

United States Department of the Interior  
National Park Service

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National Register of Historic Places  
Registration Form

NATIONAL  
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property Bullard Hotel  
historic name Bullard Hotel  
other names/site number \_\_\_\_\_

2. Location  
street & number 105 S. Bullard Street  not for publication  
city, town Silver City  vicinity  
state New Mexico code \_\_\_\_\_ county Grant code \_\_\_\_\_ zip code 88061

3. Classification

|   |   |                                     |                     |
|---|---|-------------------------------------|---------------------|
| Ownership of Property                       | Category of Property                            | Number of Resources within Property |                     |
| <input checked="" type="checkbox"/> private | <input checked="" type="checkbox"/> building(s) | Contributing                        | Noncontributing     |
| <input type="checkbox"/> public-local       | <input type="checkbox"/> district               | <u>1</u>                            | <u>0</u> buildings  |
| <input type="checkbox"/> public-State       | <input type="checkbox"/> site                   | <u>0</u>                            | <u>0</u> sites      |
| <input type="checkbox"/> public-Federal     | <input type="checkbox"/> structure              | <u>0</u>                            | <u>0</u> structures |
|   | <input type="checkbox"/> object                 | <u>0</u>                            | <u>0</u> objects    |
|   |   | <u>1</u>                            | <u>0</u> Total      |

Name of related multiple property listing: N/A  
Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

Thomas W. Hill State Historic Preservation Officer 3-10-88  
Signature of certifying official Date

State or Federal agency and bureau \_\_\_\_\_

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

Signature of commenting or other official \_\_\_\_\_ Date \_\_\_\_\_

State or Federal agency and bureau \_\_\_\_\_

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register. Beth Boland 7/12/88  
 See continuation sheet.

determined eligible for the National Register.  See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:)

Signature of the Keeper Date of Action

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**6. Function or Use**

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Historic Functions (enter categories from instructions)

Domestic/Hotel  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Current Functions (enter categories from instructions)

Vacant/ not in use  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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**7. Description**

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Architectural Classification  
(enter categories from instructions)

Late 19th and early 20th Century  
American Movement  
Commercial Style  
\_\_\_\_\_  
\_\_\_\_\_

Materials (enter categories from instructions)

foundation brick  
walls brick  
\_\_\_\_\_  
roof asphalt  
other \_\_\_\_\_  
\_\_\_\_\_

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Describe present and historic physical appearance.Summary

A two-story brick building in downtown Silver City, the Bullard Hotel has stood on the southeast corner of Bullard and Spring Streets for 72 years. Its appearance has not been greatly altered in that time, nor has the area around it been greatly changed. It is true that the railroad no longer brings visitors to the depot, which was a block south of the Bullard. It is also true that a few warehouses and commercial blocks remain in the area of the old hotel from the days when the railroad did operate. The Bullard Hotel's brick construction, flat roof, double-hung windows and recessed entryway characterize much of Silver City's older architecture.

Building Description

The Bullard Hotel is situated two blocks south of the intersection of Bullard and Broadway Streets, which is the main intersection of downtown Silver City. The front of the building faces west on Bullard Street. At the rear of the building is the Big Ditch, a gulch created by flooding in Silver City about eighty years ago. To the north of the block is a modern store building. To the south is a large brick building which was an electric power plant and is now used as a warehouse. Across the street is the Vesely Block, contiguous storefronts contemporary with and similar in construction to the Bullard Hotel.

A two-story brick building with a one-story rear wing that was standing at the site of the Bullard Hotel was used as a core in the construction of the Bullard. It was the old Palace Hotel, dating from 1883, and it was about one quarter the size of the Bullard Hotel.

The Bullard Hotel is two stories high and is built of brick. The shed roof has low brick parapets that are capped with concrete for protection from the weather. It has a symmetrical front which is distinguished by a centrally located inset entry with a balcony above it. The date 1916 and the word 'Bullard' appear on metal facing on the lintel beam of this covered entry. With brick columns and railings on first and second levels, the entry to the Bullard Hotel suggests the roofed gallery of a Mediterranean loggia. The door is single leaf; it has one wood

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panel, a large lite and two sidelites. The transom over the door also has two sidelites, and the whole arrangement has plain wood surrounds.

