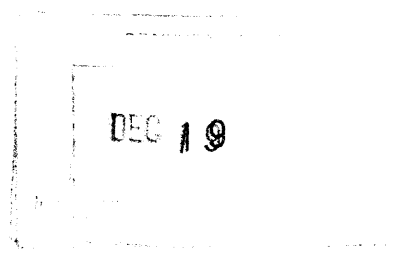


(Oct. 1990)

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

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**



1. NAME OF PROPERTY JACKSON HOUSE

HISTORIC NAME: Jackson House
OTHER NAME/SITE NUMBER: N/A

2. LOCATION

STREET & NUMBER: 1700 Ninth Street
CITY OR TOWN: Alamogordo
STATE: New Mexico

CODE: NM **COUNTY: Otero**

NOT FOR PUBLICATION: N/A
VICINITY: N/A
CODE: 035 **ZIP CODE: 88310**

3. STATE/FEDERAL AGENCY CERTIFICATION

As the designated authority under the National Historic Preservation Act, 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. I recommend that this property be considered significant ___ nationally ___ statewide X locally. (___ See continuation sheet for additional comments.)

Katherine Slich

Signature of certifying official

15 December 2003

Date

State Historic Preservation Officer

State or Federal agency and bureau

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

Signature of commenting or other official

Date

State or Federal agency and bureau

4. NATIONAL PARK SERVICE CERTIFICATION

I hereby certify that this property is:

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

Edson H. Beall

Signature of the Keeper

Date of Action

1/28/04

5. CLASSIFICATION

OWNERSHIP OF PROPERTY: Private

CATEGORY OF PROPERTY: Building

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

NUMBER OF CONTRIBUTING RESOURCES PREVIOUSLY LISTED IN THE NATIONAL REGISTER: 0

NAME OF RELATED MULTIPLE PROPERTY LISTING: N/A

6. FUNCTION OR USE

HISTORIC FUNCTIONS: DOMESTIC/single dwelling

CURRENT FUNCTIONS: DOMESTIC/single dwelling

7. DESCRIPTION

ARCHITECTURAL CLASSIFICATION: LATE VICTORIAN: Queen Anne

MATERIALS: FOUNDATION BRICK
WALLS WOOD
ROOF ASPHALT
OTHER N/A

NARRATIVE DESCRIPTION (see continuation sheets 7-5 through 7-8).

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: ARCHITECTURE

PERIOD OF SIGNIFICANCE: 1903-1906

SIGNIFICANT DATES: 1903; 1906

SIGNIFICANT PERSON: A.P. Jackson

CULTURAL AFFILIATION: N/A

ARCHITECT/BUILDER: Unknown

NARRATIVE STATEMENT OF SIGNIFICANCE (see continuation sheets 8-9 through 8-12).

9. MAJOR BIBLIOGRAPHIC REFERENCES

BIBLIOGRAPHY (see continuation sheet 9-13).

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

10. GEOGRAPHICAL DATA

ACREAGE OF PROPERTY: less than one acre

UTM REFERENCES	Zone	Easting	Northing
1 13	412101 E	3640280 N	

VERBAL BOUNDARY DESCRIPTION- Lots 1, 2, and 3 of Block 36 on Plat A in the College Addition Subdivision to the original Alamogordo town site, Alamogordo, Otero County, New Mexico.

BOUNDARY JUSTIFICATION- Boundary encompasses entire extent of the original property.

11. FORM PREPARED BY

NAME/TITLE: Cynthia R. Thurm

ORGANIZATION: N/A

DATE: March 10, 2003

STREET & NUMBER: #19 Las Casitas

TELEPHONE: (505) 523-6215

CITY OR TOWN: Las Cruces

STATE: New Mexico

ZIP CODE: 88001

ADDITIONAL DOCUMENTATION

CONTINUATION SHEETS

MAPS (see attached Alamogordo North Quadrangle, New Mexico U.S.G.S. 7.5-minute series topographic map)

PHOTOGRAPHS (see continuation sheet Photo-14)

ADDITIONAL ITEMS

PROPERTY OWNER

NAME: Pedro and Rose Montoya

STREET & NUMBER: 1700 Ninth Street

TELEPHONE: (505) 434-0103

CITY OR TOWN: Alamogordo

STATE: New Mexico

ZIP CODE: 88310

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 5

Jackson House
Alamogordo, Otero County, New Mexico

Description

The Jackson House, constructed in 1903, is a large wood-frame dwelling, exhibiting the stylistic features the "Free Classic" subtype of the Queen Anne house. The home of A.P. Jackson, a prominent lumberman, the house is distinguished by its fluted columns, Palladian windows, and colored art glass windows. Two-and-a-half stories in height and featuring an irregular plan with a hipped roof and lower cross gables, the house dominates the neighborhood of modest, single story dwellings. Despite the removal of the original second story balcony railing and the addition of an exterior steel staircase, the house retains a high degree of its historic and architectural integrity dating to A.P. Jackson's ownership of the property.

