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United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

INTERAGENCY RESOURCES DIVISION
NATIONAL PARK SERVICE

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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 entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Robins, Will M., House

other names/site number N/A

2. Location

street & number SW corner Main and Fifth Avenue N/A not for publication

city or town Hillsboro N/A vicinity

state New Mexico code NM county Sierra code 051 zip code 88042

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

[Signature] 12/14/94
 Signature of certifying official/Title Date
NM Historic Preservation Division
 State of Federal agency and bureau

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

 Signature of certifying official/Title Date

 State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

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

[Signature]
 Signature of the Keeper
Edson H. Beall Entered in the Date of Action
 National Register 4/20/95

Robins, Will M., House
Name of Property

Sierra County, NM
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

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

Category of Property
(Check only one box)

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

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
2	1	buildings
		sites
		structures
		objects
2	1	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)
Architectural and Historic Resources of
Hillsboro, NM. Part 1: Domestic Architecture

**Number of contributing resources previously listed
in the National Register**
0

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC/single dwelling
DOMESTIC/multiple dwelling

Current Functions
(Enter categories from instructions)

DOMESTIC/single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Late Victorian
Other: Late Victorian Vernacular

Materials
(Enter categories from instructions)

foundation Stone
walls Stuccoed adobe
roof Metal
other Wood

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Robins, Will M., House

Sierra County, NM
County and State

Name of Property

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 of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

c. 1893-1944

Significant Dates

c. 1893

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Robins, Will M., House
Name of Property

Sierra County, NM
County and State

10. Geographical Data

Acreage of Property Less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

1

1	3	2	5	9	5	1	0
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3	6	4	5	0	9	0
---	---	---	---	---	---	---

Zone Easting Northing

3

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--	--	--	--	--	--	--	--

--	--	--	--	--	--	--	--

Zone Easting Northing

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Corinne P. Sze, Ph.D.
organization Research Services of Santa Fe date September 1994
street & number 1042 Stagecoach Road telephone (505) 983-5605
city or town Santa Fe state NM zip code 87501

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

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.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

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

name _____
street & number _____ telephone _____
city or town _____ state _____ zip code _____

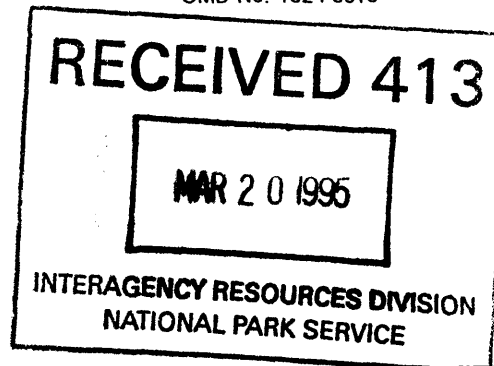
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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Continuation Sheet

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NARRATIVE DESCRIPTION

The Will M. Robins House is a single-story, Late Victorian Vernacular, adobe dwelling with a front and intersecting side gable, corrugated metal roof. Set back on a long, narrow lot, it faces north onto Main Street from the southwest corner of Fifth Avenue, and is across Fifth Avenue from the John M. Webster House which it resembles in siting, general massing, and some detailing.

On the main facade is a square bay with original windows on all three sides, including small panes of colored glass rimming the top sections. In the front gable, the attic vent has a peaked lintel. A raised porch with a lower front-gable roof begins at the east side of the bay and wraps around the northeast corner to the intersecting gable, sheltering two doors and a window. The porch is supported by wood posts with decorative brackets, and a simple railing and frieze. On the east facade, south of the intersecting gable and facing Fifth Avenue, is a second raised porch under which are five doors, one at each end and three facing the street. The latter have double arched panes in the top sections. Most windows are 1/1 wood frame, either single or in pairs. There are five chimneys on the main roof. A low stuccoed wall extends across front of the property and along 5th Avenue at the street line.

