<sup>89</sup> Baydo. 184.

<sup>90</sup> Gregg, Josiah. "Journal." *Commerce of the Prairies*. Ed. Max L. Moorhead. Norman: University of Oklahoma Press, 1954. 107.

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Hispano tradition of nomadic shepherds moving the sheep around the land during grazing season and protecting the flock from predators, such as coyotes and wolves. Transhumance involved using upland pastures in the summer and moving the sheep to lower valleys and canyon slopes in the winter for protection, shelter and grazing.

Whitmore's ranch consisted of 9,003 acres, but with 20,000 head of livestock, he certainly used grazing lands in the Antonio Ortiz and Preston Beck grants. According to recollections from Whitmore's grandchildren, he used thousands of acres of land extending as far south as the Alamogordo River, east to the Caprock and plains, and north to the head of the Las Truchas River.<sup>91</sup>

### ***Change in Ranching Practices***

The 1880s was a transition decade for cattle ranching in New Mexico. Despite a severe drought during the 1870s, the number of cattle in the Territory grew from 21,343 to 137,314 between 1870 and 1880. By 1881, the national boom in the cattle industry led to a local boom that caused a rise in land values and an increase in incorporated cattle companies, which was stimulated by favorable local weather. As national prices rose and exportation to Great Britain increased, ranchers in New Mexico prospered. The cautious business practices of the 1870s were abandoned, and the ranching industry expanded feverishly, fueled by speculators with a desire for instant profits. The price of a head of cattle increased from \$11.10 in 1880 to \$20.20 by 1884, and the number of cattle in New Mexico reached its highest number by 1885. However, the rapid growth of the early 1880s led to overexpansion. National prices plummeted in 1885, and severe drought and blizzards hit the area hard from 1886 to 1890. By 1895, the price of a head of cattle had dropped to \$7.70.<sup>92</sup> The bad weather exacerbated declining cattle prices, encouraged the tendency to overstock and bankrupt many cattle companies.

The harsh conditions of this period led to a change in ranching methods that ended the open range industry in most of the West. New Mexican ranchers, however, were not as greatly affected by the catastrophes of the 1880s and perceived the national decline as temporary. However, waiting for prices to rebound and adapting ranching techniques merely proved to be a temporary solution, and eventually New Mexican ranchers transitioned from the open range method to a system of fenced pastures. The ranching industry in New Mexico mirrored the national trend, and by 1895, the open range era had ended in the Territory. New Mexican ranchers began using smaller herds in fenced pastures and deliberate management of grazing lands.

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<sup>91</sup> Rusby Jones, Grace and Herbert Gerhardt. Personal Interview with Earl Gerhardt. 24 November 1963.

<sup>92</sup> Baydo. 214-216, 224-225.

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As this change occurred, the practice of fencing swept through the Territory, beginning first with large cattle companies that could afford the barbed wire at \$130 to \$140 per mile. Fencing the range provided ranchers with several benefits, including careful management of herds, selective breeding and protection from thieves. Although legally constrained by ownership boundaries, Anglo-Texas ranchers in New Mexico and across the West fenced their own property and as much adjacent government land as possible. Ranchers felt a sense of entitlement to the public domain, which they justified through their sound ranching principles and the nature of cattle country.<sup>93</sup> Reports from the Public Lands Office from 1885 to 1888 indicate that New Mexico had 3,438,830 acres of illegally fenced land. The federal government enacted a law in 1885 making illegal fencing a punishable crime, but although 78 indictments were filed in New Mexico from 1885 to 1888 for unlawful enclosures, none led to a conviction.<sup>94</sup> Illegal fencing was an impediment to settlers and small farmers and ranchers, who, after repeated complaints to the territorial and federal governments, resorted to fence cutting. Although the practice of illegal fencing had dissipated by 1890, the New Mexico Territorial Legislature passed a law making fence cutting illegal in 1891.

### ***Transition Ranching***

#### **Apolonio A. Sena**

After the difficult transition decade of the 1880s, James E. Whitmore conveyed all of his land and wealth, which comprised 9,003 acres and houses, buildings and improvements in 1891 to his wife Barbarita Marquez y Whitmore, presumably for financial and legal reasons. In 1902 he partnered with his son John E. Whitmore to open a general merchandise store in Tucumcari, NM. He left Gallinas Ranch to move to Tucumcari the following year. James E. Whitmore died in Tucumcari on October 2, 1909. Four years later, his widow Barbarita Whitmore sold 4,443 acres of the Gallinas Ranch, including the ranch headquarters complex, to Apolonio A. Sena, a member of the New Mexico Mounted Police.<sup>95</sup> (Whitmore's remaining 4,560 acres were sold to an unknown buyer.)

Born in Chaperito, NM in 1871 to Antonio and Manuelita Sena, Apolonio A. Sena was an educated businessman and politician. He was engaged in the mercantile and ranching business in Las Vegas, NM in the late 1890s and worked for several years in the San Miguel County Clerk's office. In 1909 he served in the New Mexico Territorial Legislature, and in 1915 he represented the Sixth House District in the State Legislature. The Territorial Legislature created the New Mexico Mounted Police force in 1905, and Sena was appointed as a member in 1909. Sena went on to serve as Captain of the Mounted Police in 1919 and

<sup>93</sup> Atherton, Lewis. The Cattle Kings. Bloomington, IN: Indiana University Press, 1961. 167.

<sup>94</sup> Baydo. 192.; Pratt. 244.