Also distinguishing the front of the building are decorative courses of brick which project several inches out of the wall. Single courses of this decorative brick are found just below the sills of both first-floor and second-floor windows. A more elaborate pattern featuring a dentil course near the concrete-capped parapet is found above the second-floor windows.

The Bullard Hotel features several kinds of window and door lintels. Segmental arch tops are featured on the front entryway, the north and south side doors and windows, and in the rear of the building. The windows on the front of the building have straight lintels, although they are finished with brick in a similar manner to the windows with segmental arch tops. Both straight and segmental arched lintels are found on double-hung windows. A one-story brick room on the rear of the building has sliding wood windows, and a connecting stuccoed frame, one-story addition has some aluminum sliding windows, but the surrounds in the rest of the hotel are plain wood.

The one-story sections are of mixed origins. The brick section was part of the 1883 Palace Hotel and so cannot be called an addition. The Bullard, in effect, was built around it in 1916. While a brick facing was added to the front of the old Palace, making it part of the new Bullard, nothing was done to the rear of the older building. It appears as an inset portion of the rear wall, and the older brick is a different color. A small frame addition was added, date unknown, to the one-story portion of the old Palace. The construction date of the connecting stuccoed frame, one-story addition is also unknown.

The foundation of the building is brick. Concrete reinforcement has been necessary on the north side to stabilize a crack which has developed in that wall. The building has a partial basement.

The interior of the Bullard Hotel features uniform wood flooring in both first and second stories. Interior doors are single leaf wood with transoms, wood surrounds and have decorative molding on the lintels. The double-hung windows also retain wood surrounds with decorative molding on the lintels. The rooms and hallways have plain wood baseboards.

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The lobby and stairwell bear signs of alteration. Several rooms adjacent to the lobby were opened up to make a larger space in the early 1970's when a health-food business rented the building. How the stairwell was altered and when is not known, but it appears to have been reduced in width to accommodate a storage space on the second floor. All other rooms, including the hallways, are intact. Many of the rooms still have the original sinks that were advertised (Hot and cold running water!) when the Bullard Hotel opened in 1916.

The Bullard Hotel retains its architectural integrity on both exterior and interior. It has been little changed since it was constructed in 1916.

**8. Statement of Significance**

Certifying official has considered the significance of this property in relation to other properties:

nationally  statewide  locally

Applicable National Register Criteria  A  B  C  D

Criteria Considerations (Exceptions)  A  B  C  D  E  F  G

Areas of Significance (enter categories from instructions)  
Commerce

Period of Significance  
1916-1921

Significant Dates  
1916

Cultural Affiliation  
N/A

Significant Person  
N/A

Architect/Builder  
N/A

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

Summary Statement of Significance

The Bullard Hotel is significant because it is one of the remaining representatives of the last economic boom in Silver City through World War I. And, it is the only remaining hotel of this last economic boom. The transportation and lodging industries hummed with people seeking silver, health and education. In line with the hopes of the time, the Bullard Hotel was built on a grand scale, with two stories and some thirty rooms for lodging. Changes in the architectural landscape were taking place all over town: shopowners and homeowners desired to modernize. Silver City was modernizing also for the use of automobiles by paving streets and installing a storm sewer. The Bullard Hotel was built at a time when town developers hoped for continuation of growth, while new trends were about to change life in Silver City forever.

Historic Context

In the 1870s southwestern New Mexico was an undeveloped territory inhabited by a few miners, a few soldiers and some very determined Apaches. The Apaches had prevented any permanent settlement, although enterprising individuals had been moving through the area for years. Copper was mined at Santa Rita as early as 1802; the Gila River was trapped for beaver in the 1820s; and in 1860 gold was discovered at present-day Pinos Altos. Pinos Altos did not become permanent until 1866, when the Ft. Bayard military post was established. Another mineral discovery about fifty miles to the southwest of Pinos Altos, at Ralston, was the key to the discovery of silver at San Vicente Cienega, which was the early name for present Silver City.

