



897

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name Raton Downtown Historic District (Boundary Increase and Additional Information)
other names/site number _____

2. Location

street & number Roughly bound by Parsons Avenue to the north, Apache Avenue to the south, the railroad right-of-way to the east, and 3rd Street to the west not for publication
city or town Raton vicinity
state New Mexico code NM county Colfax code 007 zip code 87740

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:
 national statewide X local

Janet Biella 9/16/14
Signature of certifying official/Title Date

Dr. Jeff Pappas, New Mexico State Historic Preservation Officer

State or Federal agency/bureau or Tribal Government

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

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

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

[Signature] 4/30/15
Signature of the Keeper Date of Action

Raton Downtown Historic District (Boundary Increase and Additional Information)

Colfax County, NM

Name of Property

County and State

5. Classification

Ownership of Property

(Check as many boxes as apply.)

<input checked="" type="checkbox"/>	Private
<input checked="" type="checkbox"/>	public – Local
<input type="checkbox"/>	public – State
<input checked="" type="checkbox"/>	public – Federal

Category of Property

(Check only **one** box.)

<input type="checkbox"/>	building(s)
<input checked="" type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Number of Resources within Property

(Do not include previously listed resources in the count.)

<u>Contributing</u>	<u>Noncontributing</u>	
18 (Boundary Increase)	11 (Boundary Increase)	buildings
3 (Original Nom.)	7 (Original Nom.)	district
1		site
2		structure
		object
24	18	Total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

55

Contributing Resources previously listed in the National Register: 55

Name of previous listing: Colfax County Courthouse listed June 18, 1987;
 Raton Downtown Historic District listed October 21, 1977.

Name of related multiple property listing: N/A

Explanation of Resource Count for the original 1977 Raton Downtown Historic District and the current boundary increase and amendment:

Because the original 1977 nomination did not include a detailed list of properties and because no addresses were noted on the boundary sketch map, it is difficult to provide an accurate resource count for the 1977 nomination. The National Park Service database records 95 contributing and 32 non-contributing buildings. These figures were obtained by counting individual lots rather than actual buildings.

With the best available information, the original Raton Downtown Historic District contained 62 buildings that were contributing and 10 that were noncontributing. The contributing El Portal Hotel was destroyed by fire in 2012 and the AT&SF Reading Room was demolished in 2014.

Previous classification of resources within the Raton Downtown Historic District (1977), excluding the El Portal Hotel and the AT&SF Reading Room:

	<u>Contributing</u>	<u>Noncontributing</u>
Buildings	61	10
Sites	0	0
Structures	0	0
Objects	0	0
TOTAL:	61	10

Raton Downtown Historic District (Boundary Increase and Additional Information)

Colfax County, NM

Name of Property

County and State

Current classification of resources within previously listed Raton Downtown Historic District (including two newly constructed buildings):

	<u>Contributing</u>	<u>Noncontributing</u>
Buildings	56	16
Sites	0	0
Structures	0	0
Objects	0	0
TOTAL:	56	16

Note: Due to the amended period of significance in the current nomination, three resources in the original district nomination moved from noncontributing to contributing, including 106 Park Avenue, 223 South Second, and 245 Park Avenue. Due to alterations that compromised historic integrity, seven have moved from contributing in the original nomination to noncontributing in the current nomination, including 108, 124, 126, 128, 132, 136, and 211 South Second. Because of the shifting classifications and the addition of two newly constructed noncontributing buildings, the above numbers do not correspond within the layout of the tables.

Number of resources in the newly added areas of the Raton Downtown Historic District (including one previously listed individual property – the Colfax County Courthouse):

	<u>Contributing</u>	<u>Noncontributing</u>
Buildings	19	11
Sites	1	0
Structures	0	0
Objects	0	0
TOTAL:	20	11

Total number of combined resources within the Raton Downtown Historic District Boundary Increase and Additional Information:

	<u>Contributing</u>	<u>Noncontributing</u>
Buildings	75	27
Sites	1	0
Structures	2	0
Objects	0	0
TOTAL:	78	27

The purpose of the Raton Downtown Historic District (Boundary Increase and Additional Information) is fourfold:

- 1) to extend the period of significance to 1966;
- 2) to expand the boundaries to the north and south of the historic district in four separate areas;
- 3) to reevaluate the National Register eligibility of each property in the original Raton Downtown Historic District (1977); and
- 4) to add as areas of significance Transportation, Politics/Government, and Entertainment/Recreation

Raton Downtown Historic District (Boundary Increase and Additional Information)

Colfax County, NM

Name of Property

County and State

6. Function or Use

Historic Functions

(Enter categories from instructions.)

COMMERCE/TRADE: Business, professional,
financial institution, specialty store, department
store, restaurant, warehouse

TRANSPORATION: Rail-related, auto

GOVERNMENT: City hall, firehouse, government
office, post office, courthouse

LANDSCAPE: City park

RECREATION/CULTURE: Theater

DOMESTIC: Single dwelling and hotel

Current Functions

(Enter categories from instructions.)

COMMERCE/TRADE: Business, professional,
financial institution, specialty store, department
store, restaurant, warehouse

TRANSPORATION: Rail-related

GOVERNMENT: City hall, firehouse, government
office, post office, courthouse

LANDSCAPE: City park

RECREATION/CULTURE: Theater and museum

DOMESTIC: Single Dwelling and vacant

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN: Italianate, Romanesque,
Queen Anne

LATE 19th and EARLY 20th CENTURY
REVIVALS: Classical Revival, Mission/Spanish
Colonial Revival

LATE 19th AND EARLY 20th CENTURY

AMERICAN MOVEMENTS: Commercial Style

MODERN MOVEMENT: Art Deco

Materials

(Enter categories from instructions.)

foundation: CONCRETE

walls: BRICK; STONE; CONCRETE

CERAMIC TILE

roof: ASPHALT; METAL

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraphs

Developed in the late nineteenth and early twentieth centuries, the Raton Downtown Historic District contains fine examples of the Romanesque Revival, Italianate, and Queen Anne styles, as well as the later Decorative Brick Commercial and Mission and Spanish Colonial Revival styles of the 1920s, 30s, and 40s. The majority of commercial buildings in the district were built between 1880 and the mid-1960s.

The current nomination is a boundary increase and update to the original Raton Downtown Historic District, which was listed in the National Register in 1977 (NR#373085). The boundary increase is comprised of four separate areas referred to as Areas A, B, C, and D. The new boundary for the district is irregular in shape, roughly bound by Parsons Avenue on the north, Apache Avenue on the south, the railroad right-of-way on the east, and the east side of 3rd Street on the west. The new boundary includes parts of the Original Townsite, platted in 1880, and Maxwell North Addition, platted between 1882 and 1887 (Figure 1). The boundary increase adds approximately 17 acres to the original 20-acre district. Of the 105 resources within the district,

75 buildings are contributing today, 54 of those were previously listed in the National Register. In addition, stamped sidewalks and the town plan are counted as two contributing structures. Today, there are a total of 27 non-contributing resources. Overall, 75% of the resources contribute to the district.

The boundary increase includes four blocks to the north – Blocks 1, 2, and 8, as well as a section of 7 in the Maxwell North Addition. The increase also includes portions of Blocks 10 and 18 in the Original Townsite Addition to the south. It also adds a .43-acre parcel to the south end of the district along the railroad tracks (Area D). These areas were omitted from the original nomination, likely due to the age of the resources. In 1977, the fifty-year mark would have been 1927. The majority of buildings in the boundary increase were constructed between the late 1920s and 1960; they are part of the commercial downtown core – both from an architectural and historical standpoint – and should be included within the commercial historic district.

Narrative Description

Located at an elevation of 6,660 feet, Raton was built at the base of a major landform known as Goat Hill, which continues to serve as a landmark for the community with its neon “Raton” sign, which dates to the early 1930s. The town site was developed on a grid system with tree-lined streets that climb to the west, rising 100 feet in elevation. The rolling topography of the residential district to the west, listed in the National Register as the Original Townsite Historic District in 2007, counters the rigidity of the gridded commercial district.

Located at the foot of the Raton Pass, the town grew alongside the Atchison, Topeka, and Santa Fe Railroad. Bartlett Mesa frames the town on the north. Prior to 1911, the major north – south streets in town were named for the AT & SF, a fitting practice since the railroad laid out the town. Today, the commercial district roughly includes First Street (formerly Railroad Avenue), Second Street (formerly Santa Fe Avenue), and the east side of Third Street (formerly Topeka Avenue), which run parallel to the railroad tracks, between Apache and Parsons avenues (Photos 1–2). This area encompasses part of Maxwell North Addition and the Original Townsite. Within the business district, First Street developed in the late nineteenth century, with substantial, mostly brick, commercial buildings, constructed in styles such as Romanesque Revival and Italianate. By 1911, the Sanborn Fire Insurance Maps show that blocks 1, 2, 7, and 8 of the Original Townsite had been predominantly developed. Today, Second Street (Highway 64/85) functions as the major traffic corridor through town, and Highway 25 skirts Raton to the east.

The commercial lots measure 25 feet wide by 140 feet deep. Rear service alleys, measuring 20 feet wide, run north-south and are paved with a combination of gravel and asphalt. Paved streets, measuring approximately 100 feet wide, with low curbs and concrete sidewalks are laid throughout the district. The district includes various stamped concrete sidewalks, which are considered contributing structures. Examples are found on North 3rd Street across from the Colfax County Courthouse where “ERA” stamps are clearly visible, as well as round Mendenhall Contractor stamps on South First Street. There is also a Raton Cement Construction Co. Raton, NM stamp on Rio Grande Avenue (Photo 3). The commercial district includes numerous street trees, many of which were planted post-1976.¹ Ripley Park, a landscaped city green that originated between 1911 and 1919, is located at the north end of the district.

In recent years, there was one significant loss to the historic district. In 2012, a fire destroyed the former Seaburg European Hotel, which was listed as a contributing building in the early nomination. At the turn of the century, Swedish immigrant Hugo Seaburg expanded an old livery stable into a fashionable hotel, which was later popularly known as the El Portal. In 2013, the site and remnants of the building were cleared from the lot.

¹ Historic Photographs, 1976 Centennial Survey.

Raton Downtown Historic District (Boundary Increase and Additional Information)

Colfax County, NM

Name of Property

County and State

Early residential sections were developed to the west, south, and northeast of the main thoroughfare and commercial district. Historic residences intermingle with commercial resources at the district's western boundary of Third Street. The area to the west and south includes the more stylistic and substantial houses built by railroad executives, coal company owners, and merchants. The area to the northeast includes vernacular dwellings and Hipped Box cottages, many of which were moved into town from the coal camps once they were disbanded.

Raton may be compared with Las Vegas, New Mexico, a plaza and railroad town about 90 miles to the southwest. Similar late nineteenth-century development patterns and architectural styles are found in both communities, and the Atchison, Topeka, and Santa Fe Railroad arrived in both communities by 1880. Raton also warrants comparison to Telluride, Colorado, only 20 miles north across the state line. Both towns, founded only two years apart, share a similar climate and geography. Historically, Telluride was also a mining town, extracting zinc, lead, copper, gold, and silver ore.

The following contributing resources reflect the predominantly commercial nature of the Raton Downtown Historic District. In each section below, the contributing resources are organized alphabetically, by street address, and provide a selection of historic buildings and property types that illustrate the quality and character of this district. All district resources – both contributing and non-contributing – are outlined in the address chart of Section 7. Area A is the largest section to be added to the district, totaling roughly eight acres.

Boundary Increase Area A:

Boundary Increase Area A, which is roughly nine acres containing 22 total resources, is located at the north end of the district. This area represents the end of the continuous commercial streetscape of downtown Raton. Area A includes Ripley Park, the one contributing site in the district, as well as the Art Deco-style Colfax County Courthouse, which was individually listed in the National Register in 1987. Please see the individual nomination for a description of the courthouse or Section 8 in this nomination for further details. Area A is the largest addition to the original district.

Former Raton Motor Company, 246 Clark Avenue, Photo 4 (BI)

The former Raton Motor Company, built between 1930 and 1940, is a stuccoed commercial building with one-and-two story sections. The building shares some details with the nearby Raton Fire Department, such as curved glass block corners and windows. Stylistically, the former Raton Motor Company reflects the Streamline Moderne style. Early fixed storefront windows are found on the first story flanking an early wood and glass door on the front elevation. A transom and glass block sidelights frame the door. The second story windows rest on a continuous sill that also serves as a beltcourse between floors. Replacement windows, which fit original openings, include a combination of six-over-six, four-over-four, and fixed pane on the second story. Concrete coping caps the building, and the parapet, which masks a flat roof, is stepped and curvilinear in places. Service bays are located on the south, west, and east (alley) elevations. The east elevation facing the alley includes a wood roll-up service door with lights (door no longer operates). Early doors with glass block accents are located on the west elevation. The building is currently vacant (2013).

Raton Garage Company, 245 North Second Street, Photo 5, (BI)

Built in 1927, this one-story brick building reflects the Decorative Brick Commercial style popular in the early twentieth century. Brick panels with diamond-shaped concrete insets embellish the upper portion of the façade. Fixed aluminum storefront windows span most of the front elevation. The northwest corner is open with a single service bay entrance (corner of North Second Street and Savage Avenue). The ceiling here is an ornate pressed tin. The north elevation features four large steel casement windows with a stretcher course as

lintels and concrete sills. The large windows on this elevation suggest an open service area on the interior. Concrete coping and a date stone cap the building. It is believed that this building is in a row of three similarly detailed structures constructed at the same time. A false front on the Craftsman Glass Company, the building to the south, masks the association.

The 1928-1929 City Directory lists Raton Garage Company as the occupant of this building. L. Kohlhausen was the manager. The business was a Hudson Essex Agency. By 1948, Jack Thorpe Pontiac Company occupied the building.² Nearly the entire 200 block – the east and west side of the street – served the automobile business. According to the librarian whose family currently owns the building, it housed a Goodyear Tire store following the Pontiac Company.

Gates City Garage, 201 North Second Street, Photo 6, (BI)

Gates City Garage, a two-story concrete block and brick building, features a service bay on the first story, a southwest corner of fixed windows set in wood frames, and large wood-framed windows across the second story of the façade. The south elevation includes paired one-over-one double hung windows surmounted by segmental arches. A large projecting corner awning is tied to the façade. The interior of the service area features massive timber trusses spanning the open space, which services automobiles. A stepped parapet further distinguishes the façade. This building originally had a sculptural Mission Revival parapet, but it was “straightened” to a more rectilinear parapet circa 1945.

