

United States Department of the Interior
National Park Service

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.



1. Name of Property

Historic name: Whitcomb Springs

Other names/site number: Carlito Springs

Name of related multiple property listing: N/A

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

2. Location

Street & number: 82 Carlito Springs Road

City or town: Tijeras State: New Mexico County: Bernalillo

Not For Publication: Vicinity: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

	<u>8/12/19</u>
Signature of certifying official/Title:	Date
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

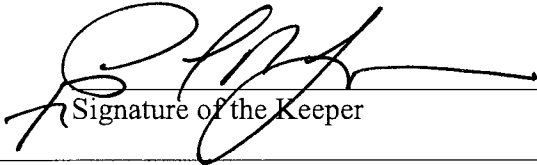
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4. National Park Service Certification

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:) _____


Signature of the Keeper

10/7/2019
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>8</u>	<u>0</u>	buildings
<u>4</u>	<u>3</u>	sites
<u>10</u>	<u>4</u>	structures
<u>0</u>	<u>0</u>	objects
<u>22</u>	<u>7</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Recreation and Culture: outdoor recreation

Landscape: park, garden, forest, natural feature

Current Functions

(Enter categories from instructions.)

Vacant

7. Description

Architectural Classification

(Enter categories from instructions.)

No style

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Stone, Stucco, Wood, Asphalt

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

Whitcomb Springs is located on the east slope of the Sandia Mountain Range in Tijeras Canyon near Albuquerque, New Mexico. The district, which encompasses 9.5 acres, was developed by Thomas Keleher, Horace Whitcomb, and Tony Grenko. It includes a main building area with vernacular buildings, a spring, flumes, terraces, ponds, and orchards. The main building area includes a stone, two-story main house; three wood-framed, board-and-batten cabins; and one stone two-story cabin; and several small outbuildings. There is a spring box at the top of the site; flumes, cisterns, and a road leading from the spring to the main cabin area. The cabin area includes stone retaining walls, a series of terraced ponds and gardens, and a road that passes several orchards. Historical data shows that there was originally a Keleher plat that may have been at the top of the hill that encompassed the spring and included an orchard. The features that were constructed by Whitcomb and Grenko retain the highest levels of historic integrity.

Narrative Description

Whitcomb Springs comprises three major terraces or levels and buildings that were used for summer recreation from the early 1880s until 1955. The property continued to be developed by Tony Grenko until his death in 1996. The district is organized in three levels by grade elevation and function: the spring, the building area, and the orchard/vegetable gardens. The former recreation camp is reached by a highway from Albuquerque that connects to an unpaved, gravel road to a group of buildings on the side of the mountain. The road continues past the buildings and winds to the top of the hill where it ends at a spring enclosed in a box. The spring runs into a series of ponds in the building area, down through the orchards to another pond, and then on to the village of Tijeras. In the 19th century, the trip from Albuquerque was four hours. Automobiles shortened the journey just one-half hour. In the 1880s, Horace Greenwood Whitcomb began developing the camp by constructing a three-quarter-mile graded road up to the site, digging irrigation ditches, cultivating the land, and planting fruit trees, grape vines, alfalfa, and corn. He raised horses and chickens and constructed six dwellings, including a "mountain house," and farm buildings, a stable, and one and one-half miles of pole fencing. Whitcomb Springs includes the following resources:

Landscape Description

Whitcomb Springs is one of three water sources in the general vicinity of Tijeras Canyon. Travertine Falls lies to the east and Ojito de San Antonio is located to the northeast. Whitcomb Springs is located between 6,300 and 7,000 feet above sea level and lies within the upper piñon-juniper woodland zone typical of the foothills of the Sandia Mountain Range. The historic district is located on the southeastern face of the narrow pass between the Sandia Mountains and Manzanita Mountains near the headwaters of Tijeras Arroyo.¹ *A Cultural Resource Survey for Carlito Springs Open Space*, describes the physiography:

The Sandia Mountains are composed of a single large east-tilted fault block with a core of Precambrian granitic and metamorphic rock. The steep and eroded western

¹ Toni R. Goar, Jessica Sebring, and Maria Hronchich-Conner. "A Cultural Resource Survey for Carlito Springs Open Space, Tijeras Canyon, Bernalillo County, New Mexico," May 2012, prepared for Bernalillo County Parks and Recreation Department, Albuquerque, New Mexico.

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face of the mountain is the faulted side of the range. The relatively gentle eastern slope is capped by several hundred feet of Pennsylvanian sedimentary rocks, principally the limestone layers of the Madera Group . . . Much of the Tijeras Canyon area is underlain by comparatively flat-lying, inter-bedded limestone, sandstone, and shale of the Pennsylvanian Madera Group.