The Jackson House is located on the southeast corner of Ninth and Monroe streets in the College Addition of Alamogordo, Otero County, New Mexico. The house faces north onto Ninth Street; its modest cultivated front lawn slopes slightly to the street and is framed by mature Chinese elm trees. A non-historic gazebo (noncontributing) painted in the same color scheme as the house sits on the front lawn. The house is surrounded by modest, one-story residences dating from the early 1900s to the 1970s (see Photo 1). A non-historic, white picket wood fence (noncontributing) outlines the property along Ninth and Monroe streets.

Exterior

Built of Texas red pine, the 1903 Jackson House is a two-and-a-half story, wood-frame, Free Classic Queen Anne-style dwelling. The house exhibits the stylistic elements of the subtype, including large Palladian windows at each gable end, bay windows, and classically influenced grouped porch supports (see Photo 2). The plan of the building is a modified L-plan, with a hipped and lower cross-gabled roof. The building sits on a brick foundation. The walls are primarily made of wood or clapboard. The steeply pitched roof is covered with asphalt laid in the form of coursed shingles.

The north or front façade faces Ninth Street and is dominated by a two-story bay with a projecting gable end pierced with a Palladian window. This composition of bay and projecting gable end is repeated on the west elevation. The center window of each bay contains colored glass in the top pane. The second story window reveals a pattern of light-green diamonds supported on dark-green stems. This decorative art glass pattern is repeated on the second story windows of the gabled bays of the west elevation (see Photo 3). The center top pane of the lower bay displays a lozenge pattern, with individual frosted lozenges framed by a gold background. This pattern again is found on the lower center windows of the west-projecting bay.

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Section 7 Page 6

Jackson House
Alamogordo, Otero County, New Mexico

Framing either side of the decorative center bay windows are a single, one-over-one, double hung, wood window. Behind the projecting gable is a steeply pitched hipped roof pierced by a triangular gable dormer. To the west of the bay, the rest of the elevation is set back from the projecting gable. The second story contains a wraparound landing outlined with low, non-historic, wrought iron railing (see Photo 2). The landing is accessed by an off-center wood door surrounded by a colored glass transom and sidelights. West of the door is a large, one-over-one, double-hung window ornamented with a green diamond and stem pattern across its upper pane. The first floor reveals a reversal of this window and door pattern with the front door located at the southwest corner. The single window and door are ornamented in the same manner as the second story. The first floor has a wraparound porch that covers two-thirds of the north façade and the entirety of the west elevation. Original, paired Doric columns support the porch. The columns rest on concrete pedestals separated by sections of wooden spindle railing.

The west elevation, though not as long or elaborate, repeats the same pattern as the front façade. A non-historic, steel staircase gives access to the second story landing (see Photo 4). The south or rear elevation presents an asymmetrical composition and regular fenestration of one-over-one, double-hung, wood windows. A small, partially enclosed, hipped-roof porch is situated at its southeast corner (see Photo 4). The open, west side of the porch reveals decorative wood brackets and a low, wooden balustrade. Other than these details, none of the ornamentation found on the north and west elevations distinguish this elevation. The east elevation, consisting of the east slope of the front-facing gable, displays a regular pattern of two grouped one-over-one, double-hung windows across the first and second stories. None of the windows across this elevation reveal the ornamentation of the north and west elevations.

There are two brick chimneys located on opposite sides of the house. One is an interior chimney located below the ridgeline of the east elevation. The other is an interior chimney with a slightly protruding stack piercing the hipped roof across the west elevation.