<sup>95</sup> Marquez de Whitmore, Barbarita. Quitclaim Deed. 14 May 1913. San Miguel County Records of Deeds. (A copy of this document is in Jean Brittingham's possession.)

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1920. Under Captain A.A. Sena, the Mounted Police Force made 264 arrests for crimes committed in the state. After resigning from the Mounted Police in 1920, Sena served as a deputy U.S. Marshal and was a horse trader in and around Las Vegas.<sup>96</sup>

The land that Sena purchased from Barbarita Whitmore included the ranch headquarters complex and south pasture, which were within the Anton Chico/Preston Beck Overlap. However, because the parcel had been continuously occupied by Whitmore since 1860, it was sold separately despite prior claimed ownership by the heirs of the Anton Chico and Preston Beck Grants. The parcel was quit claimed twice to Sena. On February 20, 1913, the Board of Trustees of the Anton Chico Land Grant quit claimed the 4,443 acres to Sena.<sup>97</sup> This deed states that it was made in consideration of the adverse possession of James E. Whitmore for more than 50 years and in further consideration of the services rendered by David Stewart in obtaining confirmation and patent for the Anton Chico Land Grant. On May 14, 1913, Barbarita Marquez de Whitmore quit claim to the same 4,443 acres.<sup>98</sup>

During the first decade and a half of the 20<sup>th</sup> century, cattle prices steadily rose. As the population grew and wages increased, people could afford to purchase more beef, and at the same time, the European market was expanding. World War I was a boon for ranchers, and prices reached a wartime high of \$14.50 per hundredweight in 1918.<sup>99</sup>

Around 1913, Sena and his partner Christopher A. Goke formed the A.A. Sena and C.A. Goke Land and Cattle Company. Cattle companies provided a corporate structure to the ranching business, which facilitated higher profits for investors. Beginning in the 1880s, as national prices increased, cattle companies began replacing individual ranchers in Northeastern New Mexico. In 1882, the *Red River Chronicle*, published in San Miguel County, reported, "In a few more years the cattle herds of the Territory will be owned by a few companies and individuals, and the great mass of farmers who now have a few hundred head will keep only such as they are able to feed during the winter."<sup>100</sup> As cattle companies became more prevalent in the Territory, some obvious benefits were evident, including the availability of higher capital, which allowed companies to experiment with better breeds, construct irrigation projects and strategically manage herds with range and fencing techniques.

By 1918, Sena and Goke had incorporated the Gallinas Springs Ranch into their larger, pre-existing

<sup>96</sup> Hornung, Chuck. The Thin Gray Line – The New Mexico Mounted Police. Fort Worth, TX: Western Heritage Press, 1971. 67.; Peterson, C.S. Representative New Mexicans. Denver: C.S. Peterson, 1912. 274.

<sup>97</sup> Board of Trustees of the Anton Chico Land Grant. Quit Claim Deed to A.A. Sena. 20 February 1913. San Miguel County Records of Deeds, Deed Book 76, page 10. (A copy of this document is in Jean Brittingham's possession.)

<sup>98</sup> Marquez de Whitmore.

<sup>99</sup> Remley. 213.

<sup>100</sup> Baydo. 78.

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Park Springs Ranch, which encompassed part of the Antonio Ortiz Grant.<sup>101</sup> Sena and Goke also made some changes to Whitmore's house at the Gallinas Springs Ranch headquarters complex, most notably the construction of a pitched roof with gabled ends laid down over the existing flat roof. Photographs from 1923 show that the enclosed corral and outbuildings adjacent to the house on the west side had been removed. It appears that Sena and Goke continued to reside in Las Vegas, NM and not at the ranch, and the removal of the corral and outbuildings may reflect the shift from the need for subsistence agriculture to support the ranching operation to a large-scale cattle company.

### ***Land Consolidation***

Beginning in 1900 in New Mexico and continuing through 1960, the size of large ranches increased, reflecting the consolidation of small land holdings into larger, more profitable ones. In 1914, the A.A. Sena and C.A. Goke Land and Cattle Company began increasing their land holdings by purchasing several small contiguous parcels of grazing and agricultural land along the Gallinas River and within the boundaries of the Antonio Ortiz and Preston Beck land grants. Between 1914 and 1922, Sena and Goke purchased 30 tracts of land from Hispano farmers and ranchers. The parcels were measured by width, bounded on each end by an *acequia*, the Gallinas River or some other natural feature. The parcels ranged in size up to 90,000 *varas* wide, but many were as small as 50 to 200 *varas* wide. The consolidation of these Hispano-owned parcels is a physical manifestation of the transition from small-scale subsistence operations to incorporated cattle companies in Northeastern New Mexico.

In addition to these small tracts of Hispano-owned land, Sena and Goke also aggressively acquired as much land as they could in the Antonio Ortiz Land Grant, north of the ranch headquarters complex. Along with a third partner, Sena and Goke formed the Ortiz Grant Company in 1918. By 1922, the Ortiz Grant Company had amassed 46,000 acres and the A.A. Sena and C.A. Goke Land and Cattle Company owned almost 45,000 acres.<sup>102</sup> This trend continued in New Mexico through the next decades. During the 1930s the number of ranches over 10,000 acres increased from 501 to 658, and between 1935 and 1940, the number of ranches under 1,000 acres decreased by 5,000.<sup>103</sup>

### ***Post-War Economics***

Despite the prosperity of the cattle business leading up to and during World War I, a post war depression

<sup>101</sup> Catron, Thomas B. Letter to A.A. Sena. 2 May 1918. San Miguel County Miscellaneous Records, Book 90, page 214. (A copy of this document is in Jean Brittingham's possession.)