The 1928-1929 City Directory lists Gates City Garage as occupant. I.L. Woodward served as the property agent. The business specialized in Dodge automobiles. The 1948 City Directory lists Raton Automotive and One Stop Service Station as occupants. A&M Repair Company, the current occupant, was located here by at least the mid-1970s.

Ripley Park, North Second Street and Savage Avenue, Photo 7, (BI)

Although the Sanborn Fire Insurance Maps do not show Ripley Park until 1919, the park was planned on land denoted by the AT & SF Railroad at the turn-of-the-century. The two-acre park was named for Edward P. Ripley, the president of the railroad company at that time. The green space, shaded by several large heritage trees including cottonwood, elm, and spruce, is located at the north end of the district. Today, there are picnic tables, playground equipment, and a monument commemorating the Mountain Branch of the Santa Fe Trail. Although there are pathways through the park, it is an informal landscape, not an overly designed one.

Ladadie House, 125 Savage Avenue, Photo 8 (BI)

The Ladadie House, a one-story stone building, was constructed in 1882; it is one of the oldest dwellings in Raton. Located on the north end of the district, this house represents one of the last vestiges of an area that was predominantly residential in the early twentieth century. The windows are boarded up, so the pattern and operation is unclear, and the side-gabled roof is covered with wood shingles. The Raton Museum was located here at one time.

Boundary Increase Area B:

Boundary Increase Area B is half a block located on the west side of South Second Street, between Second and Third streets. The area includes five buildings – four of which contribute to the district. The construction dates for the contributing buildings range from circa 1898 to 1950. The area contains the tallest building in Raton.

² Raton City Directory, 1948.

Raton Downtown Historic District (Boundary Increase and Additional Information)

Colfax County, NM

Name of Property

County and State

Former Swastika and Yucca Hotels, 200 South Second Street, Photo 9 (BI)

Constructed by the Swastika Coal Company, a local branch of St. Louis, Rocky Mountain and Pacific Coal Company, the former Swastika Hotel is the tallest structure in Raton. Built in 1928-1929, the building and company name had yet to develop its negative association. During World War II when the Nazi Party adopted the symbol, the name of the building was changed to the Yucca Hotel. For many years, the City Market, a grocery store, and Yucca Drugs were located on the first floor. The International Bank has occupied this building for roughly 45 years.

Decorative brown brickwork is found on the street-facing elevations (east and north), while the south and west elevations reveal hollow-clay tile construction. The lower portion of the south elevation, which faces a vacant lot, has been consolidated with stucco. The windows are aluminum replacements, including one-over one double hung and Palladian windows as accents, which fit original openings. The north elevation features a grouping of three Palladian windows separated by short turned marble columns. Arches with keystones surmount the windows. The majority of the openings feature brick sills. The sixth floor of the north and east elevations has colorful tiled arches above the windows. A corbelled brick cornice band with alternating patterns of squares, circles and swastika symbols crowns the building. Recessed corner entries are located at the street intersection. A low brick addition was added to the rear elevation at some point.

La Mesa Inn & Restaurant, 220 South Second Street, Photo 10 (BI)

This two-story brick building, dating to the 1890s, appears to have originally been a residence, later converted to a commercial enterprise. The brick is laid in 6:1 common bond. The façade features a central entrance flanked by storefront windows set in wood surrounds (all boarded up). The second story of the façade includes groups of three one-over-one double hung windows. The exposed north elevation includes six one-over-one double hung windows with stone sills and lintels. Two interior brick chimneys are evident from the back. An exterior brick chimney with coal chute is located on the north elevation of the front addition. The gabled roof is covered with composition shingles, and a wood frieze emphasizes the eaves. The house rests on a raised random coursed stone foundation. An addition was added to the rear (west) elevation, and infill connects this building to the one on its south. A period brick outbuilding stands to the west along the rear alley.

Commercial Building, 228 South Second Street, Photo 11, (BI)

This one-story commercial building, evocative of the International style, dates to the 1950s. The façade features a pressed Roman brick veneer, with square concrete tiles framing the outer edges of the façade. Small horizontal lights surmount the brick section above an awning that spans the façade. Fixed aluminum plate glass windows frame a recessed entry with a double-leaf door into a tiled vestibule. An older set of double-leaf doors then leads into the interior. The side and rear elevations reveal hollow clay tile brick construction with structural I-beams at intervals, dividing the south elevation into bays.

Boundary Increase Area C:

Boundary Increase Area C is located on the east side of South Second Street. The area is roughly half a block and contains two buildings – one contributing and one non-contributing. It represents the southern-most point along South Second Street, the main artery through town.

Commercial Building, 301-309 South Second Street, (BI)

The north half of Block 18 of the Original Townsite contains a 1930s Decorative Brick Commercial style automobile service shop related to the Ford dealership to the north. Located to the east, there is a freestanding associated non-contributing service garage.

Boundary Increase Area D:

Boundary Increase Area D, approximately half an acre, contains one contributing building – a warehouse along the railroad tracks. This vernacular building adds a rural quality to the district and represents one of the last vestiges of a once common building type. Area D is the farthest point south in the overall district boundary. The lots along the tracks are large, creating greater distance between resources.

Hobbs Hardware Co. Warehouse, 401 South First Street, Photo 12

This vernacular, barn-like building, which dates to circa 1919, includes weatherboard and corrugated metal siding, perhaps covering original weatherboards, and a front-gabled roof on the main block. A front, shed-roofed structure, constructed of metal and featuring steel casement windows, is an early addition according to the Sanborn maps, where it's labeled "repair shop." This building is in fair condition, but it represents the warehouses and feed supply buildings, which were common along the railroad tracks and have since predominantly disappeared. The Hobbs Hardware Company building stands to the south of the stone Ilfeld Warehouse.

Resources within the Original District Boundary:

Because the original nomination lacked building details for contributing resources, a selection of previously listed resources are described below, so that the character and breadth of the district may be better understood. The following resources were originally contributing – that status remains unchanged.

Raton Fire Department, 127 Clark Avenue, Photo 13

This one-story Art Deco-style building, constructed between 1930 and 1948, includes a white, horizontal tiled exterior. A stepped geometric parapet crowns the façade, and a large glass block opening with fluting above curves around the corner at the intersection of Second Street and Clark Avenue. The exterior veneer and details clearly reflect the style. The façade, which faces west, has a single-leaf aluminum and glass door in the center, framed by windows, some of which are filled with panels. The north elevation includes a side entrance surmounted by a transom, several casement windows, and two service bays for fire department vehicles. A modern metal shed addition with additional service bays extends to the east.

Raton Post Office, later the Arthur Johnson Memorial Library, 244 Cook Avenue, Photo 14

Built in 1917 as the post office, this Neo-Classical style, two-story building remains highly intact. An ornate sandstone surround frames a second story window and the central double-leaf French doors, detailed with shiny brass hardware and surmounted by a fanlight, on the front façade. Granite steps ascend to the entry and are flanked by decorative iron lampposts that stand on concrete piers. Large, original eight-over-eight and six-over-six double hung windows, resting on projecting concrete sills, are found on all elevations. A molded cornice with dentils, probably wood, encircles the building. A beltcourse marks the second floor, and a simple cornice line caps the building, above the heavier dentil cornice. The rectangular building, which has a stucco exterior painted peach, stands on a concrete base. At the southwest corner, a date stone reads: "William G. McAdoo, Secretary of the Treasury; James A. Wetmore, Acting Supervising Architect, 1917." Wetmore completed many U.S. Post Offices throughout New Mexico in the teens and 1920s. Other examples include those in Gallup and Clovis, New Mexico.

The Investment Block, 136-144 North First Street, Photo 15

Dating to 1896, this two-story, Romanesque Revival-style red brick building, known as the Investment Block, spans several lots fronting the railroad tracks. Swastika Coal, a local venture of the larger St. Louis, Rocky Mountain, and Pacific Coal Company, maintained offices here at the turn-of-the-century. Brick pilasters divide the façade into three bays and three businesses. The first story has been somewhat altered with newer storefronts consisting of a central single-leaf aluminum and glass door surmounted by transoms and flanked by sidelights and two plate glass windows on each side. Above that, diagonal wood infill siding and multiple transoms complete the first story. The second story of the building includes original one-over-one double hung windows, topped with rounded transoms and arches. The upper façade includes decorative corbelled brickwork, a prominent tin cornice, and a concrete date stone in the center bay.

Joseph Building, 100 South First Street, Photo 17

Located on the site of the former Gem Saloon and the Raton Realty Company, the Joseph Building is a fine two-story, red brick building with a corner entry supported by a single round metal column. Influenced by the Romanesque Revival style, the building has numerous arched openings on the first story of the street-facing elevations (east and north). The broad arch on the façade serves as a surround for a wide two-pane, plate glass window surmounted by a multi-paned transom. The second story has original paired one-over-one double hung windows, which rest on rusticated sills. Decorative brickwork functions as an abbreviated hood over the windows, and corbelled brickwork serves as a cornice at the roofline.

Palace and Haven Hotels, 200 & 208-210 South First Street, Photo 18

The Palace and Haven Hotels stand in the 200 block of South First Street. Both hotels provided train passengers luxurious accommodations only steps from the depot. The Palace, a Romanesque Revival-style, stone building, stands on a corner lot. The Smith brothers, immigrants to the U.S. from Scotland hoping to gain wealth in the region's coal mines, built the building in 1896. At the time of construction, it was the first three-story building in the county.

Constructed of locally quarried sandstone, the intact building retains original single and paired one-over-one double hung wood windows. Fanlights and stone arches surmount some of the windows, while others are capped with smooth stone lintels. An arched opening supported by columnettes frames the prominent main, corner entrance, which is comprised of a double-leaf wood and glass door surmounted by an arched transom. A modillion cornice punctuated by pediments and bold cast stone torches embellishes the building.

According to the 1917 City Directory, the building also included a barbershop and liquor company. Mrs. Winifred Stanley served as the proprietor of the hotel. The 1919 City Directory lists the associated Palace Pool Hall at 204 South First Street.

The Haven Hotel (also known as the City Hotel), located immediately to the south, is a two-story ivory brick building embellished with glazed dark green brick accents. It was constructed in 1913, seventeen years after the Palace. A pair of decorative pineapples and three cast stone lion heads further distinguish the entry bay of the façade.

An arch frames a recessed central entry comprised of a double-leaf wood and glass door. An oculus surrounded by the glazed green brick surmounts the opening. The street level has two storefronts, flanking the central entrance. Transom panels surmount the storefronts, which include large plate glass windows and central entries. The storefront to the south has been somewhat altered. An intermediate molded stone cornice serves as both beltcourse and sills for the paired one-over-one replacement windows on the second

story. Corbelled glazed brickwork and a modillion cornice provide additional ornamentation on the upper façade.

Originally known as the City Hotel, the building included the City Café. Frank Krek, who emigrated to the U.S. from Austria in 1900, served as the hotel proprietor and his wife Mary as “hotel landlady” in the teens and twenties. The 1920 Census shows that they had two daughters, Rose and Eda, as well as two “roomers.”³

Coors Building & Associated Outbuilding, 216 South First Street, Photo 19 & 20

In 1906, the Coors Brewing Company of Colorado constructed this two-story, red brick building as a local warehouse with easy access to the railroad. There is a party wall between this building and neighboring Haven Hotel, and according to local lore, the hotel agreed to serve Coors beer in perpetuity for this arrangement.⁴

The storefront of this building has been somewhat altered, but it retains a recessed single-leaf wood and glass door that is framed by square plate glass windows. A side door provides access to the second floor, which is divided into two bays – each with two one-over-one original double hung windows. A continuous concrete beltcourse serves as the sills for the windows. A dentil cornice and a stepped parapet, outlined with concrete coping, crown the façade, and an inlaid bronze sign reads “Coors.” An associated brick building with similar detailing stands along the rear alley.

Charles Ilfeld Warehouse, 329 South First Street, Photo 21

The two-story, stone Ilfeld Warehouse, constructed of random coursed native stone, is one of the few surviving structures tied to one of the largest general mercantile businesses in New Mexico. Based out of Las Vegas, the company operated this building as their local headquarters and warehouse. The façade includes a double-leaf paneled wood and glass entry door, as well as a small service bay to the south. Original two-over-two, wood-framed windows, surmounted by stone arches, survive on the west (front), north, and east elevations. A large concrete loading platform remains intact on the north elevation, and an early railroad spur runs along the east (rear) elevation.

Today the Bennett family, long-time residents of Raton, operates a transport service here.

Shuler Theater, 131 North Second Street, Photo 22

The Shuler Theater was named for Dr. James Jackson Shuler, a surgeon for the railroad and former Raton mayor, who wanted to bring culture to Raton. Designed by Trinidad-based architectural firm I.H. and W.M. Rapp, the 1915 building originally functioned as both city offices and a theater.

Four pilasters divide this two-story brown brick building into four bays. Groups of three one-over-one windows surmounted by transoms mark the first story. An ornate, projecting awning tied to the façade includes wire-framed letters lit by exposed bulbs announcing the Shuler. The recessed entrance into the theater lobby is comprised of two sets of wood and glass French doors, framed by multi-pane sidelights and transom. Stout, square brick columns crowned by decorative urns accentuate the entry bay.

The second story includes nine two-over-one double hung windows. The northern most bay has three paired (reversed) one-over-two windows. A continuous cornice, supported by the pilasters, tops the second floor

³ Raton City Directory, (El Paso, TX: Hudspeth Directory Publishers, 1917), 66 and 1920 U.S. Federal Census.

⁴ “Raton, New Mexico: Walking Tour of the Downtown Historic District,” Brochure.

windows. Another decorative cornice projects from the upper façade, and concrete coping outlines the roofline.

With their “approximation of the 18th century ornate rococo style” on the interior, the architects sought to evoke the great opera houses of Europe.⁵ The interior includes eight WPA murals by artist Manville Chapman in the lobby and box seats along the elaborately detailed auditorium.

El Raton Theater, 113 North Second Street, Photo 23

With its crenellated parapet, the El Raton Theater, reflecting the late Gothic Revival style, is a distinctive landmark building in the downtown district. The building is individually listed in the National Register under the Multiple Properties Documentation Form (MPDF) entitled *Movie Theaters in New Mexico, 1905 to 1960*. Constructed in 1930, the symmetrical façade is comprised of tan, brown, and blonde bricks with white concrete decorative accents. Two commercial spaces frame the deeply recessed entry vestibule with its freestanding ticket booth, while a marquee embellished with tubular neon and a vertical blade sign extends over the sidewalk. Promoted as a “Medieval Spanish castle” at the time of construction, George M. Williamson served as the building’s architect.⁶

Julius Schnorr, an artist from Pueblo, Colorado who studied under John Singer Sargent, painted the interior. The auditorium faces a “castle-like proscenium,” which echoes the style of the façade.⁷ Other architectural features on the interior include: paneled wood doors with period hardware; high baseboards; original Art Deco light fixtures; corbelled ceiling beams and molding; skylights; and, double two-run stairs.

