

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

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only

received

date entered

OCT 17 1985

NOV 17 1985

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

**1. Name**

historic Ojo Caliente Mineral Springs

and/or common N/A

**2. Location**

street & number State Route 414

N/A not for publication

city, town Ojo Caliente N/A vicinity of

state New Mexico code 35 county Taos code 055

**3. Classification**

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	n/a in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	n/a being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input checked="" type="checkbox"/> other: recreation/resort

**4. Owner of Property**

name Ojo Caliente Mineral Springs, Inc.  
c/o Mr. Gary Mauro

street & number P.O. Box 82

city, town Santa Fe N/A vicinity of state New Mexico 87501

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Taos County Courthouse

street & number P.O. Box 676

city, town Taos state New Mexico 87571

**6. Representation in Existing Surveys**

title New Mexico State Register of Cultural Properties has this property been determined eligible?  yes  no

date 3/8/85  federal  state  county  local

depository for survey records New Mexico State Historic Preservation Office

city, town Santa Fe state New Mexico

# 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date <u>N/A</u>
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

## Describe the present and original (if known) physical appearance

### General Site Description

The nominated Ojo Caliente Mineral Springs complex occupies an approximately 1.6 acre site roughly at the center of a 46.15± acre tract of land in the Ojo Caliente River Valley, Taos County, New Mexico. The nominated complex consists of two contributing structures, one non-contributing structure and contributing site features of five different mineral springs, an open mineral spring pool, an open quadrangel and surrounding drives. The larger 46.15 acre tract is the parcel described as Tract 1 of the Ojo Caliente Land Grant of the Northern New Mexico Territory (see attached property map). The overall setting of the resort's surrounding landscape has not changed from its original appearance. The rural character of the land surrounding the resort, evident in its earliest photographs, remains virtually unaltered.

The remainder of the tract that lies beyond the boundaries of the nominated area includes later resort complex development (1929 through 1953), and approximately 31 acres of undeveloped property. This open space serves primarily as the natural drainage field for the overflow of the springs into the Ojo Caliente river.

### Feature/Building Descriptions

The features/buildings of the nominated complex are ranked as either contributing or non-contributing. Contributing features/buildings are those which fall within the complex's period of significance (1860-1929) and are of architectural and/or historic significance to the complex. Non-contributing features/buildings are those which detract from the surroundings and architectural integrity of the complex and which fall outside the period of significance established for the complex.

#### CONTRIBUTING

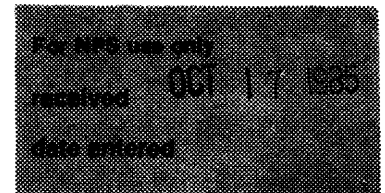
Mineral Springs: The mineral springs at Ojo Caliente consist of five thermal springs located on the west side of the Ojo Caliente River at the village of Ojo Caliente. The springs are all of five different mineral contents; iron, arsenic, sodium sulphate, lithia, and soda. The approximate locations and current uses of the springs are indicated on the attached property map. The surface temperatures of the springs range from 98 to 113° F. The springs surface within yards of each other at the southwest corner of the quadrangle, behind the recreation building. Records indicate that the springs originally fed open pools used for curative bathing. Since commercial/resort construction began on the site in 1860, the spring pools have been enclosed, covered or otherwise distributed for controlled and/or private use and consumption. The springs are contributing because they are the site features responsible for the historic (and existing) resort development and use of the site.