<sup>102</sup> Las Vegas Title Guaranty Company. Abstract of Title, Prepared for T.P. Talle to establish clear title to Park Springs Ranch. 27 November 1922. (A copy of this document is in Jean Brittingham's possession.)

<sup>103</sup> Cormier, Steve. Times Were Not Easy: A History of New Mexico Ranching and Its Culture, 1900-1960. Diss. University of New Mexico, 1998. 29.

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led to reduced beef consumption and a slump in prices to as low as about \$6.00 per hundredweight in 1922.<sup>104</sup> Drought in Northeastern New Mexico intensified the difficult economic situation. In 1924, Charles O'Donel, general manager of the Bell Ranch, located east of the Canadian escarpment in Northeastern New Mexico, wrote, "The financial history of the cattle industry in New Mexico for the last four years has been a history of disaster. I think it may be said, without risk of contradiction that no sale of calves or yearling steers has been made in New Mexico since 1920 at a price which has covered production cost."<sup>105</sup> During this period of economic distress, Sena and Goke deeded the Park Springs Ranch to Thomas P. Talle, a land speculator and prominent rancher from the Cimarron area, on December 9, 1921.<sup>106</sup>

In 1927, Talle began procedures to quiet the title, publishing the notice of pendency in the Las Vegas *Daily Optic*. On April 24, 1928, the title to Park Springs Ranch was forever quieted in the District Court in Las Vegas, NM.<sup>107</sup> One month later, on May 25, 1928, Thomas P. Talle and his wife conveyed the Park Springs Ranch, which now comprised approximately 62,000 acres, including nine miles of the Gallinas River and eight fenced pastures, for \$4.00 per acre to Joe B. Matthews and O.W. (Jack) Mansfield, who were wealthy Anglo-Texas ranchers looking to expand their operations.<sup>108</sup> Joe B. Matthews was born in 1882 in Throckmorton County, TX. He was a lifelong cattleman and member of two prominent Texas ranching families that settled near Fort Griffin in 1867. Matthews grew up on a ranch on the Clear Fork River and attended Presbyterian Academy and College in Albany, TX. Matthews served as a vice president and director of the American National Cattlemen's Association and was on the board of directors of the Southwestern Exposition. Jack Mansfield was born in Buffalo, NY in 1897 and served as a military officer during World War I. He moved to Texas in the 1920s and began ranching near San Angelo. He later went on to own the Alamosa Ranch in Oldham County, TX and become a director of the Texas and Southwestern Cattle Raisers Association.

Matthews and Mansfield expanded the Anglo-Texas ranching system at Park Springs Ranch. Characteristic of the Anglo-Texas system, cattle were raised for beef rather than extracting hides and tallow, which was typically the practice of New Mexico Hispanos. Matthews and Mansfield ran a cow/calf operation breeding Herefords and abandoned the practice of sheep ranching that had been used by Whitmore and Sena and Goke. The Anglo-Texas system rejected the Hispano sheep raising culture of New

<sup>104</sup> Remley, 213.

<sup>105</sup> O'Donel, Charles M. "Conditions Affecting Live Stock in New Mexico." *The Producer* December 1924: 7.

<sup>106</sup> Sena, A.A., Saturnina M. Sena, et. al. Warranty Deed to Thomas P. Talle. 9 December 1921. San Miguel County Records of Deeds, Deed Book 95, page 199. (A copy of this document is in Jean Brittingham's possession).

<sup>107</sup> Talle, Thomas P. Thomas P. Talle versus the Unknown Heirs of Antonio Ortiz, deceased, et al, case number 10218. 19 April 1928. San Miguel County District Court. (A copy of this document is in Jean Brittingham's possession).

<sup>108</sup> Talle, Thomas P. and Elizabeth Beard Talle. Warranty Deed to Joe B. Matthews and O.W. (Jack) Mansfield. 25 May 1928. San Miguel County Records of Deeds, Deed Record 106, pages 497-499.; Thomson, H.A. Letter to Frank Davol regarding potential purchase of Park Springs Ranch. 11 September 1936. (A copy of these documents is in Jean Brittingham's possession.)

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Mexico, and this anti-sheep bias prevented Texans from raising sheep, despite economic factors that may have made it more profitable. The Anglo-Texas ranching system is driven by financial constraints and ranching is treated like an economic enterprise. However, regardless of economics, none of the ranchers after Sena and Goke included sheep in their operation.

### ***Southwest Historicism***

During their tenure at Park Springs Ranch, Matthews and Mansfield made several improvements to the ranch headquarters, including modernizing facilities by installing indoor plumbing, bathrooms and a generator. Between 1928 and 1930, the main house was stuccoed, the window and door frames were recessed, the pedimented lintels were removed, and a rock wall was built on the south and east side of the L-shaped house to create an enclosed courtyard. This was also the period when the Spanish Pueblo Revival style *portal* with wooden *vigas* and *canales* was added to the hacienda. A common pattern in Northern New Mexico is the addition of a pitched roof onto an existing flat roofed house, which was done by Sena and Goke, followed by the construction of a *portal*.<sup>109</sup> The removal of the provincial Greek Revival detailing, the creation of an enclosed courtyard and the addition of the *portal* reflect a new Southwest historicism, which became popular in the 1910s in New Mexico and attempted to wrap a building in local history. This movement tried to create a regional image through picturesque architectural elements, such as the Spanish Pueblo Revival style *portal* and wooden *vigas* and *canales* constructed at Park Springs Ranch Headquarters. Matthews and Mansfield also created an indoor circulation network by putting doors between each of the rooms. Prior to this time, each room only had an exterior door that opened onto the courtyard.<sup>110</sup>