The second floor contains a balcony, projection room, a lounge, the manager’s office, and two apartments for theater employees. The apartments and office face Second Street and correspond to the wood casement windows on the exterior. As David Kammer writes in the nomination, “The detailing of the façade with its varied materials and the mirroring of the design with the details of the interior imbue the building with an exotic, other-worldly feeling that many theaters of the 1920s and early 1930s sought to create.”⁸

Raton Realty Building, later Woody’s, 137-141 South Second Street, Photo 24

With ornate tiled window surrounds, arched window openings, and a low terracotta-tiled hipped roof, this two-story, stuccoed office and retail building reflects the Spanish Colonial Revival style. Constructed in 1928, the *Raton Range* noted that Welton Builders of Denver received the bid.⁹

The first story includes two office spaces with large plate glass windows with tiled lintels, sheltered by pent roofs covered with terracotta tiles. The offices flank Woody’s furniture store. The main entry includes a deeply recessed set of double-leaf French doors with multi-pane sidelights and transoms. A second-story window grouping of four recessed, arched wood casements, painted a bright blue – all set in an ornate Spanish Baroque stone and tile surround – further accentuates the entry bay. A quatrefoil vent is located in the cross-gabled, center bay.

The long, symmetrical building, which spans four lots, includes four wood casement windows on each side of the entry bay. Window grates extend from four of the windows, adding to the Spanish feel of the building.

⁵ David Kammer, El Raton Theater National Register nomination, June 2006.

⁶ *Raton Daily Range*, 12 January 1930.

⁷ David Kammer, El Raton Theater National Register nomination, June 2006.

⁸ Kammer, 7.

⁹ *Raton Daily Range*, 25 May 1929.

DiLisio's, 140-144 South Second Street, Photo 25

Built in 1918 by Italian immigrant Joe Di Lisio in the Decorative Brick Commercial style, this handsome two-story blond and red brick building originally housed the International State Bank. Enticed by the money of the coal camps, Di Lisio established several successful downtown stores, saloons, and the bank. Three Doric columns distinguish the main corner entrance of the building. Divided plate glass windows, surmounted by decorative leaded, stained glass transoms, frame the corner entry. Red brick serves as a continuous lintel to the first story openings, and corbelled brick functions as a beltcourse between the first and second stories. A second entrance framed by Doric columns is located on the south, street-facing elevation. A prismatic glass block transom tops the double-leaf aluminum and glass doors on the east façade, facing Second Street.

The second story has numerous one-over-one double hung windows, some of which are paired. Red brick sills and decorative lintels highlight all windows. An interior chimney is visible from the south elevation. A modillion cornice and concrete coping, with a secondary red brick dentil cornice underneath, accentuate the upper facades. Wire framed letters on the roof announce "Di Lisio's."

Federal Building/U.S. Post Office, 245 Park Avenue, Photo 26

The U.S. Post Office in Raton is one of two buildings within the original district's boundary that moved from non-contributing to contributing in the current nomination due to the extended period of significance. The construction date of this building – 1966 – serves as the end of the period of significance.

The Federal Building/U.S. Post Office in Raton is a Modernist structure built under President Lyndon B. Johnson's administration. The Modernist principles for Federal construction projects established by John F. Kennedy's administration influenced its design. In 1962, President Kennedy, who was concerned about the caliber of federal construction projects, convened the Ad Hoc Committee on Federal Office Space whose "Guiding Principles for Federal Architecture" would articulate a new philosophy for the design of public buildings. This initiative called for design that reflected "the dignity, enterprise, vigor and stability of the American National government, [placing] emphasis...on the choice of designs that embody the finest contemporary American architectural thought."¹⁰

The contemporary design of the Raton Post Office emerged from this change in philosophy. The large, rectangular blond brick building has a low, one-story section to the east and a two-story entrance pavilion and office wing connected on the west. The façade has four large, fixed nine-pane windows that emphasize the horizontality of the one story section. Concrete detailing frames this window grouping and serves as sills for other fixed single-pane windows on the building.

Noncontributing Resources:

Today, the district contains 27 noncontributing resources. Many of those buildings relate to the period of significance, but have received incompatible additions or materials that diminish their historic integrity. The following resources were contributing to the 1977 district, but are now considered noncontributing due to alterations, including: 108, 124, 126, 128, 132, 136, and 211 South Second Street (Photo 27). For example, the one-story commercial building at 136 South Second Street has a metal false front covering the upper façade, as well as an altered storefront. Many of the buildings that are now noncontributing have metal false fronts that may be masking original brickwork and building features. If the metal fronts are removed, buildings may be re-evaluated in the future.

¹⁰ <http://www.gsa.gov/portal/category/25437> [Accessed on March 27, 2014].

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A few resources within the boundary were constructed after 1966 – the end of the period of significance. One example is the High Plains Regional Education Center at 101 North 2nd Street, which was constructed in the 1970s. Another is the branch of Highlands University at 130 Park Avenue, which was built in 1987.

Overall, the district retains a high degree of integrity, and the streetscape and architectural styles evoke a turn-of-the-century railroad town. For the most part, noncontributing resources are not concentrated in one area and do not detract from the quality of the overall district. The grouping at 124 to 136 South Second Street is the only exception.

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NOTE: Buildings, which are part of the boundary increase, are labeled (BI) after the address. These resources were not included in the 1977 nomination, likely due to the fifty-year cut off date. Park Avenue serves as the dividing line between north and south street names. Buildings labeled with two asterisks in the status column changed from contributing in the original nomination to noncontributing in the current nomination. Many of these buildings received metal false fronts, which cover the upper façade. In the future, these resources may be re-evaluated if the false fronts are removed. One additional example of a building that may be re-assessed if its metal front is removed is found in the boundary increase at 225 North Second Street.

Street Address (from N to S)	Const. Date - Historic Name [If known, indicated by (H)] or current occupant as of 2013	Style	C/NC Status - Photo #
Intersection of Savage & Second (BI)	Ripley Park, ca. 1911-1919	N/A	C, Photo 7
312 North 2 nd Street (BI)	Gas Station, ca. 1950-1960	Moderne	C
245 North 2 nd Street (BI)	Raton Garage Company (H), ca. 1927-1928	Decorative Brick	C, Photo 5
244 North 2 nd Street (BI)	Freedom Glass, ca. 1929	Moderne	C
228 North 2 nd Street (BI)	(Honda), ca. 1929, ca. 1970 remodel	Commercial	NC
225 North 2 nd Street (BI)	Raton Motor Co. (H), Craftsman Glass, ca. 1928	Decorative Brick	NC
224 North 2 nd Street (BI)	Davis Garage (H), ca. 1929, ca. 1960 remodel	Commercial	C
223 North 2 nd Street (BI)	Coca Cola Bottling Co. (H), ca. 1928	Decorative Brick	C
213 A & B – 217 North 2 nd Street (BI)	Central Garage (H), Bennett's Transportation Co. (H), ca. 1928	Mission Revival	NC
201 North 2 nd Street (BI)	Gates City Garage (H), Ca. 1920	Mission Revival	2C, 1NC, Photo 6
138 North 2 nd Street	Ca. 1920	Decorative Brick	C
136 North 2 nd Street	Foote Hotel (H), 1901	Second Empire	C
134 North 2 nd Street	Chris's Bakery, ca. 1929, post-1960 remodel	Commercial	NC
131 North 2 nd Street	Raton City Hall (H), Shuler Theater (H), 1914	Decorative Brick	C, Photo 22
128-132 North 2 nd Street	Odd Fellows and IOOF Lodge (H), ca. 1905	Commercial	C
123 North 2 nd Street	Isabel Castillo Performing Arts Center, ca. 1915	Decorative Brick	C
120 North 2 nd Street	H&R Block, ca. 1910	Commercial	C
116 North 2 nd Street	Sports Arena, ca. 1910	Commercial	C
113 North 2 nd Street	El Raton Theater (H), ca. 1929	Late Gothic Revival	C, Photo 23
112 North 2 nd Street	A.H. Carey Hardware, ca. 1882	Commercial	C
108 North 2 nd Street	Bangs Spa & Salon, ca. 1910, post-1960 (remodel)	Commercial	NC
104 North 2 nd Street	Bruce Anderson CPA, ca. 1910, post-1960 (remodel)	Commercial	NC
101 North 2 nd Street	High Plains Regional Education Center, ca. 1970	Contemporary	NC
100 North 2 nd Street	Anthony's Jewelers, ca. 1890s, ca. 1970 (remodel)	Commercial	NC
100 South 2 nd Street	Santa Fe Trail Traders, ca. 1902	Commercial	C
101-107 South 2 nd Street (Includes 127-131 Park Ave)	Roth Block (H), Solano's Western, ca. 1905	Commercial	C
108 South 2 nd Street	Raton Museum, ca. 1910, ca. 2008 (remodel)	Commercial	NC**
110-112 South 2 nd Street	Raton Museum, Bldg 2, ca. 1910, ca. 2008 (remodel)	Romanesque Revival	C
113 South 2 nd Street	Rubin's Clothing, ca. 1910, ca. 1970-75 (remodel)	Commercial	NC
115-125 South 2 nd Street	Radio Shack/Chicora Lane, ca. 1929	Mission Revival	C
124 South 2 nd Street	N.E. Title, ca. 1929, ca. 1970 (remodel)	Commercial	NC**
126 South 2 nd Street	Copy Shop, ca. 1900, ca. 1976 (remodel)	Commercial	NC**
128 South 2 nd Street	Robert Mantz, CPA, ca. 1910	Commercial	NC**, Photo 27
131 South 2 nd Street	Dynamic Fitness, ca. 1929	Commercial	C
132 South 2 nd Street	Data Plus Printing, ca. 1929	Commercial	NC**, Photo 27
136 South 2 nd Street	Bonnee's Unisex, ca. 1910, ca. 1970 (remodel)	Commercial	NC**, Photo 27
137-141 South 2 nd Street	Raton Realty (H), Woody's (H), ca. 1928	Spanish Colonial Rev	C, Photo 24
140-144 South 2 nd Street (includes 210-230 West Cook)	DiLisio's (H), 1918	Decorative Brick	C, Photo 25
200 South 2 nd Street (BI)	Swastika Hotel (H), ca. 1928-1929, Yucca Hotel (H), ca. 1945	Decorative Brick	C, Photo 9
201-209 South 2 nd Street	Sweet Repeats, ca. 1902-1910	Commercial	C
211 South 2 nd Street	Ca. 1910, Ca. 1970-80 (remodel)	Commercial	NC**
215-219 South 2 nd Street	Ca. 1902-1910	Commercial	C
220 South 2 nd Street (BI)	La Mesa Inn & Restaurant, ca. 1898	Victorian	2 C, 10
223 South 2 nd Street	Phil Long, Ca. 1950-1960	Commercial	C
228 South 2 nd Street (BI)	Ca. 1950	International	C, Photo 11
244 South 2 nd Street (BI)	Ca. 1970-1980	Faux Western	NC
301-309 South 2 nd Street (BI)	Assoc Phil Long, ca. 1929, ca. 1948 (addition)	Commercial	1 C, 1 NC (garage)
244 North 1 st Street (BI)	Alderette-Pomeroy Funeral Home, ca. 1970-1980	Commercial	NC

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Street Address (from N to S)	Const. Date - Historic Name [If known, indicated by (H)] or current occupant as of 2013	Style	C/NC Status - Photo #
136-144 North 1 st Street	Investment Block (H), ca. 1890-1896	Romanesque Revival	C, Photos 1 & 15
132 North 1 st Street	Home Ranch Saloon, ca. 1898	Italianate	C, Photo 1
130 North 1 st Street	Ca. 1890-1898	Commercial	C
145 North 1 st Street	Wells Fargo Express Office (H), 1910	Mission Revival	C
201 North 1 st Street	Raton Santa Fe Passenger Depot (H), 1903	Mission Revival	C, Photo 16
100 South 1 st Street	Joseph Building, ca. 1890	Romanesque Revival	C, Photo 6 & 17
108 South 1 st Street	CB building (Valley View), ca. 1980	Commercial	NC, Photo 6
120 South 1 st Street	Marchiondo's Store, ca. 1882	Italianate	C, Photo 6
132 South 1 st Street	Aboureck Building (H), Antique Heirloom Shop, ca. 1906	Italianate	C, Photo 6
134-136 South 1 st Street	Roth Building, ca. 1893	Italianate	C, Photo 6
138 South 1 st Street	Ca. 1890-1898	Commercial	C
142-144 South 1 st Street	Cook's Hall, ca. 1880	Italianate	C
200 South 1 st Street	Palace Hotel (H), ca. 1896	Romanesque Revival	C, Photo 18
208-210 South 1 st Street	Haven Hotel (H), 1913	Decorative Brick	C, Photo 18
208-210 ½ South 1 st Street (rear)	Former Dwelling, ca. 1929	Vernacular	C
216 South 1 st Street	Coors Building (H), 1906	Decorative Brick	C, Photo 19
216 ½ South 1 st Street (rear)	Coors Warehouse, ca. 1910	Decorative Brick	C, Photo 20
220 South 1 st Street	Carl's Eclectic Antiques, post-1911	Commercial	C, Photo 2
224 South 1 st Street	"Ranch Store," ca. 1910	Commercial	C, Photo 2
228 South 1 st Street	"Big Bar", ca. 1910	Commercial	C, Photo 2
232 South 1 st Street	Gate City Hotel (H), ca. 1898	Decorative Brick	C, Photo 2
236 South 1 st Street	1917	Decorative Brick	C, Photo 2
244 South 1 st Street	Raton Hotel, ca. 1898-1910	Decorative Brick	C, Photo 2
329 South 1 st Street	Ilfeld Warehouse, ca. 1905	Industrial Romanesque	C, Photo 21
401 South 1 st Street (BI)	Hobbs Hardware Co. Warehouse, ca. 1919	Vernacular	C, Photo 12
125 Savage Avenue (BI)	Labadie House, ca. 1882	Vernacular	C, Photo 8
244 Cook Avenue	Former Raton Post Office (H), Arthur Johnson Memorial Library, 1917	Neo-Classical	C, Photo 14
137 South Cook Avenue	Ardell's Photography, ca. 1910	Commercial	C
133 Cook Avenue	White House Saloon, ca. 1910, ca. 1950 (remodel)	Commercial	C
125-129 Cook Avenue	Hotel, ca. 1910, ca. 1929	Commercial	C
119-121 Cook Avenue	"A Cut Above", ca. 1930-1948	Commercial	C
108 Cook Avenue	Alpha Design, ca. 1900	Commercial	C
106 Park Avenue	VFW Post 1793, ca. 1940-1950	Moderne	C
111 Park Avenue	Enchanted Coffee, ca. 1930-1948	Commercial	C
119 Park Avenue	Ca. 1900	Decorative Brick	C
130 Park Avenue	NM Highlands University, 1987	Modern	NC
209-215 Park Avenue	Ca. 1929	Decorative Brick	C
210 Park Avenue	Park Ave Insurance, post-1948, ca. 1970 (remodel)	Commercial	NC
216 Park Avenue	Larry McQueary CPA, ca. 1929	Decorative Brick	C
245 Park Avenue	Federal Bldg/ U.S. Post Office, ca. 1966	Modern	C, Photo 26
127 Clark Avenue	Raton Fire Department, ca. 1930-1948	Art Deco	C, Photo 13
221 ? Clark Avenue	Ca. 1930	Commercial	C
222 Clark Avenue (BI)	Taylor's App. & Furniture, ca. 1929-1948; Post-1960 addition	Commercial	1 C; 1 NC
246 Clark Avenue (BI)	Raton Motor Co. (H), ca. 1930-1948	Streamline Moderne	1 C, 1 NC Photo 4
230 North 3 rd Street (BI)	Colfax County Courthouse & Garage	Art Deco	C (NR) + 1 C, Photo 28
237 North 3 rd Street (BI)	Residence and garage, ca. 1910	Hipped Box	2 NC
Various	Stamped Sidewalks	N/A	C
Various	Town Plan	Grid-iron	C