The original, front rooms of the house were built before 1893.¹ Before 1930 two rooms and a side porch were added at the back. Each had its own stove and entrance off the porch.² After the house was purchased by Robert Martin in 1960, this porch was enclosed and bathrooms added at either end.³

Since 1990 the porch has been opened again. Every other stud was left as a support; the cross pieces were added to match the balustrade and frieze of the front porch by a film company making the movie *Cheatin' Hearts* in 1991. A tin ceiling was

1. Sanborn Map 1893.
2. Sanborn Map 1930. Gary Sapp, interview.
3. Gary Sapp, interview.

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installed in the living room and most of the windows in the present library, living room, and dining room were replaced within the original casings except the east window in the living room facing onto the porch which was in salvageable condition. The three middle chimneys, on the ridge of the roof, which led to stove pipes, are in their original positions although the masonry has been recently rebuilt. Two new chimneys at the front and back of the house were added for fireplaces built in the living room and a bedroom after 1990.⁴

Nearly abutting the house on the south (rear) is a noncontributing, two-car garage built in the 1960s of cinder block painted to match the house. Further back on the property, facing north is a contributing stone cistern and attached adobe well house. Both are covered with a corrugated metal roof. A door has been cut into the cistern and a water line can still be seen on the plastered interior.

4. Gary Sapp, interview.

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Continuation SheetSection 8 Page 3**SIGNIFICANCE**

This building is architecturally significant as an example of the realization, in locally obtainable materials, of an imported style which incorporates elements of siting, form, and decoration characteristic of vernacular building in the Victorian era. In addition to placement back from the street, typical components are the front and cross gables, the front bay window with decorative glass, and the simply decorated front porch with a side front entrance.

The property was purchased in 1884 from John Donahoe, probate judge and Hillsboro townsite trustee by William Arden and sold within a month to Angus McGilvrey and D. F. McDonald. McDonald bought McGilvrey's interest two years later, and sold the whole to J. M. and Annie M. Webster in 1888 for \$100.⁵ McGilvrey was the proprietor of the Union Hotel Bar which opened in 1885 and McDonald had the Parlor Saloon. Both Canadians, they came to Hillsboro together from Colorado in about 1881.⁶

The Websters owned a number of properties in Hillsboro including that directly across Fifth Avenue from this one. Reared in New Hampshire, John Webster was involved in mining in Arizona before coming to New Mexico in 1882 as one of the first settlers in Kingston. He came to Hillsboro in 1885 and acquired extensive land and mine holdings. He was considered an expert in estimating the value of mine properties and in the best methods of their development. As a local politician, he served as chairman of the Sierra County Republican Central Committee and as probate clerk in 1885-1892, 1905-1908, as county commissioner in 1909-1910, and also as Hillsboro postmaster. He was United States commissioner of New Mexico to the World's Columbian

5. Sierra County Deeds A:380; A:384; B:45; B:590.

6. Sierra County Advocate 18 July 1885; 14 November 1885. New Mexico Territorial Census 1885.

Name of Property

County and State

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Exposition in Chicago.⁷ As probate clerk he filed the Hillsboro townsite map in 1887. Further afield, he served as a regent of the A. & M. College at Mesilla Park (today's New Mexico State University).⁸

Within less than two months in 1890 and 1891 the Websters sold the lots separately to Will M. Robins for \$25 dollars each.⁹ Robins, a native of Pennsylvania, was a prominent Main Street merchant also involved in mining.¹⁰ His store offered general merchandise, dry goods, groceries, furniture, mine supplies, hay and grain, as well as tailor-made clothing.¹¹ He was active in local politics and served as county treasurer from 1895-1900 and 1909-1910.¹²

In 1918 Robins' wife, Clara, sold the property to L. C. Latham who six years later sold it to D. M. Miller of Lake Valley.¹³ A Texan born in 1870, Latham had worked in the mines as a young man and then became a farmer and rancher, the owner of a famous herd of angora goats for a time. In 1925 he moved to Deming to operate a hotel.¹⁴ Miller who was a general merchant, owned this property for twenty-one years until 1945.¹⁵ After 1918, presumably, rooms were added at the back of the house for rental to multiple tenants.