### ***The Great Depression***

Despite an economic slump following World War I, the livestock industry was making steady improvements by 1926. Prices peaked in 1928, however, before undergoing a steady decline leading into the Great Depression, which began 1929. During the Great Depression, as unemployment rose, the consumptive demand for beef plummeted and prices dropped while production costs remained even. The crash of the stock market also eliminated the presence of speculative range buyers, and with the great drought and Dust Bowl conditions of the 1930s, the livestock industry was in a state of crisis. At the same time, beef exports also dwindled, which further exacerbated the domestic situation for ranchers. In 1931, Charles O'Donel, general manager of the Bell Ranch, reported on the situation,

“Decline in values has been due to the diminished domestic demand which

<sup>109</sup> Spears, Beverley. American Adobes: Rural Houses of Northern New Mexico. Albuquerque: University of New Mexico Press, 1986. 69.

<sup>110</sup> Matthews, John A. Phone interview with Jean Brittingham. 27 January 2008.

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has been the inevitable consequence of the generally unfavorable economic situation throughout the United States. The closing of the doors of more than 1,500 banks in 1930 must have affected the purchasing power of scores of thousands of people, and the increase of unemployment to the extent of an undetermined number of millions of workers eliminated a large percentage of over-the-counter demand for beef. For in the ultimate distribution, the working man has been the best customer of the beef producer.”<sup>111</sup>

On May 9, 1932, O.W. Mansfield sold his shares of the ranch to Matthews.<sup>112</sup> By 1933, statewide income from the sale of cattle and calves had dropped to \$7,363,000, down from a pre-Depression total of \$34,398,000 in 1928.<sup>113</sup> Under economic strain, Matthews put the ranch up for sale by 1936. In a 1936 letter from H.A. Thomson, who was a potential buyer at the time, to his investment partner Frank H. Davol, Thomson explained the situation,

“One reason that this ranch is for sale is because of the amount of money Matthews and Mansfield owe. My information is that they owe about \$2.00 an acre on this ranch and at the time they bought it they stocked it with extremely high priced stock and speaking in general terms over a period of years has been a terrible decline in price. Therefore the amount of interest they have to pay and the extreme high price that they paid for the stock with which they stocked this ranch, they have made no money.”<sup>114</sup>

Federal New Deal programs alleviated some of the financial strain. In 1934, the United States Congress passed the Jones-Connally Farm Relief Act, which allowed the government to purchase surplus sheep and cattle from ranchers. The Act was a boon for ranchers in New Mexico, and in 1934 in San Miguel County the government bought 18,000 head of cattle for \$227,000.<sup>115</sup>

Although ranches in Northeastern New Mexico had not appreciated since the Great Depression began, Thomson felt that the Park Springs Ranch would be a wise investment and would yield a substantial profit within the next few years as demand for ranch land increased. In a 1936 letter to Davol, Thomson explained that the chaotic conditions created by the Cardenista agrarian land reforms and recent unfavorable

<sup>111</sup> O'Donel, Charles. "Annual Report 1930-1931." 31 March 1931. Red River Valley Company Records Collection, Box 17. Center for Southwest Research, University Libraries, The University of New Mexico, Albuquerque.

<sup>112</sup> Mansfield, O.W. Warranty Deed to Joe B. Matthews. 2 June 1932. San Miguel County Records of Deeds, Deed Record 114, page 70. (A copy of this document is in Jean Brittingham's possession).

<sup>113</sup> Cormier. 40.

<sup>114</sup> Thomson.

<sup>115</sup> Cormier. 42.

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laws in Mexico would create an exodus of cattle from Mexico to Texas, Arizona and New Mexico and that this would increase demand for range in these states.<sup>116</sup> As large commercial haciendas were expropriated in Mexico, Thomson anticipated that the immense herds belonging to these landowners would be trailed into the United States. Although he had no experience, Thomson was also interested in beginning a sheep operation on the property, which he felt would prosper at that location.

By the end of 1936, Matthews informed Thomson and Davol that the demand for ranches in the area was increasing and that he had two other interested parties. They decided to go ahead with the purchase, and on January 21, 1937, Joe B. Matthews and his wife Louise W. Matthews sold the ranch to H.A. Thomson, Jr. of San Antonio, TX and his investment partner Frank H. Davol, Jr. of Stamford, CT.<sup>117</sup> Like Matthews and Mansfield, Thomson and Davol ran Hereford cows, which was very common at the time.

Thomson, who became the ranch manager, was a wealthy oilman and member of a pioneer West Texas ranching family. Born in 1879 in Burleson County, TX, Thomson's family established a ranch in Runnels County in the 1880s. Thomson was educated at a private prep school in Virginia and attended the University of Texas. Around the turn of the 20<sup>th</sup> century, he went into the oil business, which was just beginning in Texas. He developed the Sour Lake Oil Field in one of Texas's earliest oil boom areas and went on to run an oil company before purchasing the Park Springs Ranch. Despite initially planning to resell the Park Springs Ranch within a few years, Thomson owned and managed the property for thirteen years breeding high-grade Hereford cattle.