Recreation Building: Constructed circa 1860 of uncoursed stone, the one story modified territorial recreation building exists today as the earliest structure of the resort complex. The front (east) elevation is finished with cement stucco while the back (west) elevation is exposed stone. A shed tin roof portal supported by simple timber posts extends the length of the east elevation. The north end wall of the structure is obscured by a later frame storage addition and the south end wall is obscured by the bath house structure. The pitched roof is covered with asphalt shingles and has a small enclosed hipped roof cupola in the center of the north-south ridge. The gable ends of the roof are sheathed with feather and butt cut wood shingles. A window opening occurs in each gable. The east elevation has twelve equally spaced openings - 11 windows and one door. The windows have wood one-over-one double hung sash. The door is located at the south end of the elevation and is in an enlarged prior window opening. The west elevation has no openings and stands in the flow of the arsenic spring outlet. Perhaps because of this excessive and continuous moisture, the

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**Continuation sheet**                      **Description**                      **Item number**                      **7**                      **Page**                      **1**

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west wall is noticeably bowing outward, having been braced and stabilized in the late 1950's against the then built concrete arsenic spring holding tank. In spite of the holding tank construction, the continual overflow of the spring still flows against the lower portion of this wall. The earliest bath house facility on the site exists at the south end of the west elevation and is fed by the iron spring. This bath facility is in a small square structure with a gable roof with a north-south ridge attached to the recreation guilding. A small hipped roof cupola is centered on the ridge. A small gable is centered on the west slope to cover an entrance to the bathing pool inside.

The recreation building was altered in 1924 when the second floor was removed, perhaps in an effort to control the rear wall structural problem. From an examination of the existing roof structure, it is possible that at least the original framing material was reused in construction of the roof on the remaining one story building. The existing cupola is of different size and proportion than the original cupola shown in early photographs.

Hotel: The Spanish mission revival hotel was constructed of adobe in 1917 by Mrs. Antonio Joseph to replace the original frame hotel that burned circa 1912. The hotel is U shaped with the open side facing south. The entire building is finished with rough textured cement stucco. The south elevation of both end wings and the central block have raised shaped parapets with molded caps, and the east and west elevations of the end wings have stepped parapets. The recessed central block of the south elevation has a full length veranda supported by square columns with simple intermediate banding and shallow arches filling between the columns. Solid stucco finished panels with molded handrail provide lower infill between the columns in all but the westernmost bay. The principal entrance to the building is at the extreme west end of the veranda. The roof of the hotel, not visible from the ground, slopes slightly to the north for drainage. The roof of the veranda is asphalt shingles.

The windows of the hotel are wood and have predominantly one-over-one sash. The south elevation of each end wing has three equally spaced windows and the central block has five windows and the principal entrance equally spaced. The west elevation of the east wing has two windows, one of which opens onto the veranda. The east elevation of the west wing has one window onto the veranda. The north elevation has six windows. The west elevation has two pairs of 6 paned casement windows, both of which light the hotel dining room.

The floor plan of the hotel accommodates the hotel dining room, kitchen, lobby and office in the west wing and the first bay of the central block. Public restrooms and fifteen guest rooms are off of a double loaded corridor in the remainder of the central block and the east wing. The only notable interior detailing in the hotel is oak mission style woodwork which occurs in the dining room (wainscot paneling and two simple tapered columns). The entrances into the guest rooms have single light transoms over the doors.

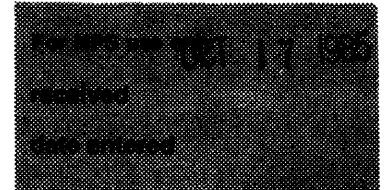
The hotel is a well preserved example of its style and has undergone few alterations. The alterations include the late 1930's addition of a half bath to each guest room, superficial wall and ceiling coverings in some of the spaces (most notably the dining room ceiling), and the addition of a small shed roof store/kitchen extension to the north. All of these alterations could be reversed without jeopardizing the hotel's integrity.

Quadrangle: The roughly 150'x150' unimproved quadrangle is located directly in front (south) of the hotel, having evolved as a result of the hotel's construction. The quadrangle has

continued

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been historically defined by the recreation building and other resort buildings on the west, the 1917 hotel on the north, and a perimeter circulation drive on all four sides. Other later resort development further reinforces and defines the quadrangle plan of the complex to the east and south. Although this later east and south quadrangle development falls outside of this nomination's period of significance, the quadrangle itself has contributed to the complex as a recognized, natural character defining feature for 68 years. It is important as the hotel's front yard, in addition to future planning for potential development of the complex.