Raton Downtown Historic District (Boundary Increase and Additional Information)

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8. Statement of Significance

Applicable National Register Criteria

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

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

COMMUNITY PLANNING and DEVELOPMENT

TRANSPORTATION

POLITICS/GOVERNMENT

ENTERTAINMENT/RECREATION

COMMERCE

ARCHITECTURE

Period of Significance

c.1880 – 1966

Significant Dates

c.1880, 1897, 1903, 1966

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Rapp, Isaac Hamilton and William Morris,
Architects

Wetmore, James A., Architect

Period of Significance (justification)

The period of significance begins in 1880 when the Original Townsite was first platted and ends in 1966, the construction date for the Federal Building/U.S. Post Office in Raton.

Criteria Considerations (explanation, if necessary)

Raton Downtown Historic District (Boundary Increase and Additional Information)

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

First known as Willow Springs, a government forage and watering stop along the Santa Fe Trail, Raton developed as a southern district headquarters for the Atchison, Topeka, and Santa Fe (AT & SF) Railroad in the late nineteenth century. The first steam engine crossed the Raton Pass in December 1879, and railroad executives soon established the New Mexico Townsite Company, purchasing 320 acres on which to build the town of Raton, located at the eastern side of the southern Rockies. The railroad brought modern technologies and new building materials such as decorative iron façade components, as well as Eastern architectural styles to the burgeoning town. In 1897, Raton became the Colfax County seat. The Raton Downtown Historic District (Boundary Increase & Additional Information) is significant at the local level under National Register Criterion A for Community Planning and Development, Transportation, Politics/Government and Entertainment/Recreation, as well as Criterion C for Architecture. The district's period of significance extends from circa 1880, with the platting of the Original Townsite and the construction of the first commercial and residential buildings, to circa 1966, the construction date for the Modernist Federal Building and U.S. Post Office on Park Avenue.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Platted in 1880, the Original Townsite Addition encompasses most of the main commercial core, as well as the upscale historic residential neighborhood to the west. The Maxwell North Addition, a portion of which is included at the north end of the district's boundary, was platted between 1882 and 1887.

The Raton Downtown Historic District Boundary Increase and Additional Information meets Criterion A in the area for Community Planning and Development as an example of a railroad-era boomtown. As a district headquarters, a large roundhouse, machine shops, a sizable and uniquely designed depot, and several other support buildings were established in the late nineteenth and early twentieth centuries. Shaped by the arrival of the railroad, the town soon began to capitalize on the coal deposits in the region. The area around Raton supported a number of coal camps, becoming the largest coal-producing region in New Mexico. The railroad, the coal and cattle industries, and the movement of the county seat from Springer to Raton greatly influenced the growth of the town. Lured by the coal industry and the railroad, immigrants from Western Europe, such as Joe DiLisio, arrived in droves, and the town flourished. Almost immediately, substantial brick, frame, and stone commercial buildings and residences were erected.

The district is eligible in under Criterion A for commerce because Raton served as the commercial center for Colfax county with most businesses concentrated on the few main streets of downtown Raton.

The district is also eligible under Criterion A for Transportation for its function as a headquarters for the Atchison Topeka and Santa Fe Railroad, as well as a major early twentieth century automobile route and "gateway" to points north and east. Raton became known as the "Gateway City" into New Mexico.

Additionally, the districts meets Criterion A under Politics/Government as the county seat and location of the Federal Building/U.S. Post Office, further securing the town's place in Colfax County and New Mexico history.

The district is also eligible under Criterion A for Entertainment and Recreation because it was the principal center for entertainment in Raton and Colfax County. The district included: numerous hotels that included bars, cafes, restaurants, and banquet and ballrooms; a variety of saloons; an opera house; and several movie theaters over the course of its history.

The district is eligible under Criterion C for Architecture, representing one of the finest and most diverse collections of commercial architecture in New Mexico. The turn-of-the-century architecture is comparable to

Las Vegas, New Mexico and Silver City in the southwest quadrant of the state. The array of architectural styles dating from the late nineteenth to the mid-twentieth century displays a high degree of integrity in location, design, workmanship, setting, and associations. Although the predominant architectural idioms are the Italianate and Decorative Brick Commercial styles, the district also includes notable examples of Richardsonian Romanesque, Neo-Classical, Art Deco, Mission and Spanish Colonial Revivals, and Streamline Moderne.

Developmental history/additional historic context information (if appropriate)

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

Spanning 900 miles between Missouri and Santa Fe, the Santa Fe Trail was a significant trade route used for centuries. The Mountain and Dry Cimarron Routes provided entry into New Mexico; however, the Dry Cimarron was gradually abandoned for the Mountain or Raton Route, which had better opportunities for water. Located at an elevation of 7,834 feet on the eastern side of the Sangre de Cristo Mountains, the Raton Route (or Raton Pass, as later known) linked Trinidad, Colorado and Raton.¹¹ After leaving the Pass, the trail turned south through the original townsite of Raton, closely following the route of present-day Second Street.¹² Fort Union, ninety miles south of present-day Raton, was built to protect travelers and wagon supply trains traveling along the Santa Fe Trail. Later, the Raton Pass became an important automobile route between Colorado and New Mexico.

In the mid-nineteenth century, the new nation of Mexico began awarding land grants to settlers who would live east of the Sangre de Cristo Mountains, improving the land and resources of the area. Carlos Beaubien entered into a partnership with Don Guadalupe Miranda to acquire vast land holdings in the region. Governor Manuel Armijo approved the grant, known as the Beaubien-Miranda Land Grant, containing more than 1,700,000 acres on January 8, 1841.¹³ In 1858, Lucien Maxwell acquired 15,000 acres of the grant following his marriage to Luz Beaubien. When Carlos Beaubien died in 1864, Maxwell bought the remainder of the grant from family heirs and other partners.¹⁴

Ranching did not begin until Beaubien moved to the area in the early 1840s. During the years prior to the arrival of the railroad, large operations like those of Chase and Dawson, and Tom and Thyke Stockton, were prospering. Most of the range around Raton and in Colfax and Union counties was without fence, which provided wide open grazing for cattle. Speculation was unabated and heifers that normally sold for \$16 per head were selling for \$35-\$40 per head.¹⁵ Like Maxwell, the Chase and Dawson Ranches received government contracts to supply beef to the military at Fort Union.

"Uncle Dick" Wootten also owned land on the grant around the Raton Pass. In 1865, he built a toll road on the Pass, alleviating some of the dangerous traveling conditions. The new road allowed stagecoach lines carrying passengers and government mail to Fort Union to travel over the Pass. Located along the Pass, Wootten's ranch house served as a resting point for the travelers. Forage agents were soon assigned to the area to

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

¹² Conway, 1-2.

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

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

¹⁵ Pearson, 96. Conway, 8.

provide grain and supplies for travelers and military units going to the fort. The Willow Springs Forage Agency operated by Smith Sayre was established at present-day Raton. The well-known Clifton House, which was built by Tom Stockton as headquarters for the spring and fall cattle roundups, later served as a hostelry for the stagecoach line. It was located six miles south of the Willow Springs Ranch.¹⁶

The discovery of gold on the grant brought prospectors to establish and work claims in the mid-1860s. Newspapers from Santa Fe and Colorado published early findings, and by July 1867, more than 400 claims were filed. Maxwell actively joined the mining business with the formation of the Copper Mining Company. In November of that year, the company unearthed a gold-bearing quartz vein over ten miles wide. Maxwell also owned or partnered in over a dozen placer mines. Elizabethtown, located at the far west of the grant, was one of the first sizable mining camps established in the area.¹⁷

In 1870, Lucien Maxwell sold his share of the remaining land grant to three Colorado businessmen who sold it to British investors, who then sold it to Dutch investors. Maxwell maintained only 1200 acres of his immense holdings. The Dutch investors formed the Maxwell Land Grant Company, which shaped the development of Raton for decades to come. Years of controversy and court proceedings over land claims eventually led to court cases, as well as the Colfax County War.¹⁸

In November 1878, the Atchison Topeka & Santa Fe Railroad began extending its tracks southward from Trinidad, Colorado into Raton. The arrival of the railroad in 1879 provided the impetus for the settlement of Raton. The Pass served as the primary route over the mountains for the AT & SF Railroad. As one might imagine, construction of the tunnel through the Pass was a monumental feat.

In order to make their purchase profitable, the Maxwell Land Grant Company began to distribute sales brochures to Easterners and others who had missed out on the cheap land in the Midwest and Great Plains, made available through the Homestead Act of 1862. These pamphlets proclaimed, "Delightful Climate. Home Markets. Plenty of Water." They promised prices higher than any market in the East, a low cost of production and "every year's crop being assured." The literature also claimed: "The hottest summers, as the rigors of winter, are tempered by altitude and southern declivity."¹⁹ These promotional pamphlets and boosterism were common during this era of western expansion and were used by most railroad companies and land developers.

By the late nineteenth century, the Maxwell Land Grant Company headquarters, which was located in New York, had moved to Raton, and the president and members of the executive committee all came from New Mexico or Colorado. Many of the committee member's names appear on the early deeds for the Original Townsite Addition.

New Mexico's Largest Coal Producer

Although the presence of coal was widely known in the area, it was not until the railroad came that major mining operations began. Instead, it was gold mining that prospered around Elizabethtown in the 1860s and 1870s. The arrival of the railroad soon transformed the landscape. The railroads not only made distant markets accessible, but their locomotives demanded large quantities of coal. As David Myrick writes in his survey of New Mexico railroads, "The canyons around Raton marked the beginnings of coal mining as a major industry in New Mexico."²⁰

¹⁶ Conway, 1-4.

¹⁷ Pearson, 16-22.

¹⁸ Zimmer, 11.

¹⁹ *Farming Lands Under Irrigation: Colfax County, New Mexico*. For the Maxwell Land Grant. No publisher, no date.

²⁰ David F. Myrick, *New Mexico's Railroads* (Albuquerque: University of New Mexico Press, 1990), 155-156.

In 1880, the AT & SF Railroad began mining operations in Dillon Canyon, immediately west of Raton. In December of that year, the railroad and the Maxwell Land Grant Company established Raton Coal and Coke Company in a fifty-fifty partnership. The railroad was the sole consumer of the coal. In 1881, the company founded Blossburg, the first official coal camp, and soon constructed a railroad spur to connect Dillon, New Mexico to Blossburg.²¹

The 1897 Raton Business Directory promoted the region, saying: "The mining regions of Ponil, Moreno valley and Red River are rich with precious metals and only need capital to show up alongside Cripple Creek and other extensive mining sections."²² It quickly became apparent that the most extensive deposit of bituminous coking coal in the Western United States was located in northeastern New Mexico and southeastern Colorado, encompassing an area of approximately 2,000 square miles. The coal field included Huerfano and Las Animas counties in Colorado and Colfax County in New Mexico.²³

In 1905, with assets totaling over 520,325 acres, the Raton Coal and Coke Company transferred their holdings to the St Louis, Rocky Mountain, and Pacific Coal Company, a corporation of businessmen from St. Louis.²⁴ The new company soon established coal camps at Brilliant, Gardiner, Yankee, Koehler, Sugarite, and Swastika, all within a ten-mile radius of Raton. Van Houten and Dawson, the largest coal camps in the area, were located within twenty miles south of Raton. The Phelps Dodge Company owned and operated the Dawson mine.²⁵

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

Between 1880 and 1890, the population of the area increased by 135%. The percentage of foreign-born residents was even more dramatic, with a 343% increase during this period. Outside of Raton, that number was even higher, closer to 50% of the total population. Although British miners dominated numbers in the late nineteenth century, Italians, Austrians, and Slavs surpassed them in numbers after the turn of the century.²⁶

With the sheer number of mines and company towns around the area, Raton came to be called the "Pittsburgh of the West."²⁷ The New Mexico portion of the field was known as the Raton Coal Field. In his article "The Raton Coal Field: An Evolving Landscape," Richard Kesel writes, the St. Louis, Rocky Mountain, and Pacific Coal and the Phelps Dodge Companies were "the most significant factors in the economic development of the Raton area during this period." The 1910s and 1920s marked the highest production in the history of the Raton field. The prosperity of the mines and the growth of Raton went hand-in-hand. During this period, Colfax County represented over 80% of the total tax value in New Mexico.²⁸

Raton's Growth and Development

Located in Colfax County, New Mexico, Raton sits at an elevation of 6,600 feet. The landforms of Goat Hill, Climax and Dillon Canyons, and Bartlett Mesa cradle the flatter land where the town of Raton developed. The discovery of a series of perpetual springs flowing from the Mesa was an important factor in site selection for the railroad and new town.²⁹

²¹ Kesel, 233-234.

