

United States Department of the Interior  
National Park Service

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# 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.

RECEIVED 2280  
JUL - 8 2016

### 1. Name of Property

Historic name: Carrizozo Commercial Historic District  
Other names/site number: N/A  
Name of related multiple property listing: N/A  
(Enter "N/A" if property is not part of a multiple property listing)

Nat. Register of Historic Places  
National Park Service

### 2. Location

Street & number: Roughly bounded by Brick and D avenues and 11<sup>th</sup> and 13<sup>th</sup> streets  
City or town: Carrizozo State: NM County: Lincoln  
Not For Publication:  Vicinity:

### 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  
Applicable National Register Criteria:  
X A \_\_\_ B X C \_\_\_ D

\_\_\_\_\_  
Dr. Jeff Pappas, New Mexico State Historic Preservation Officer  
Signature of certifying official/Title: \_\_\_\_\_ Date 7/5/16  
\_\_\_\_\_  
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

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**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:)

For Nelson H. Beall 8-22-16  
Signature of the Keeper Date of Action

**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

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**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>30</u>	<u>14</u>	buildings
<u>1</u>	<u>          </u>	sites
<u>2</u>	<u>          </u>	structures
<u>          </u>	<u>          </u>	objects
<u>33</u>	<u>14</u>	Total

Number of contributing resources previously listed in the National Register: 2: Paden Drug Store-Paden Hospital and the Carrizozo Women’s Club.

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**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

Domestic: single dwelling

Domestic: multiple dwelling

Commerce/Trade: business, financial institution, specialty store, business, restaurant

Social: meeting hall

Government: city hall, fire station, post office

Education: library

Recreation and Culture: theater

Health Care: hospital

Landscape: park

**Current Functions**

(Enter categories from instructions.)

Domestic: single dwelling

Domestic: multiple dwelling

Commerce/Trade: business, specialty store, business, restaurant

Social: meeting hall

Government: post office

Landscape: park

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

Late 19<sup>th</sup> and 20<sup>th</sup> Century Revivals: Mission/Spanish Colonial Revival

Late 19<sup>th</sup> and Early 20<sup>th</sup> Century American Movements: Commercial Style

Modern Movement: Moderne

**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: Adobe; Concrete Stucco Brick; Stone

### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

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### Summary Paragraph

The Carrizozo Commercial Historic District is the densely developed commercial downtown of Carrizozo, the seat of Lincoln County in south-central New Mexico. The historic district, which is mostly located on 12<sup>th</sup> Street and Central (U.S. 54) and E avenues, includes one- and two-story commercial buildings, community landmark buildings, and a town park, which was built during the New Deal in the mid-1930s. Buildings in the historic district were built in the commercial brick, Spanish-Pueblo Revival, and the Moderne styles. Most commercial buildings were built between the town's founding in 1906 and the 1930s. Several motels and the United States Post Office were built in the 1950s and 1960s.

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### Narrative Description

The Carrizozo Commercial Historic District is located in downtown Carrizozo along the primary north-south highway corridor of Carrizozo, the county seat and second largest community in Lincoln County. The town, with a population of 900, is a small transportation hub located at the intersection of U.S. 54 and U.S. 380. It is situated on a plain at the north end of the Tularosa Basin. The historic district lies north of the railroad and south and east of two historic residential areas. Its irregular shape is created by extant historic buildings and the northeast-southwest oriented streets of the Original Townsite Plat.

The historic district encompasses two commercial areas that developed first as a result of the railroad in the early 1900s, and a later because of the improvement of U.S. Highway 54 in the

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early 1950s. The district is located principally along 12<sup>th</sup> Street and Central and E avenues, including small sections of corresponding cross streets. The most densely settled commercial area is located along three blocks of 12<sup>th</sup> Street, situated on a traditional gridiron-plan laid out parallel to the railroad. The street includes one- and two-story commercial buildings constructed mostly during the first three decades of the 20<sup>th</sup> century. These buildings include the two-story Wetmore Block (501-505), built c.1915-1918, which contains a former movie theater, automobile dealership, and hotel and the two-story Lutz Building (400), built in 1917. Both were constructed by early Carrizozo investors who went bankrupt in the 1920s. The north end of 12<sup>th</sup> Street includes four commercial buildings constructed in the early railroad period.

Central Avenue (U.S. 54) is a commercial spine to the west, which includes auto-oriented businesses and large commercial buildings built between the 1930s and the 1950s. These include the Park Motel (1953) and the Petty Motel (c.1953), both constructed while U.S. Highway 54 was being paved for the first time. The motels also correspond with a short period of economic growth in Carrizozo. The U.S. 54 corridor includes a node of public buildings, including Carrizozo's former city hall, erected in the 1920s, and a book depository, built by the Work Progress Administration in 1937.

Another commercial area is located on E Avenue, originally called Main Street, one of Carrizozo's first commercial areas to develop, but which was realigned in the 1930s as a New Deal project. This area includes the two-story Paden Drugstore-Paden Hospital (1909-1917), the Long and Harkey Tin Shop (c.1906), an early surviving false-front commercial structure, and the Exchange Bank, a two-story adobe building constructed in 1906-1907. A town park was constructed in the mid-1930s with funds from the Federal Emergency Relief Administration.

The commercial buildings along 12<sup>th</sup> Street, formerly Alamogordo Avenue, were mostly constructed during the first decade of the 20<sup>th</sup> century, with the exception of a modern post office built in 1969 (509). It is situated at the south end of the street. Most buildings are one-story structures, with several two-story buildings at each end of the street. The 1917-1918 brick-faced Lutz Building (401) is most prominent. With the exception of the Wetmore Block (501-505 12<sup>th</sup> Street), the majority of buildings are freestanding without common walls. This is a result of the patchy development along 12<sup>th</sup> Street, in which vacant lots represent properties that have never been developed. Most buildings were built at a uniform setback in front of the sidewalk. The exceptions are two residences (308 and 408 [back]) set back considerably from the street, which have had commercial and institutional uses over the years. Several commercial buildings have second-story living areas that were once rented by railroad personnel (406, 407 and 412). The storefronts reveal a common pattern of centered entries bordered by large display windows. There is no predominant style exhibited on the street other than the 1938 Sargent's Yucca Club (411), which has a modest display of Spanish-Pueblo Revival-style details.

E Avenue contains some of the earliest commercial buildings in the historic district. Similar to 12<sup>th</sup> Street, E Avenue is lightly settled, but its open lots are the result of demolition and fires that occurred in the early 20<sup>th</sup> century. Some of these lots were repopulated in the 1920s and 1930s with small, one-story commercial buildings. The southern part of part of E Avenue is bracketed

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by two, two-story commercial buildings, the Exchange Bank/Masonic Hall (1100) at the north end and the Paden Drug Store-Paden Hospital (1200 & 1202) at the south end. In between is a wide array of commercial buildings. The structures between 1110 and 1115 share party walls and a uniform setback along the sidewalk. These commercial buildings, mostly constructed in 1930s, have similar storefronts with symmetrical display glass and little ornamentation. The false-front Long and Harkey Tin Shop (1106) is historically isolated on its lot. A half-block of 12<sup>th</sup> Street contains the c.1910s brick Telephone Exchange (904) and a vernacular adobe house (905), which was used as a rental house for railroad workers.

Central Avenue, which was called Tularosa Avenue, first developed in the 1930s when U.S. 54 was realigned from El Paso Avenue. It was paved in 1954 as part of major highway project. Reflecting its multi-decade evolution, the street is fronted with commercial and institutional buildings, ranging from the 1920s to the 1980s. Most of these buildings are auto-related and were constructed in the early 1950s. These include three motels, the Petty (501 and 503), the Park (1514 12th Street), and the Sunset (1207 E Avenue), as well as two former service stations (508 and 1115 E Avenue).<sup>1</sup> These auto-related structures are concentrated at the south end of the avenue with large, paved lots. At the east end of the avenue, on the north side of the street, is a small cluster of former governmental and recreational buildings, including the large, gable-front Carrizozo Community Hall (400), constructed in 1925, a county book depository (402), built by the WPA, and a row of attached buildings that once held the city's administrative offices and police and fire departments (404 and 406), built in 1929.

The historic district includes a town park, which was begun at 12<sup>th</sup> Street and Central Avenue in 1930. The park is the result of three New Deal relief agencies: the Federal Emergency Relief Administration, the Civilian Conservation Corps, and the Works Progress Administration. These agencies transformed dusty lots into a tree-shaded park with a fountain at its center. The WPA, as part of the Central Avenue development project, constructed 5,830 feet of rock curb and gutter along Central Avenue and 12<sup>th</sup> Street.

### **Descriptions of Representative Buildings**

#### **304 12th Street, Bill Nickels Hardware**

Presenting a clean-stepped façade, the building is a one-story, one-part commercial block. Made of wood frame construction, the gabled building is faced with a brick-built façade. The storefront is dominated by its fenestration, which consists of a deep, recessed entry flanked by large, vertically oriented display windows. The windows angle back along the entry to meet the front door. While the majority of fenestration is covered with corrugated metal, a section of clear-glass transom is visible above a window. The façade is crowned with a three-step false

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<sup>1</sup> Several of these businesses have non-Central Avenue addresses, even though their history and orientation is associated with U.S. Highway 54.

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front. The entire façade is clad with smooth white stucco. The gabled roof is covered with corrugated metal. It continues over the walls as eaves. The visible side elevations have window openings with concrete sills. Because of deterioration or coverings, it could only be determined that some held wood sash. A lower addition appends to the rear and includes one window on each elevation. It is clad with heavily textured, ochre-colored stucco. A second corrugated metal-clade structure extends at lower height from the addition. The fenestration of the rear elevation was not visible at the time of survey.

#### 314 12th Street, Charlie Mayer's Grocery

One of Carrizozo's earliest surviving commercial buildings consists of a simple one-story, false-front storefront. It presents to the street a symmetrical storefront composition, consisting of a centered entry framed by large display windows. The square-shaped windows are topped by non-divided glass transoms. The display windows angle back to glass-door entry. The façade is faced with weathered drop siding. A tall false-front crowns it, hiding a gable roof. The false front is faced with simulated metal brick. A flat cornice with decorative wood scrolled wood brackets sits on top of the structure. The visible south elevation is clad with a similar brick metal siding. The gabled roof is covered with corrugated metal and extends over the building by boxed eaves. A lower, adobe-constructed addition appends to the northwest corner. Other elevations were not visible at the time of survey.

#### 400 12<sup>th</sup> Street, Ziegler Bros General Merchandise/Petty's

Anchoring the corner of 12<sup>th</sup> Street and 4<sup>th</sup> Avenue, the former Ziegler Bros. General Merchandise is a one-story, double-storefront commercial block. It presents to 12<sup>th</sup> Street its double composition, which consists of mirrored storefronts, each with an off-centered door framed by large plate-glass display windows. A clear-glass transom tops each window. The slightly recessed entries hold a full-light door with a clear-glass transom above. Two sections of similar display window continue along the 4<sup>th</sup> Avenue elevation. This elevation is fenestrated with three additional brick arch windows. The commercial enterprise started as one storefront at the corner of 12<sup>th</sup> Street and 4<sup>th</sup> Avenue. A historic photograph shows it to be a brick structure with an asymmetrical storefront. At some point before 1930, the adjoining storefront was added to the south side. The current owner removed the transom dividers across the south building and made a small addition to the rear. The entire structure is clad with cementitious stucco painted white.

#### 401 East 12th Street, Lutz Building/Carrizozo Trading Company

Dominating the north end of 12<sup>th</sup> Street is the two-story Lutz Building. The historic district's only true two-part commercial block, it features a showroom on the first floor, apartments upstairs, and a finished basement. The façade along 12<sup>th</sup> Street presents a symmetrical

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composition on the second story of three bays filled with grouped, one-over-one, double-hung windows. Above the windows are decorative designs of dark contrasting bricks, including a center panel, which includes the name of the building and its year of construction in raised metal letters. The same brick is used to form a cornice and a band delineating the upper half the building. A light well rises above the roof line as a rectangular volume. The storefront was rebuilt c.1950s. This includes applied metal panels, a fascia-trimmed suspended canopy and large aluminum display windows. This treatment continues along the northeast corner. The display windows near the center of the building angle back to a set of double doors with Lucite pulls. Embedded in the sidewalk is the prism glass used to illuminate the basement. The northwest corner contains a recessed entry leading to an aluminum door giving access to a set of stairs opening to the second floor. The textured concrete facing continues along the east elevation. The upper half of this elevation continues the pattern of bays of grouped double-hung wood windows. Smaller, square fixed windows, a set of two-over-two double-hung wood windows, a wood entry door, and two basement windows are found on the lower half of this elevation. The south and west elevations show exposed red brick with an irregular pattern of original and replacement windows. A wood shed is attached to the lower portion of this façade. Taking over the entire northwest corner of the upper facade is a painted advertisement in large white letters for the Carrizozo Trading Company.