**NON-CONTRIBUTING**

Bath House: Constructed in 1929 of concrete and stone, the bath house was built by a new owner of the resort to enclose and utilize the iron and sodium sulphate springs. The bath house initiated what was to become 25 years of expansion for the resort, extending into 1953. This building provided dressing, private bathing and enclosed pool and restroom facilities for visitors to the mineral springs. The bath house was built strictly as a utilitarian structure with no apparent desire to blend with or complement the other buildings on the site, as do the other later major structures. The building detracts from the complex in its massing, detail and austere design. Adjacent to and south (rear) of the bath house is a 1953 outdoor swimming/bathing pool fed by the iron, arsenic and soda springs. The pool and its support facilities are part of the bath house functions. Although the springs, and the existence of an open swimming/bathing pool facility are significant to the history and use of the mineral springs complex, the existing pool structure and surrounding equipment facilities do not contribute either historically or architecturally.

## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-1929	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

**Specific dates** 1860 - 1929

**Builder/Architect** Mr. & Mrs. Antonio Joseph (and Heirs)

### Statement of Significance (in one paragraph)

Ojo Caliente Mineral Springs is significant as an early health resort/spa operating since the late 19th century on the site of earlier 17th and 18th century Spanish use, and most probably even earlier northern New Mexico Indian occupation. Settlement and development of the springs as a resort/spa was initiated in 1860 by Antonio Joseph, as recipient of Spanish land grant property where the springs are located. The site represents an evolution of uses and historical events important to early commercial development in northern New Mexico in the form of health, recreation and tourism industries. The existing resort/spa is a cohesive assembly of territorial, Spanish mission revival and New Mexico vernacular structures. Although there is no physical evidence that the Spanish actually occupied the site of the springs, it is known that they occupied the immediately adjacent Village of Ojo Caliente from the early 18th century (see the Church of Santa Cruz NRHP listing 4/14/75). Personal logs and diaries from that time document the use of the springs for their curative powers. The existing resort is the result of two major periods of development: the Joseph period; 1860-1929, and the Lathrop/Mauro period; 1929-present. Since the majority of development during the Lathrop/Mauro period occurred in the late 1930's to 1953, it is not considered significant for this nomination. The boundaries defining the period of significance encompass approximately 1.6 acres, three structures, five separate mineral springs, an open mineral water swimming pool and an open quadrangle with surrounding drive.

Because of the mineral spring's proximity to known prehistoric Northern New Mexico Indian pueblos and sites, it is reasonable to assume that they were used prehistorically. Thorough archeological investigations have not been undertaken at the site, but gouges in the soft clay cliffs adjacent to the existing bath house, and vigas or poles projecting from the same cliffs in the early 20th century further indicate the possibility of early Indian occupation. Substantial ground disturbance around the springs has occurred at least since the construction of the existing recreation building in 1860. Archeological verification of prehistoric use of the springs and their immediate surroundings is, therefore hindered. The potential for uncovering evidence of early Indian occupation does, however, exist should any of the existing structures be removed.

Although the mineral springs are infrequently mentioned relative to the early settlement activities of the Village of Ojo Caliente, references from various logs, diaries and articles are made of early travellers taking advantage of the water's curative powers. The 1807 diary of Zebulon Pike describes the Village of Ojo Caliente having a population of 500 and the warm springs as a "natural curiosity". In 1845, James Webb visited Ojo Caliente and recorded a description of the springs as being "walled up", being perhaps an early attempt to control the spring's natural tendency to drain into the Ojo Caliente River, southeast of the site.

