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United States Department of the Interior
National Park Service

APR 1 1988

National Register of Historic Places
Registration Form

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name South Spring Ranch

other names/site number Jinglebob Ranch

2. Location

street & number Route 2, Box 159c

not for publication

city, town Roswell

vicinity

state New Mexico

code NM

county Chaves

code 005

zip code 88201

3. Classification

Ownership of Property

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

Category of Property

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

Number of Resources within Property

| | |
|--------------|--------------------------|
| Contributing | Noncontributing |
| <u>5</u> | <u>1</u> buildings |
| | <u> </u> sites |
| | <u> </u> structures |
| | <u> </u> objects |
| <u>5</u> | <u>1</u> Total |

Name of related multiple property listing:

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

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this 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 meets does not meet the National Register criteria. See continuation sheet.

Signature of certifying official

Date

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. 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:)

Pete Boland

4/24/89

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic/single dwelling

Agriculture/agricultural outbuilding

Domestic/multiple dwelling

Current Functions (enter categories from instructions)

Domestic/single dwelling

Agriculture/agricultural outbuilding

Domestic/multiple dwelling

7. Description

Architectural Classification

(enter categories from instructions)

Other:hipped box

Other:wood vernacular

Materials (enter categories from instructions)

foundation Stone

walls Brick

Wood

roof Wood/Shingle

other wood

Describe present and historic physical appearance.

SUMMARY

This nomination is a small, discontinuous district of two parts which includes the headquarters and main buildings of the South Spring Ranch. The larger part consists of five buildings, four of which are contributing: two brick houses, a brick workshed, and a wooden barn. Another house is non-contributing due to alterations completed after the period of significance. The other part is separated by four tenths of a mile of open land and consists of the bunkhouse. All contributing buildings are in excellent condition and have not been significantly altered since the period of significance. As a group they represent the appearance of a prosperous working ranch in the Roswell area in the early part of the century.

DESCRIPTION

1. Main house. Noncontributing due to alterations. Photo #1

Built by James John Hagerman in the 1902, as a residence for himself and his wife during their final years in Roswell. Originally a three-story, red-brick mansion, called "The Manor", it was extensively altered in the 1950's, when the two upper floors were removed. The original first floor remains with a new roof. The interior has been completely remodeled.

2. Brick house. Contributing. Photo #2

Single-story, simple, square, brick house, with a hip roof, a style designated locally as the "Hipped Box", and commonly used in the first two decades of the twentieth century. Wood-shingle roof with two brick chimneys projecting. Double-hung, 1/1, wooden windows, brick lug sills, segmental arched lintels. Screened porch extends across main facade. A gable-roofed, wood-shingled addition projects to the north. Estimated date of construction early 1900's.

United States Department of the Interior
National Park Service

AUG 1 1988

National Register of Historic Places Continuation Sheet

Section number 7 Page 1

3. Brick house. Contributing. Photo #3

Single-story, brick, rectangular "Hipped Box". Wood-shingle roof with two brick chimneys projecting. Double-hung, 1/1, 2/2, 3/1 wooden windows, brick lug sills, segmental arched lintels. Enclosed porch across front with hip roof. Concrete block addition with gable roof projects from rear. Estimated date of construction early 1900's.

4. Brick workshed, machine shop. Contributing. Photo #4

Single-story, brick, rectangular. Hip roof, wood-shingled. Double hung, 2/2, wooden windows, brick lug sills, segmental arched lintels. Metal shed roof on two sides used to shelter vehicles and equipment. Estimated date of construction early 1900's.

5. Barn. Contributing. Photo #5

Shiplap, painted red, rectangular, hip roof, wood-shingled. One brick chimney. Cupola on roof. Double hung, 6/6, wooden windows, wooden slip sills. Also, four and six-light, fixed, wooden windows. Large, wood swinging doors. Estimated date of construction early 1900's.

6. Bunkhouse or "Men's Quarters". Contributing. Photo #6

Shiplap, painted white, L-shaped with small, modern block extension at southeast corner. Single story, metal-clad gable roof. Three brick chimneys. Double-hung, 2/2, wooden windows. A porch extends along inside of L, supported by simple square posts. A railing has recently been added to the porch. Alternating doors and windows on inside of L. Estimated date of construction early 1900's.