#### 410 12<sup>th</sup> Street, Rolland's Drugstore

Rolland's Drug Store is a one-story-over-basement, one-part commercial block presenting a red-brick façade. Constructed of adobe, the rectangular-plan building has a center-door composition flanked by large display windows. The windows rest on low bulkheads faced with marble veneer. A section of the windows angles back toward the entry. The entry holds a full-light door topped with a single-light transom. The approach to the door is paved with white hexagonal tile, with the word "Rolland's" spelled in blue tile. A band of prismatic glass runs above the storefront. A cable-supported wood awning shades the sidewalk. The upper half of the façade is dominated by red brick. A gable-shaped parapet with cast-stone coping crowns the composition. A decorative "diamond" made of contrasting brick is situated below the apex of the gable. The side and rear elevations are clad with stucco. The rear elevation, facing an alley, is penetrated by a single door and two windows.

#### 411 12th Street, Yucca Bar & Grill/Sargent's Yucca Club

Constructed in 1938, the Yucca Bar is a one-story flat-roof adobe building with a Pueblo Revival-style façade. Rectangular in plan, it occupies several lots and is bordered by lots that were never developed. The front façade has a concave plan, created by walls that angle in from the corners. A short parapet is arranged above the angles. It presents a simple symmetrical composition of a portal covering two entry doors flanked by two windows. A line of short square vigas projects from above. The portal roof and structural members appear of recent vintage, and may have been reconstructed as part of its use in the movie *The Book of Eli* (2010).



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The east and west walls have in large white letters that read, "Eat and Drink." The side elevations have no fenestration. The rear elevation has a straight wall plane topped with a short parapet. The entire building is clad with cement stucco.

415 12th Street, Carrizozo Mercantile Company

Occupying the southeast corner of 12<sup>th</sup> Street and Fifth Avenue, the former Carrizozo Mercantile Company is a one-story, one-part commercial block. Constructed in 1930, it is a rectangular plan holding two storefronts. The entire front 12<sup>th</sup>-Street façade and part of the west elevation is sheltered by a canopy. The front façade is divided into equal bays filled by display windows topped by a transom. Raised pilasters define the bays and the corners of the building. The windows are vertically divided aluminum panels set within older wood casings. The mercantile has a centered-door composition with two full-light, wood-framed glass doors. To the east is a smaller storefront, historically used as a barbershop. It has one bay of vertically divided display windows, which angle back toward the entry. The entry is a single-leaf, full-light door. A pedestrian door covered by a canopy is located at the southwest corner. An addition built after 1960 includes a kiln for a pottery studio.

501 12th Street, Wetmore Building/El Cibola Hotel

Located at the corner of 12<sup>th</sup> and 5<sup>th</sup> streets is the two-story El Cibola Hotel. Part of the three-structure Wetmore Building, the hotel was constructed in 1915 along with the two other buildings forming the block. Built of adobe, the building has a rectangular plan with elevations fronting both streets. The two-part commercial block composition has an angled plane at the corner of the two streets. The second story is fenestrated with a regular pattern of large, two-over-two, double-hung wood windows. This pattern includes single units across the east elevation and doubled units across the north elevation. The majority of windows on the east elevation are covered with boards. The ground floor along 12<sup>th</sup> Street presents a composition of recessed commercial bays. The bay to the south was historically an automobile parts store, which is indicated by its double set of wood pedestrian doors. On either side of the doors are commercial windows covered with boards. To the east are two recessed bays with new windows set within possibly an original wood casings. All ground-level windows along the east elevation appear to be double-hung windows covered with boards. A separate entry and a window below grade are located at the extreme southeast corner. Both of these are sheltered by a shallow pent-roof canopy covered with metal tile. Several areas of stucco have failed on the east elevation revealing the original adobe walls. The rear is fenestrated was not visible at the time of survey.

505 12th Street, Chrystal/Lyric Theater

Part of the three-structure Wetmore Building, the former Crystal Theatre, was constructed in 1915 along with the two other buildings forming the block. Built of adobe, it is a rectangular-

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plan structure faced with hard cement stucco. The front façade features a short parapet. Below is a projecting sign with the word the “Lyric” outlined in incandescent bulbs. The lower portion of the façade is faced with wood siding. Its street elevation presents a typical small-town movie theater façade, with a projecting marquee and a ticket booth. The booth is sheltered in a recessed entry. Doors with half-glass and wood-panel provided entry to the theater. A patterned-tin ceiling is overhead. The lower half of the entry is faced with black Carrera glass. The exposed south wall includes sections where the cement plaster has failed, exposing the original adobe construction. The stage is framed by a proscenium arch. A mezzanine is situated at the rear. Most of the original seating has been removed.

#### 509 East 12th Street, United States Post Office

Anchoring the south end of 12<sup>th</sup> Street, the U.S. Post Office is a large, rectangular-plan, flat-roof modernist building occupying several lots. Built in 1969, it is faced with buff-brick and features a large, 16.5-inch-thick lava stone mast forming the northwest corner. Across the mast, in large silver letters are the words, “United States Post Office Carrizozo New Mexico 88301.” The flat roof slopes to the east and forms a deep overhang. The public entrances, consisting of double-leaf aluminum stile doors, are located on the north and west elevations. These are approached by concrete steps, with a later ADA access ramp added to the north elevation. The windows along the north, east, and west elevations are uniform tall, narrow fixed units. The rear of the building opens to loading docks. A large, asphalt-surfaced parking is situated on the south side of the lot.

#### 1100 E Avenue, Exchange Bank/ Masonic Temple-Carrizozo Lodge #41

Dominating the north end of E Avenue, the former Exchange Bank building is a brick two-story, two-part commercial block with a distinct corner entry. Constructed in 1907-1909, it was stuccoed in the 1930s after the Masons took control of the building. The south elevation presents a symmetrical display of fenestration composed mostly of large, one-over-one double-hung wood windows. The windows on the ground floor are topped with heavy stone lintels. The windows on the second story, which was completed in 1909, lack this embellishment. Windows on both floors include stone sills. An aluminum door at the southwest provides access to the Masonic Hall at the second story. The opening is topped with a decorative transom grille, a motif found throughout the building. Below grade are several sash windows, which provide light to the basement. Near the center of the elevation, a Masonic “Grand Architect” symbol is affixed to the stucco.

The corner entrance includes three steps and an aluminum door. A manufactured metal awning hangs over the door. The east elevation, along E Avenue, is divided into a commercial storefront. The storefront, occupying the north end, is a centered entry design. The recessed entry is framed by large plate-glass windows. It is shaded by a metal awning. To the south is a large undivided display window with transoms that include a decorative-grille pattern. The upper façade is divided into two window bays. The south bay has been filled with stucco. The

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remaining secondary elevations are fenestrated with double-hung wood windows. The north elevation shows the original brickwork.

#### 1106 E Avenue, Long and Harkey Tin Shop

Sitting on an isolated lot, the former tin shop is a one-story, frame building with tin paneling and a prominent false front. Rectangular in plan, the building presents a symmetrical storefront with a centered door and adjacent display windows. The windows are framed by heavy-wood casings and divided vertically. They rest on low bulkheads faced with recessed rectangular-wood panels. Above the windows are vertically divided clear-light transoms. The remainder of the lower half of the storefront is faced with stamped brick-pattern tin paneling. The paneling continues above an earlier shed-roof awning, forming a tall false-front parapet. Behind the parapet is a gabled roof covered with corrugated metal. The roofing materials extend beyond the building as eaves. The side elevations are finished with horizontal tin siding. The siding is penetrated by openings holding modern windows. Based on a historic photograph, the window openings were most likely added after 1915. A small shed-roof addition is attached to the rear.

#### 1108 E Avenue, Café

The Café is a one-story gable-roof commercial building composed of a plain rectangular floor plan. The roof has changed the form of the structure to a gable-front building. The gable end is treated with painted board with wood fascia running along the eaves. The street-facing east façade has an off-center door and fixed vertical windows. The openings are sheltered by a shallow pent roof supported by wood knee braces. The side elevations are fenestrated with vertical windows. A single-leaf door gives entry near the northwest corner. Connected to the rear is a small addition with a lower roof. The entire building is clad with cement stucco.

#### 1114 E Avenue, T and G Grocery

Anchoring the corner of E Avenue and 12<sup>th</sup> Street, the T and G Grocery is a large, one-story, one-part commercial block. The square-plan building occupies several lots. Storefront fenestration dominates its east and part of its south elevations. The east façade, which faces the highway, has an asymmetrical composition of openings. Double single-leaf doors provide entry near the southeast corner. Large, vertically divided display windows take up most of the elevation and continue partially along the south. The openings are shaded by a pent-roof supported by wood knee braces. The top half of the storefront has no ornamentation, except for a staggered clay-tile cap on the parapet. A wood-panel overhead door near the southwest provides vehicular access. A band of narrow windows is arranged along the southwest corner of the rear elevation.

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1200-1202 E Avenue, Paden Drug Store-Paden Hospital

Occupying the southwest corner of 12<sup>th</sup> Street and E Avenue, the Paden Drugstore is a two-story, two-part commercial block constructed of brick. Erected in 1909 and modified in 1917, the building's storefront consists of a corner entry bordered by display windows separated on the east elevation by a cast-iron pilaster. The aluminum-frame plate-glass windows are supported by low bulkheads faced with black Carrera-glass panels. The entrance includes two glass doors and a clear-glass transom. A cable-suspended wood awning installed in the 1930s shades the entry. Large transoms are found above the awning. The upper half of the building is dominated by grouped double-hung wood windows with concrete sills and lintels and decorated with rosettes. The roof is lined with a decorative brick cornice.

The exposed north elevation is plain with less ornamentation. It is faced with red structural brick and fenestrated with a regular pattern of single and grouped double-hung wood windows. The windows are framed by rusticated-stone sills and lintels on the ground floor. The upper floor windows have heavy concrete sills and lintels. A single door near the northwest corner gives entry to the back portion of the building. Most of the elevation is dominated by a painted advertisement for Roy's Gift Shop.

400 Central Avenue, Carrizozo Community Hall

Distinguished by its imposing gable-front façade, the former community building fronting Central Avenue is a one-story, rectangular-plan building that serves as a grocery market. Constructed in 1925 of adobe, the building presents to the street a symmetrical façade of bay openings. The center opening, with its angled flat arch, holds two single-leaf aluminum-framed doors. The main façade includes large, rectangular-shape plate-glass windows. The windows are sheltered by a hipped-roof canopy sheathed with red-metal tile roofing. This design continues partially along the north elevation. The upper half of the façade is faced with heavily textured stucco. The roof extends over the wall by exposed rafters. A small, diamond-shaped ventilator is located below the peak. The south elevation shows a symmetrical pattern of window openings marked by heavy concrete lintels. These are mostly filled with 12-light fixed steel sash with wood casings. Above these windows is a wide concrete band running the entire length of the building. Several small shed-roof structures are attached to the rear of the north elevation.

402 Central Avenue, Lincoln County Book Depository

Set back from the street, the book depository presents a monumental design similar to a bank or mausoleum. Erected over a basement, the building perches above the street and is approached by a straight run of concrete stairs. The building presents to the street a mostly solid mass interrupted only by the double set of entry doors. The entry projects away from the wall plane as a separate mass. It is bookended by raised pilasters, giving the building the formal feeling of a

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Greek temple, yet also the formality of the PWA *Moderne* style of the period. Above the entry, with inlaid letters that read, "The Fountain of Wisdom Flows through Books." The formality diminishes along the side elevations, which show a symmetrical arrangement of single and grouped double-hung wood windows with slanting concrete sills. Smaller fixed windows provide light to the basement. The building is finished with cement stucco in three contrasting shades of earth tones.

#### 410 Central Avenue, Residence/Store

Built of two distinct parts, the Residence/Store consists of a post-1961 flat-roof commercial structure appended to the front of an older single-family house. Set back from the street, the older structure is a stucco-clad dwelling fenestrated along its exposed side elevations with three six-over-six, double-hung wood windows. These are bracketed by heavy cast-stone lintels and sills. Its roofline shows a shallow stepped parapet indicating a regional Mission or Pueblo Revival influence. The front features the flat-roof concrete commercial structure. It is made of concrete blocks laid in symmetrical rows creating a grid-like façade. Its roof extends over the front façade, recalling the Contemporary style. The roofline is edged with a wood fascia. The building is entered through an aluminum-frame door. A band of aluminum windows are located on the main façade, below is a brick planter.

#### 501 and 503 Central Avenue, Petty Motel

Oriented toward Dulce Avenue and backing onto the city park, the Motel Petty is an example of a linear, one-story, integrated motel-row plan. The sixteen-unit motel is divided into rows of eight rooms flanking an office at the center. The rows have a pattern with a projected unit balanced by a unit recessed from the wall plane. A postcard from the 1950s shows the recessed volumes employed as rooms. Projecting from the wall plane at the center of the line is an office. The entire façade is sheltered by a Spanish-tile shed-roof canopy supported by rustic posts. The regional influence continues along the parapet which is capped with stepped crowns. The windows and doors of the rooms appear to be replacements. The office is fenestrated with an original glass door framed by steel-casement corner windows. The motel appears to have been updated with Mexican rustic-style turned posts and window treatments. The building is faced with textured stucco, which was painted pink.