Although the date of Antonio Joseph's initial arrival in Ojo Caliente is unknown, records do show that he began the development of the mineral springs resort in 1860, by constructing the recreation building. At the time of construction of this earliest, still surviving building, the Ojo Caliente property was unassigned land within the Ojo Caliente land grant of 1764. Following the Treaty of Guadalupe-Hidalgo (1849) when New Mexico became a U.S. Territory, the title of the Ojo Caliente mineral springs was officially transferred to

continued

# 9. Major Bibliographical References

SEE CONTINUATION SHEET

# 10. Geographical Data

Acreeage of nominated property 1.6

Quadrangle name Ojo Caliente

Quadrangle scale 1:24,000

### UTM References

A	<u>1</u> <u>1</u> <u>3</u>	<u>4</u> <u>0</u> <u>1</u> <u>5</u> <u>5</u> <u>7</u> <u>1</u> <u>5</u>	<u>4</u> <u>0</u> <u>1</u> <u>8</u> <u>0</u> <u>7</u> <u>0</u>
	Zone	Easting	Northing

B			
	Zone	Easting	Northing

C			
	Zone	Easting	Northing

D			
	Zone	Easting	Northing

E			
	Zone	Easting	Northing

F			
	Zone	Easting	Northing

G			
	Zone	Easting	Northing

H			
	Zone	Easting	Northing

**Verbal boundary description and justification** The boundary of the nominated Ojo Caliente Mineral Springs complex is shown on the accompanying site plan and includes the existing site features and buildings which are original to the nominated period of significance.

### List all states and counties for properties overlapping state or county boundaries

state	n/a	code	county	code
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state	n/a	code	county	code
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# 11. Form Prepared By

name/title James A. Caufield, Consultant

organization Caufield-Caufield date August 30, 1985

street & number P.O. Box 36811 telephone 505-265-8590

city or town Albuquerque state New Mexico

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature [Signature]

title State Historic Preservation Officer date 10-3-85

For NPS use only

I hereby certify that this property is included in the National Register

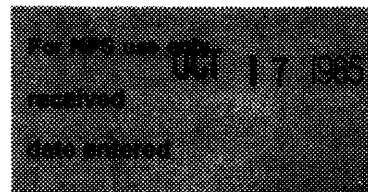
<u>[Signature]</u>	date <u>11/17/85</u>
Keeper of the National Register	

Attest: \_\_\_\_\_ date \_\_\_\_\_

Chief of Registration

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Joseph in 1894. Joseph was the first New Mexican Democratic Territorial Representative to the U.S. Congress. Joseph's 1860 efforts at the springs began a 69 year period, ending in 1929, of building and commercial development of the springs into a thriving resort business under his and his heir's ownership. According to 1912 testimony of Elizabeth F. Joseph, Joseph's wife, "The hot Springs was first opened as a Sanitarium for sick people, and the land put in cultivation and stock grazed on it."<sup>1</sup>

Between 1881 and 1910, the Joseph's continued to improve the resort by adding a frame store with guest rooms, and a frame hotel with 14 guest rooms, kitchen, dining room, office, parlor and billiard room (see photo 1). The spring/bath facilities were also improved by enclosing one of the iron spring's pools behind (west of) the recreation building, and providing crudely constructed enclosures around another of that spring's pools and the sodium sulphate spring (see photo 2). At the southernmost edge of the complex Joseph also constructed short retaining walls to provide a swimming pool that used a combination of the iron, soda and arsenic waters (see photo 2). The balance of the then 1300 acres comprising Joseph's resort property were used for farming to supply the hotel with poultry, fruit, vegetables, eggs, pork, rabbits, squab and milk.

The resort complex was linear in form, running roughly north-south until 1917 when a new adobe hotel was built by Elizabeth F. Joseph to the northeast of the complex to replace the original hotel which had burned circa 1912. The location of the new hotel created a new quadrangle plan for the complex. This quadrangle plan was continuously developed and defined up through 1942 when the last major construction occurred on the quadrangle to the east.

The Joseph ownership and administration of the mineral springs lasted until 1929. This period resulted in a popular, active resort, the success of which is largely attributed to the assumed curative powers of the spring waters at the time. The resort had reached a peak visitation during the Joseph years between 1917 and 1929. As with other resort activity of the time, visitors used Ojo Caliente for extended vacationing as well as local day use. This useage brought a relatively substantial number of visitors to this remote part of the country. The Joseph mineral springs resort was perhaps the earliest major recreation and tourist attraction in northern New Mexico, which much later in the 1970's and 1980's was to witness a major vacation and tourist industry.