²² *Business Directory*, 1897, Raton introduction.

²³ Kesel, 231.

²⁴ *Ibid.*, 234.

²⁵ James and Barbara Sherman, *Ghost Towns and Mining Camps of New Mexico* (Norman: University of Oklahoma Press, 1975), 238.

²⁶ Kesel, 233-235.

²⁷ Robert Julyan, *The Place Names of New Mexico* (Albuquerque: University of New Mexico Press, 1998), 286.

²⁸ Kesel, 234-235.

²⁹ Conway, 4.

Railroad officials soon established the New Mexico Townsite Company, and purchased 320 acres from the Maxwell Land Grant Company. A.A. Robinson, the chief railroad engineer, surveyed and laid out the town (Figure 1).³⁰ The original deed, which included 43 blocks, reads:

The undivided ½ interest, part and portion in and of that certain lot, tract, and parcel of land, situated upon the line of the N.M. & S.P.R.R. (New Mexico and Southern Pacific line) near the southern base of the Raton Mountains which has been laid off, surveyed & platted as and for a townsite, & is known & designated as the town of Raton, containing 320 acres of land, more or less, more fully shown by a plat of said townsite.³¹

The Original Townsite Addition was platted in 1880, followed by the Maxwell North, Maxwell West, and Wiseman Additions. The topography undulates, creating streets that rise to the west and literally dead end into the base of Goat Hill. Lots measured 25 feet wide by 140 feet deep. The lots on the east-west streets are generally smaller, approximately 75 feet deep. Rear alleys, measuring 20 feet, divide the blocks in half.

By 1881, Raton included a roundhouse, machine shop, and supporting infrastructure for the railroad, and the town's population had reached 3,000.³² The railroad facilities and depot along Railroad Avenue (now First Street) created the impetus for development along that corridor in the late 1880s. The building of the railroad and the opening of the coal fields increased the demand for timber, whose revenues reached \$11,276 in 1881.³³ Early street names reflected the railroad's role in the town's development. In the late nineteenth century, First Street was known as Railroad Avenue, Second Street as Santa Fe Avenue, and Third Street as Topeka Avenue. The street names changed to present-day nomenclature by 1906.

Significant commercial buildings—businesses, restaurants, hotels, and saloons—were constructed along the railroad tracks on South First Street. Most of the buildings along First Street date to the late nineteenth century. In 1882, George Pace opened a general dry goods store and post office in the Marchiondo Building, one of the earliest surviving commercial structures built in the Italianate style. The Home Ranch Saloon was established in a brick building between Park and Savage avenues in 1884. The Swastika Coal Company, a local arm of the St. Louis, Rocky Mountain, and Pacific Coal Company, occupied the Investment Block Building, erected in 1896 (Photo 15).

According to the 1890 Sanborn Map, the blocks between Clark and Puerco (later Cook) avenues were the first to develop on First Street, with banks, several saloons, groceries, drug stores, a bottling company, and dry goods stores (Figure 2).³⁴ By 1898, the blocks between Rio Grande and Clark on First were nearly full of commercial enterprises with a mix of dwellings and business constructed along Santa Fe Avenue (now Second). The 1898 Sanborn Map shows the substantial Romanesque Revival-style Palace Hotel at the corner of Rio Puerco and Railroad avenues (Photo 18, Figure 3).

Raton was incorporated in 1891. In 1897, Raton became the county seat as it increasingly served as "The Gateway City." By 1907, the second tunnel through the Raton Pass was completed, and the main line from Trinidad to Raton was double-tracked, alleviating some of the dangers through the mountainous stretch.³⁵ The election of 1910 resulted in the construction of a building to house a municipal water works, and the following decade produced a municipal electric lighting system.³⁶ In 1930, Jay T. Conway, an early resident, wrote:

³⁰ Deed Book D, 473.

³¹ Deed Book C, 343.

³² Raton Branch, American Association of University Women, "Raton, New Mexico: Walking Tour of the Downtown Historic District," (Raton, New Mexico: Raton Museum, 1992).

³³ Pearson, 164.

³⁴ Sanborn Fire Insurance Map, 1890.

³⁵ Conway, 10.

³⁶ Conway, 15.

Raton Downtown Historic District (Boundary Increase and Additional Information)

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The expansion of the business and residential parts of the city has been substantial and continuous during the past two decades (1910s & 1920s). Beautifying parks, shrubs and trees have been assiduously cultivated; all of the main streets have been paved . . . hundreds of new comforts and conveniences provided to promote health, happiness and prosperity of a contented citizenship.³⁷

Commercial development of Second Street did not occur until the arrival of the automobile. From around 1905 to 1941, the Raton Pass, long a gateway into the Territory of New Mexico, was rerouted to a ridge west of the railroad, becoming the first automobile highway in the state, known as the El Camino Real. Raton actively promoted its function as an entry point, lobbying for highway improvements and building an overlook for tourists to get a bird's eye view of the city.³⁸ The roadway descended from the picturesque Goat Hill and joined Moulton Avenue immediately north of the downtown commercial district. It was only natural that automobile service garages, dealerships, and filling stations would locate their businesses here.

By 1911, the blocks between Savage and Cook avenues on Second Street were transforming to predominantly commercial, with a smattering of residences still visible (Figure 4). Businesses included: a furniture store, millenary, dance hall, hardware stores, bakery, livery stables, "moving picture theatres," the Raton Opera House, the Empire Steam Laundry, and the Croasdale and Love Planing Mill.³⁹ Along Second, important buildings include the 1915 Shuler Theatre named for Dr. James Shuler and the 1918 Di Lizio Building.

With the formation of the numbered federal highway system in 1926, the Pass became part of U.S. Highway 85, extending from Canada to Mexico. It later became known as the Raton Pass Scenic Highway.⁴⁰ In 1926 two additional highways (385 & 485) intersected in Raton. During the 1920s and early 1930s, numerous automobile-related buildings were erected with the commercial district. The 1929 Sanborn Map shows the entire east side of Second Street between Savage and Clark avenues filled with automobile garages and repair shops, further emphasizing the importance of this route into southern Colorado (Figure 5). Other resources related to tourism and travel such as the six-story Swastika Hotel were also constructed in the late 1920s when Second Street became a major traffic corridor through Raton (Photo 9).⁴¹ In the 1940s, the Raton Pass highway followed North Second Street through downtown to what is now Canyon Drive to ascend Railroad Canyon and the mountain summit.⁴²

Architects & Builders

Several prominent architects designed buildings within or immediately adjacent to the commercial historic district. The firm of Townes & Funk designed the Art Deco-style Colfax County Courthouse, built in 1936 as a Federal Emergency Administration of Public Works project (NM 1047R). Architect R.W. Vorhees of Roswell supervised the construction of the courthouse. The Courthouse, located at 230 North Third Street, is individually listed in the National Register; it stands adjacent to the district (Photo 28).

In 1927, William C. Townes formed the architectural firm of Townes, Lightfoot, and Funk, which later became just Townes and Funk. The courthouse has a five-part façade of brick and cast stone; the center section steps up to a five-story block with a projecting entrance pavilion. A bold band of cast stone crowns the upper part of the façade, and medallions of bas-relief – one of a farmer with a scythe and one of a minor using a pick – embellish the façade. In New Mexico, the firm's other projects include: the Art Deco Quay County Courthouse in Tucumcari (1939); the Motor Equipment Company Building in Albuquerque (1939), as well as

³⁷ Ibid., 23-25.

³⁸ John W. Murphey, *Raton Pass Scenic Highway National Register nomination (draft)*, April 23, 2014.

³⁹ Sanborn Fire Insurance Map, 1911.

⁴⁰ John W. Murphey, *Raton Pass Scenic Highway National Register nomination (draft)*, April 23, 2014.

⁴¹ Sanborn Map, 1911.

⁴² John W. Murphey, *Raton Pass Scenic Highway National Register nomination (draft)*, April 23, 2014.

several residences including the Modernistic speculative house for Charles Lembke in Albuquerque (1937). In 1939, Rabey Funk died, and the firm transitioned to William C. Townes and Associates.⁴³

Another prolific architectural firm that is represented by both commercial and residential examples in Raton is Isaac and William Rapp (the Rapp Brothers). In 1892, brothers Isaac Hamilton and William Morris Rapp established the firm I.H. and W.M. Rapp; neither had formal architectural training, learning their trade from their father, who was a builder. The headquarters of their office was in Trinidad, Colorado, although they maintained additional offices in Las Vegas and Santa Fe, New Mexico. Isaac served as the head of the firm and its chief designer; William oversaw the office management, correspondence, contracts, and finances; and, A.C. Henderickson, who joined the firm in 1905, was the main draftsman and likely oversaw construction.

The firm worked in a range of architectural styles - from Queen Anne to late Gothic Revival to modified Prairie. They received the commission of the New Mexico building at the San Diego Panama-California Exposition around the time they were commissioned for the Shuler Theater in downtown Raton. Other important commissions included: Masonic Temple in Las Vegas (1894); the Carnegie Library in Las Vegas (1903); Chaves County Courthouse in Roswell (1911); the Elks Lodge B.P.O.E. 865 in Raton (1911); the Las Animas County Courthouse in Trinidad, Colorado (1912); and, Museum of Fine Arts in Santa Fe (1915) – along with many other significant projects.⁴⁴

Aside from actual building design and construction, the district also includes pre-fabricated cast iron architectural elements by Mesker Brothers Iron Works of St. Louis, Missouri. The Mesker Brothers specialized in cast-iron façade components and ornamental sheet-metal facades from their St. Louis factory, shipping them by rail to all parts of the country. Their wide-ranging product line published in catalogues included entire storefront assemblies, tin ceilings, skylights, and freight elevators.⁴⁵ They sold approximately 5,264 building facades in twenty-three years, roughly half of them in the western U.S.⁴⁶

Additionally, a couple of companies including Raton Cement Construction Company and Mendenhall Contractors fabricated sections of concrete sidewalks throughout the district.

Residents and Businesses of Raton

After the railroad arrived, area farmers and ranchers left their homesteads to find employment with the railroad and the mines.⁴⁷ Many maintained “town houses” to be closer to amenities. The railroad brought change for the big-time operators, such as Dawson, Chase, and Stockton, as well. Railroad companies began fencing off their land and thus, the wide-open ranges for cattle were divided. Cattlemen continued to pack their livestock onto the dwindling range and eventually they began to starve. Simultaneously, nationwide the cattle market crashed in 1883, ruining all but the most conservative cattlemen in the area.⁴⁸

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

⁴³ Boyd C. Pratt, with Carleen Lazzell and Chris Wilson, *Directory of Historic New Mexico Architects: Draft*, October 1988, 104.

⁴⁴ Boyd, 85-86.

⁴⁵ <http://www.dahp.wa.gov/cast-iron-storefronts-systems> [Accessed on March 1, 2014].

⁴⁶ Richard Francaviglia, *Main Street Revisited*, (Iowa City: University of Iowa Press, 1996), 38.

⁴⁷ Zimmer, 86.

⁴⁸ Conway, 8.

The directories and Census records also reveal a broad ethnic make-up. As the mines closed, people moved to towns such as Raton. They opened businesses and provided trades and services. They brought skills and traditions from their native homelands of Germany, Italy, and Greece, among others. For example, the Marchiondo family opened a dry goods, grocery, and liquor store at 120 South First Street.

Another entrepreneur Hugo Seaburg, a Swedish immigrant, opened the Seaburg European Hotel at the corner of South 3rd Street and Park Avenue (destroyed by fire in 2012).⁴⁹ The 1907 City Directory advertises 75 rooms with baths – “modern in every respect.” The advertisement notes a 3,000 square foot lobby off of Park Avenue, as well as a large dining room, banquet and ballroom, and that there were “several sample rooms for commercial men.” The location, “just far enough from the noise to be desirable, and yet right in the commercial district.” The hotel’s proximity to the courthouse, post office, depot, and Coliseum Theatre are also noted.⁵⁰ Hugo Seaburg built the handsome two-story Queen Anne-style house at 212 South Fourth Street in the Original Townsite Historic District (OTHD), whose boundaries adjoin the Raton Downtown Historic District at Rio Grande and South Second, the alley between the 200 Block of South Second and South Third, as well as along a portion of the western boundary on Third Street.

Joe Di Lisio, an Italian immigrant attracted to New Mexico by the coal industry, owned and managed several stores, saloons, and a bank. The Di Lisio Building, constructed in 1918, is located at the corner of Cook Avenue and South Second Street.⁵¹

Adolf Coors, a German immigrant, established Golden Brewery, later Coors Brewing Company, in Colorado in 1873.⁵² In 1906, the company opened a warehouse at 212 South First Street in downtown Raton, right across from the railroad depot. Prohibition hit Colorado in 1916, New Mexico in 1917, and the nation in 1920.

Other long time Raton businesses in the commercial district include: Carey Hardware at 112 North Second Street; Bennett Storage and Transfer at varying addresses; and, Gates City Garage at 201 North Second Street. According to city directories, Mrs. A.H. Carey owned Carey Hardware – one of the first buildings (circa 1905) on Second Street. The hardware store sold everything from cutlery to ammunition to Jewel stoves and ranges to paint and varnishes, and William Arkell served as the manager.⁵³ According the 1910 U.S. Census, Julia Carey, a widow by then, emigrated from England in 1871 when she was around 24. Arkell also emigrated from England roughly six years later at the age of 15.⁵⁴ Julia Carey lived in a substantial Queen Anne-style house at 420 South Fourth Street in the OTHD, just a couple of blocks from Hugo Seaburg’s residence.

Bennett’s Storage and Transfer Company has been operating in Raton for over a century. With a tagline of “Moving, Storage, Crating – Anything, Anywhere, Anytime,” Manuel B. Bennett began the business in the early twentieth century when he was roughly 25. Manuel was from Tennessee, and Mary, his wife, was from New Mexico. According to the 1920 Census, the Bennett household also included Sherman, their son, and Robert Jones, Mary’s brother.⁵⁵ The business is listed in the 1917 City Directory, and in 1928, the business was located at 238-240 North Second Street. Today, descendants of the family operate Bennett Storage and Transfer from the historic Ilfeld Warehouse, which is a contributing building in the district. Historically, the Bennetts maintained offices in Trinidad, Colorado as well.

⁴⁹ The spelling on Seaburg varies. It is spelled with an “e” or a “u”.

⁵⁰ Raton City Directory, 1907.

⁵¹ “Raton, New Mexico: Walking Tour of the Downtown Historic District,” Brochure.