#### 1115 E Avenue, Park Motel

Located at the other end of the city park is the Park Motel. The long, linear, one-story building is an example of an integrated motel-row plan. Constructed in 1953, the twelve-unit motel faces U.S. Highway 54. The front façade consists of a line of rooms terminated at the southeast with an office. Except for the end units, the doors of each room are adjacent to each other and are mostly steel replacement units. The windows are original steel-casement units. The motel's

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sloped roof is covered with a modern metal-ribbed material and is outlined across the west facade with a parapet with stepped crowns. A line of small wood vigas penetrates the façade. The office at the southeast end projects from the wall plane at a lower height. It is covered with a low hipped roof. The roof is sheathed with a metallic material. Steel-gear casement windows are located on the south, east, and west elevations. The rear of the motel, which faces the park, displays a symmetrical arrangement of small, casement windows for the bathrooms. The entire building is clad with tan-painted cement stucco.

### City Park/Governor William C. McDonald Memorial Park, 12<sup>th</sup> Street and Central Avenue

The city park is square shaped and situated between two motels, 12<sup>th</sup> Street, and Central Avenue (U.S. 54). The park is divided into triangles by six narrow concrete walks, which radiate from the center. In the center is a circular planter made of lava stone. A lava stone sculpture, which rises from the center, resembles a spider. The park is shaded by mature Chinese elms. Furniture in the park is minimal, consisting of a swing set, a horseshoe court, picnic tables, and ornate light standards. Near the north end is a stone plinth topped with a metal marker commemorating Governor William C. McDonald. The marker corresponds with New Mexico's 1987 Diamond Jubilee/United States Constitution Bicentennial celebration.

### WPA Rock Curb and Gutter

Starting in 1936, the federal WPA constructed over 5,000 linear feet of masonry curb and gutter in Carrizozo. The system consists of rough-cut sandstone blocks laid in a shiner pattern creating the curb with similar rocks arranged below in a stretcher course to form the gutter. A section on 12<sup>th</sup> Street reveals an intact system with both curb and gutter visible. Other sections along Central Avenue (U.S. 54) have been adversely affected by subsequent paving programs, which have covered the gutter portion of the structure. These curb and gutter systems were built in six distinct sections in Carrizozo.

### **Historic Integrity**

The Carrizozo Commercial Historic District retains a high level of historic integrity. Some buildings have been demolished, but most remain in their historic one- and two-story configurations. Most buildings retain their historic setbacks from the sidewalks and continue to be used as commercial buildings. The buildings in the historic district mostly retain enough historic integrity to convey their sense of time and place and historical development. The storefronts are exceptional in that many maintain their original configurations and others are historic second-generation aluminum storefronts. The Lutz Building (401 12th Street) is a reworked historic storefront with a change of the ground floor window-glazing pattern and a later application of textured stucco. The many open lots do not represent demolition, but properties that were never developed. These empty lots are important for conveying the speculative nature

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of railroad town development and Carrizozo’s several economic downturns. In its totality, the historic district contains the important extant buildings that represent the commercial history of Carrizozo.

**Table of Contributing and Noncontributing Resources**

Street	Address	Contributing/ Noncontributing	Date of Construction	Historic Name or Use
12th Street	304	Contributing	c.1910	Bill Nickel’s Hardware
12th Street	XXX	Noncontributing	Pre-1930	Residence
12th Street	XXX	Contributing	c.1910	Walter Stadtman’s Abstract Office
12th Street	XXX	Contributing	c.1910	Paul Mayer Office
12th Street	314	Contributing	c.1910	Charley Mayer’s Grocery
12th Street	400	Contributing	c.1900/1930	Ziegler Brother’s General Merchandise
12th Street	401	Contributing	1917	Carrizozo Trading Company
12th Street	402	Contributing	c.1930s	Office
12th Street	404	Contributing	c.1930	Burton’s Hardware
12th Street	405	Noncontributing	c.1963	Barber Shop
12th Street	406	Noncontributing	c.1920	Barber Shop/Residence
12th Street	407	Contributing	Pre.1930	Barber Shop; Lawyer’s Office; Residence
12th Street	408 [Front]	Contributing	c.1910	Doctor’s Office
12th Street	408 [Back]	Contributing	c.1910	Residence
12th Street	410	Contributing – [Listed]	1924	Rolland’s Drug Store
12th Street	411	Contributing	1938	Sargent’s Yucca Club
12th Street	412	Noncontributing	Post-1930	Restaurant/Residence
12th Street	415	Contributing	c.1930	Carrizozo Mercantile Company
12th Street	501	Contributing	1916	Wetmore Building/El Cibola Hotel

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Street	Address	Contributing/ Noncontributing	Date of Construction	Historic Name or Use
12th Street	503	Contributing Building	1916	Carrizozo Auto Company
12th Street	505	Contributing Building	1916	Lyric Theatre
12th Street	507	Noncontributing Building	1970	Rural Electric Cooperative
12th Street	509	Noncontributing Building	1969	U.S. Post Office
12th Street	904	Contributing Building	c.1910s	Telephone Exchange
12th Street	905	Contributing Building	c.1910s	Residence
12th Street	1514	Contributing Building	1953	Park Motel
Central Avenue	400	Contributing Building	1925	Carrizozo Community Hall
Central Avenue	402	Contributing Building	1937	Lincoln County Book Depository
Central Avenue	404 & 406	Contributing Building	1929 +	Carrizozo City Hall
Central Avenue	407	Noncontributing Building	Pre-1930	Residence
Central Avenue	409	Noncontributing Building	1977	Ruidoso Bank
Central Avenue	410	Noncontributing Building	Pre-1961	Residence/Store
Central Avenue	415	Noncontributing Building	1969	U.S. Post Office
Central Avenue	500	Noncontributing Building	c.1949	Big Joe Lumber Company
Central Avenue	501 & 503	Contributing Building	Pre-1961	Petty Motel
Central Avenue	508	Noncontributing Building	c.1962	Phillips 66
Dulce Avenue	1104, 1106 & 1108	Contributing Building	c.1950	Stores/Office
E Avenue	1100	Contributing Building	1907-09	Exchange Bank/Masonic Temple
E Avenue	1106	Contributing Building	c.1906	Long and Harkey Tin Shop
E Avenue	1108	Noncontributing	c.1962	Cafe
E Avenue	1110	Contributing Building	c.1932	Store
E Avenue	1112	Contributing Building	Pre-1930	Printing Office/Grocery



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Street	Address	Contributing/ Noncontributing	Date of Construction	Historic Name or Use
E Avenue	1114	Contributing Building	c.1930+	T and G Grocery
E Avenue	1115	Noncontributing Building	c.1930+	Chevron Service Station
E Avenue	1200 & 1202	Contributing Building [Listed]	1909; 1917	Paden Drug Store- Paden Hospital
E Avenue	1207	Contributing Building	c.1950	Sunset Motel
12 <sup>th</sup> Street and Central Avenue	N/A	Contributing Site	c.1934+	City Park
Eleventh Street	908	Contributing Building [Listed]	1939	Carrizozo Woman's Club
12 <sup>th</sup> Street, Central Avenue	N/A	Contributing Structure	1936	WPA rock gutters and curbs
N/A	N/A	Contributing Structure	1906, 1908	Plan of Streets

### Summary of Contributing and Noncontributing Resources

The 30 contributing buildings are each counted as one contributing building.  
The plan of street is counted as one contributing structure.  
The WPA rock curbs and gutters are counted as one contributing structure.  
The park is counted as one contributing site.

The 14 noncontributing buildings are each counted as one noncontributing building.

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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.)

- 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

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**Areas of Significance**

(Enter categories from instructions.)

Architecture

Community Planning and Development

Commerce

Politics/Government

Transportation

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Period of Significance**

1906-1965

\_\_\_\_\_

\_\_\_\_\_

**Significant Dates**

1906— Platting of Carrizozo

1923-1924—Cattle Panic

1934—Realignment of U.S. Highway 54; creation of Central Avenue

1954—Paving of U.S. Highway 54

1965—Discontinuation of passenger train service

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

\_\_\_\_\_

\_\_\_\_\_

**Cultural Affiliation**

N/A

\_\_\_\_\_

\_\_\_\_\_

**Architect/Builder**

English, Frank A. (builder)

\_\_\_\_\_

\_\_\_\_\_

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**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Carrizozo Commercial Historic District is significant under Criterion C in the area of architecture, for its representative commercial architecture and the buildings reflecting the works of prominent local builder, Frank A. English. The historic district is eligible at the local level under Criterion A in the area of Community Planning and Development, as an example of speculative railroad town building and plat development, representing the commercial aspects of two historic plats. The historic district equally eligible at the local level under Criterion A in the area of commerce because it represents Carrizozo's several periods of economic growth and decline, as reflected in its surviving commercial building stock. The historic district is eligible at the local level under Criterion A in the area of politics/government because of its inclusion of several New Deal projects that made significant contributions to Carrizozo's development and infrastructure. Lastly, the historic district is eligible at the local level under Criterion A in the area of transportation for reflecting the impact of highway development on a small, rural community. The period of significance begins in 1906 with the platting of the Original Townsite Plat, with several buildings associated with this early period, and ends in 1965, with the discontinuation of railroad passenger service and the resulting demolition of the railroad infrastructure. Most buildings in the district were built within this period.

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

The Carrizozo Commercial Historic District is significant at the local level under National Register Criterion C in the area of architecture for its representative commercial architecture and the buildings of the prominent local builder, Frank A. English, of which six are found in the district. Other buildings reflect common commercial architecture found in the Southwest in first half of the 20<sup>th</sup> century.

The Carrizozo Commercial Historic District is significant at the local level under National Register Criterion A in the area of community planning and development as an example of speculative town building and plat development that came with the arrival of the railroad in 1889. The district encompasses the commercial development of the Original Townsite and the McDonald Addition plats.

The Carrizozo Commercial Historic District is significant at the local level under National Register Criterion A in the area of commerce, representing Carrizozo's several periods of economic growth and decline, as reflected in its surviving commercial building stock. Many of the buildings in the district reflect an early, prosperous period of growth that was halted by the so-called Cattle Panic of 1924. A second period of commercial growth arrived when U. S. Highway 54 was improved and paved in the mid-1950s.

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The Carrizozo Commercial Historic District is significant at the local level under National Register Criterion A in the area of politics/government for its inclusion of several New Deal projects that made significant contributions to Carrizozo's development and infrastructure. These include the City Park, the Lincoln County Book Depository and masonry curb and gutters installed on 12<sup>th</sup> Street and Central Avenue. These resources are described in "Historic and Architectural Resources of the New Deal in New Mexico," Multiple Property Documentation Form.

The Carrizozo Commercial Historic District is significant at the local level under National Register Criterion A in the area of transportation for reflecting the impact of highway development on a small, rural community. This is represented by the c.1933-1934 realignment of U.S. Highway 54 along Central Avenue, and a secondary program of pavement improvements in 1953-1955, which resulted in new auto-oriented construction fronting Central Avenue.

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**Developmental history/additional historic context information** (if appropriate)

The Founding of Carrizozo

Carrizozo began with little fanfare as a stop on the El Paso & Northeastern Railroad in 1889. The town is nestled in a volcanic bowl at the crossroads of several trails. Before the railroad arrived, the area, perhaps named for the Spanish word *carrizo*, referring to several classes of reed grass, was the meeting point for several large ranches that spread over the volcanic plain. Springs in the area attracted ranchers, including Thomas B. Catron, infamous New Mexico land baron and member of the so-called Santa Fe Ring.<sup>2</sup>

White Oaks, a placer mining town roughly twelve miles northeast was attracting more attention. With gold discovered at Baxter Mountain in 1880, the area boomed with gold-seekers, reaching a population of 2,000. The original Old Abe Mine continued to produce over three million dollars by the 1930s, but a lack of water curtailed its productivity.

The railroad arrived as a result of the efforts of the brothers Charles and John Eddy, ranchers, irrigators, and real estate magnates who made a mark in southeastern New Mexico in the early 20<sup>th</sup> century. Charles Bishop Eddy, the railroad's primary promoter, envisioned a rail line deriving profits from agriculture in the Tularosa Basin, including timber and minerals from the Sacramento Mountains.

Charles Eddy corralled a number of wealthy friends, including Oliver Lee, a prominent rancher from Alamogordo, Governor George Curry, Andrew H. Hudspeth, an El Paso attorney and publisher, and Senator Albert Fall, who was later disgraced by the Teapot Dome scandal.<sup>3</sup> Charles's primary goal, one shared with several competing railroads, was to build a line to the

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<sup>2</sup> Johnson S. Stearns, *Carrizozo Story*, 1987, 4.

<sup>3</sup> Stearns, 1987, 1.