The terrain is a combination of gently rolling piñon-juniper woodland-covered hills, steep slopes and tufa outcroppings featuring towering ponderosa pines, and a riparian streambed inhabited by box elders, narrowleaf cottonwoods, and wild currants. The tufa outcroppings, an unusual geologic formation in the eastern Sandia Mountains, are a result of mineral deposits from the ambient temperature spring water. Tufa, a form of limestone, was used to construct the main house, a cabin, and many of the retaining walls.

The steep, rocky terrain and presence of water influenced the development of Whitcomb Springs. The rocky, sloped terrain resulted in a dearth of naturally flat construction sites, so in order to develop the area the original settler engaged in cut and fill and the construction of many retaining walls to make the site habitable. The walls were built primarily from dry-stacked stone quarried on site, with some exceptions from later periods that included granite and basalt. The buildings occupy one level that lies between the spring and the orchards. Though some leveling and clearing likely occurred at the spring and orchard areas, they did not require considerable grading as did the middle level where buildings were constructed.

The presence of water, like the topography, influenced the shape the district took over time. The presence of spring water was responsible for the original development of the land as a homestead in the 19th century and the continued use of the site as a retreat and resort for city dwellers throughout the 20th century. The dwellings, gardens, ponds, and orchard are located below the spring. Spring water was historically diverted with runnels, pipes, and a cistern to feed the buildings, fountains, ponds, and to irrigate the gardens and orchard. The presence of water made it possible to cultivate the land and grow ornamental gardens using plant species not native to the area. The abundance of fresh spring water allowed for the construction of fountains and ponds that once contained trout.

The gravel road that leads uphill from the center terrace switches back over the terrain to reach the spring. Whitcomb Spring itself is located just south of the northern boundary of the property. The natural course of the spring runs southwest for a short distance, then changes direction and runs southeast before the water re-infiltrates back into the ground. Though the stream is perennial within the bounds of the district, there is no surface flow at the southern boundary of the property. Whitcomb Springs historically had an estimated discharge rate of 400 gallons per minute.² In 2002, Bernalillo County Environmental Health reported the discharge rate as 50 gpm and “flow measurements from 2006-2010, indicate full flow rates may vary from 30 gpm to 150 gpm”.³

When the County purchased the property in 2000, the spring emerged from a grotto-like structure that appeared to have been formed by excavating into the hillside above and behind the spring. Dry-stacked retaining walls were constructed to shore up the sides of the earthen walls on either side of the spring. A roof constructed from large timbers and a mat of branches spanned the width of the excavated opening between the two retaining walls. The rear of the excavated opening was a jumble of stones, dirt, and

² Daniel McGregor. “Carlito Springs Monitoring Results and Water Supply Recommendation. Bernalillo County Public Works Division, 2010.

³ “Carlito Springs Monitoring Results.”

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organic material. At the mouth of the excavated opening was a small pond. A series of pipes captured spring water from the back wall of the spring then before emptying into the small pond.

After the County first took possession of the property they reinforced the roof with lumber and plywood, using steel-tensioning posts to keep it from sagging. The County installed a monitoring station at the outlet of the small pond to determine the flow rates of the spring. The water traveled through the monitoring station into a small channel that then entered another shallow pond that was constructed with boulders to form its edges. Though a spring box has since been constructed to protect the mouth of the spring, downstream from this pond the system remains the same. The water leaves the pond in into two directions. Some of the water leaves the pond through a narrow flume formed by the deposit of minerals from the spring water. The flume parallels the road until the road turns east at the first switchback and enters the woods where it eventually joins the original streambed. The remainder of the water is conveyed via an underground pipe to a concrete cistern.

The concrete-and-plywood cistern is located adjacent to the dirt road on the downhill side. The pipe from the spring has an exposed section before entering the cistern. The water is allowed to fill up the concrete lower portion of the cistern, but flows into a downhill metal pipe before reaching the plywood upper portion, which was constructed to protect the water inside the cistern. The cistern was painted with green and brown paint in a camouflage pattern. Some of the water from the cistern is diverted to the cabins, where it provides water pressure at 25 pounds per square inch, and water some flows to the main house. The remainder enters another mineral-hardened flume between the cabins and main house.

The flume empties into a fountain and pool, which historically fed a drinking fountain adjacent to the pool, before travelling across the road where the water again splits, with some water going to a fountain that is no longer operational, and the rest going to a series of three terraced ponds. The inoperable fountain on the south side of the dirt access road forced water up through a piece of tufa. The water would flow down the sides of the tufa, adding mineral deposits, before filling a basin around the ever-changing rock formation. The piping for this fountain has since become clogged and the fountain is now dry. The tufa in the center is quite large and was likely formed over many years. The series of three ponds are located across the road and below the main house. The water flows from the pool, under the road, and pours into the top pond, then over a stone flume and moss-covered boulder and into another large pond that drains into a third pond further down the slope. Water exits the lowest pond via a corrugated pipe and flows down the slope and through the orchard, where it eventually reaches the original streambed. The ponds are reached via a series of stone and concrete steps and narrow ledges. After purchasing the property, the County drained the ponds and made repairs. They also added a handrail built of wire mesh and plaster that appears like a twisted tree branch.