⁵² <http://www.millercoors.com/Who-We-Are/Proud-History.aspx> [Accessed on March 5, 2014].

⁵³ Raton City Directory, 1919.

⁵⁴ Ancestry.com 1910 U.S. Federal Census [database online]. Provo, UT, USA: Ancestry.com Operation Inc. c. 2006.

⁵⁵ Ancestry.com 1920 U.S. Federal Census [database online]. Provo, UT, USA: Ancestry.com Operation Inc. c. 2010.

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Established in 1921, Gate City Garage at 201-211 North Second Street was operated by Issac A. Woodward and A.M. Van Dyke. The garage specialized in Dodge Brothers "motor cars," tires, and accessories.⁵⁶ Originally featuring a Mission Revival curvilinear parapet, the roofline was straightened and stepped in the 1940s.

Later Years in Raton

Between 1917 and 1953, except during World War II, the coal industry showed steady signs of decline. The first diesel locomotive traversed the Raton Pass in 1937, another troubling sign of a waning industry. During the 1940s and early 1950s when most of the camps closed, buildings, including many dwellings, were moved to surrounding communities. Numerous coal camp houses came to Raton. As the mines closed, the railroad also scaled back operations.⁵⁷

In the mid-1950s and early 1960s, there was a revival in the coal industry as companies such as Kaiser Steel invested in operations at Koehler and later York Canyon, located roughly twenty-five miles west of Raton. The construction of a 37 ½-mile railroad line between French and York Canyons by the Santa Fe Railroad in 1965 confirms this resurgence. This line hauled 700,000 tons of coal annually between York Canyon and Fontana, the site of the Kaiser Steel mill near Los Angeles. The Kaiser Steel mill closed in 1983, resulting in intermittent production at the York Canyon mine.⁵⁸

Employment percentages for Colfax County in 1950 show a similar composition of residents: 22.9% worked in mining, 30.6% in trade, and 16.4% in the service industry; although by 1950, the figures revealed the decline of the railroad and coal mines. Construction, manufacturing, and transportation followed with approximately ten percent each.⁵⁹

From contributing 80% to the State's tax base between 1910 and 1920 in the heyday of coal mining to only 2% by the mid-1960s, Colfax County has never regained the momentum of the early years, and there are a lot of commercial vacancies. The history of Raton embodies the pioneering era of Westward expansion and development. Historically, surrounding landforms, the railroad, and the coal and cattle industries have played an important role in shaping the environment, the layout of the town, and its residents. The town maintains its commercial core with buildings spanning the years of early development. The quality and number of historic structures in Raton, both commercial and residential, make it an important cultural asset to northeastern New Mexico, equaling in stature the districts found in the better-known town of Las Vegas to the south.

⁵⁶ Raton City Directory, 1921.

⁵⁷ Kesel, 235.

⁵⁸ Myrick, 166-168.

⁵⁹ Kesel, 239. The 1950 figures are for the county, not just for Raton. The 1907 City Directory does not show the impact the mines had on the population since most of the miners and their families lived in coal camps.

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Raton Downtown Historic District (Boundary Increase and Additional Information)

Colfax County, NM

Name of Property

County and State

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The Raton Reporter, various issues cited.

Raton Downtown Historic District (Boundary Increase and Additional Information)

Colfax County, NM

Name of Property

County and State

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 # _____
 recorded by Historic American Landscape Survey # _____

Primary location of additional data:

State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property +/- 17 acres _____
(Do not include previously listed resource acreage.)

Latitude/Longitude References
(Place additional references on a continuation sheet.)

All additional areas are less than 10 acres. Single lat/longs have been taken in each area with notations as to approximate location.

Boundary Increase Area A (taken from SW corner of Clark and North Second): 36.903439/-104.439475

Boundary Increase Area B (taken from NW corner of Rio Grande and North Second): 36.900146/-104.440088

Boundary Increase Area C (taken from SE corner of Rio Grande and North Second): 36.900069/-104.439898

Boundary Increase Area D (taken in front of bldg): 36.898543/-104.438924

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary increase includes two full blocks of commercial buildings, one partial block, and one landscaped park to the north (Maxwell North Addition, Blocks 1, 2, 7, and 8) plus two partial blocks to the south (Original Townsite, Blocks 10 and 18) that were omitted from the original nomination. Area D of the boundary increase consists of a .43-acre parcel immediately south of 329 South First Street – the last building to the south in the original district. See accompanying boundary sketch map for details and location of each area.

Boundary Justification (Explain why the boundaries were selected.)

The buildings included in the boundary increase are part of the commercial core of Raton – both from an architectural and historical standpoint. In 1977 when the original nomination was written, many of these resources would have fallen just outside the period of significance. For the most part, the resources found within the boundary increase areas date to the late 1920s, 1930s, and 1940s.

Raton Downtown Historic District (Boundary Increase and Additional Information)

Colfax County, NM

Name of Property

County and State

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Additional Documentation

Submit the following items with the completed form:

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

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Property Owner:

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

name Multiple Property Owners

street & number _____

telephone _____

city or town _____

state _____

zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC

Raton Downtown Historic District (Boundary Increase and Additional Information)

Colfax County, NM

Name of Property

County and State

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Raton Downtown Historic District (Boundary Increase and Amendment)

City or Vicinity: Raton

County: Colfax

State: New Mexico

Photographer: Heather Barrett

Date Photographed: June 2013

The boundary increase (BI) areas are noted at the end of entries. If the building or streetscape depicts a resource within the original district, it is labeled (OD).

Description of Photograph(s) and number:

Photo 1 of 28, Streetscape, 132-144 North First Street, east elevations, looking northwest (OD)

Photo 2 of 28, Streetscape, 220-244 South First Street (right to left), east elevations, looking northwest (OD)

Photo 3 of 28, Stamped sidewalk (OD)

Photo 4 of 28, Former Raton Motor Co., 246 Clark Avenue, south and west elevations, looking north (BI, Area A)

Photo 5 of 28, Raton Garage Co., 245 N. Second Street, north and west elevations, looking southeast (BI, Area A)

Photo 6 of 28, Gates City Garage, 201 N. Second Street, west and south elevations, looking northeast (BI, Area A)

Photo 7 of 28, Ripley Park, Second and Savage, looking northeast (BI, Area A)

Photo 8 of 28, Ladabie House, Savage Street, north elevation, looking southwest (BI, Area A)

Photo 9 of 28, Swatiska Hotel, 200 S. Second Street, east and north elevations, looking southwest (BI, Area B)

Photo 10 of 28, LaMesa Inn, 220 S. Second Street, east and north elevations, looking southwest (BI, Area B)

Photo 11 of 28, Commercial Building, 222 S. Second Street, east elevation, looking west (BI, Area B)

Photo 12 of 28, Hobbs Hardware Co., 401 S. First Street, west and north elevations, looking southeast (BI, Area D)

Photo 13 of 28, Raton Fire Department, 127 Clark Avenue, west elevation, looking east (OD)

Photo 14 of 28, Raton Library, 244 Cook Avenue, south elevation, looking north (OD)

Photo 15 of 28, Investment Block, 136-144 N. First Street, east elevation, looking northwest (OD)

Photo 16 of 28, Santa Fe Depot, First Street, south and east elevation, looking north (OD)

Photo 17 of 28, Joseph Building, 100 S. First Street, east and north elevation, looking west (OD)

Photo 18 of 28, Palace and Haven Hotels, 200-210 S. First Street, east and north elevation, looking southwest (OD)

Raton Downtown Historic District (Boundary Increase and Additional Information)

Colfax County, NM

Name of Property

County and State

Photo 19 of 28, Coors Building, 212 S. First Street, east elevation, looking west (OD)

Photo 20 of 28, Outbuilding, 212 ½ S. First Street, west and north elevation, looking southeast (OD)

Photo 21 of 28, Ilfeld Warehouse, 329 S. First Street, west and south elevation, looking northeast (OD)

Photo 22 of 28, Shuler Theater, 131 N. Second Street, west and north elevation, looking southeast (OD)

Photo 23 of 28, El Raton Theater, 113 N. Second Street, west elevation, looking east (OD)

Photo 24 of 28, Raton Realty Building, 137-141 S. Second Street, west elevation, looking southeast (OD)

Photo 25 of 28, DiLisio's, 140-144 S. Second Street, east and south elevations, looking northwest (OD)

Photo 26 of 28, United States Post Office (Raton), 245 Park Avenue, north and east elevations, looking southwest (OD – now contributing)

Photo 27 of 28, Streetscape, 128-136 S. Second Street, east elevations, looking northwest (OD, now noncontributing)

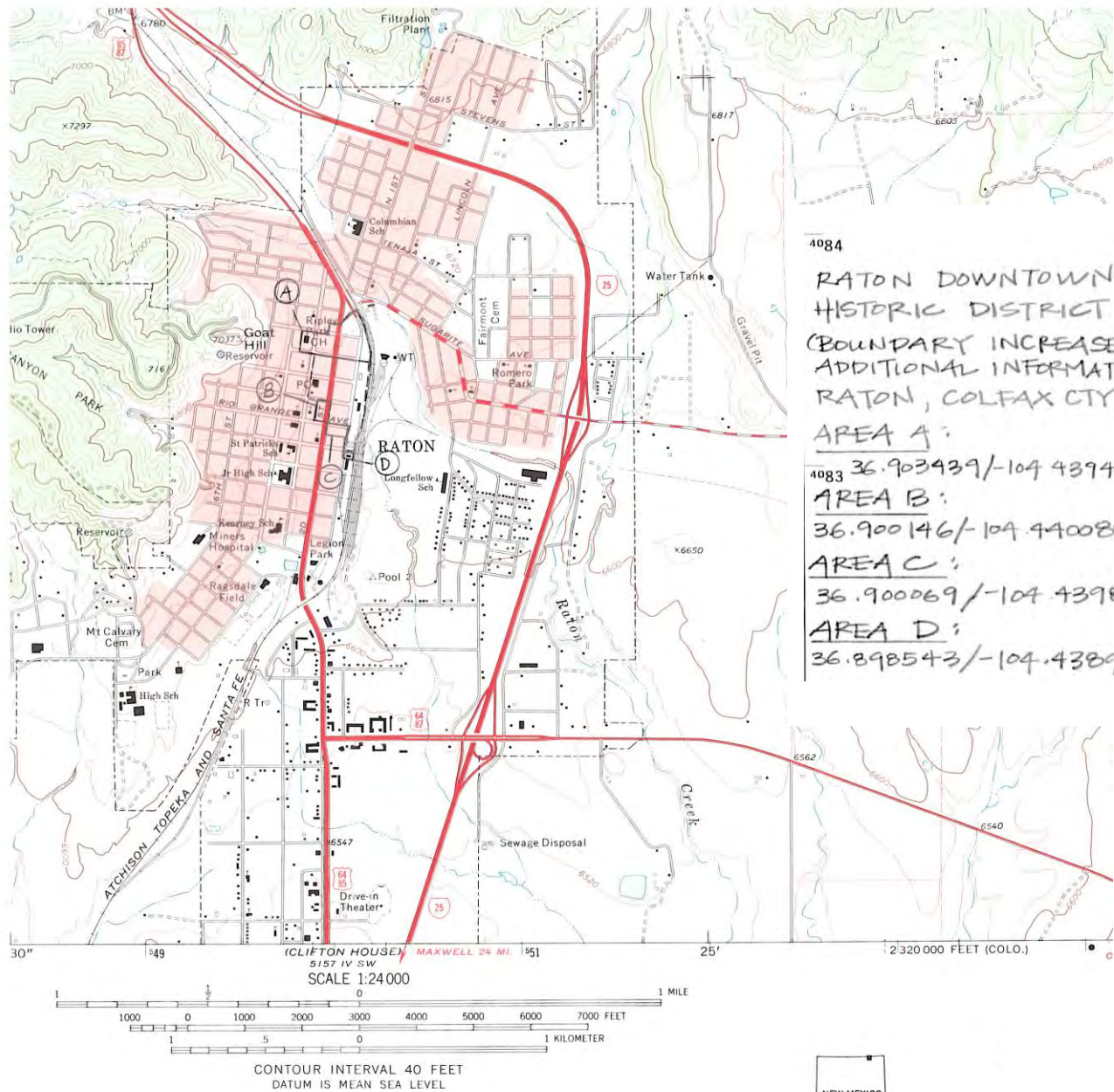
Photo 28 of 28, Colfax County Courthouse, south and east (front) elevations, looking northwest (BI, Area A)

Raton Downtown Historic District (Boundary Increase and Additional Information)

Colfax County, NM

Name of Property

County and State

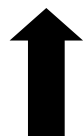


4084
RATON DOWNTOWN
HISTORIC DISTRICT
(BOUNDARY INCREASE &
ADDITIONAL INFORMATION)
RATON, COLFAX CTY, NM
AREA A:
4083 36.903439/-104.439475
AREA B:
36.900146/-104.440088
AREA C:
36.900069/-104.439898
AREA D:
36.898543/-104.438924

Raton Downtown Historic District (Boundary Increase and Additional Documentation)
Colfax County, New Mexico