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gold mines in White Oaks. No fewer than five railroads were projected to make the 160-mile climb from El Paso to White Oaks to capitalize on the gold rush.<sup>4</sup>

But Eddy wanted to continue beyond White Oaks, developing a railroad between El Paso and Tucumcari, connecting with the transcontinental Chicago, Rock Island and Pacific Railroad. Though he was turned away by the Texas & Pacific Railroad, a potential partner for the projected line, Eddy was undeterred. He traveled to Pennsylvania to meet with executives of the coal industry.<sup>5</sup> A group of El Paso investors, promoting the shorter El Paso to White Oaks Railway, were the first to file incorporation letters for the projected line.<sup>6</sup> Eddy rallied his investors, and with the aid of his friend William Ashton Hawkins (an El Paso attorney), trumped that endeavor, incorporating the new line in New Mexico and Texas as the El Paso Northeastern Railroad Company.<sup>7</sup>

Charles, in partnership with his younger brother John, laid the first section of line in 1897, covering the distance between El Paso and Alamogordo. At Alamogordo, they built a line east, called the Alamogordo and Sacramento Mountain Railway, reaching the timber mills in the Sacramento Mountains. The brothers platted a new town, Alamogordo, over what was formerly part of the Oliver Lee Ranch.

The less strenuous climb to Carrizozo included a twenty-one mile detour to Capitan to access the newly discovered coalfields at Salado.<sup>8</sup> While the coalfields proved disappointing, and a line to White Oaks proved unfeasible, Charles Eddy continued his progress toward his long-held ambition to connect with the Rock Island Railway. Despite labor setbacks, including a boiler maker's strike in Carrizozo, geographical challenges, and inclement winter weather, a spike was driven on a frigid morning on February 1, 1902, in Santa Rosa, completing Eddy's ambition to build a "transcontinental" railroad.<sup>9</sup>

Three years later, the Eddys sold the El Paso and Northeastern Railroad to the Phelps Dodge Company, which renamed it the El Paso and Southwestern Railroad. By this time the railroad extended beyond Santa Rosa to Dawson, where Phelps Dodge had recently acquired coal fields to power its smelting operations.

### Early Carrizozo

At the time of its founding in 1899, Carrizozo (sometimes called Carrizozo Flats), was still overshadowed by the gold mining economy of White Oaks.<sup>10</sup> The first state business directory

<sup>4</sup> David F. Myrick, *New Mexico's Railroads*, 1990, 71.

<sup>5</sup> *Ibid.*, 74.

<sup>6</sup> *Ibid.*, 75.

<sup>7</sup> *Ibid.*

<sup>8</sup> Stearns, 1987, 2.

<sup>9</sup> David F. Myrick, 1990, 91.

<sup>10</sup> Robert Julyan, *The Place Names of New Mexico*, 1996, 65-66.

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entry for Carrizozo in 1905 identifies it as a railroad town and cattle shipping point with a population of 100. Rancher and future governor William C. McDonald, who “had gained control of the range” along with a few English and Scottish cattle syndicates, dominated the industry with his Carrizozo Cattle Ranch Company.<sup>11</sup>

The railroad selected Carrizozo as its division point, resulting in the construction of a brick roundhouse with twelve stalls, machine shops, and a railyard of twelve tracks. The local newspaper claimed Carrizozo was “the natural distributing point for north, south, east and west... bound to become, sooner or later, the chief town in a larger section of country, and develop into city proportions.”<sup>12</sup>

### The Development of Carrizozo

During this period, a subsidiary of the railroad, the Alamogordo Improvement Company, began to plat a townsite. In 1906, Ira O. Wetmore, an Iowa-born Lincoln County rancher, took over the project, renaming it the Carrizozo Townsite Company.<sup>13</sup> The resulting plat, the Original Townsite, created an orthogonal grid with the intention to establish businesses on both sides of the tracks. The plat was divided into commercial blocks of sixteen narrow, twenty-five-foot business lots backed by twenty-five-foot alleys. The main streets were uniformly sixty-foot wide. Contrary to the intention of the plat, businesses developed only on the north side of the tracks.

El Paso Avenue, facing the depot on the north side of tracks, developed with typical railroad-oriented commerce, including a telegraph office, multiple false-front stores, bars, billiards halls, and, necessary in a railroad town, inexpensive rooms for rent. With the rough-and-tumble crowd came the inevitable businesses of ill repute. John Dick Adams, a Texas native, ran one of these, a combination pool and dance hall north of the city limits. A January 6, 1908 citizens’ petition protested the establishment, characterizing it as a “house of ill fame occupied by loose women.”<sup>14</sup>

For the genteel passenger class, many taking the *Golden State Limited* from Los Angeles to Chicago, the railroad offered a two-story hotel with thirty steam-heated rooms. The Carrizozo Eating House was an “elegant dining room... with white-linen tablecloths and napkins, fine silver and waitresses especially trained to serve the most discriminating clientele.”<sup>15</sup>

Rock Island Avenue, the opposing street on the south side of tracks, and also part of the original plat, did not develop as robustly, and emerged as the Hispanic side of town, *Bordita*, or Mexican Town, populated with a few grocery stores, a social hall, and a Roman Catholic Church.

<sup>11</sup> Stearns, 1987, 4.

<sup>12</sup> *Carrizozo News*, November 20, 1908, 1.

<sup>13</sup> Ann Buffington, “A Tour of Historic Buildings in Carrizozo, New Mexico,” 1998, no page.

<sup>14</sup> Quoted in Stearns, 1987, 8.

<sup>15</sup> Stearns, 1987, 4.

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But neither El Paso nor Rock Island avenues developed to the Carrizozo Townsite Company's satisfaction. A 1908 account of a fire on El Paso Avenue mentions buildings that had been vacated, and in one case, a structure owned by a West Virginia landlord that "was [unoccupied], except by hoboes."<sup>16</sup>

Sanborn Fire Insurance Maps reveal that this street with prime railroad frontage had dozens of undeveloped lots as late as 1930. Following the discontinuation of passenger service in 1965, buildings along the length of the street were demolished and only the concrete sidewalk and foundations remain.

Competing with (or complementing) El Paso Avenue was Main Street, a wide thoroughfare located several blocks west of the railroad depot. Main Street was the commercial corridor of the McDonald's Addition, a mainly residential plat developed by William C. McDonald. In contrast to Wetmore's plat, McDonald's plat offered 130-foot-long lots, creating an opportunity for longer commercial buildings or houses with a garage at the rear. Laid in a true north-south orientation, the 80-foot-wide Main Street divided the commercial district from a residential area to the north and west.

Early surviving photographs show Main Street (now sections of Central and E Avenues) lined with small one-story, wood gable- or false-front businesses. Of these, only the false-front Long and Harkey Tin Shop survives (1106 E Avenue). This line of businesses was bookended by a two-story hotel at the south (demolished) and the Exchange Bank building at the north end (1100 E Avenue). Construction of the Exchange Building began in 1907, when William C. McDonald moved the bank from the declining White Oaks community to Carrizozo. The building was completed by local-contractor Frank English, a carpenter from Pennsylvania, who had recently moved to town and became Carrizozo's major homebuilder in the 1910s.

The awkward meeting of the Original Townsite and McDonald's Addition required Wetmore to adjust his plat in 1908. Prior to the adjustment, the streets approaching the McDonald's Addition from the east were blocked on Wetmore's plat. The modification, according to a newspaper account, was done in order "to harmonize the differences between townsite owners," with the newspaper assuring its readers that "Carrizozo is just one town, with one people."<sup>17</sup> Around this time, Wetmore enticed California investors to take over the financing of his company, advertising that with its "quick returns, large profits, the Carrizozo Townsite Site property is now the best investment in the Southwest."<sup>18</sup>

The town offered an array of services, but the railroad was its main employer. Now under the ownership of the El Paso and Southwestern Railroad, it employed hundreds of workers. Railroad work included low-skill labor, section workers, call boys, electricians, brakemen, engineers, clerks, timekeepers, conductors, inspectors, cashiers, and clerks. The railroad was such strong

<sup>16</sup> *Carrizozo News*, November 20, 1908, 1.

<sup>17</sup> *Carrizozo News*, July 10, 1908, 1.

<sup>18</sup> *Carrizozo Outlook*, January 18, 1907; as quoted in Stearns, 1987, 81.



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component of community life that the local newspaper printed a “Railroad and Shop News” column, providing descriptions of the minutiae of railroad personnel. Working around the clock, railroad employees who required temporary sleeping quarters, were served by boarding houses and homes with rooms for rent, which were spread across Carrizozo.

By 1915, Carrizozo supported a population of 1,000, a gain of nearly 900 over the previous decade. During that ten-year span, the community developed as a railroad hub, center of trade, banking services location, and a distribution point for ranch products, fruit orchards, and mines in the immediate area. Carrizozo, after a long fight, emerged as the seat of county government in 1909. The town included a new school, several churches, and a theatre. The town supported several physicians, attorneys, bankers, and real estate and insurance agents. The railroad built for its workers, at a cost of \$16,000, the Railroad Club House, a substantial Mission Revival-style building.

Aside from the railroad, ranching and mining constituted Carrizozo’s chief industries. The town had its own weekly paper, *The Carrizozo News*. The community had its own source of electricity, courtesy of the Wild Cat Leasing Company mine in White Oaks, and telephone service provided by the Mountain States Telegraph and Telephone franchise (904 12<sup>th</sup> Street).<sup>19</sup> A telephone directory from 1916 lists less than 100 telephone numbers in Carrizozo, with a few “long distance” entries for individuals living in Nogal, Oscura, and Lincoln.

In the mid-1910s, town boosters, such as Ira O. Wetmore and Henry Lutz, began to develop lots that they owned along 12<sup>th</sup> Street. This street, then Alamogordo Avenue, emerged as a third commercial corridor. Just a block west of El Paso Avenue, Alamogordo was the next logical step for commercial development.

In 1915, Wetmore took four lots on the east end of Alamogordo Avenue and developed an adobe office, hall, garage, and automobile parts store and the town’s first movie theater (501-505 12<sup>th</sup> Street). Reportedly, Ira Wetmore owned first automobile in Carrizozo (a 1908 REO touring car), which the *Carrizozo News* saw as evidence of “metropolitan conditions,” and opened the Carrizozo Auto Company (503 12<sup>th</sup> Street).<sup>20</sup> A year later, Vincent Reil opened a garage three blocks away (demolished). The Carrizozo Auto Company, a Ford dealership, dominated automobile sales and repair until Vincent Reil opened his City Garage, a Buick dealership, on the north side of town in the 1920s. The Wetmore Building, later the El Cibola Hotel (501 12<sup>th</sup> Street), completed in 1915-1918, completed the block and promised to be the “largest office and store building in town.”<sup>21</sup>

<sup>19</sup> Stearns 1987, 99.

<sup>20</sup> *Carrizozo News*, June 12, 1908, 1. The Carrizozo Automobile Co., LTD for which Ira O. Wetmore built an earlier garage on the corner of El Paso Avenue and Third Streets (demolished). The earlier automobile company leased two “machines” driven by chauffeur Walter Hyde. *Carrizozo News*, June 26, 1908, 5.

<sup>21</sup> *Carrizozo News*, June 1, 1917, 1.

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Prior to construction of the Crystal Theatre (505 12<sup>th</sup> Street), movies were shown *al fresco* in an airdome powered by an overhauled boiler and engine borrowed from the town's ice plant.<sup>22</sup> The newspaper reported that the new theatre opened with "a large double piano with so many attachments that it sounds like a full-fledged band." Awestruck by the gold-finish screen, the paper concluded that "management has spared no expense" in appointing the interior.<sup>23</sup>

The following year Henry Lutz, a German-born merchant and wealthy sheep rancher, commissioned the construction of the two-story Lutz Building. It became the new location of the Carrizozo Trading Co., the largest general merchandise in town (401 12<sup>th</sup> Street). The project was awarded in April 1917 to contractors Swope & Greenwood of Springer, New Mexico, for \$35,000.<sup>24</sup>

The store opened on the evening of February 25, 1918. Lutz, a teetotaler, served everyone Bevo, a non-alcoholic beer, "dispensed by two beautiful young ladies," as the "whole seething mass of humanity began to move to ... the rhythmic measure" of Nash Band from El Paso.<sup>25</sup> The newspaper marveled that the mayor had boosted the pride of the citizens of Carrizozo with a building of modern appointments "of such a nature that they would reflect credit upon cities many times larger than our own."<sup>26</sup> Carrizozo was incorporated 1916, and Henry Lutz became the town's first mayor the following year.<sup>27</sup>

### Merchants of Main Street

Like many emerging towns in New Mexico in the early 20<sup>th</sup> century, Carrizozo's business district included a mix of races and nationalities. Based on business directory entries, the majority of downtown businesses were owned by individuals with Anglo-European or German-Jewish surnames, a pattern not uncommon in New Mexico.

The German-Jewish merchants arrived from mostly Eastern Europe, especially Russia, between the 1880s and turn-of-the 20<sup>th</sup> century. Unlike the earlier waves of immigration that followed the Santa Fe Trail or hunkered down at established rail points, the third and fourth waves of Jewish immigrants were latecomers searching for new markets in the far-flung corners of the Territory because the main markets in Albuquerque, Las Vegas, and Santa Fe had already been saturated.