Of the Joseph resort development, the following features and structures remain today:

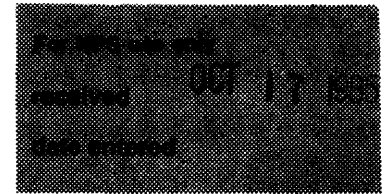
adobe hotel (1917)	recreation building (altered) (1860)
iron/soda/arsenic pool with later new enclosure (post 1860)	iron pool bath house (post 1860, built as an addition to the recreation building)
five mineral springs	quadrangle plan

In 1929, the property was purchased by M.E. Lathrop, at which time the mineral springs resort was incorporated as the Ojo Caliente Mineral Springs Company by M.E. Lathrop, Felta Clare and Jennie Diffenderfer. Lathrop built the existing bath house at the southwest corner of the site as a strictly utilitarian structure to increase bathing capacity of the resort. This bath house is substantially larger than the previous Joseph facility and was not designed to complement or enhance the other structures of the complex, as had been the tradition under the Joseph administration before, and the Mauro administration after.

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In 1935, after a series of internal corporate reassignments, interest in the mineral springs property was purchased by Frank Samuel Mauro, Sr., beginning another chain of family ownership and administration that remains today. The appearance of the overall resort today is a combination of the above listed Joseph structures and features, and a series of buildings providing additional guest accommodations constructed by the Mauros.

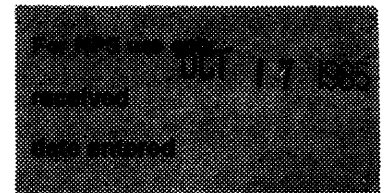
The significant Joseph buildings and features form the core of the complex and provide for continued interpretation of the early resort. Although outside the boundaries of the nominated area, the later Mauro buildings support the overall quadrangle plan of 1917, and are unobtrusive to the overall complex.

<sup>1</sup> Abstract of Title for Ojo Caliente in the County of Taos and State of New Mexico, part 3 of 5 parts (1930) p. 34.



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Abstract of Title for Ojo Caliente in the County of Taos and State of New Mexico, Parts 1-5, compiled by the Valley Abstract and Title Company, Inc., Taos, New Mexico, 1930.

Boyd, E. "Troubles at Ojo Caliente", *El Palacio*, 64 (November-December, 1957).

Jackson, Donald, ed. The Journals of Zebulon Montgomery Pike. Norman: University of Oklahoma Press, 1966.

Larson, Robert W. New Mexico's Quest for Statehood 1846-1912. Albuquerque: The University of New Mexico Press, 1968.

Mauro, George T. Private interview held at Ojo Caliente Mineral Springs, Ojo Caliente, New Mexico, January 31, 1985.

Swadesh, Frances L. Los Primeros Pobladores: Hispanic Americans of the Ute Frontier. Notre Dame: University of Notre Dame Press, 1974.