In 2014, the County hired an engineering consultant to construct a spring box at the top of the Whitcomb Springs land to protect the source water from pollutants and also allow for testing to determine whether or not the water would require treatment prior to potable use. Today the source of the spring is not visible, as the County has constructed a new spring box-structure with rock retaining walls and planting niches.

The remains of a dry-stacked stone wall are located at the edge of the spring clearing next to a steep drop-off. The wall includes several right angles and from aerial photographs appears to have once formed rooms. It may be associated with the Kelehers, but the connection is not definitive.

There is a large clearing in front of the spring with an apple, peach, and cherry tree. Framing the spring are several Douglas and white firs. Grape vines grow over the slope adjacent to the spring. The large

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clearing is connected to the road that leads up from the cabin area. Traveling down the road there are plums, apple trees, and cottonwoods as well as box elders, Siberian elm, New Mexico olive, roses, irises, goldenrod, daffodils, smooth sumac, net leaf hackberry, New Mexico locust and gamble oak. The road then turns with a switchback and there are apple trees, Rocky Mountain juniper, a Douglas fir, plum tree, and cottonwood. As the road continues downhill towards the cabin area there is a line of five ponderosa pines on the uphill side. Just above the cabins there is a retaining wall with a series of red sandstone planting beds that had irises in them when the Grenkos lived on site. The land between the spring and cabin area were historically planted and contain a mix of native and non-native plant species.

The cabin level is where the summer camp buildings, flowering gardens, and residence were constructed. It includes four cabins, one main house, and three outbuildings. Buildings are described below), as well as two fountains and three man made ponds, terrace gardens, and extensive stacked stone retaining walls.

The cabins are a closely spaced cluster of four structures, adjacent to a series of terrace gardens and a fountain. The cabins are aligned along the contour of the slope just above the main access road. Two of the structures are banked into the hill. Each cabin is south-facing presumably to take advantage of the sun and the views of Tijeras Canyon below. This arrangement is mandated by the steep terrain, but is advantageous in terms of view, access, and solar gain. Three of the four cabins have the feel of a complex due to the relationship of decks and pathways between them. Large Rocky Mountain junipers grow between and around the cabins creating a canopy above them and contributing to their sense of cohesiveness. The other dominant tree species around the cabins are gamble oak and box elder. The fourth and earliest cabin is located directly west of the other three and was constructed of stone in 1894 according to a date carved on a lintel above a window. Terrace gardens are located to the east of the cabins on the north side of the main access road. They include three-to-four terraces, a fountain, and pond adjacent to the road and several planters and benches. Water is piped from the spring above into a surface flume that flows between the cabins and the gardens and into the fountain.

At Trudy's Garden, between the cabins and the main house, the terrace garden walls are built of dry-stacked tufa with a red sandstone cap. Sandstone steps lead up to the terraces from the road and connect one to the other. The ground plane is mostly obscured by vinca and other vines, but under the vines is flagstone paving. The gardens are planted with a mix of native and non-native plant species. The trees include blue spruce, aspen, box elder, net leaf hackberry, locust, cottonwood and Rocky Mountain juniper. English ivy, Virginia creeper, trumpet vine and vinca have grown unchecked and now cover most of the terrace walls and the ground plane. Other plants found on the terraces include Bermuda grass, sweet peas, New Mexico olive, forsythia and grape vines.

The main house is located east, across the road from the cabins and Trudy's garden. The road curves to the north between the terraces of Trudy's Garden and the house before continuing to the east behind the house. Oriented to overlook the canyon below, the house is bordered by ornamental gardens and once had a Bermuda grass lawn on the south side. Many of the plants no longer survive, but at one time included crocuses, daffodils, irises, day lilies, peonies, purple cone flower, yarrow, parsley, dill, garden sage, hollyhocks, hops, roses, sweet pea, and columbine. Flagstone steps cross the lawn from the gravel road to a concrete patio to the east. Remains of a free-standing planter formed from a large piece of tufa remain at the east edge of the lawn. This garden overlooks a series of three spring-fed ponds below. Photos show that there was once a wagon wheel fence along the edge of the terrace, and that. Algerita, currant, roses, pyracantha, lilac and sweet peas grew on the east side of the house. On the north side of the house grew shade-loving perennials including violets and coral bells as well as hollyhocks and red valerian. A photo

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indicates a viburnum shrub was located on the east side of the house below the stairs that lead to the second-floor caretaker's residence.