### ***Culbertson and Sons***

In 1950, Thomson retired from active business pursuits, and on April 17, 1950, Thomson and Davol sold the Park Springs Ranch to co-partners Willis T. Stewart and W.O. Culbertson and sons.<sup>118</sup> Beginning in the early 1920s, W.O. Culbertson, Sr. and his partner Robert S. Coon operated in Texas breeding high quality Hereford cattle, and developed the largest herd of registered Hereford cattle in the world. Coon retired around 1937, and W.O. Culbertson, Sr. brought his sons into the partnership. Culbertson and sons moved their operation to Harding County, NM in 1938 with the old Coon/Culbertson stock of cattle. After losing a lease to the Baca Ranch in Harding County, Culbertson and sons acquired the Park Springs Ranch in 1950, which became part of the larger operation including three ranches in Harding County and one in Colorado.

<sup>116</sup> Thomson, H.A. Letter to Mr. and Mrs. Frank Davol regarding potential purchase of Park Springs Ranch. 27 November 1936.  
(A copy of this document is in Jean Brittingham's possession.)

<sup>117</sup> Gillette, George G. Contract for Sale of Real Estate from Joe B. Matthews to and with H.A. Thomson, Jr., and Frank H. Davol, Jr. 21 January 1937. (A copy of this contract is in Jean Brittingham's possession.)

<sup>118</sup> Thomson, H.A., Jr., Laura G. Thomson, et. al. Warranty Deed to W.O. Culbertson and Sons. 25 April 1950. San Miguel County Records of Deeds, Deed Book 163, pages 452-454. (A copy of this document is in Jean Brittingham's possession.)

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When Culbertson and sons purchased the Park Springs Ranch, they also acquired Thomson's Hereford cattle. W.O. Culbertson, Jr. managed the Park Springs Ranch, gradually replacing Thomson's Hereford herd with Culbertson cattle, which was branded with a C on the left hip and left rib.

W.O. Culbertson, Jr. was born in Tucumcari, NM in 1915 and grew up in the Dalhart, TX area. He graduated from Texas A&M in 1938. He was very involved in New Mexico politics and served in the State Legislature from 1948 through the mid-1960s. In 1954, he was a candidate for Governor and a candidate for Lieutenant Governor in 1970. W.O. Culbertson, Jr. was also a national leader in the cattle industry. During his career, he was president of the New Mexico Cattle Growers Association, the Vice President of the American National Cattlemen's Association, was appointed by President Kennedy to the Agricultural Advisory Commission and was a charter member of the National Cowboy Hall of Fame.

In 1975 W.O. Culbertson, Jr. and his son Myles Culbertson formed a partnership and leased the Park Springs Ranch from the family corporation (W.O. Culbertson and sons). They continued their cow/calf operations and began to run yearlings. They also took in cattle on yearly grazing contracts. The 1970s and 1980s were economically difficult decades for the ranching business, and in 1981 the W.O. Culbertson and Sons Corporation dissolved. Three years later, on November 15, 1983, the current owners, John M. Brittingham and a family trust, comprised of John's brothers and sister, purchased the Park Springs Ranch. Purely by coincidence, Joe B. Matthews is the uncle of John M. Brittingham and his siblings.

### ***Recent Ranching History***

John M. Brittingham grew up in West Texas and attended boarding school in the East. He graduated from Yale University, his father's alma mater, with a plant science degree in 1952 and five years later, purchased a 14,000-acre ranch near Matheson, CO. Brittingham spent 27 years ranching in Colorado before looking to move south to the milder climate in New Mexico. After seeing the Park Springs Ranch, Brittingham fell in love with it, but his Colorado ranch was too small to trade for Park Springs. Shortly after his initial visit to Park Springs Ranch, Brittingham visited his uncle Watt Matthews (Joe B. Matthews' younger brother) at the Matthews family ranch in Texas. Watt Matthews told Brittingham, "I know that ranch. It is a dandy ranch, and I'll make sure you get it."<sup>119</sup> They traded another ranch that the Brittinghams jointly owned in Texas and the ranch in Colorado for the Park Springs Ranch in 1983.

Brittingham credits his values and ideas about the ranching business to his uncle Watt Matthews. In a 1994 interview by *Livestock Weekly*, Brittingham described his philosophy, "I've always held the policy that a cow has to be able to take care of herself. I'm not competing for the highest priced calf, and I'm not

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<sup>119</sup> Brittingham, Jean. "Brittinghams and Park Springs Ranch History." 12 February 2008. (A copy of this document is in Jean Brittingham's possession.)

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competing for the biggest calf. The single most important thing in a cow-calf operation, more important than weaning big calves, is weaning a calf every year. People think I'm lying, and that I'm an idiot when I tell them that I don't feed my cows and yet 98 percent of them will be bred every year. One rancher friend calls me a magician.”<sup>120</sup>

After acquiring the ranch, Brittingham rested half of the land and stocked the other half very conservatively; the following year, the other half was rested. He explains, “I could probably run twice as many cows and feed them and manage quite well, but I'm in the fortunate position of being able to run fewer cows and take a little better care of the country.”<sup>121</sup> He built his herd slowly to about 900 cows and rested at least ten percent of the ranch every summer in order to protect the forage base.