Interior

The interior reflects a floor plan typical of this Queen Anne subtype. On the right, after entering the house, is a rectangular shaped public living room/parlor, and to the left a formal dining area. Beyond the dining area is a separate family living room/parlor area. The formal dining and two doorways separate the two living room/parlor areas. The first floor also contains a kitchen, two bedrooms, and one bathroom. In total there are seven rooms on the first floor. The second floor contains three bedrooms and two bathrooms. One side of the second floor accommodates two small bedrooms with a small living area to accompany them. The other side, connected by a hall, is a bedroom with a small living area to accompany it. Each side of the

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Jackson House
Alamogordo, Otero County, New Mexico

second floor has a bathroom. The size of each floor is 1,700 square feet, making the total footage of the house 3,400 square feet. Significant interior features include an elaborate wood balustrade staircase and decorative mantelpieces. The walnut staircase displays delicate spindle balustrade and vase-like newel caps (see Photo 5). On the first floor are two elaborate Neo-Classical mantelpieces. The mantelpieces, both in the living room/parlor space, are identical and consist of two shelves outlined with rope molding separated by a rectangular mirror (see Photo 6). Marble Corinthian columns support the upper shelf. Decorative wood trim continues throughout the house and includes molded door surrounds topped with sunburst patterned corner blocks (see Photo 7).

Integrity

Sometime after the first sale of the Jackson house in 1916, the second story of the house was subdivided into two apartments.¹ These and other interior changes were reversed in c.1969, when a restoration project restored the interior to its original appearance and arrangement of rooms.² As part of the restoration project, a new period gazebo was added to the front lawn. The gazebo was constructed in a manner that at the time was thought to be in keeping with the rest of the property (see Photo 8). The gazebo does not significantly affect the property's integrity.

¹ The property has changed ownership roughly 18 times since construction. Jackson's widow, Rue Jackson sold the house to A.L. Winesett in c.1916. Winesett sold the house to W.B. Jackson, no relation to A.P. that same year. After W.B. Jackson's death in 1918, his wife, Sue Jackson Paxton sold the home to Edward and Naomi Beal. Seven years later the couple sold the house to Charles and Beverly Stevens. Only a year after the Stevens' purchase, it was sold to Doyle and Vida Rae Howell. The house was then sold quickly to H.E. and Florene Flickenger. Florene Flickenger became the sole owner of the Jackson House eight years later. It remained in her possession from 1963 to 1992, the longest ownership of the home since its construction. In 1992 the executor of her estate upon her death sold it to Denise and Michael Barnes. One year later Denise Barnes turned the home over to Michael Barnes who then sold it to Elmer and Patricia Hunsaker. Again, the house was sold quickly from the Hunsakers to Barbara Strand. Strand sold it to John and Manuela Jones a year later. John and Manuela Jones sold it to the present owners Pedro and Rose Montoya in 2000.

² The house was altered in 1969 according to an Otero County Residential Appraisal Record Card obtained from the Assessor's Office.

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Continuation Sheet

Section 7 Page 8

Jackson House
Alamogordo, Otero County, New Mexico

Equally the deck railing and exterior staircase, though modern intrusions, have not affected the overall integrity of the property. The majority of the interior and exterior fabric of the house remain to communicate its original style and historical significance dating to its association with A.P. Jackson.

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Section 8 Page 9

Jackson House
Alamogordo, Otero County, New Mexico

Significance

Built in 1903, of an impressive Queen Anne design, the house was the home of A.P. Jackson, an early Alamogordo resident and cofounder of what was to become one of the largest building material retailers (Foxworth-Galbraith Lumber Co.) in the Southwest. Jackson lived in the showpiece house until his death in 1906. As the home of an important leader of industry in Alamogordo and southeast New Mexico, the Jackson House is significant at the local level under Criterion B, as the property that is most closely associated with the productive years of A.P. Jackson. The house is additionally eligible under Criterion C for its embodiment of the Queen Anne style. It is recognized at a local level as a landmark of Victorian architecture. Despite a small number of alterations to its exterior, the house retains a sufficient degree of integrity to communicate its historical and architectural significance.

Historical Development

Alamogordo has its beginnings in 1898 when railroad developer Charles B. Eddy, president of the El Paso and Northeastern Railroad, platted the future townsite.³ Eddy founded the town of Alamogordo by purchasing the Alamo Ranch and its water rights from Oliver M. Lee for \$5,000. Serving as the railroad's headquarters with offices, shops and the railroad's hospital, the town quickly attracted settlers. Aside from its proximity to water, Eddy premised the selection of Alamogordo for its proximity to three important resources of the Tularosa Basin. These resources included Fort Bliss, a Calvary post near El Paso, Texas; gypsum from White Sands; and the vast, uncut timber of the Sacramento Mountains. The latter played the most important role in developing the town, as it became a major supplier of virgin and milled timber, developing its own lumber industry, including a large railroad tie plant.