See continuation sheet

**9. Major Bibliographical References**

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:  
Silver City Museum

**10. Geographical Data**

Acreage of property Approximately 1 acre

UTM References

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| 7 | 55 |
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| 3 | 62 | 8 |
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Zone      Easting      Northing

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See continuation sheet

Verbal Boundary Description

Block 350 No lot number

Tract I - Begin at the southeast corner of Bullard and Spring Streets and go thence s. 60 feet; from that point go e. 100 feet; thence n. to the s. side of Spring Street; thence w. to point of beginning. Tract II - Begin at the s.w. corner of the above-described tract and go s. 43 feet thence e. parallel to Spring Street to the e. bank of San Vicente Cienega

See continuation sheet

Boundary Justification

This boundary includes all that area which traditionally has been associated with the building.

See continuation sheet

**11. Form Prepared By**

name/title Drusilla Claridge  
organization N/A date February 11, 1988  
street & number P.O. Box 185 telephone 505-773-4560  
city or town Quemado, state New Mexico zip code 87829

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came to Silver City in the early 1900s, increasing the amount of travellers needing temporary quarters while visiting or searching for long-term lodging. The high altitude and dry climate proved curative. St. Joseph's Sanatorium, 1902, was a large brick affair, as were many homes built by healthseekers who came and stayed. In fact, healthseekers doubled the population between 1900 and 1907. This "industry" continued at a lively pace until after World War I.

The Bullard Hotel stands today at the south end of Bullard Street, near a warehouse section which sprang up around the old railroad depot. The depot was located at the south end of Bullard Street in 1883, but was moved to the north end of town two years later. When the train depot was moved back to its original site in 1900, merchants needing nearby storage space began constructing warehouses. Although the train depot was torn down in 1975, a few warehouses remain in this part of town.

The turn of the century saw another alteration in the downtown area, one which actually commenced in 1895. That was the year the first heavy flooding rolled down Main Street, (San Vicente Arroyo) carrying off pieces of the Broadway Hotel. In 1899 another hotel, the Tremont House, was destroyed by flooding. Flash floods returned yet again in 1902, and every year for the next four years, destroying many of Silver City's oldest business buildings. Another hotel, the Timmer House, fell to the onslaught in 1904. Downtown Silver City was changed forever by the loss of Main Street and three of its old hotels.

Two hotels from the late 1800s, the Palace and the Southern, remained standing after the demise of the Timmer House. The Palace was incorporated into the Bullard Hotel in 1916, and the Southern was torn down in the early 1960s.

The Bullard Hotel was built in 1916, when optimism was high. Silver City anticipated continuing growth from the influx of healthseekers and new developments in the mining industry. A new railroad depot was constructed and the town paved streets and installed a storm sewer. The modernization of buildings meant small, multiple-lite windows were replaced by plate glass in store fronts and simple adobe homes received new gable and hipped roofs. Even old mansions were remodelled in favor of new styles. No one could know that the aftermath of World War I would bring a cure for tuberculosis, or that the automobile in Silver City would eventually replace the train.

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Shepherders and woodcutters had probably used the site as a summer camp since the early 1800s; with the rush to Pinos Altos farmers and herders had economic incentive to stay. John Bullard, a member of a group of Americans that had established a farm at Silver City, is said to be person who recognized outcroppings near the camp at Silver City from silver ore he had seen at Ralston.

When Silver City was founded in 1870, hopeful silver miners were flocking to the "Silver Flat Mining Distict." Those who had already started mining the native silver ore were living in log cabins and adobe huts. Very quickly it was discovered that native clay in the area was suitable for the manufacture of brick, and builders jumped at the chance to use this material.

While off to a promising start, Silver City had to find the solutions to some important problems before it could blossom into a more established town. One of these problems was technological: the reduction of silver ore. Although successfully reduced in adobe furnaces in 1870, the ore required newer milling and reduction machinery for an improved recovery rate to nudge the town to greater prosperity. The other problem was cultural, and required coming to terms with the Apaches. Silver City was deep in Apache territory. By the time the last Apache leader, Geronimo, surrendered in 1886, Silver City had become a substantial town.