Born in 1862, Albert Ziegler, a Carrizozo dry goods merchant, immigrated with his family to the United States in 1882. He became a naturalized citizen in 1892. In the 1880s, Albert and his older brother Jake came to the West and settled in White Oaks, where, in 1886, they established general merchandise.

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<sup>22</sup> Stearns, 1987, 94.

<sup>23</sup> *Carrizozo News*, September 10, 1915; as quoted in Stearns, 1987, 102.

<sup>24</sup> *Carrizozo Outlook*, April 13, 1917; as cited in Stearns, 1987, 116.

<sup>25</sup> *Carrizozo News*, March 1, 1918, 1.

<sup>26</sup> *Ibid.*

<sup>27</sup> *Carrizozo Outlook*, May 9, 1913; as quoted in Stearns, 1987, 89.

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The brothers soon moved to Carrizozo. Albert was a partner in Ziegler & Cantrell, a meat market, and a few years later, he and his brother opened Ziegler Bros, a general merchandise at the west end of Alamogordo Avenue (400 12<sup>th</sup> Street), which they advertised as the “The House of Good Taste.” By the mid-1920s, Albert had become sole proprietor of the business and expanded with a second storefront to the south.

While many nationalities had helped build the railroad, none had stayed in Carrizozo to participate in its development. Chinese townspeople, who were characterized in the local newspaper in the most racist terms, were sometimes caught in the railyard attempting to illegally board trains bound for the east.<sup>28</sup> Carrizozo became a border point of illegal entry, with its railyard patrolled by immigration officers. Local memory holds that there was once a Chinese bar on E Avenue, at the location of a post-war café (1108 E Avenue), but census records and the city directory do not record any Asian American presence in the community.

The Hispanic population, with many natives to the region, mostly lived south of the railroad. Unlike other railroad communities, there was no tunnel or pedestrian bridge for access to the main commercial areas of town. Anglo-European sentiments about Hispanics, “Mexicans” as they were often described, varied from the paternal to the romantic. A front-page editorial in the January 22, 1909 issue of the *Carrizozo News* centered on a concern of the time that Hispanics should use English as their primary language. The writer, who went by the *nom du plume* of Uncle Sam, struck a particularly paternal tone when he wrote that the “only way out of this is to educate them in English, and until this is done, disfranchise them.... If they prefer to cling to the Spanish let them have it; they can live their gypsy-like lives in isolation, injuring no one as much as themselves.”<sup>29</sup>

Hispanics, including those documented in the 1910 census as originating from “Old Mexico,” were employed with the railroad. Their inroads into commercial activities appear limited, with only one business, a grocery store, identified as owned by a Hispanic in the 1915 state business directory.<sup>30</sup>

### Carrizozo during the First World War

With the United States’ entry into World War I, Carrizozo emerged as a supply point for Fort Stanton, thirty-four miles to the southeast. Erected in 1855 as a military outpost, it was revived in the late 19<sup>th</sup> century as a tuberculosis hospital for the Merchant Marine. In 1918, parts of the fort were renovated to treat wounded soldiers returning from Europe. Troop trains also stopped in Carrizozo on their way to Fort Bliss.

<sup>28</sup> *Carrizozo News*, January 1, 1909, 1.

<sup>29</sup> *Carrizozo News*, January 22, 1909, 1.

<sup>30</sup> This was a grocery store owned by Sabino Viadurri, a 27-year-old Mexican immigrant, who came to the United States in 1905. He first lived in Alamogordo before opening a grocery in Carrizozo on the opposite side of the tracks. He would go on to become a businessman, operating one of the longest running grocery and mercantiles in Carrizozo.

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By 1918, Carrizozo had drained most of the businesses and population from White Oaks. Lee H. Rudisille, an early White Oaks miner and part publisher of the *Lincoln County Leader*, gave the old mining town a “send-off” in an editorial printed on the first page of the *Carrizozo News*. Writing of those who have “looked with tired, pitiful eyes, and waited with wistful, sorrowful longing for better things — for the old town to come to its own — there is ... the paralyzing force of the ancient truism that ‘Hope long deferred maketh the heart sick.’”<sup>31</sup> By 1920, Carrizozo emerged as the dominant town in Lincoln County. It included new concrete sidewalks and three prosperous banks.

### The Cattle Panic of 1924

From World War I until 1920, prices for cattle and cash crops ran high. In the three years running up to 1920, the price of cattle reached a new level, and “optimism prevailed everywhere throughout the western cattle country.”<sup>32</sup> This optimism, as reported in one study of New Mexico ranches, led to a frenzy, as “excessive [bank] loans were easy to obtain [and] encouraged in many cases by credit agencies, especially those operating locally.”<sup>33</sup>

Carrizozo’s two banks, the Exchange and the Lincoln State, succumbed to this trend. With many ranchers on their boards of directors, the banks issued too many loans, believing that the inflated values would last. But the cattle market bottomed out. Prices declined nearly fifty-five percent from 1918 to 1921, leaving both ranchers and bankers in debt.<sup>34</sup> Smaller ranches closed as they sold their cattle at low prices in Mexico.

In October 1923, three Lincoln County banks closed in quick succession. With the shuttering of the Lincoln State Bank on October 30, the usually boosterish *Carrizozo News* admitted on its front page that it “goes without saying that this third bank disaster, during a period of less than one month, creates an additional burden on the commercial life of Lincoln County.”<sup>35</sup>

Numerous residents of Carrizozo were affected by this “burden,” including the former mayor Henry Lutz, who lost his two-story Carrizozo building to debt.<sup>36</sup> As early as 1917, Mayor Lutz warned that the town was too dependent on the railroad and stock industry “for our growth and sustenance.”<sup>37</sup> The resulting financial downfall has been variously called the “Cattle Panic” or “Livestock Panic” of 1924. It affected many Carrizozo citizens, including Arthur (Art) J. Rolland, a druggist and vice president of the Lincoln State Bank, who lost his first pharmacy, opening another a year later at 410 12<sup>th</sup> Street; Clarence Spence, a sheep rancher, who lost his

<sup>31</sup> *Carrizozo News*, August 23, 1918, 1+.

<sup>32</sup> A. L. Walker and J. L. Lantow, *A Preliminary Study of 127 New Mexico Ranches in 1925, 1927, 77*.

<sup>33</sup> *Ibid.*

<sup>34</sup> *Ibid.*

<sup>35</sup> *Carrizozo News*, November 2, 1923, 1.

<sup>36</sup> Ann Buffington, 1998, no page.

<sup>37</sup> Public address printed in *Carrizozo News*, March 9, 1917, 1.

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two-story brick house in the panic; and George L. Ulrick, the vice president of the Exchange Bank, who also lost his house.

The citizens of Carrizozo and Lincoln County, having “accepted the calamity philosophically,” turned to the county’s biggest taxpayer for help.<sup>38</sup> Worrying about the continuation of area schools, local officials approached officers of the El Paso & Southwestern Railroad with a proposition that the railroad would pay fifty percent of its taxes in advance to keep the county solvent. The railroad agreed and communicated that they would consider paying the rest before the end of the year. The local newspaper acknowledged that the “munificent action of the company can scarcely overestimated.”<sup>39</sup>

But the disaster continued and on December 3, 1923, the Lincoln County Board of Finance held a special meeting over concerns that bonds held by the Exchange and Lincoln State banks would continue to be available to fund schools and to cover claims against the county.<sup>40</sup> In 1932, the State of New Mexico sued the Fidelity & Deposit Company of Maryland, the surety covering Lincoln State Bank, to recover the county’s money.

### The New Deal in Lincoln County

In many ways, the Great Depression arrived early in Carrizozo. It unknowingly became part of an often underreported trend in rural communities that suffered bank failures in the early- to mid-1920s, several years before the stock market crash of 1929. Agricultural distresses, such as the ones experienced in Lincoln County in 1923, caused, in one estimation, eighty percent of the rural bank failures in the 1920s.<sup>41</sup> These failures paralyzed the local business community and limited the ability of the Lincoln County government to remain solvent and functioning.

In agricultural communities, such as Carrizozo, the Great Depression delivered its blow to farmers and ranchers via plummeting crop prices and massive property foreclosures. As in many rural communities across the country, the Depression affected Lincoln County in ways that both weakened and strengthened Carrizozo.

The change from recovery planning to direct work-relief, as first initiated with the Civil Works Administration (CWA), radically altered the course of the New Deal in New Mexico. Initiated in November 1933, the federal program immediately put to work 8,250 unemployed men in New Mexico.<sup>42</sup> During its short time of operation, the CWA worked on improving several roads in Lincoln County. The short-lived program was derided for its “leaf-raking projects” and was ultimately a failure.

<sup>38</sup> *Carrizozo News*, October 12, 1923, 1.

<sup>39</sup> *Carrizozo News*, October 19, 1923, 1.

<sup>40</sup> *Carrizozo News*, December 7, 1923, 1.

<sup>41</sup> Lee J. Aslton, “Why Do Banks Fail? Evidence from the 1920s,” 1994, 1.

<sup>42</sup> *Lincoln County News*, December 1, 1933, 1.

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The Work Progress Administration (WPA), which replaced the CWA, was launched in 1935. The WPA developed programs that made lasting contributions to towns across New Mexico. One of the twenty-eight WPA projects initiated in Carrizozo radically changed the town's physical design and prepared it for a third commercial area. Improvements to U.S. Highways 54 and 380 were undertaken under several federal relief projects in the 1930s. These highways made an awkward path through town with a series of right angles. The modifications began in 1934, under a New Deal program aimed at improving municipal transportation. Created by Executive Order of June 16, 1933, under the National Industrial Recovery Act, the program provided \$400,000,000 to states for highway construction.

The program was used in Carrizozo, along with WPA labor, to build an underpass below U.S. Highway 380 at the north side of town. An editorial in the *Lincoln County News* promoting the project called it a "vast improvement" and promising it would result in "actual help" to the entire community.<sup>43</sup>

A second New Deal-financed program realigned U.S. Highway 54 through the town, resulting in perhaps the biggest impact. The highway included an eighty-foot width and was bordered by a sixty-foot railroad reserve tract. Main Street formed the basis of the new alignment. At Tularosa Avenue (now Central Avenue), the route turned northeast following the street until it exited town.

With few of the lots developed along Tularosa Avenue, the minimum seventy-foot right-of-way could be achieved with little demolition of existing structures. The improved alignment created an even flow of traffic in and out of town. The roads making up the new alignment were renamed Central Avenue. As part of the project, the WPA lined the avenue with approximately 5,830 feet of rock-constructed curb and gutter. In September 1937, the project employed eighteen men from the local relief rolls.<sup>44</sup>

Adjacent to the highway work along Central Avenue, a separate New Deal program was developed to meet the town's long-held ambition for a city park. The Original Townsite Plat did not include a park, so in 1908 citizens worked with the townsite development company and railroad to plan a park between El Paso Avenue and the railroad tracks.<sup>45</sup> In anticipation of the project, the railroad cleared a number of derelict buildings, but it is unclear whether the park was constructed, as it does not appear on Sanborn Fire Insurance Company maps. In the early 1930s, the Carrizozo Business Men's Club began a campaign to build a park. The club raised enough money through subscriptions (at \$150.00 each) to buy sixteen empty lots between then Alamogordo and Tularosa avenues, which up until that time was "a catch-all for loose papers, weeds, and tin cans."<sup>46</sup> Contributors to the campaign included the merchant Albert Ziegler, the grocery owner Sabino Viadurri, the builder Frank A. English (who sat on the park committee),

<sup>43</sup> *Lincoln County News*, February 16, 1934, 1.

<sup>44</sup> Letter to Fred G. Healey, from Ricard Gardner, September 2, 1937, WPA Project File, 65-85-1199.

<sup>45</sup> *Carrizozo News*, June 12, 1908, 1.

<sup>46</sup> *Lincoln County News*, March 13, 1936, 1.

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Rolland's Drug Store, and thirty-two other individuals and/or businesses, who contributed from \$1.00 to \$10.00 to buy lots.<sup>47</sup>

Substantial help arrived in 1935 when the Federal Emergency Relief Administration provided a matching grant of \$250 and approximately \$2,500 in labor to build the park.<sup>48</sup> Work included constructing sidewalks, planting trees, building a windmill, erecting a water fountain, and installing sod, which was done by the local CCC camp stationed north of town.<sup>49</sup> The *malpais*-constructed fountain in the center of the park included a spider-like figure, which may have also been constructed by the WPA.<sup>50</sup> The *Lincoln County News* predicted it would become the "beauty spot of Carrizozo," and for many years it served as the site of the annual Christmas celebration and political rallies.