8. Statement of Significance

MAR 22 1989

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Other: Ranching

Period of Significance

1892-1909

Significant Dates

N/A

Cultural Affiliation

N/A

Significant Person

Hagerman, James John

Architect/Builder

Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

SUMMARY

These buildings provide an excellent picture of how a working ranch was laid out in the period shortly after 1900. In addition, the ranch was the home of industrialist James John Hagerman during the last period of his life, which he spent in southeastern New Mexico contributing, it is said, more than any other individual to the development of the Pecos River Valley. Despite difficulties encountered during the economic depression of the 1930's, the ranch has continued to function until the present. These buildings, themselves substantially unchanged, exist together in an intact, historically significant setting of a working ranch.

HISTORY OF THE RANCH BEFORE THE PERIOD OF SIGNIFICANCE (1874-1892)

The South Spring Ranch became one of the first and most important ranches in the Roswell area when John Chisum established the headquarters of his extensive cattle operations there in 1874. Although no buildings have been identified as having been built during the time of John Chisum, the ranch itself represents his unique contribution to the area. In addition to being the major rancher of his time, Chisum was one of first in the region to irrigate his land and to plant fruit trees and alfalfa, both of which were important in the later agricultural development of the area. Chisum also persuaded some of his neighbors to join him in partnership to build an acequia which was the beginning of some the present irrigation system. After his death in 1884, the ranch was owned and managed by members of his family until 1890 when it was sold, after several judgments had been obtained against the property, to M.J. Farris. Two years later it was acquired by James J. Hagerman.

See continuation sheet

9. Major Bibliographical References

Previous documentation on file (NPS):

- 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 # _____

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acres of property Approximately 7

UTM References

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See continuation sheet

Verbal Boundary Description

See continuation sheet

Boundary Justification

See continuation sheet

11. Form Prepared By

name/title Corinne Sze (revisions and additions) John Petronis (original nomination)

organization _____ date July 20, 1988

street & number 1042 Stagecoach Road telephone (505) 983-5605

city or town Santa Fe state NM zip code 87501

United States Department of the Interior
National Park Service

MAR 22 1989

National Register of Historic Places
Continuation SheetSection number 8 Page 1THE RANCH DURING THE PERIOD OF SIGNIFICANCE: (1892-1909)

The period of significance of the South Springs Ranch covers the period of Hagerman's ownership of the property; that is, from the time he acquired it until his death in 1909.

James J. Hagerman began extensive improvements at the ranch in 1894-5. In addition to raising livestock, Hagerman developed farmland and planted a 450-acre apple orchard. By Hagerman's account, the "Hagerman Apples" were known from "London to Texas". In 1902 a large, brick, three-story mansion was built for the Hagerman home (non-contributing due to alterations). Eventually the ranch had its own railroad stop where Hagerman's private car was kept in a special shed.

Having reached an age when he might have retired from a career of preeminently successful business ventures in iron, steel, mining, and railroads, Hagerman became, in his son's word, "infatuated" with southeastern New Mexico, and his contributions to the Pecos Valley were enormous. Until his death in 1909, he tirelessly used his connections and his cash to spearhead railroad and irrigation projects which, though not successful investments for their promoters, nevertheless played a vital part in the development of the region. By his son's estimate he personally put at least \$2,500,000 more into Pecos Valley projects than he ever realized from these investments. Through Hagerman's efforts, canals and dams were constructed, and a rail link was brought from Pecos City, Texas to Eddy (Carlsbad) in 1890, to Roswell in 1894, and extended northeast to Amarillo, Texas in 1899. Among his contributions to Roswell itself was the donation of the land on which the New Mexico Military Institute stands today. Another measure of Hagerman's importance in his adopted state was his son Herbert's tenure, albeit brief, as Territorial governor of New Mexico in 1906 and 1907.

THE RANCH AFTER THE PERIOD OF SIGNIFICANCE: (1909-present)

In 1909 J. J. Hagerman died with his fortune and his land holdings, except for the South Spring Ranch, nearly depleted by his commitments to projects in southeastern New Mexico. His heirs managed with difficulty to keep the ranch going until the depression of the 1930's, having mortgaged it to Cornell University in 1922. In 1932, Cornell won a judgment of default and came into possession of the South Spring Ranch, which the university continued to operate as a farm/ranch. For a time Dr. Austin D. Crile was put in charge and the main farm products during this period were cotton, alfalfa, and fruit.