In 1880 a town ordinance was passed prohibiting the construction of frame buildings in the city limits. Construction henceforth would discourage fire and add the solidity of brick and adobe to the city landscape. In 1883 a branch line of the Atchison, Topeka and Santa Fe Railroad reached Silver City and a new era in building began. New and desirable building materials now reached Silver City by rail. Coinciding with the economic prosperity of the time, buildings on a grander scale went up, most notable large hotels. Large numbers of people visited Silver City for sessions of district court, held twice a year. As a commercial and judicial center for southwestern New Mexico, Silver City had always accommodated out-of-town miners and ranchers. Now the railroad increased the number of travellers still more.

Silver City's development based on the local mineral resources suffered in the late 1880s and during the '90s from recessions and the devaluation of silver. The town looked to education and medicine for growth. A large brick building to house the New Mexico Normal School, forerunner of today's Western New Mexico University, was built in 1896. (This building was destroyed in the 1950s.) Numbers of tubercular patients



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## Building History

Built after the completion of a new railroad depot a block south of it in 1915, the Bullard Hotel opened for business in March, 1916. It was touted as Silver City's most modern hotel, with steam heat and hot and cold running water in every room. Mr. and Mrs. Thomas W. Ward, owners, were from Illinois and already ran a successful grocery business in Silver City. Mrs. Ward took over management of the hotel, which continued to function as such for the next fifty years.

The contract for the Ward's hotel went to Hugh S. Gilbert. From the time Gilbert came to Silver City in 1905 until his death in 1957, he was a contractor in Silver City. He built and remodelled private homes and public buildings. Later in 1916 Gilbert built Fleming Hall, still standing on Western New Mexico University campus, from plans by Henry Trost, an architect based in El Paso. It is possible to infer Trost's influence on the unique entryway that Gilbert constructed in the Bullard Hotel, but no conclusive evidence is known.

Recent research indicates that a narrow, two-story brick structure with a single-story rear wing, known as the Palace Hotel when it was constructed in 1883, was incorporated into the Bullard Hotel. The brick in this portion of the building is markedly different from the brick used in 1916. The two second-story windows in the rear have been altered, but retain their segmental arch tops and plain wood surrounds. A frame addition was added to the one-story portion sometime later.

The Bullard Hotel played an important role in the economy of Silver City, especially in the first few years after it was built and before the economy began to slacken in Silver City during World War I. In its setting, it is still an imposing representative of the early twentieth century history of Silver City.

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Bibliographic References

- Berry, Susan & Sharman A. Russell, Built to Last, 1986, New Mexico Historic Preservation Division.
- History of New Mexico, 1907, Pacific Publishing Company, Los Angeles, Chicago, New York.
- House Document #23, Report to the Governor of New Mexico, 1903, State of New Mexico.
- Silver City Independent: Mar. 16, 1909; Jan. 7, 28, 1913; Feb. 4, 11, 25, 1913; Mar. 18, 1913; Dec. 7, 1915; Mar. 3, 1916; July 28, 1916.
- Interview with John Bingaman, December, 1987, Silver City, New Mexico.
- Sanborn Fire Insurance Maps: 1883, 1902, 1908, 1917.
- Silver City Enterprise: Feb. 8, 1883; Nov. 29, 1883; May 7, 1897; June 18, 1897; Sept. 22, 1897; Apr. 28, 1898; Sept. 29, 1899; May 10, 1907; Apr. 23, 30, 1915; May 7, 14, 21, 1915; Mar. 3, 1916; July 28, 1916.
- Silver City Museum Photo Archives: Book 1, p. 72: #78 & #464; p. 73: #41 & #465; p. 75: #46; p. 92: #8.

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thence n. along e. bank of San Vicente Cienega to a point 60 feet  
s. of Spring Street; thence w. to place of beginning.