Farther north along the new highway alignment, the WPA built an impressive, temple-like edifice to house the Lincoln County School Library (402 Central Avenue) in 1937. Formerly maintained in the basement of the Masonic Hall, the library was part of the county Board of Education's effort to assist rural teachers.<sup>51</sup> Erected over a basement, the building is flanked by pilasters, giving it the formality of a Greek temple and the monumentality of the PWA *Moderne* style. Inlaid letters above the entry read, "The Fountain of Wisdom Flows through Books." The local newspaper called it the "the most valuable asset of which the town and county may boast."<sup>52</sup>

### Carrizozo after the Second World War

Transportation remained among the continuing challenges to the business community and the prosperity of Carrizozo. A rumor had circulated that Highway 54 would bypass Carrizozo by two miles. Part of the original slate of U.S. highways designated by the Joint Board on Interstate Highways in 1926, the growth of U.S. 54 had mostly stalled in comparison to its contemporaries. Starting in the Pittsfield, Illinois, the highway worked its way southwest to its terminus in Vaughan, New Mexico. It was unpaved for most of its length.

Starting in the 1940s, the highway's prospects began to improve, when the north and south termini were shifted to Chicago and El Paso. Towns along its projected route, such as Carrizozo, scurried to keep the highway in their communities.

A rumor had circulated that the soon-to-be improved alignment would bypass Carrizozo by two miles. In June 1945, Carrizozo launched a campaign to secure Highway 54. What had been improved in the 1930s with the creation of Central Avenue, appeared to be in jeopardy. An

<sup>47</sup> *Lincoln County News*, November 16, 1934, 1.

<sup>48</sup> *Lincoln County News*, January 18, 1935, 1.

<sup>49</sup> *Lincoln County News*, March 13, 1936, 1.

<sup>50</sup> The project may be tied to a second rock curb program which started in 1937.

<sup>51</sup> *Lincoln County News*, December 190, 1937, 1.

<sup>52</sup> *Lincoln County News*, January 21, 1938, 1.

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editorial in the *Alamogordo News* characterized Carrizozo's potential loss of the highway as a "calamity."<sup>53</sup> Two week later, F. G. Healey, the New Mexico State Highway Engineer, wrote to Carrizozo's representative of the New Highway 54 Association that "every effort will made by the Department to continue the route through the town as it is present, or on such other streets as may serve the interests of all concerned."<sup>54</sup>

A decade later the state affirmed Central Avenue as the route of the Highway 54, and in 1952 the state signaled that it would release money to pave the entire highway across New Mexico. This stability enabled property owners along Central Avenue to construct buildings and develop automobile-related business.

The Ortiz brothers, Sallie and Kino, constructed the Park Motel, a twelve-unit building with an L-shaped plan. It was situated at a triangle created by the intersection of Highway 54 and 12<sup>th</sup> Street (1514 12<sup>th</sup> Street). The motel opened on March 27, 1953, followed two days later by the Yucca Grill, a restaurant on 12<sup>th</sup> Street (411 12<sup>th</sup> Street). Other new businesses built in 1953 adjacent to/or near Highway 54 in Carrizozo included the Vega Feed and Grocery (outside of district) and the Harkey Company Realty building (1104, 1106 and 1108 Dulce Avenue). Other auto-related businesses include the Petty Motel (501 and 503 Central Avenue) and the Phillips 66 service station (508 Central Avenue), Sarge's Drive-In Café (outside of district) and a Tastee-Freeze (demolished) soon followed.

The owners of these businesses most likely hoped that the improved highway, as anticipated by one of its local promoters, would become a "a very attractive route for tourists and trucks from Chicago to the West" relieving "traffic over Highway 66 and 60, which are now taxed to capacity."<sup>55</sup>

In late December 1953, the Brown Construction Company of Albuquerque finished constructing the 33.4 miles of Highway 54 between Corona and Carrizozo, representing the last unpaved stretch of the 1,498-mile-long, seven-state highway. The paving project, however, continued into the summer of 1954.

On August 1, 1954, the completion was celebrated by nearly 3,000 people at a gathering six miles north of Carrizozo, where the old and new highways met.<sup>56</sup> The crowd was entertained by the Carrizozo High School marching band and other local musicians and barbecue was served. Governor Edwin L. Mechem, who led efforts to release money to pave the highway, arrived to cut the ribbon in a 1908 Buick.<sup>57</sup>

<sup>53</sup> *Alamogordo News* editorial printed in the *Carrizozo Outlook*, June 1, 1945, 1.

<sup>54</sup> F. G. Healey, letter to Dr. R. E. Blaney, June 18, 1945, as reprinted in the *Carrizozo Outlook*, June 22, 1945, 1.

<sup>55</sup> Paraphrase of Representative L.S. Drake, as published in *Lincoln County News*, October 2, 1953, 1.

<sup>56</sup> *Lincoln County News and Carrizozo Outlook*, July 30, 1954, 1.

<sup>57</sup> Between 1951 and 1954, approximately 175 miles of New Mexico's 360 miles of U.S. Highway 54 was newly constructed or rebuilt at a cost of \$5,253,925, representing nearly 11% of all the funds expended on all state highway during the same period. *Lincoln County News and Carrizozo Outlook*, August 6, 1954, 1.



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In a short speech, Governor Mechem concluded by saying that the highway was “now in a position to carry a lot of transcontinental traffic.” Others had a more sanguine view of the highway’s impact on Carrizozo and Lincoln County. In an earlier signed editorial in the *Lincoln County News and Carrizozo Outlook*, Lincoln County Clerk James Earl Harcrow attempted to create a bridge between those who thought being on Highway 54 “will greatly benefit by the increased traffic volume of tourist traffic in the near future” and others who “believe we will hardly notice the increase.”<sup>58</sup> Striking a balance, Harcrow concluded that he “was inclined to believe that the increase in traffic and tourist trade will be a gradual increase.”<sup>59</sup>

The county clerk’s prediction was correct. Carrizozo was not immediately overwhelmed with tourist traffic. In the late 1950s and 1960s, a small transportation-related hub developed north of downtown, at the junction of U.S Highways 54 and 380. As a result, the downtown highway-related businesses began to suffer.

In 1955, as Carrizozo was celebrating the completion of Highway 54, the railroad switched from steam power to diesel-electric locomotives.<sup>60</sup> Diesel engines did not require as much maintenance, or any water, as did the earlier steam-powered locomotives. With the arrival of the new locomotives, Carrizozo’s function as a water stop-over and locomotive repair facility, ceased to exist. Later, centralized train control further eroded Carrizozo’s railroad economy.

There was a short period in the mid-1950s when the town saw a small boost in its population and economy. In 1952, the Red Canyon Range Camp, a Nike Ajax missile training facility attached to the White Sands Proving Ground, was established fifteen miles west of Carrizozo. The training camp was initially a “temporary” backwater operation of Fort Bliss. But when the threat of Soviet missile capacity heightened, additional personnel were relocated to Carrizozo.

To accommodate their families, the Pettys, who ran the dry good/hardware store on 12<sup>th</sup> Street, trucked in twenty pre-fabricated housing units from Fort Bliss to their property on the south side of Highway 380.<sup>61</sup> For a brief period, Carrizozo’s old downtown and Central Avenue hummed with activity. But in August 1959, the U.S. Army Ordinance Corps closed the facility, removing from Carrizozo 200 men and their families.

In the mid-1960s, Carrizozo’s railroad infrastructure began to be dismantled, including the demolition of the depot, the club house, and the Carrizozo Eating House hotel. The roundhouse, which was initially threatened with demolition in 1937 with WPA funds, was demolished in the mid-1980s. More recently, the last evidence of the railroad, a brick section house outside of the historic district, was torn down.

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<sup>58</sup> *Lincoln County News and Carrizozo Outlook*, July 30, 1954, 1.

<sup>59</sup> *Ibid.*

<sup>60</sup> Ann Buffington, 1998, no page.

<sup>61</sup> *Lincoln County News and Carrizozo Outlook*, August 20, 1954, 1; Mike Petty, conversation with John W. Murphey, June 19, 2015. After the closure of the missile training camp in 1959, the duplexes were converted into Lava Vista Court, of which a few units still remain.

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In response to the loss of industry and the collapse of the local economy, the Carrizozo Woman's Club, which had always been one of prime drivers of the town's civic life, held a special forum on April 6, 1965, on the subject of bringing industry to Carrizozo. Described in the newspaper as "one of the largest turnouts of people interested in progress," the Woman's Club introduced their "Industry for Carrizozo" project, which championed forming an industrial corporation which could attract new industry to the city. The mayor appointed a commission to look into the matter, but Carrizozo did not attract further industry.

In the 2000s, the faltering downtown began attracting investors and artists from outside of New Mexico. Investment has so far focused on 12<sup>th</sup> Street and includes the renovated Rolland's drugstore, which was turned it into a coffee shop. The Lutz Building was converted to a photograph gallery and artist studios. More than half a dozen commercial buildings on 12<sup>th</sup> Street have been renovated in recent years.<sup>62</sup>

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<sup>62</sup> Joseph Stearns, conversation with John W. Murphey, November 20, 2014.

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**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register: two buildings
- 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):** \_\_\_\_\_

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**10. Geographical Data**

**Acreeage of Property** Approximately 18.6 acres

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Use either the UTM system or latitude/longitude coordinates

**Latitude/Longitude Coordinates (decimal degrees)**

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

- |                     |                    |
|---------------------|--------------------|
| A. <u>33.642830</u> | <u>-105.879120</u> |
| B. <u>33.643602</u> | <u>-105.876061</u> |
| C. <u>33.643584</u> | <u>-105.874610</u> |
| D. <u>33.642386</u> | <u>-105.874984</u> |
| E. <u>33.640422</u> | <u>-105.878018</u> |
| F. <u>33.642062</u> | <u>-105.878568</u> |

**Or**

**UTM References**

Datum (indicated on USGS map):

NAD 1927 or  NAD 1983

- |          |           |           |
|----------|-----------|-----------|
| 1. Zone: | Easting:  | Northing: |
| 2. Zone: | Easting:  | Northing: |
| 3. Zone: | Easting:  | Northing: |
| 4. Zone: | Easting : | Northing: |

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

The historic district boundary is indicated by a heavy red line on the attached map, no scale. The vertices of the delineated polygon are marked by the six points of latitude and longitude identified in Section 10.

**Boundary Justification** (Explain why the boundaries were selected.)

The historic district boundaries represent the highest concentration of historic commercial buildings in downtown Carrizozo.

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### 11. Form Prepared By

name/title: John W. Murphey  
organization: FirstLight Consulting  
street & number: 2833 Plaza Verde  
city or town: Santa Fe state: NM zip code: 87507  
e-mail: Firstlightconsulting@gmail.com  
telephone: 505-577-7593  
date: September 15, 2015

### State Historic Preservation Office Staff

name/title: Steven Moffson / State and National Register Coordinator  
organization: New Mexico Historic Preservation Division  
street & number: 407 Galisteo Street, Suite 236  
city or town: Santa Fe state: NM zip code: 87501  
e-mail: steven.moffson@state.nm.us  
telephone: 505-476-0444  
date: November 5, 2015

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### Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

### Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Carrizozo Commercial Historic District  
Name of Property

Lincoln, NM  
County and State

## Photo Log

**Name of Property:** Carrizozo Commercial Historic District

**City or Vicinity:** Carrizozo

**County:** Lincoln

**State:** New Mexico

**Photographer:** John W. Murphey

**Negative Filed:** Digital file maintained at New Mexico Historic Preservation Division

**Date Photographed:** October 2015

### Description of Photograph(s):

Number of photographs: 27

1 of 27. South end of 12<sup>th</sup> Street, photographer facing northeast.

2 of 27. The 300 block of 12<sup>th</sup> Street, photographer facing northeast.

3 of 27. E (left) and Central (right) avenues, photographer facing northeast.

4 of 27. The 400 block of Central Avenue, photographer facing northwest.

5 of 27. 304 12th Street, Bill Nickels Hardware, photographer facing northwest.

6 of 27. 314 12th Street, Charlie Mayer's Grocery, photographer facing northwest.

7 of 27. 400 12<sup>th</sup> Street Ziegler Bros General Merchandise/Petty's, photographer facing southwest.

8 of 27. 401 East 12th Street, Lutz Building/Carrizozo Trading Company, photographer facing northeast.

9 of 27. 410 12<sup>th</sup> Street, Rolland's Drugstore, photographer facing northwest.

10 of 27. 411 12th Street, Yucca Bar & Grill/Sargent's Yucca Club, photographer facing northeast.

11 of 27. 415 12th Street, Carrizozo Mercantile Company, photographer facing northeast.

12 of 27. 501 12th Street, Wetmore Building/El Cibola Hotel, photographer facing southeast.

13 of 27. 505 12th Street, Chrystal/Lyric Theater, photographer facing northeast.

14 of 27. 509 East 12th Street, United States Post Office, photographer facing northeast.