United States Department of the Interior
National Park Service

MAR 22 1989

National Register of Historic Places
Continuation SheetSection number 8 Page 2

Dr. Crile, a Lutheran minister who had come to Roswell in 1910, was the first minister of the original Lutheran Church in Roswell and served as chaplain at the New Mexico Military Institute for some thirty years.

In 1941, Cornell sold the ranch to South Spring Ranch Inc., a new corporation formed by Howard E. Babcock, Sr. who was chairman of the Cornell Board of Regents. The following August, part of the ranch, including the Hagerman mansion and nearby ranch buildings, was sold to Charles Albert Aston and his wife Esther. The rest of the land was sold to Howard E. Babcock, Jr. The Astons built up a herd of purebred Herefords. They removed the top two floors of the long-neglected Hagerman mansion, and created the building that exists today. The ranch was sold by Mrs. Aston in 1968 to Robert O. Anderson, former chairman of the board of Atlantic Richfield, and is now part of the Diamond A Cattle Company's registered hybrid Brangus cattle operations. Sheep are also raised on the ranch, and alfalfa, corn, and wheat are grown.

Substantially unaltered and still part of a working ranch, the nominated buildings as a group represent the essential buildings for such an operation as they appeared in the early part of the twentieth century - houses for managers, a workshed for equipment and vehicles, a bunkhouse for ranch hands, and a barn. The main house (non-contributing due to alterations) was more lavish than might have been expected on a typical ranch because of the ownership by Hagerman, a successful captain of industry nearing the end of his life. There are no other documented properties of J.J. Hagerman in or near Roswell; one of the old depots which was at South Spring was moved to a farm where it is being used as a barn. The nominated buildings are thus the only property which remain to represent the far-reaching contribution of James John Hagerman to the development of the Pecos Valley.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9 Page 1

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Keleher, William A. The Fabulous Frontier: Twelve New Mexico Items. Albuquerque: University of New Mexico Press, 1962.

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Poe, Sophie. Buckboard Days. Caldwell, Idaho: Caxton Printers, Ltd., 1936.

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Stokes, Peggy L. "South Spring Ranch has historical role," Roswell Daily Record, April 13, 1987.

Treasures of History: Historic Buildings in Chaves County, 1870-1935. Roswell, New Mexico: Chaves County Historical Society, 1985.

United States Department of the Interior
National Park Service

AUG 1 1988

National Register of Historic Places
Continuation SheetSection number 10 Page 1UTM References

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Verbal Boundary Description

A discontinuous district of two parts. The larger section is bounded by a line which can be followed by beginning at the point marked A on the sketch map and proceeding north along a ranch road to point B which is fifty-five feet north of the north facade of the workshed (Building #4). From B proceed west to point C along a line which ends ten feet beyond the west facade of the barn (building #5). From C proceed south to point D which is the intersection of line CD with an imaginary extension of the road (line DA), leading back to starting point A.

The second section consists of the bunkhouse (Building #6) and a strip of contiguous land ten feet from the outer perimeter of the building.

Boundary Justification

The boundary encompasses the main buildings of the ranch headquarters with the exception of the bunkhouse which is separated by four tenths of a mile of open land to the north, and therefore at too great a distance to be included within a single boundary. In order to maintain the unity of the headquarters, the bunkhouse and a small strip of adjacent land is included as a discontinuous part of the district.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number photos Page 1

Note - Photograph numbers correspond exactly with building numbers on the sketch map.

Information common to all photographs:

1. South Spring Ranch. Historic Resources of Roswell, New Mexico and outlying environs.
2. Roswell, New Mexico
3. Peggy Stokes
4. July 15, 1983

Photographs

1. Remodeled Hagerman House
5. Chaves County Historical Society. Log 4, No. 5.
6. East elevation. Camera facing west
7. Photograph # 1.

1. Brick House
5. Chaves County Historical Society. Log 4, No. 7.
6. North and west elevations. Camera facing southeast
7. Photograph #2

1. Brick House
5. Chaves County Historical Society. Log 4, No. 6.
6. North and west elevations. Camera facing southeast
7. Photograph #3

1. Workshed-Machine shop
5. Chaves County Historical Society. Log 4, No. 8.
6. South and east elevations. Camera facing northwest
7. Photograph #4