Between 1983 and 2000, which were good years, Brittingham ran 800 small Longhorn-Hereford cross cows, which are well suited to the Park Springs country. From 2000 to 2005, the ranch was briefly leased to the J.A. Matthews Ranch Company, and Brittingham took a break from ranching. In 2005 when the lease was not continued, at 75 years old, Brittingham went back into the cattle business and hired a ranch manager. To keep up with the changing demand in the marketplace, Brittingham currently runs mostly Angus or Angus/Hereford crosses (known as Black Baldies). After the J.A. Matthews Ranch Company's lease was over, Brittingham had to begin rebuilding the herd, which is currently about 550 cows. Park Springs Ranch has experienced drought conditions for the past few years so Brittingham plans to build the herd up to only 700 cows, which should be completed by the end of 2008. Brittingham weans and sells calves in mid-November. His steers average 575 pounds, and his cows weigh around 1,100 pounds. Although Brittingham still thinks that the Longhorn crosses are more efficient cows, buyers are paying a premium for Angus due to successful marketing strategies by Angus breeders. He still keeps a small herd of big Longhorn steers as pets.

### ***Future of Park Springs Ranch***

The Park Springs Ranch faces little threat from development and will likely continue to be used for ranching in future generations. It is surrounded by large-scale ranching operations, and the Brittinghams, descendants of the Reynolds and Matthews families who are well known in Texas ranching history, intend to continue ranching for the foreseeable future at Park Springs Ranch. When he was interviewed in 1994, Brittingham explained that the Park Springs Ranch has been a dream come true. “I've been in all 50 states, and I've flown across this caprock several times, and every time I've always said this is where I would like to have a ranch someday. It was pure luck that I ended up exactly where I thought I would most like to be in the whole United States. I'm a very fortunate person. I'm very happy. I'm doing exactly what I want to

<sup>120</sup> Schrieber, Colleen. “Weaning a Calf Every Year is the Key for New Mexico Ranch.” *Livestock Weekly* 6 January 1994: 16.

<sup>121</sup> *Ibid.* 17.

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be doing, exactly where I want to be doing it. What more can you ask for?"<sup>122</sup> Although the Brittinghams do not have any hands-on ranchers in the next generation, they understand the importance of continuing the ranching traditions that their family has practiced for four generations in Texas, Colorado and New Mexico.

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<sup>122</sup> *Ibid.* 18.

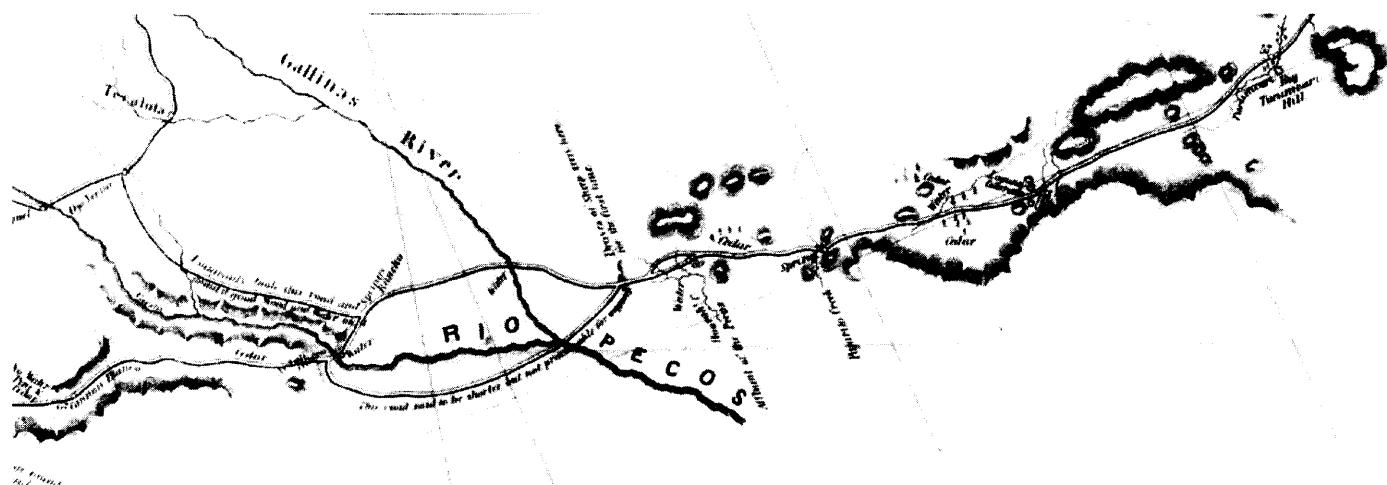
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**Figure 8-1:** Map of Captain Randolph B. Marcy and Lieutenant James H. Simpson's expedition in 1849<sup>123</sup>



## Lieutenant J.H. Simpson, 1849

<sup>123</sup> Map is cropped to show vicinity of Gallinas Springs (Park Springs). Gallinas Springs is not marked on the map; it is located near the confluence of the Gallinas and Pecos Rivers where the road crosses the Gallinas River.