Carrizozo Commercial Historic District  
Name of Property

Lincoln, NM  
County and State

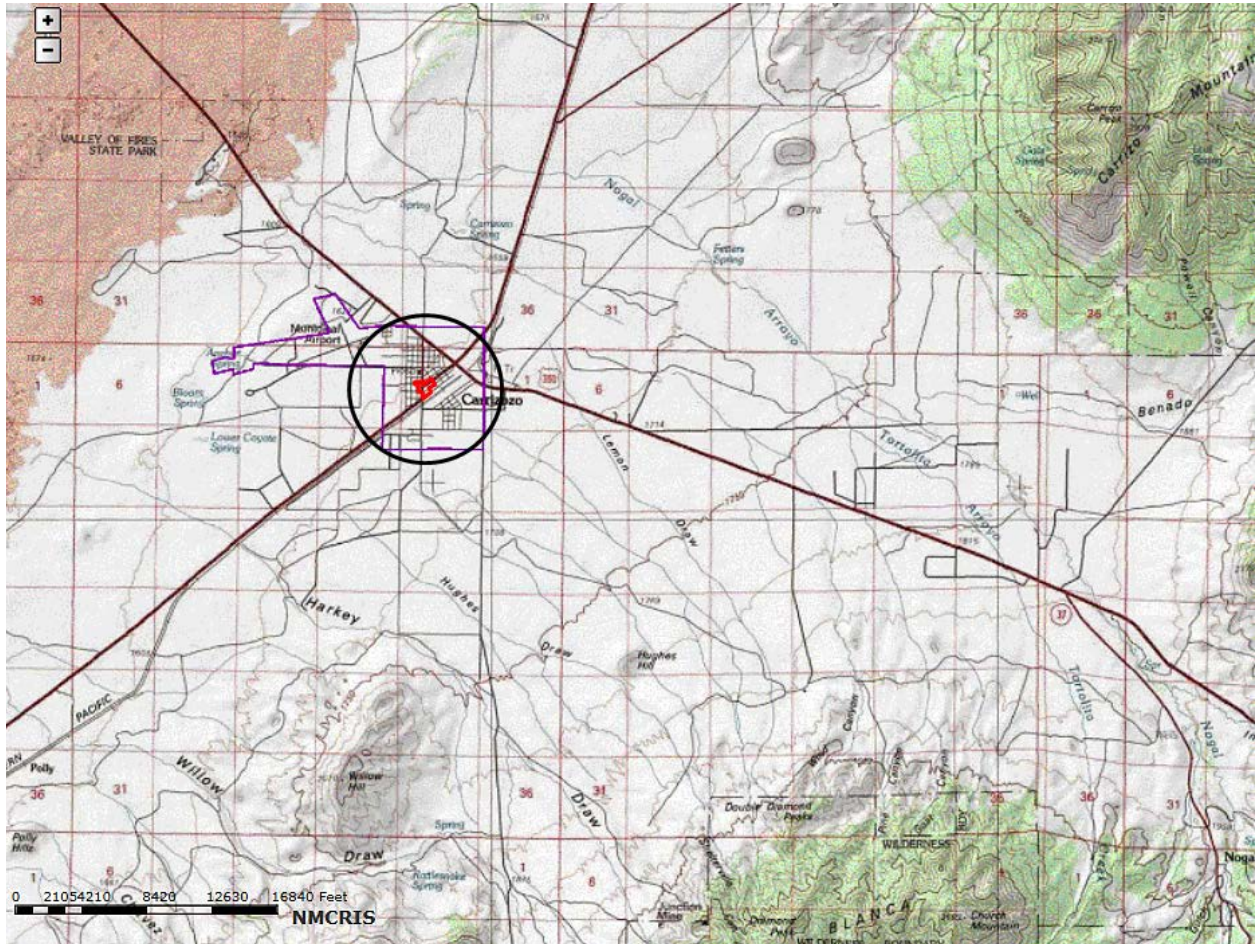
- 15 of 27. 1100 E Avenue, Exchange Bank/ Masonic Temple-Carrizozo Lodge #41, photographer facing northwest.
- 16 of 27. 1106 E Avenue, Long and Harkey Tin Shop, photographer facing northwest.
- 17 of 27. 1108 E Avenue, Café, photographer facing northwest.
- 18 of 27. 1114 E Avenue, T and G Grocery, photographer facing northwest.
- 19 of 27. 1200-1202 E Avenue, Paden Drug Store-Paden Hospital, photographer facing southwest.
- 20 of 27. 400 Central Avenue, Carrizozo Community Hall, photographer facing northwest.
- 21 of 27. 402 Central Avenue, Lincoln County Book Depository, photographer facing northwest.
- 22 of 27. 410 Central Avenue, Residence/Store, photographer facing northwest.
- 23 of 27. 501 and 503 Central Avenue, Petty Motel, photographer facing southwest.
- 24 of 27. 1514 12<sup>th</sup> Street, Park Motel, photographer facing northwest.
- 25 of 27. City Park/Governor William C. McDonald Memorial Park, photographer facing northwest.
- 26 of 27. WPA Rock Curb and Gutter, photographer facing northwest.
- 27 of 27. 908 11<sup>th</sup> Street, Carrizozo Woman's Club, photographer facing northwest.

**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 100 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.

Carrizozo Commercial Historic District  
Name of Property

Lincoln, NM  
County and State



Carrizozo Commercial Historic District  
Lincoln County, New Mexico

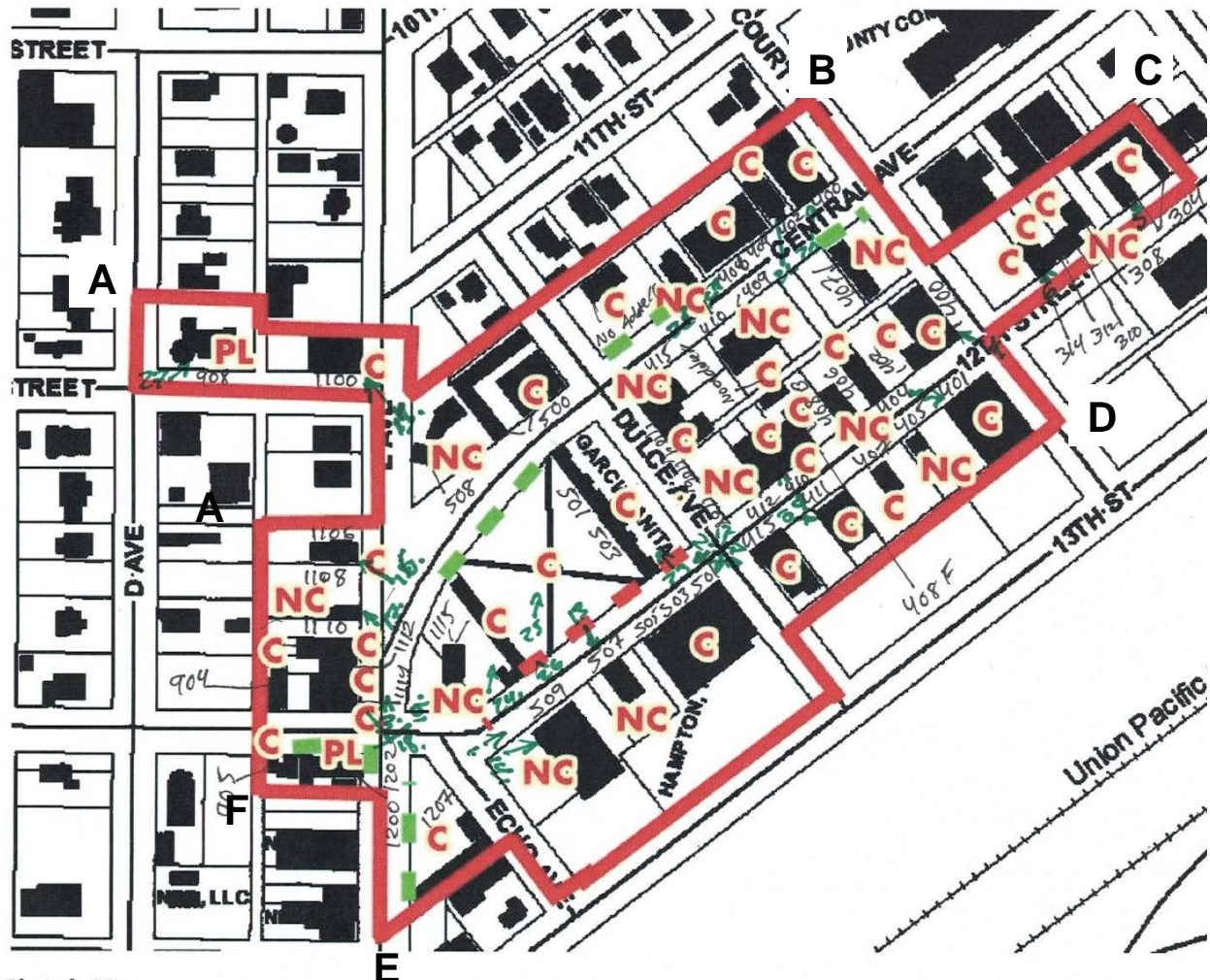
National Register Boundary ———

USGS Quadrangles: East Carrizozo, NM and West Carrizozo, NM



Carrizozo Commercial Historic District  
 Name of Property

Lincoln, NM  
 County and State



**Sketch Map**  
**Carrizozo Commercial Historic District**  
 Lincoln County, New Mexico  
 National Register Boundary █  
 Location of WPA Curb and Gutter Sections - - - - -  
 Location of WPA Curb Sections - - - - -  
 Contributing (C)  
 Noncontributing (NC)  
 Previously Listed in the National Register of Historic Places (PL)  
 Photograph View and Number 1 ➔  
 Approximate scale 1 inch = 220 feet



Carrizozo Commercial Historic District  
Name of Property

Lincoln, NM  
County and State



Photo 1 of 27: South end of 12<sup>th</sup> Street, photographer facing northeast.



Figure 2 of 27: 300 block of 12<sup>th</sup> Street, photographer facing northeast.

Carrizozo Commercial Historic District  
Name of Property

Lincoln, NM  
County and State



Photo 3 of 27: E (left) and Central (right) avenues, photographer facing northeast.



Photo 4 of 27: The 400 block of Central Avenue, photographer facing northwest.

Carrizozo Commercial Historic District  
Name of Property

Lincoln, NM  
County and State



Photo 5 of 27: 304 12th Street, Bill Nickels Hardware, photographer facing northwest.



Photo 6 of 27: 314 12th Street, Charlie Mayer's Grocery, photographer facing northwest.

Carrizozo Commercial Historic District  
Name of Property

Lincoln, NM  
County and State



Photo 7 of 27: 400 12<sup>th</sup> Street Ziegler Bros General Merchandise/Petty's, photographer facing southwest.



Photo 8 of 27: 401 East 12th Street, Lutz Building/Carrizozo Trading Company, photographer facing northeast.

Carrizozo Commercial Historic District  
Name of Property

Lincoln, NM  
County and State



Photo 9 of 27: 410 12<sup>th</sup> Street, Rolland's Drugstore, photographer facing northwest.



Photo 10 of 27: 411 12th Street, Yucca Bar & Grill/Sargent's Yucca Club, photographer facing northeast.



Carrizozo Commercial Historic District  
Name of Property

Lincoln, NM  
County and State



Photo 11 of 27: 415 12th Street, Carrizozo Mercantile Company, photographer facing northeast.



Photo 12 of 27: 501 12th Street, Wetmore Building/El Cibola Hotel, photographer facing southeast.

Carrizozo Commercial Historic District  
Name of Property

Lincoln, NM  
County and State



Photo 13 of 27: 505 12th Street, Chrystal/Lyric Theater, photographer facing northeast.



Photo 14 of 27: 509 East 12th Street, United States Post Office, photographer facing northeast.

Carrizozo Commercial Historic District  
Name of Property

Lincoln, NM  
County and State



Photo 15 of 27: 1100 E Avenue, Exchange Bank/ Masonic Temple-Carrizozo Lodge #41, photographer facing northwest.



Photo 16 of 27: 1106 E Avenue, Long and Harkey Tin Shop, photographer facing northwest.

Carrizozo Commercial Historic District  
Name of Property

Lincoln, NM  
County and State



Photo 17 of 27: 1108 E Avenue, Café, photographer facing northwest.



Photo 18 of 27: 1114 E Avenue, T and G Grocery, photographer facing northwest.

Carrizozo Commercial Historic District  
Name of Property

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County and State



Photo 19 of 27: 1200-1202 E Avenue, Paden Drug Store-Paden Hospital, photographer facing southwest.



Photo 20 of 27: 400 Central Avenue, Carrizozo Community Hall, photographer facing northwest.

Carrizozo Commercial Historic District  
Name of Property

Lincoln, NM  
County and State



Photo 21 of 27: 402 Central Avenue, Lincoln County Book Depository, photographer facing northwest.



Photo 22 of 27: 410 Central Avenue, Residence/Store, photographer facing northwest.

Carrizozo Commercial Historic District  
Name of Property

Lincoln, NM  
County and State



Photo 23 of 27: 501 and 503 Central Avenue, Petty Motel, photographer facing southwest.



Photo 24 of 27: 1514 12<sup>th</sup> Street, Park Motel, photographer facing northwest.