The Sacramento Mountains were soon made accessible with the completion of Eddy's branch line to Cloudcroft, the Alamogordo & Sacramento Railroad (A&SM), in 1899. The Alamogordo Lumber Company was the first company to tap the miles of uncut timber, building what was to become the largest lumber manufacturing plant in the Rocky Mountain region. Incorporated on May 8, 1898, in Jersey City, New Jersey, the Alamogordo Lumber Company was created by men associated with the Lackawanna Lumber Company of Pennsylvania and the Mississippi Central Railroad and lumbering interests in that state. During the summer of 1898, while Eddy completed the tracks of the A&SM, the newly formed company quickly erected a

³ Founded by Eddy, the railroad company sought to organize a line to connect El Paso with the New Mexico Territory. The incorporation of the company, in fact, stymied the efforts of another company, the El Paso and White Oaks Railway, which had filed incorporation papers for a proposed rail along the same alignment just a few days earlier

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Jackson House
Alamogordo, Otero County, New Mexico

boarding house and began work on a lumber mill adjacent to the railroad tracks. By 1905, the company had two large mills able to produce 100,000 board measure (BM) feet of lumber every 20 hours, and contained on average a stock of six million BM feet lumber.⁴

A.P. Jackson (1866-1906)

Born in 1866 in Denton County, Texas, Jackson began his career in the lumber business in 1892. Jackson remained in Texas, operating several lumberyards until 1895. In June 1898, shortly after Alamogordo's founding, Jackson moved to the city on one of the first, bringing with him from Texas a stock of lumber to establish one of the first businesses in town. What attracted Jackson to Alamogordo, as with many others, was the abundance of virgin timber in the Sacramento Mountains. Jackson quickly took advantage of timber flowing into town and opened two retail lumberyards that he established under his own name. Jackson not only took advantage of the raw timber, but also sold wood doors, sashes, and moldings of Eastern origin to the booming home construction business of Alamogordo, a specialty that the Foxworth-Galbraith Lumber Co. would market successfully several decades later.

Experiencing tremendous growth, Jackson quickly realized the need for someone to assist him with his booming business. Jackson found this help in H.W. Galbraith, an experienced lumber retailer working for the Burton-Lingo Company of Kerrville, Texas. The two incorporated on January 29, 1901 as the Jackson-Galbraith & Company, Lumber Company, and operated a block-long lumberyard and building materials supply business at 512-516 Maryland Avenue, Alamogordo. Aside from this operation and Jackson's existing business in Capitan, the partnership sought to locate additional yards.⁵

That same year the two men approached W.L. Foxworth, an East Texas lumber operator, who like Jackson, followed the railroad, in this case the Chicago, Rock Island and Gulf Railway, establishing a successful lumberyard at Stratford, Texas, the regional shipping point and county seat, followed by another yard at Dalhart, Texas. The Jackson-Galbraith & Company, having opened a third operation in Cloudcroft, needed additional experience to grow their business. Sensing a mutual drive for expansion from Foxworth, Galbraith traveled to Dalhart and met with Foxworth, wiring back to Jackson, "Have found the man we have been hunting for. Catch first train to Dalhart."⁶

⁴ Sanborn Fire Insurance Map, Alamogordo 1905. Sanborn Fire Insurance Company: (note) 5.

⁵ Foxworth-Galbraith Lumber Co. *Foxworth Galbraith: The First 100 Years*. Foxworth Galbraith Lumber, 2001: 8

⁶ Ibid: 9.

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Jackson House
Alamogordo, Otero County, New Mexico

Incorporated in 1901, with A.P. Jackson as president, H.W. Galbraith as secretary, and W.L. Foxworth as vice-president, the trio formed a new company called the Jackson-Foxworth-Galbraith Company. Capitalized at \$32,000, the company operated five lumberyards in the New Mexico Territory and two in the Texas Panhandle.⁷ In 1904, with a capital stock of \$200,000, the company incorporated under New Mexico laws, and renamed the Jackson-Galbraith-Foxworth Company, operating yards in Alamogordo, Carrizozo, Santa Rosa, and Tucumcari, New Mexico, and El Paso, Dalhart, Channing, Hartley, Amarillo, and Clarendon, Texas. By that time the company had expanded the lumber business to include the sale of bricks, cement and other primary construction materials. The company also maintained two wholesale lumberyards, both acquired, under the name Logan Lumber Company, at El Paso and Texarkana, Texas. The operation in Texarkana, formerly the National Lumber and Creosoting Company, produced large quantities of telephone and telegraph poles and railroad ties, that along with the balloon frame house, helped quickly populate the West.