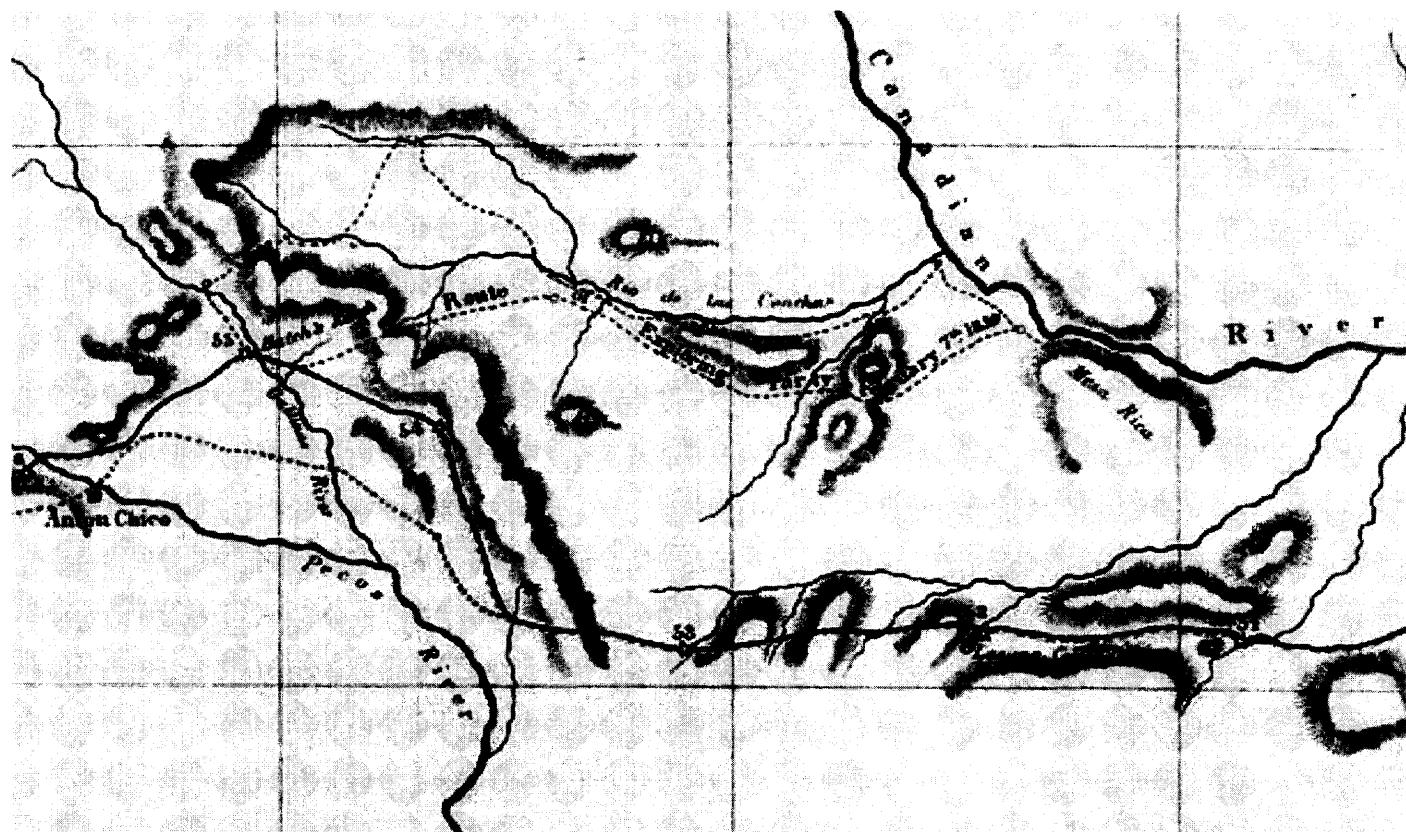
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**Figure 8-2: Map showing Edward F. Beale's 1860 route from Fort Smith, Arkansas to Albuquerque<sup>124</sup>**



Edward F. Beale, 1860

<sup>124</sup> Map is cropped to show vicinity of Gallinas Springs (Park Springs). Gallinas Springs is not marked on the map; it is located near the confluence of the Gallinas and Pecos Rivers where the road crosses the Gallinas River.

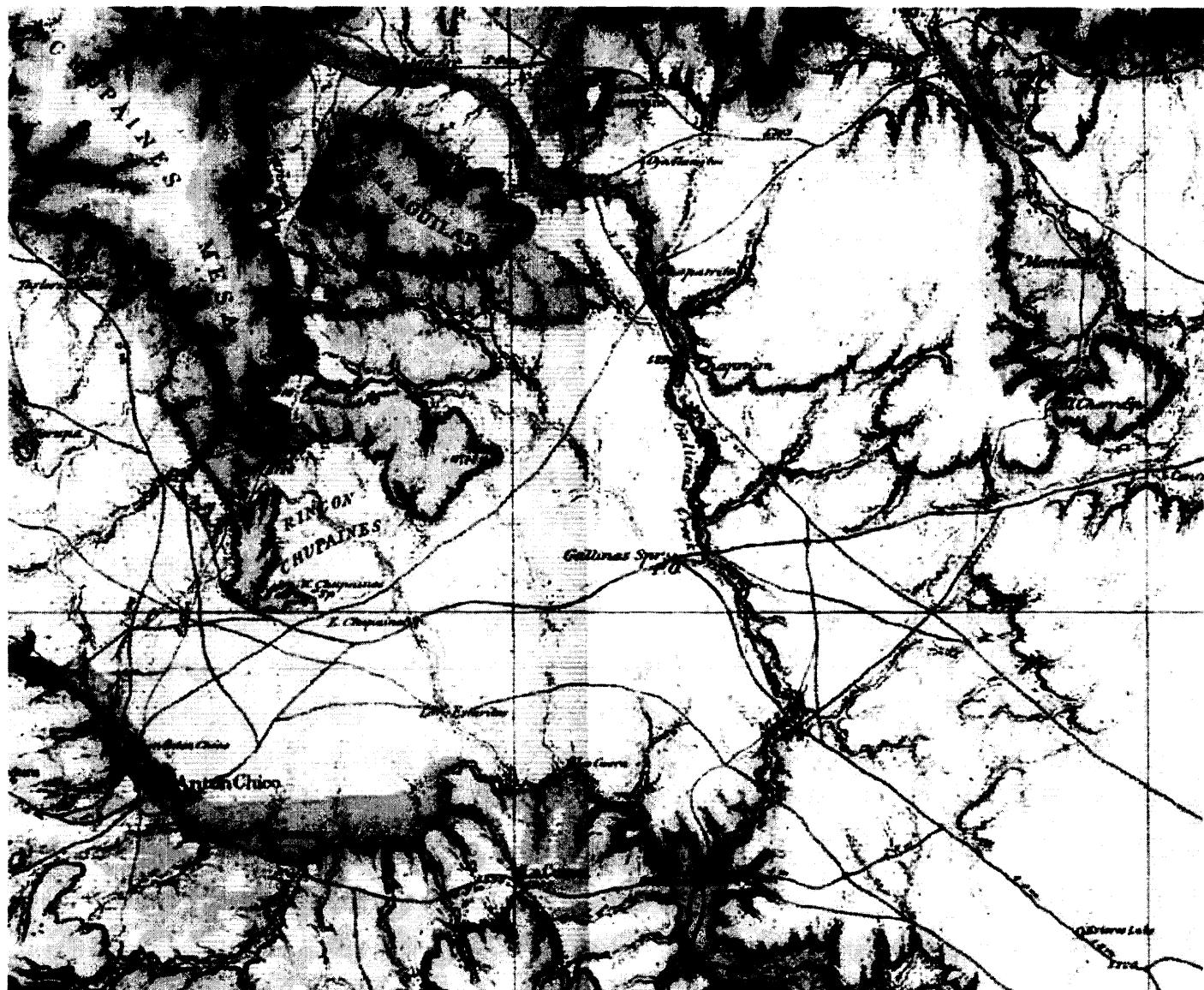
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Figure 8-3: Map of the Fort Smith Road in the vicinity of Gallinas Springs (Park Springs)