1935 - 1953 CONSTRUCTION UNDER  
MAURO OWNERSHIP

BOUNDRIES OF NOMINATED AREA  
APPROXIMATELY 1.6 ACRES

RECREATION BUILDING

ARSENIC TANK

ARSENIC SPRING

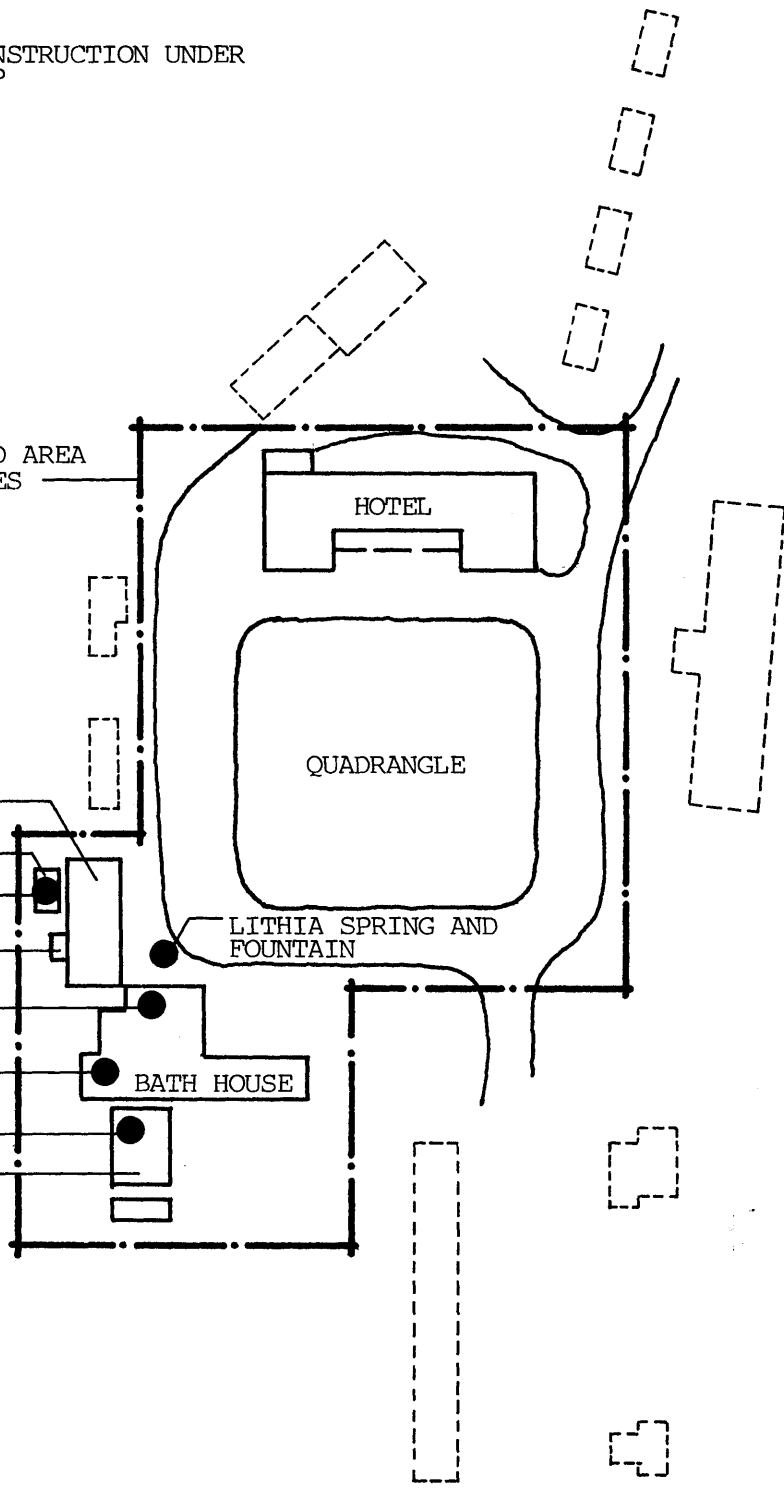
IRON POOL

SODIUM SULPHATE  
SPRING

IRON SPRING

SODA SPRING

IRON, SODA, ARSENIC  
SWIMMING POOL



LITHIA SPRING AND  
FOUNTAIN

BATH HOUSE

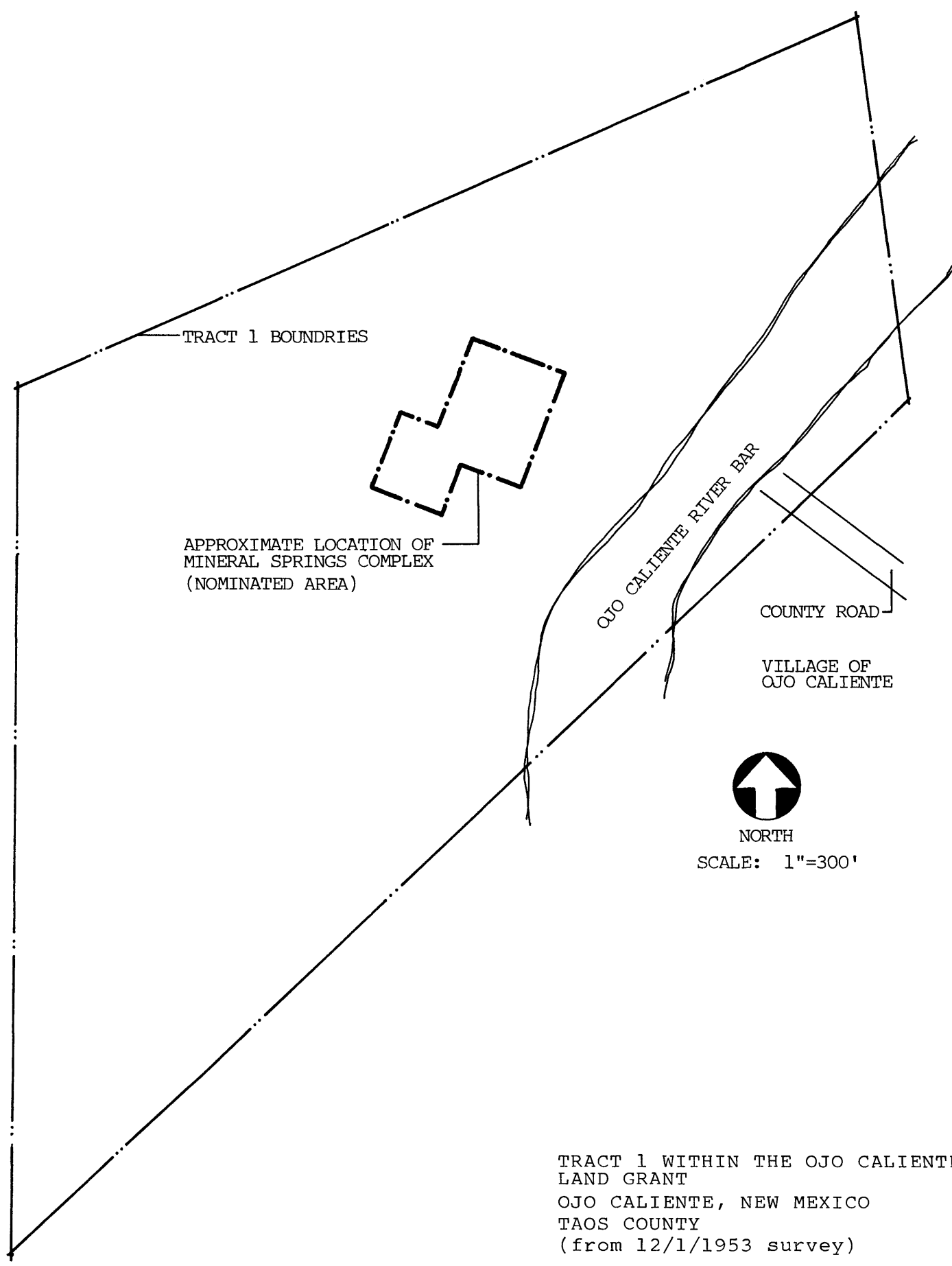
HOTEL

QUADRANGLE



APPROX.  
NORTH

OJO CALIENTE MINERAL SPRINGS  
OJO CALIENTE, NEW MEXICO  
TAOS COUNTY



TRACT 1 BOUNDRIES

APPROXIMATE LOCATION OF  
MINERAL SPRINGS COMPLEX  
(NOMINATED AREA)

OJO CALIENTE RIVER BAR

COUNTY ROAD

VILLAGE OF  
OJO CALIENTE



NORTH

SCALE: 1"=300'

TRACT 1 WITHIN THE OJO CALIENTE  
LAND GRANT  
OJO CALIENTE, NEW MEXICO  
TAOS COUNTY  
(from 12/1/1953 survey)