Jackson not only succeeded in business, but also became a leading member of the community, responsible for the incorporation of the Alamogordo News and the Chamber of Commerce, and financially assisting the construction of the local Baptist College and church.⁸ A.P. Jackson remained president of the lumber company and an active citizen of Alamogordo until his untimely death in 1906, after which time the company was renamed Galbraith-Foxworth, to reflect the remaining principals.

By 1920, the company then known as Foxworth-Galbraith Lumber Company boasted three districts covering the El Paso, Amarillo, and Wichita Falls area of Texas. The company boomed during the 1920s, serving the needs of oil companies in West Texas. After the Depression, Foxworth-Galbraith regained momentum and achieved substantial growth with the development of the home improvement trend of the late 1950s. Today, the Dallas-based company has over 70 retail stores in Colorado, Arizona, Texas, and New Mexico, and is one of the largest building supply retailers in the Southwest, with total sales of \$513 million in 2000.⁹ The genesis of this business began over a hundred years ago with A.P. Jackson and his specialized lumberyard business in Alamogordo.

Architectural Significance

Fitting of a president of a successful lumberyard business, Jackson erected a large Queen Anne-style house in the newly platted College Addition of Alamogordo. Located on land

⁷ Ibid: 9.

⁸ Beth Gilbert. Alamogordo – The Territorial Years, 1893-1912. Albuquerque: Starline Printing, 1988: pp. 121; 129.

⁹ Foxworth-Galbraith Lumber Co. *Foxworth Galbraith: The First 100 Years*. Foxworth Galbraith Lumber, 2001: 8.

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Jackson House
Alamogordo, Otero County, New Mexico

originally owned by the Alamogordo Baptist College, the plat for the addition, filed on September 3, 1902, continued the grid and numbered streets of the original townsite plat. Despite grand plans, the development resulted initially in only a small number of fine large residences designed in Eastern architectural styles of the day. Begun in 1903, Jackson's home was completed that same year at a cost of between \$4,000 and 5,000.¹⁰

The Jackson House is one of the best examples of Queen Anne architecture in Alamogordo. The Free Classic subtype, as defined by Virginia and Lee McAlester, is recognized for its use of classical columns, rather than delicate turned posts and spindlework detailing along the porch, Palladian windows, cornice-line dentils, and other classical references.¹¹ Adding to the house's distinction is the extensive use of colored art glass in the windows. They include small fixed panes and decorative geometric patterns colored in green, pink, gray, and golden pastels. The Neo-Classical woodwork and fireplace ornamentation on the interior contributes to the same theme as the subtype suggests: woodwork on the elaborate mantelpieces, the wooden surrounds on the interior doorways, and elaborate stairway. In other ways, the Jackson House reflects the hallmarks of Queen Anne design: the hipped and cross-gabled roof, the elaborate wrap around porch, clapboard walls, the spindlework both on the exterior on the porch and on the interior on the stairway. As such, the Jackson House is one of the best examples of Queen Anne architecture in Alamogordo.

¹⁰ Beth Gilbert. Alamogordo – The Territorial Years, 1893-1912. Albuquerque: Starline Printing, 1988: p. 121.

¹¹ Virginia and Lee McAlester. *A Field Guide to American Houses*. Alfred A. Knopf: New York, 1984: 264.

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Jackson House
Alamogordo, Otero County, New Mexico

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Section Photo Page 14

Jackson House
Alamogordo, Otero County, New Mexico

Photographs

The following information pertains to all photographs unless otherwise noted:

Jackson House- Alamogordo, Otero County, New Mexico

Photographer: Cynthia R. Thurm

March 2002

Location of Negatives: New Mexico Historic Preservation Division

Photo 1 of 8

View of neighborhood setting

Facing southeast

Photo 2 of 8

North or front façade

Facing south

Photo 3 of 8

West and north elevations

Facing southeast

Photo 4 of 8

South elevation

Facing northeast

Photo 5 of 8

Interior staircase

Facing east

Photo 6 of 8

Mantelpiece, living room

Facing west

Photo 7 of 8

Doorway leading into living room

Facing west

Photo 8 of 8

Noncontributing gazebo

Facing southeast