George M. Wheeler, 1874.

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**Figure 8-5: James E. Whitmore Family, 1897**



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### **Geographic Data**

#### **UTM References**

Zone	Easting	Northing
13		
A.	0506338E	3902294N
B.	0506623E	3902275N
C.	0506709E	3902248N
D.	0506786E	3902035N
E.	0506753E	3901521N
F.	0506269E	3901980N

#### **Verbal Boundary Description**

The boundary for the Park Springs Ranch Headquarters Complex district encompasses the historic resources associated with its use and significance as a transportation hub and ranch headquarters. The boundary of the district is delineated by the polygon whose vertices are marked by the following UTM reference points on the accompanying *Chaperito, N. Mex.* USGS quadrangle map:

Zone	Easting	Northing
13		
A.	0506338E	3902294N
B.	0506623E	3902275N
C.	0506709E	3902248N
D.	0506786E	3902035N
E.	0506753E	3901521N
F.	0506269E	3901980N

#### **Boundary Justification**

The boundary, as illustrated by the polygon, is drawn in part to follow established survey, road, and stream alignments and a contour line, which represent the outer edge of activity of the ranch headquarters complex. The boundary includes all of the significant resources in the headquarters complex, including the residential buildings, ranch-related outbuildings, structures, archaeological sites, and the orchard.

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### **Photographs**

*The following information pertains to all photographs:*

**The Park Springs Ranch Headquarters Complex**

Vicinity of Dilia, San Miguel County, New Mexico

Meghan Bayer

February 24, 2008

Negatives on file with the New Mexico SHPO

**Photo 1 of 29**

View of ranch headquarters complex with pond in foreground

Camera facing northeast

**Photo 2 of 29**

Main façade of Hacienda

Camera facing northwest

**Photo 3 of 29**

Road approaching Hacienda

Camera facing southwest

**Photo 4 of 29**

Looking down on Hacienda

Camera facing south

**Photo 5 of 29**

Courtyard of Hacienda

Camera facing northwest

**Photo 6 of 29**

Portal of Hacienda

Camera facing north

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Photo 7 of 29

Remnants of enclosed corral that was attached to Hacienda

Camera facing south

Photo 8 of 29

Principal façade of Play House

Camera facing south

Photo 9 of 29

Principal façade of Chicken Coop

Camera facing northwest

Photo 10 of 29

Principal façade of Big Bunk House

Camera facing southeast

Photo 11 of 29

Principal façade of Big Bunk House

Camera facing south

Photo 12 of 29

Principal façade of Little Bunk House

Camera facing south

Photo 13 of 29

Principal façade of Feed Barn

Camera facing north

Photo 14 of 29

Principal façade of Repair Shop

Camera facing north

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Photo 15 of 29

Principal façade of Big Barn

Camera facing north

Photo 16 of 29

Rear façade of Big Barn with walled horse pen in foreground

Camera facing southwest

Photo 17 of 29

Principal façade of Well Equipment House

Camera facing north

Photo 18 of 29

Spring House

Camera facing southwest

Photo 19 of 29

Water Tank

Camera facing northeast

Photo 20 of 29

Lookout Rock

Camera facing east

Photo 21 of 29

East Dam

Camera facing north

Photo 22 of 29

The pond created by East Dam

Camera facing northeast

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Photo 23 of 29

West Dam

Camera facing north

Photo 24 of 29

East Rock Wall/Corral

Camera facing east

Photo 25 of 29

South Rock Wall/Corral

Camera facing southeast

Photo 26 of 29

Historic Road bed running behind Hacienda

Camera facing east

Photo 27 of 29

Historic Road bed running behind Hacienda

Camera facing west

Photo 28 of 29

Stone House Ruins

Camera facing northeast

Photo 29 of 29

Apple Orchard with abandoned *acequia* in foreground

Camera facing southeast