Carrizozo Commercial Historic District  
Name of Property

Lincoln, NM  
County and State

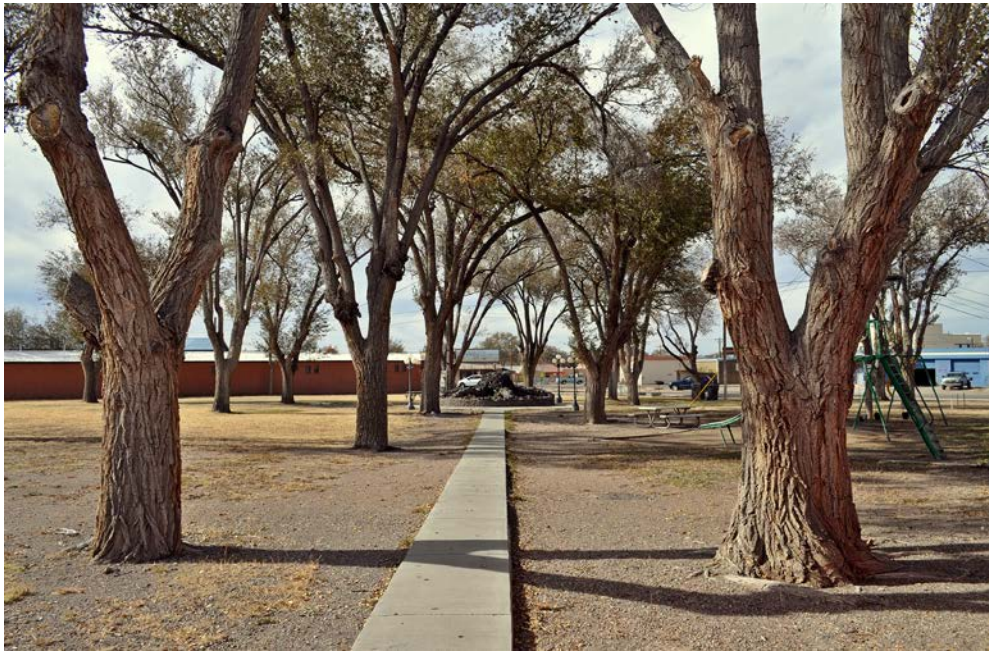


Photo 25 of 27: City Park/Governor William C. McDonald Memorial Park, photographer facing northwest.



Photo 26 of 27: WPA Rock Curb and Gutter, photographer facing northwest.



Carrizozo Commercial Historic District  
Name of Property

Lincoln, NM  
County and State



Photo 27 of 27: 908 11<sup>th</sup> Street, Carrizozo Woman's Club, photographer facing northeast.





UNITED STATES POST OFFICE  
CARRIZOZO, NEW MEXICO 88001

SIXTH AV

NORTH ST





HEART OF THE RAVEN  
GLASSES

HEART OF THE RAVEN  
GLASSES

CARRIZO TRADING CO  
GROCERIES, DRY-GOODS  
- AND CLOTHING -  
A COMPLETE LINE OF  
RANCH SUPPLIES.  
TENTS & WAGON COVERS  
HIGHEST PRICES 25% OFF

EAT  
And  
DRINK





ZIA  
SENIOR  
CENTER

OPEN

406

NO  
PARKING

NO  
PARKING

MARKET

C  
E



304



REVEREND FRED BURNETT

314



INFO





Dream Space

400

SALE  
ER  
70







LUTZ BLD'G  
1917

ANTIQUE

O  
Cannozo





*Buckaloo's*  
FINE & DECOR





409

411

DRINK

EAT

*Air  
Conditioned*

411

EAT  
*and*  
DRINK



WERNER  
READING ROOM

HEART OF THE RAVEN  
POTERY FINE ART CLASSES





501

High Desert  
Homes & Land  
575-848-2666  
575-937-9380  
Anne New

High Desert Homes & Land



505

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575-6  
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www...

UNITED STATES POST OFFICE  
CARRIZO, NEW MEXICO 88301



# MASONIC TEMPLE



E AVENUE  
11 STREET







GLIMPS OF HISTORY

1106

CARRIZO

**RESTAURANT**

**CAFE**



Rubens  
Fries

BBO

Chinese  
food

HOME  
Hair & Taper  
Man & Beard

OPEN

OPEN

1108





Welcome to **The** **STREET** Historic 12<sup>th</sup> Street in Carrizozo  
Art Antiques Shops Museum  
Find The Famous Burros!  
**PAINTINGS • GIFTS • POTTERY**

HWY



**EMPORIUM**



PERKY CANDY NEW & VINTAGE JEWELRY VEGETABLE SEEDS OLD-TIME PHOTOS RETRO LINENS  
BIKING STICKS BAKES MEN'S CLOTHING HOME CARDS FLOWER SEEDS  
ANTIQUE WOMEN'S HATS  
CLOTHES & SHOES  
TAROT READINGS POTTERY

CLOSED





LISTED IN REGISTERS  
OF HISTORIC PROPERTIES

GIFTS

ICE CREAM

FLOWERS

ROY'S  
Ice Cream Parlour

1200

ROY'S the GALLERY  
OUR ANTIQUE ATMOSPHERE

OLD FASHIONED ICE CREAM PARLOUR

GIFTS + CARDS  
SOUVENIRS



CARRIZOZO MARKET

CARRIZOZO MARKET

GREAT COFFEE INSIDE!

FRESH COFFEES \$2.29

4\$5

OPEN \$5.99

ICE ICE

THE FOUNTAIN OF WISDOM  
FLOWS THRU BOOKS





SIERRA TRADING CO.  
PAWN SHOP  
575-648-LOAN

410

SIERRA TRADING CO.













1939

CARRIZOZO  
WOMAN'S  
CLUB

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Carrizozo Commercial Historic District  
NAME:

MULTIPLE  
NAME:

STATE & COUNTY: NEW MEXICO, Lincoln

DATE RECEIVED: 7/08/16 DATE OF PENDING LIST: 7/26/16  
DATE OF 16TH DAY: 8/10/16 DATE OF 45TH DAY: 8/23/16  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 16000550

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: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT  RETURN  REJECT 8-22-16 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in  
The National Register  
of  
Historic Places

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

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.



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

May 9, 2016

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

Dear Mr. Delahaye:

We are pleased to inform you that the Carrizozo Commercial Historic District in Lincoln County will be considered for listing in the National Register of Historic Places by the New Mexico Cultural Properties Review Committee at their next meeting. This meeting will take place on June 10, 2016 at 1:00 p.m., in the Bataan Memorial Building at 407 Galisteo Street, Suite 236 in the Old Senate Chamber in Santa Fe. You are cordially invited to attend. You may view a copy of the nomination on our website: [www.nmhistoricpreservation.org](http://www.nmhistoricpreservation.org).

The United Post Office at 509 East 12<sup>th</sup> Street, Carrizozo, New Mexico 88031 is located in Carrizozo Commercial Historic District and is identified in the nomination as noncontributing to the historic district because it is less than fifty years of age and because of its undistinguished design.

The National Register of Historic Places is the nation's official list of properties worthy of preservation. Listing in the National Register provides recognition of important prehistoric and historic places, and assists in preserving New Mexico's cultural heritage. *Listing in the National Register does not restrict the private use of property by the owner or restrict the property owner's ability to sell, transfer, or develop the property.*

Owners of private properties nominated to the National Register have an opportunity to concur in or object to listing, in accord with the National Historic Preservation Act and Federal regulations 36 CFR Part 60. Any owner or partial owner of private property may object to listing in the State or National Register. If you choose to object, send a notarized statement certifying that the party is the sole or partial owner of private property, as appropriate. Submit objections to Jeff Pappas, New Mexico State Historic Preservation Officer, at the address given above, before the CPRC reviews this nomination.

If you have any questions, please do not hesitate to contact me at (505) 476-0444 or [steven.moffson@state.nm.us](mailto:steven.moffson@state.nm.us)

Sincerely,

A handwritten signature in blue ink that reads "Steven H. Moffson".

Steven Moffson  
State and National Register Coordinator

**From:** [Delahaye, Daniel B - Washington, DC](#)  
**To:** [Moffson, Steven, DCA](#)  
**Subject:** Carrizozo Commercial Historic District - US Post Office at 509 East 2 Street  
**Date:** Thursday, May 19, 2016 6:06:36 AM

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Good morning, Steve.

I am writing in response to your letter of May 9, 2016, informing the USPS the above-referenced property will be considered for NRHP listing.

The USPS is leasing this facility. The owner's contact information follows:

DSR Associates, Ltd.  
PO Box 337  
Plainview, TX 79073-0337

V/r,

***Daniel Delahaye***  
Federal Preservation Officer

USPS Facilities HQ  
475 L'Enfant Plaza SW, Rm. 6670  
Washington DC 20260-1862  
(202) 268-2782  
[daniel.b.delahaye@usps.gov](mailto:daniel.b.delahaye@usps.gov)

**Town of Carrizozo  
Resolution No. 2015-03**

**A RESOLUTION ADOPTING THE HISTORIC CARRIZOZO  
REVITALIZATION PLAN AND ENDORSEMENT OF THE NEW MEXICO  
HISTORIC PRESERVATION DIVISION, NATIONAL REGISTER OF  
HISTORIC PLACES NOMINATION GRANT.**

**WHEREAS**, the Town of Carrizozo was selected as a NM MainStreet Frontier Community by the NM Economic Development Department;

**WHEREAS**, the Town requested from NM MainStreet the preparation of a Carrizozo Revitalization Plan for the town center for the purposes of implementing pedestrian safety and street improvements, improving buildings and facades, and creating the downtown as a destination to support businesses and tourism;

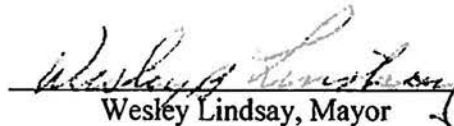
**WHEREAS**, the Town received professional technical assistance from the NM MainStreet interdisciplinary consultant team to develop the Historic Carrizozo Revitalization Plan, and prepare the New Mexico Historic Preservation Division, National Register of Historic Places Grant:

**WHEREAS**, the Town and Main Street consultants formed a Revitalization Plan Stakeholder Group to inform and guide the planning process and work with the consulting team;


**WHEREAS**, the Revitalization Plan Stakeholder Group met four times with the NMMS consultant team in preparing the Plan;

**NOW THEREFORE BE IT RESOLVED**, that the Historic Carrizozo Revitalization Plan, to include New Mexico Historic Preservation Division, National Register of Historic Places Grant: be approved upon signature by the Mayor and Town Councilors of the Town of Carrizozo, Carrizozo, New Mexico

**PASSED, ADOPTED AND APPROVED this 10<sup>th</sup> day of February, 2015.**

  
\_\_\_\_\_  
Wesley Lindsay, Mayor

Attest:

  
\_\_\_\_\_  
Leann Weihbrecht, CMC



Carrizozo Town Hall  
May 26, 2016

I would like to address the proposed Historic Preservation District to be established in Carrizozo.

My husband and I are owners and operators of Antique Liquidators, 500 Central Ave, in Carrizozo, which is located within this proposed area. We also owned and operated a business in Santa Fe., N.M., for 15 years which was housed within their Historic District, so we do have some personal experience.

The first thing we did when we heard of this proposal was to access the website [nmhistoricpreservation.org/documentsandregulations](http://nmhistoricpreservation.org/documentsandregulations). Title 4 - Chapter 10 - Part 4 deals with Preservation and Maintenance of Registered Cultural Properties in order to maintain the integrity of those properties. Before any changes greater than ordinary maintenance is made the owner should submit a description of the proposed change to the Cultural Properties Review Committee, which should include photographs of existing conditions and drawing of the proposed changes, along with copies of all existing documentation. This committee will approve or disapprove any changes and will offer guidance and suggested alternatives when appropriate. Accomplished changes should be thoroughly documented, along with photographs and/or drawings if any were used and should be sent to the Historic Preservation Division for review by the committee.

The rules are lengthy about what can and cannot be done. While in Santa Fe we saw many examples where this became a great imposition to the owner of these buildings. In one instance a building had been painted grey as it was originally. It needed to be repainted - of course, it had to be painted grey, which it was. But when the accomplished paint job was done and documentation was sent to the "Board" it was decided that it had been painted the wrong shade of grey and the building had to be repainted again with the "appropriate" shade of grey. If the original roof was tin you have to replace it with tin, etc, etc.

It is our opinion that our building is not Historic having been built in the early 1950's and although it is a great space in which to do business it is a fairly ordinary building from that time and should not be in a Historic District.

Each property owner should check out these rules and regulations before you make your decision about this proposal.

My husband and I would emphatically state that we do not want our building at 500 Central Ave., Carrizozo, N.M., to be placed in this Historical District.

Thank you

*Frank and Korene Walker*

Frank and Korene Walker



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

RECEIVED 2280

JUL - 8 2016

Nat. Register of Historic Places  
National Park Service

June 16, 2016

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 Carrizozo Commercial Historic District in Lincoln 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) in hard copy
- 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: Note that this property is significant at the national level.

Sincerely,

Steven Moffson  
State and National Register Coordinator

Enclosures