1. Barn
5. Chaves County Historical Society. Log 4, No. 10.
6. South elevation. Camera facing north
7. Photograph #5

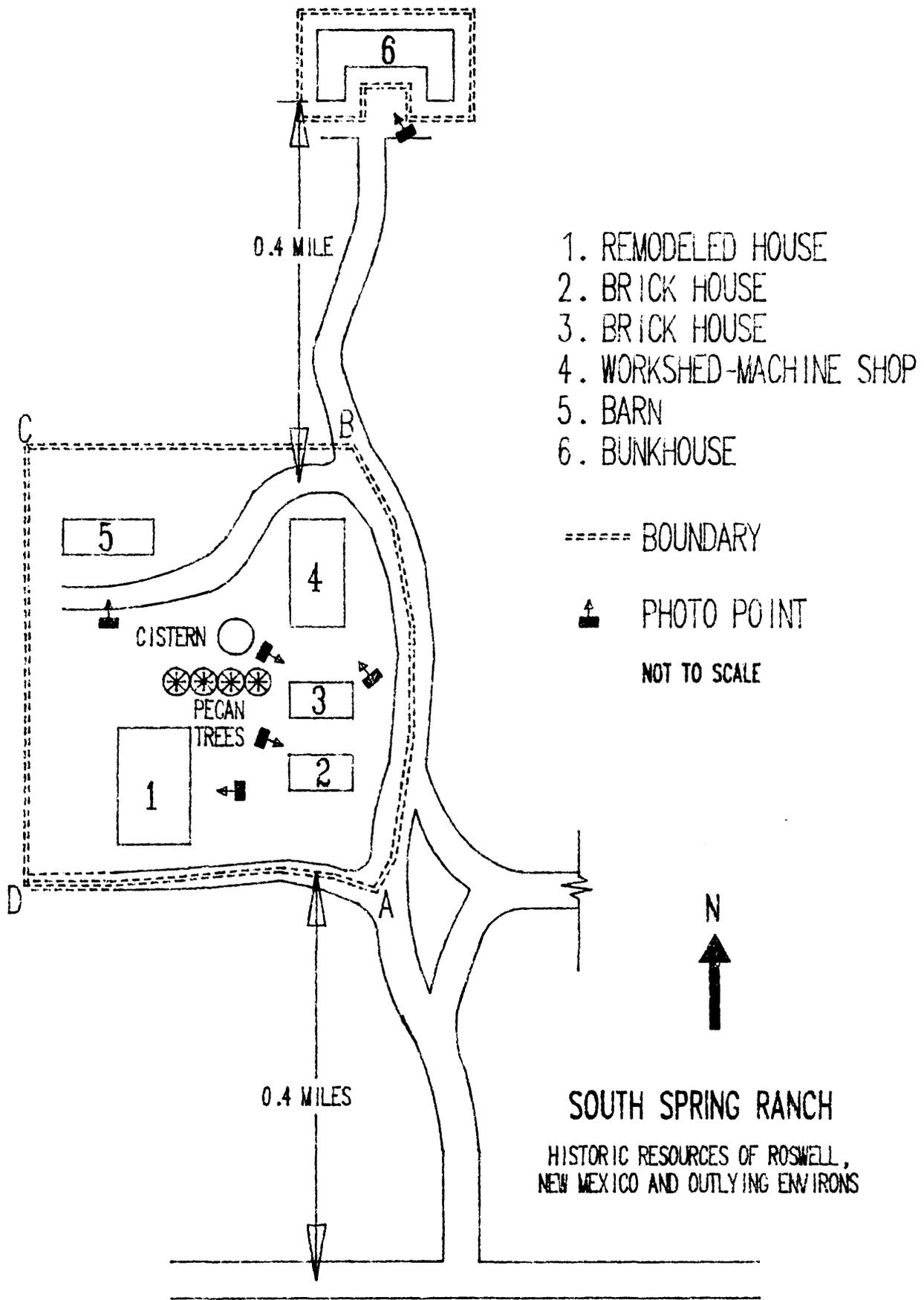
AUG 1 1988

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number photos Page 2

1. Bunkhouse
5. Chaves County Historical Society. Log 4, No. 12.
6. South and east elevations. Camera facing northwest
7. Photograph #6



- 1. REMODELED HOUSE
- 2. BRICK HOUSE
- 3. BRICK HOUSE
- 4. WORKSHED-MACHINE SHOP
- 5. BARN
- 6. BUNKHOUSE

----- BOUNDARY

▲ PHOTO POINT

NOT TO SCALE



SOUTH SPRING RANCH
 HISTORIC RESOURCES OF ROSWELL,
 NEW MEXICO AND OUTLYING ENVIRONS