USGS Quadrangle: Raton N. Mex.— Colo. NAD 1927

Approximate Scale: 1 inch = 2,000 feet

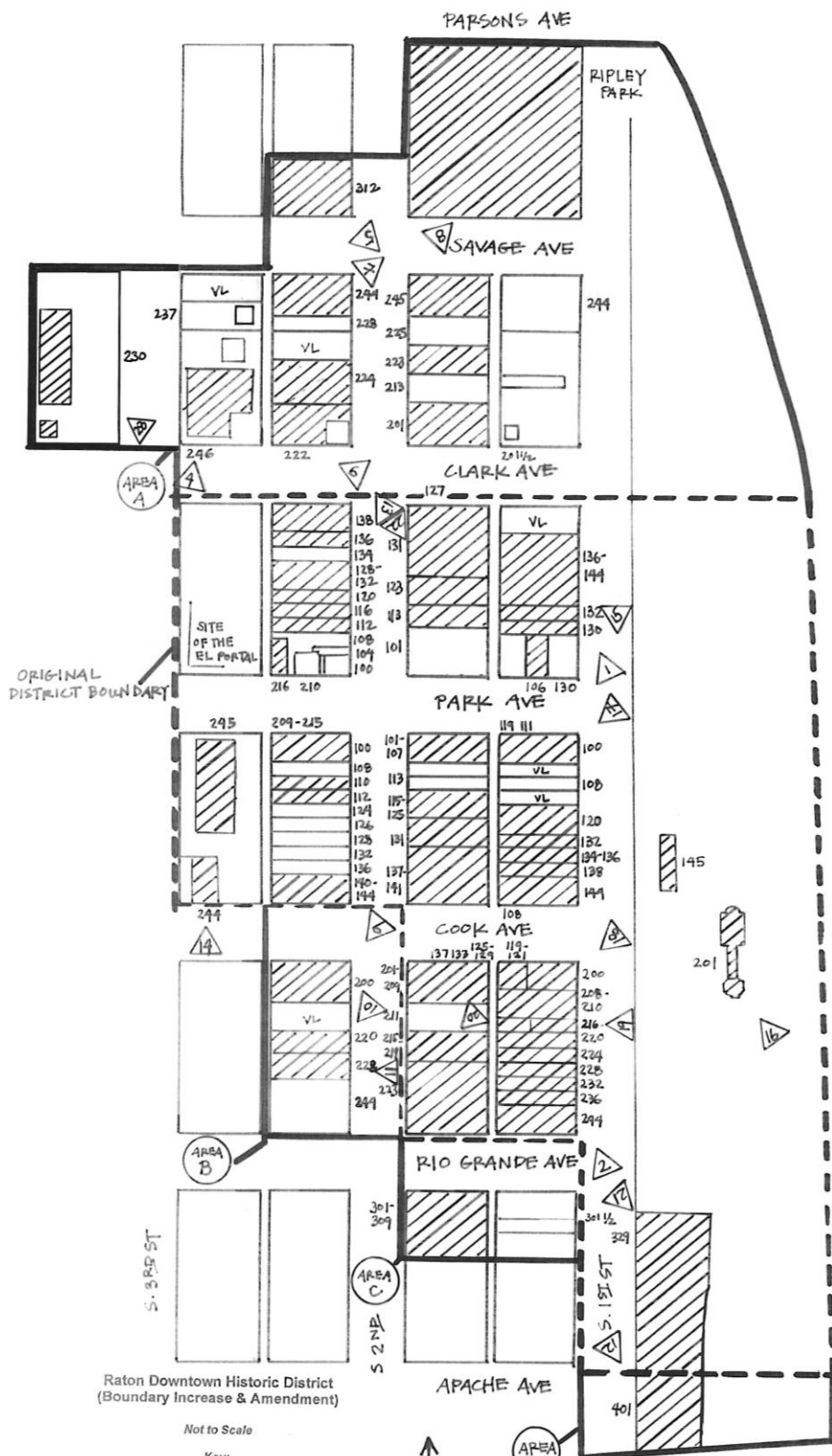


Raton Downtown Historic District (Boundary Increase and Additional Information)

Colfax County, NM

Name of Property

County and State



Raton Downtown Historic District
 (Boundary Increase & Amendment)

Not to Scale

Key:
 Crosshatched properties = Contributing
 Blank = Non-Contributing

Photo angles appear in triangles
 pointed the direction the camera faced.

Raton Downtown Historic District (Boundary Increase and Additional Information)
Name of Property

Colfax County, NM
County and State



Figure 1

Original Townsite and Maxwell North Addition Plats

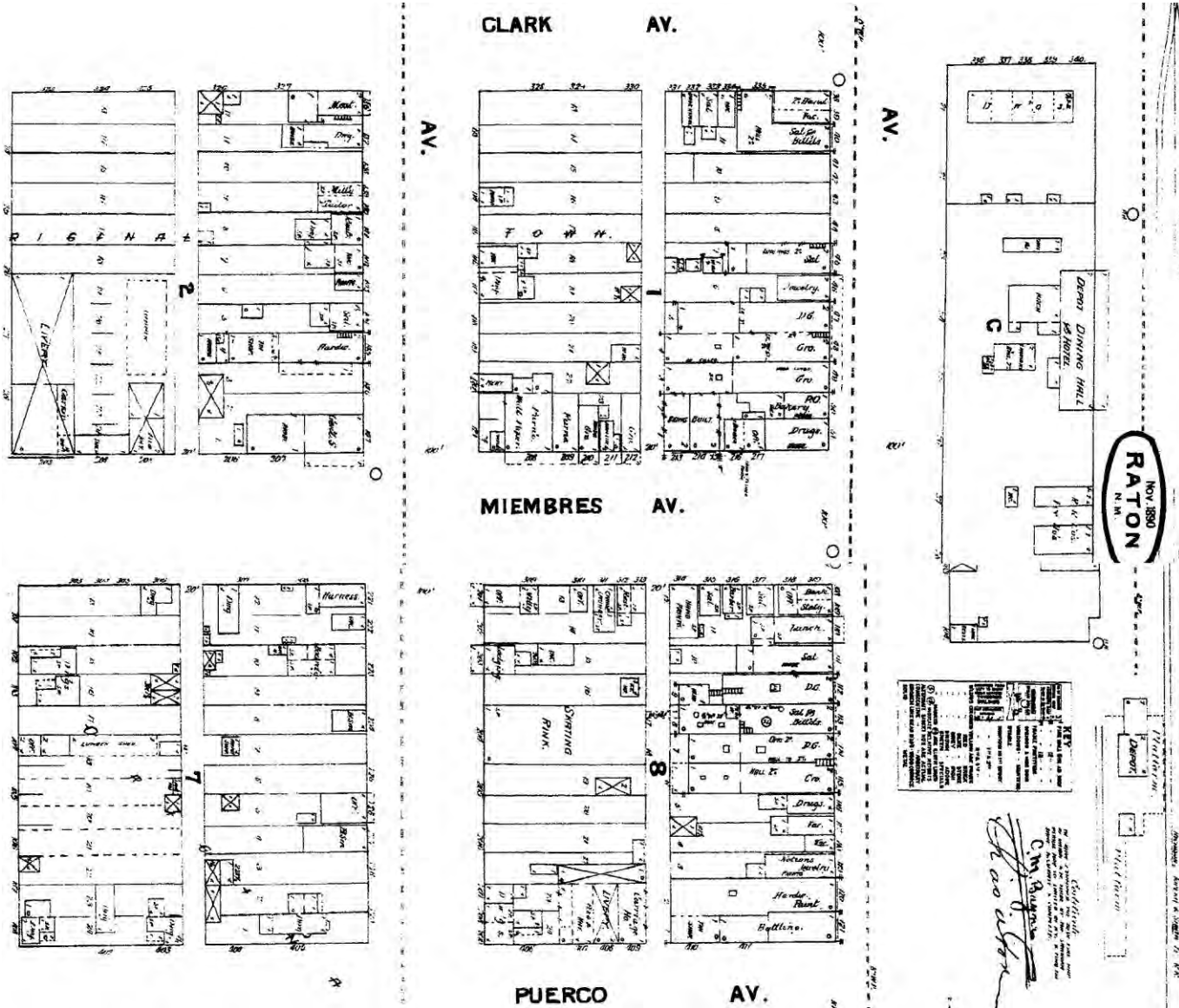


Figure 2

1890 Sanborn Map: commercial development on Railroad Avenue (later First) between Clark and Puerco (later Cook) avenues adjacent to the railroad depot and related resources

Raton Downtown Historic District (Boundary Increase and Additional Information)

Colfax County, NM

Name of Property

County and State

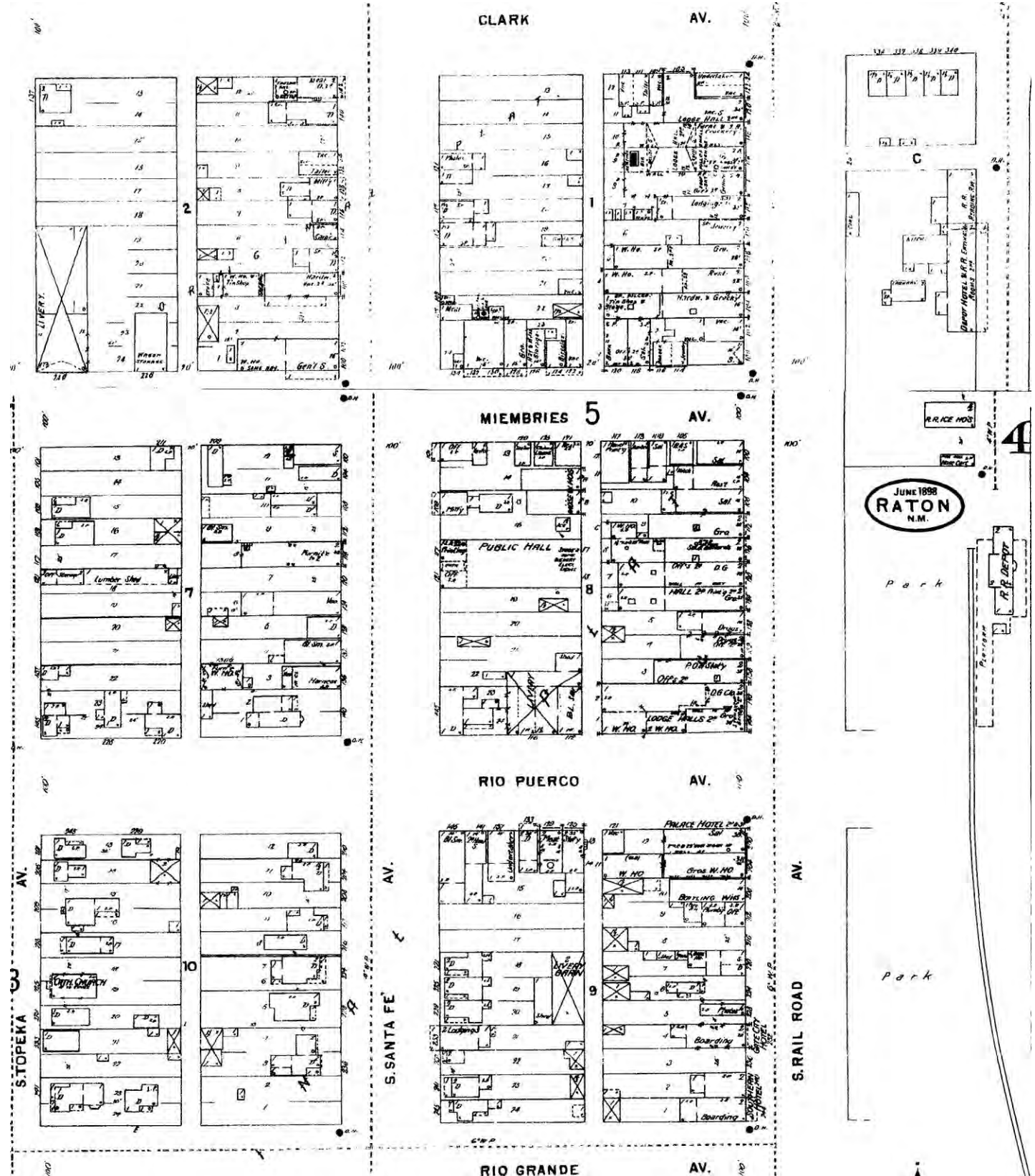


Figure 3

1898 Sanborn Map: increased commercial development along Railroad Avenue (later First)

Raton Downtown Historic District (Boundary Increase and Additional Information)

Colfax County, NM

Name of Property

County and State

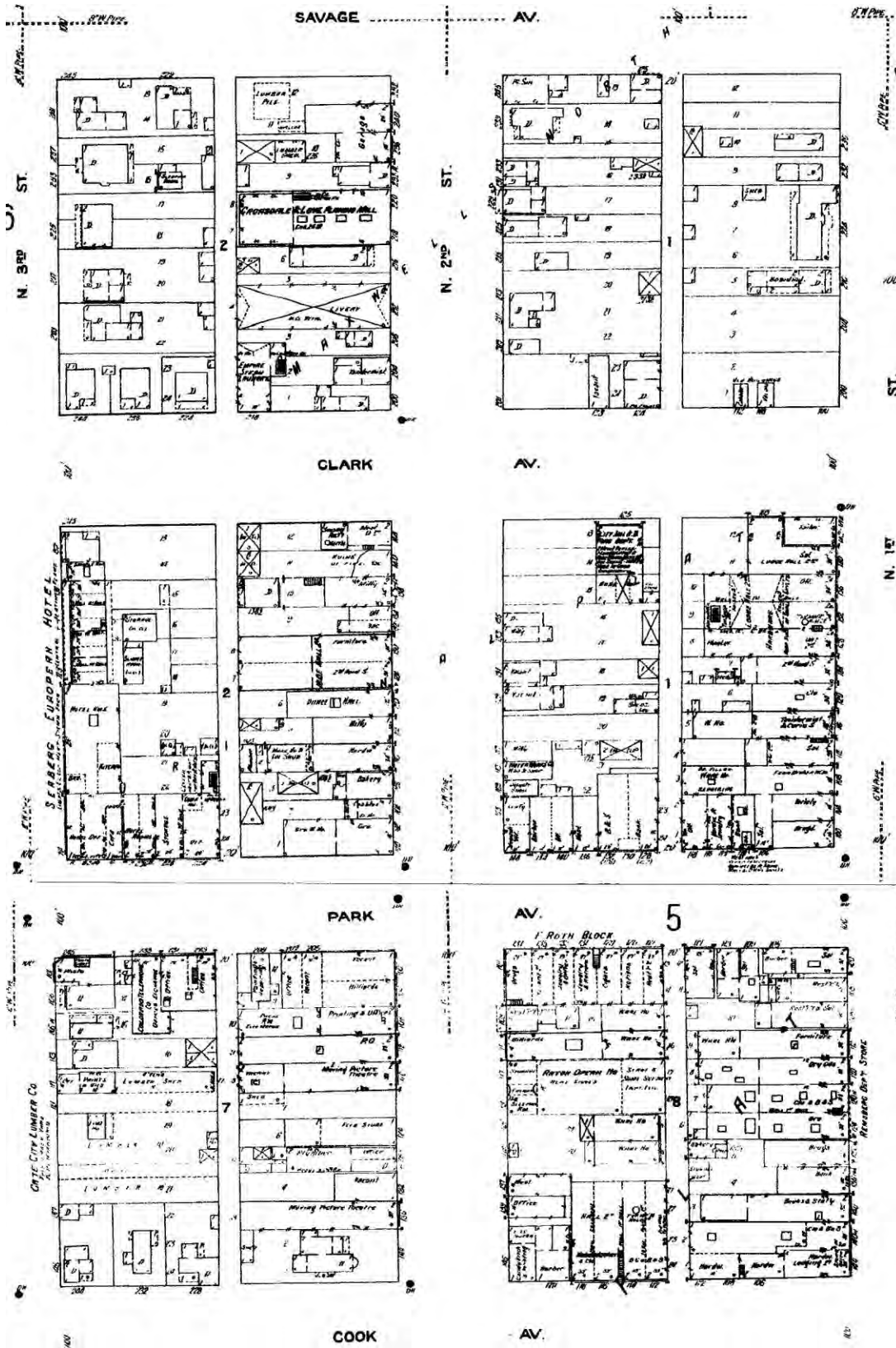


Figure 4

1911 Sanborn Map: commercial development on Second Street with numerous residences still located in the block between Clark and Savage avenues.