7. *Sierra County Advocate* 14 March 1885. *Santa Fe New Mexican* 3 February 1899. George B. Anderson, *History of New Mexico: Its Resources and People*, vol. 2 (Los Angeles: Pacific States Publishing Company, 1907) 763. *History of Sierra County, New Mexico* (Truth or Consequences, N.M.: Sierra County Historical Society, 1979) 37.

8. *Sierra County Advocate* 1 June 1906.

9. *Sierra County Deeds* C:443; C:446.

10. *Santa Fe New Mexican* 27 January 1899; 13 February 1899. United States Census 1900. *Sierra County Free Press* 15 October 1914.

11. *Sierra County Advocate* 15 June 1906.

12. *History of Sierra County, New Mexico* (Truth or Consequences, N.M.: Sierra County Historical Society, 1979) 37.

13. *Sierra County Deeds* F:559; G:199.

14. Frank D. Reeve, *History of New Mexico*, vol. 3 (New York: Lewis Publishing Company, Inc., 1961) 223-224.

15. *Sierra County Deeds* U:108.

Robins, Will M., House

Sierra County, New Mexico

Name of Property

County and State

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In 1959 after a succession of owners, Robert Martin bought the house.¹⁶ Martin, a Sierra County pioneer, had come to New Mexico in 1888 from Utah. He first worked as a cowboy, then ran a stage line and mercantile store. In 1907 and 1908 he represented Sierra County in the state legislature and later served as president of the First National Bank of Hot Springs.¹⁷ Martin's sister-in-law, Florence Daugherty, sold the property to the present owner in about 1990.

16. Sierra County Deeds 29:112.

17. *Hot Springs Herald* 21 December 1965.

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SOURCES

Anderson, George B. *History of New Mexico: Its Resources and People*. Vol. 2. Los Angeles: Pacific States Publishing Company, 1907.

History of Sierra County, New Mexico. Truth or Consequences, N.M.: Sierra County Historical Society, 1979.

Hot Springs Herald 21 December 1965.

New Mexico Territorial Census 1885.

Reeve, Frank D. *History of New Mexico*. Vol. 3. New York: Lewis Publishing Company, Inc., 1961.

Sanborn Maps 1893, 1898, 1930.

Santa Fe New Mexican 27 January 1899; 3 February 1899;
13 February 1889.

Sierra County Advocate 14 March 1885; 18 July 1885; 14 November 1885; 1 June 1906; *Sierra County Advocate* 15 June 1906.

Sierra County Deeds.

Sierra County Free Press 15 October 1914.

United States Census 1900.

Interview

Sapp, Gary 31 August 1993.

Robins, Will M., House

Sierra County, New Mexico

Name of Property

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VERBAL BOUNDARY DESCRIPTION

Block 30: lots 1, 8. Hillsboro original townsite.

BOUNDARY JUSTIFICATION

Lot and block numbers of the historic property as shown on the map filed for the record 14 December 1887 and on the 1930 Sanborn map.

Name of Property

County and State

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INFORMATION COMMON TO ALL PHOTOGRAPHS

1. Robins, Will M., House
2. Sierra County, New Mexico
3. Corinne P. Sze
5. Historic Preservation Division
Santa Fe, New Mexico

INFORMATION ON INDIVIDUAL PHOTOGRAPHS

4. August 31, 1993
 6. North and partial east facades. Camera facing southwest.
 7. Photo #1
-
4. May 11, 1994
 6. North and partial east facades. Camera facing southwest.
 7. Photo #2
-
4. May 11, 1994
 6. Partial east and partial south facades. Camera facing northwest.
 7. Photo #3
-
4. May 11, 1994
 6. East and partial north facades. Camera facing southwest.
 7. Photo #4
-
4. August 31, 1993
 6. Stone cistern/adobe well house, north facade. Camera facing south.
 7. Photo #5