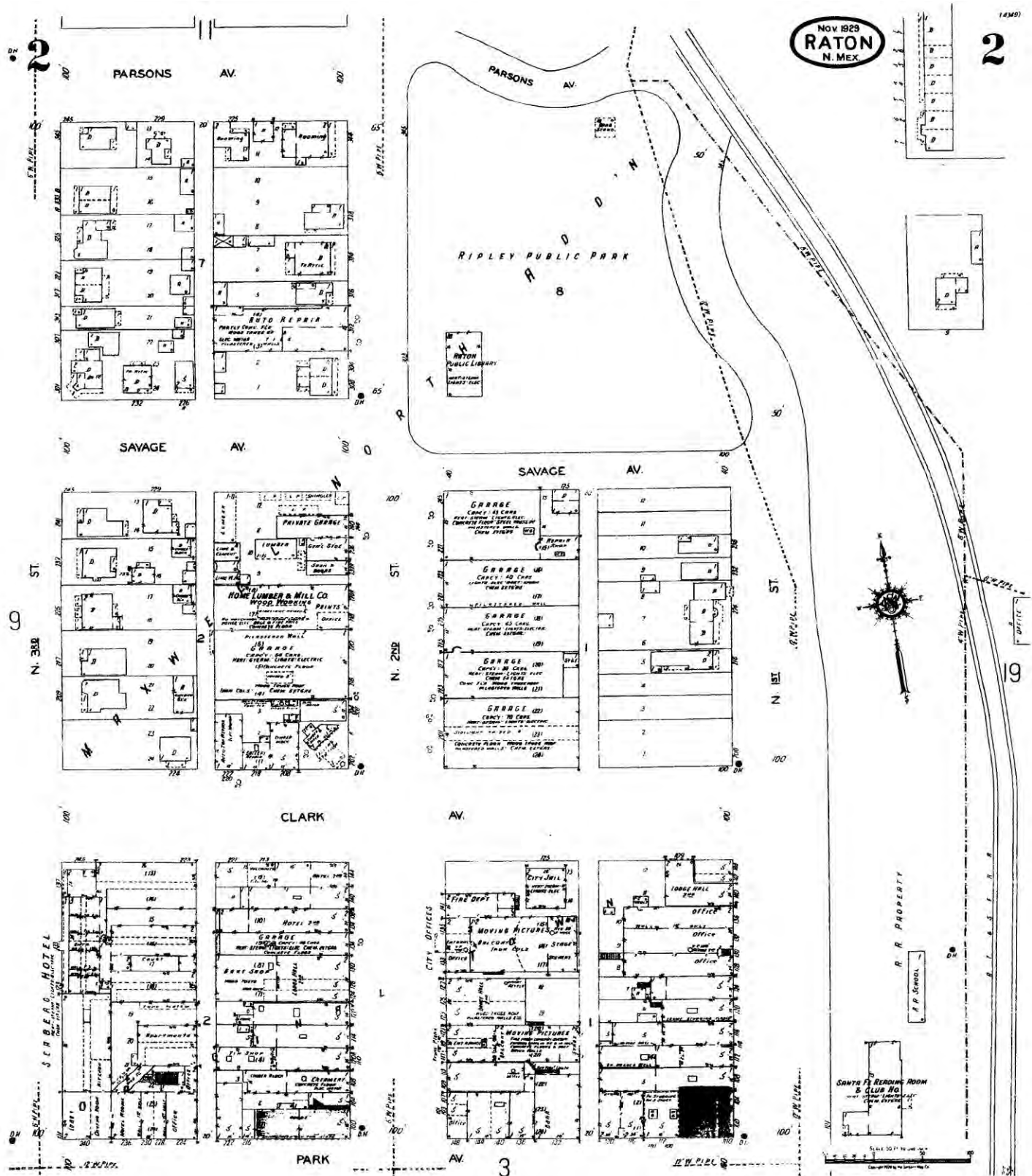


Figure 5

1929 Sanborn Map: the east side of N. Second Street between Clark and Savage avenues with automobile service garages.





The "New" Raton Hotel ... luxury apartments, for rent, nightly. ♥

RANCH STORE

ERBA



EXIT ONLY

SERVICE & PARTS



ANTIQUE'S
117
STREET

1177

ACE & JENNY



Coca-Cola



CLARK AVE

A & M REPAIR COMPANY

A & M REPAIR
COMPANY





RIPLEY
PARK

72

RIPLEY
PARK





Decorative frieze with circular motifs and swastikas.

COOK ←

Checking
101-101-1010
1010-101

30



2 HOUR
RESERVED
7:00 AM
7:00 PM
←

FOR SALE



Ford
USED VEHICLES

FOR LEASE
445-3782



RATON FIRE DEPARTMENT





ARTHUR JOHNSON
MEMORIAL LIBRARY

ARTHUR JOHNSON
MEMORIAL LIBRARY

NO
SKATE
BOARDING





132 N. 4th

132 N. 4th

132 N. 4th

Vigil
132 N. 4th
2652

132 N. 4th

Vigil
132 N. 4th
2652

132 N. 4th

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2652

132 N. 4th

Vigil
132 N. 4th
2652

WELCOME
TO THE
CITY OF
MILWAUKEE



BATON





1887

23

1st St

STOP



COURS

EDUCATIONAL CENTER

210





HAUL

DENNETT

E DEPARTMENT





EL
RATON

JERSEY BOYS

EL RATON

THEATRE

NEW BRANCH
NATIONAL GUARD
975-770-4654
www.nationalguard.com



COOK AVE

WOODY'S

SPEED LIMIT
30



WOODY'S



De Biavista

2ND

UNISEX

LADY



WRONG
WAY

FEDERAL BUILDING
1000 10th Ave SW
LAFAYETTE, MISSISSIPPI
39301

Bonnee's
UNISEX STYLING SALON

DATA
PLUS!
PRINTING

PRINTING
REPRODUCTION

128

ROBERT L. MANTZ, CPA

WESTERN

JOE'S TOTTENHAM





COLFAX COUNTY
BUILDING



National Register of Historic Places
Memo to File

Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: RESUBMISSION

PROPERTY NAME: Raton Downtown Historic District (Boundary Increase)

MULTIPLE NAME:

STATE & COUNTY: NEW MEXICO, Colfax

DATE RECEIVED: 4/09/15 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 5/25/15
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 14000897

DETAILED EVALUATION:

ACCEPT RETURN REJECT _____ DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA Accept BI/AD

REVIEWER Paul R. Lusignan DISCIPLINE HISTORIAN

TELEPHONE _____ DATE 4/30/15

DOCUMENTATION see attached comments Y/N see attached SLR Y/(N)



STATE OF NEW MEXICO
DEPARTMENT OF CULTURAL AFFAIRS
HISTORIC PRESERVATION DIVISION

Susana Martinez
Governor

BATAAN MEMORIAL BUILDING
407 GALISTEO STREET, SUITE 236
SANTA FE, NEW MEXICO 87501
PHONE (505) 827-6320 FAX (505) 827-6338



August 13, 2014

J. Paul Loether
National Park Service
National Register of Historic Places
1201 "I" (Eye) Street, N.W. 8th floor
Washington, D.C. 20005

Dear Mr. Loether:

The enclosed disk contains the true and correct copy of the nomination for the Raton Downtown Historic District (Boundary Increase and Additional Information) in Colfax County, New Mexico to the National Register of Historic Places.

- Disk of National Register of Historic Places nomination form and maps as a pdf
- Disk with digital photo images
- Physical signature page
- Sketch map(s)/attachment(s)
- Correspondence
- Other:

COMMENTS:

- This property has been certified under 36 CFR 67
- The enclosed owner objection(s) do do not constitute a majority of property owners.
- Special considerations:

Sincerely,

Steven Moffson
State and National Register Coordinator

Enclosures

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Raton Downtown Historic District (Boundary Increase)

MULTIPLE NAME:

STATE & COUNTY: NEW MEXICO, Colfax

DATE RECEIVED: 9/19/14 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 11/05/14
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 14000897

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

___ ACCEPT ___ RETURN ___ REJECT _____ DATE

ABSTRACT/SUMMARY COMMENTS:

RETURN

No FPO Certification or letter (Post Office)

RECOM./CRITERIA RETURN

REVIEWER PAUL R. LUSIGNAN

DISCIPLINE HISTORIAN

TELEPHONE _____

DATE 11/5/14

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



Lusignan, Paul <paul_lusignan@nps.gov>

Raton HD

1 message

Lusignan, Paul <paul_lusignan@nps.gov>

Fri, Oct 24, 2014 at 4:29 PM

To: "Moffson, Steven, DCA" <Steven.Moffson@state.nm.us>

Steven,

In processing the boundary increase and additional documentation for the Raton Downtown Historic District did you notify the Federal Preservation Officer for the US Postal Service? Normally for Additional Documentation submissions we don't require notice, but as a federal agency whose building (245 Park Avenue) is directly affected by the revised documentation we require that the FPO be given an opportunity to at least comment as a concurrent nominating authority. If you noticed them, can you provide us a copy of the notice letter. If not, we will require proof of notice before processing the final listing.

We assume that you did notify the owners in the Boundary Increase areas of the pending nomination, as per the normal notice procedures.

Everything else with the nomination appears fine. As soon as we can clear up the Post Office issue we can proceed to listing.

--

Paul R. Lusignan
Historian
National Register of Historic Places
National Park Service
202-354-2229, fax 202-371-2229



Lusignan, Paul <paul_lusignan@nps.gov>

Raton HD

Lusignan, Paul <paul_lusignan@nps.gov>
To: "Moffson, Steven, DCA" <Steven.Moffson@state.nm.us>

Mon, Oct 27, 2014 at 12:01 PM

Thanks Steven,

We will have to hold the nomination for the Raton Downtown HD (Boundary Increase and Additional Documentation) until the FPO has had an opportunity to comment and/or sign the nomination certification. Please let us know if the FPO responds to your letter. If the FPO does not respond within 60 days we can reconsider your nomination submission without their comment and we will include your letter to the FPO in the file as documentation of notice.

For purposes of regulatory review, we need to treat this as a return, but I will keep the documentation here rather than return the entire packet. When the FPO responds to your letter, or after 60 days, please notify our office so that we can restart the review and listing process.

Please let me know if you have any questions.

[Quoted text hidden]



Susana Martinez
Governor

STATE OF NEW MEXICO
DEPARTMENT OF CULTURAL AFFAIRS
HISTORIC PRESERVATION DIVISION

BATAAN MEMORIAL BUILDING
407 GALISTEO STREET, SUITE 236
SANTA FE, NEW MEXICO 87501
PHONE (505) 827-6320 FAX (505) 827-6338

October 27, 2014

Mr. Daniel B. Delahaye
Federal Preservation Officer
United States Post Office
475 L'Enfant Plaza W, SW Room 6670
Washington, DC 20260-1862

Re: Raton Downtown Historic District (Boundary Increase and Additional Information).

Dear Mr. Delahaye:

We are pleased to inform you that the Raton Downtown Historic District (Boundary Increase and Additional Information) was listed in the New Mexico State Register of Cultural Properties by the New Mexico Cultural Properties Review Committee on August 8, 2014. The meeting was held at 1:00 p.m., in the Bataan Memorial Building at 407 Galisteo Street, Suite 236 in the Old Senate Chamber in Santa Fe. We intend to submit this nomination for listing in the National Register of Historic Places.

The United Post Office at 245 Park Avenue, Raton, New Mexico 87740 is located in the newly increased boundary of the Raton Downtown Historic District and is identified in the nomination as contributing to the historic district because of its significance in the areas of politics/government and architecture. I have enclosed a copy of the nomination for review.

The **State Register of Cultural Properties** is the official list of historic properties worthy of preservation in New Mexico. Listing in the State Register provides recognition of important prehistoric and historic places, and assists in preserving New Mexico's cultural heritage. Listing in the State Register does not restrict the private use of the property by the owner or the property owner's ability to sell, transfer or develop the property. Once a property is listed in the State Register, owners of private properties become eligible for a State income tax credit for approved restoration, rehabilitation or preservation and may request technical advice from the Historic Preservation Division.

If you have any questions or concerns, please do not hesitate to contact me the Historic Preservation Division, New Mexico Department of Cultural Affairs, 407 Galisteo Street, Suite 236, Santa Fe, New Mexico 87501. I may also be reached at (505) 827-0444 or steven.moffson@state.nm.us.

Sincerely,

A handwritten signature in black ink, appearing to read "Steven Moffson".

Steven Moffson
State and National Register Coordinator

Enclosure



Susana Martinez
Governor

STATE OF NEW MEXICO
DEPARTMENT OF CULTURAL AFFAIRS
HISTORIC PRESERVATION DIVISION

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Sincerely,

A handwritten signature in black ink, appearing to read "Steven A. Moffson".

Steven Moffson
State and National Register Coordinator

Enclosure



Lusignan, Paul <paul_lusignan@nps.gov>

Old Favorites

1 message

Moffson, Steven, DCA <Steven.Moffson@state.nm.us>
To: "Lusignan, Paul" <paul_lusignan@nps.gov>

Thu, Apr 9, 2015 at 5:52 PM

Hi Paul,

I want to let you know that I had a long chat with Daniel Delahaye, FPO at USPS, about his philosophy on listing post offices in the National Register. He has some peculiar notions that I think will have many SHPOs chafing. I did, however, send him a revised draft of Los Alamos Post Office, so we may see movement on that, finally.

I was wondering if Raton Downtown Historic District (Additional Information and Boundary Increase) in Colfax County could be listed? It was held up because I did not send a notification letter to USPS before it went before our CPRC and I mailed it to NPS. I have since sent them a letter (last October). They haven't responded, but in my experience, they usually don't respond to post offices in districts. Let me know what you think. Thanks.

Best,

Steven

Steven Moffson

State and National Register Coordinator

NM Historic Preservation Division

407 Galisteo Street, Suite 236

Santa Fe, NM 87501

(505) 476-0444

steven.moffson@state.nm.us