On the east side of the house is a concrete pad, which is all that survives of a two-car garage. The garage was built of concrete masonry covered with brown stucco. Further east of the garage is a parking area, shed, root cellar, and a staging/maintenance area that is currently used for overflow parking, but was previously used for storage of old equipment and materials collected by previous owners. Photographs show piles of lumber, pipe rail, barrel drums, tires, wagon wheels, mesh fencing, and wood fence posts. The disturbed slopes above the staging areas were used by Tony Grenko as a quarry for much of the stone used in the retaining walls throughout the property (it was likely used by Whitcomb as well). One scar shows red sandstone and the other shows tufa. Beyond the staging area and downhill is a chicken coop.

The resources on the lower orchard level include the stream, an orchard, additional terrace gardens, stacked-stone walls, and two bridges. The orchard is accessed via the narrow dirt road that branches off the main road above. This road descends steeply and is bordered by a large dry-stack wall on the north side. The road turns sharply in the other direction as it approaches the stream flowing beneath Grace Bridge on the main road to the cabin area. Grace Bridge is the culvert bridge for the stream flowing from Whitcomb Spring. After the road turns sharply it parallels the stream as it makes its way down the gentle slope.

On the uphill (north) side of the road are a series of terrace gardens. The walls that form the gardens are constructed from a mix of dry-stacked stone and recycled concrete varying in height from one-to-three feet. These gardens do not have fruit trees growing in them except the occasional volunteer. Today grasses, invasive elms, and the occasional ash tree grow in the garden beds. Along the back, uphill side of the gardens, before the slope heads steeply up toward the habitation terrace, there is one final wall. This wall has stakes and wire running the length of it. There is at least one surviving grape vine growing on the wall. The terrace gardens are connected with narrow stairways built parallel to the walls. The steps are approximately twelve-inches wide, providing quick and easy access to the next level. As the road continues downhill, the terrace walls and gardens end and an extreme overgrowth of invasive *Ailanthus* trees begins. The County and a crew of volunteers has begun eradicating the trees and constructing erosion-control structures along the slope they grew on with the dead limbs. The road continues past the bridge. The number of fruit trees and dense growth has declined, giving way to the piñon-juniper forest that surrounds the property. Remains of an old cabin exist in this piñon-juniper forest on the uphill side of the road.

The orchard on the downhill (south) side of the road is the orchard. Today, the orchard is significantly obscured by overgrowth. The overgrowth consists of native and non-native shrubs, trees, and vines. There are many volunteer fruit trees and perhaps some true species trees including apple, pear, hazelnut, and crabapple. The trees still fruit and in a good year there are hundreds of apples on the trees attracting bears and other wildlife. An informal survey of the apple varieties was completed by the County in 2012. The survey identified Cox Orange Pippin, Golden Delicious varieties, Gravenstein varieties, Rhode Island Greening Group, Tetofsky or Early June, Empire, and a range of other early and late season fruiting apple trees that could not be identified. On the far side (south) of the stream, a few very large, old apple trees have been identified that may date back to the original orchard. There is evidence of a row of apple trees spaced approximately thirty feet apart. Two of the five-or-six old trees survive. It is likely that other fruit trees in the orchard were planted by later owners. The other plant species found in the orchard include wisteria, Virginia creeper, wild roses, currants, wild grapes, smooth sumac, Rocky Mountain juniper, gambel oak, box elder, Siberian elm, cottonwood, poison ivy and others.

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As the road and stream run downhill, the road becomes separated from the stream by the thicket of growth. Another small trickle of water coming from the outlet of the ponds on the above cabin terrace, crosses the road just before a trail heads south. The trail leads to a bridge built over the Whitcomb Spring stream. The steel footbridge was installed by the County in 2014. At its lower reaches the stream forms a gulch. This far from the source, running water depends on the snowpack and rain. The trail continues on the other side of the bridge, making its way to a parking area and trailhead, built by the County in 2014.

In the area between the stream and the road there are three relatively flat pads surrounded by crumbling stacked-stone walls. In the center of one is a large Rocky Mountain juniper wrapped by an enormous wisteria vine. The wisteria vine, more than twelve inches at the base, is strangling the tree. Comparing these pads to historical photographs indicates that they are Whitcomb sites for tent platforms.

Contributing Buildings

Main House (Mountain House, early 1880s)

The first building constructed at the site was described as a stone “mountain house.” It appears that the structure that Bernalillo County now calls the “main house,” is the building constructed by Whitcomb. This stone building was originally a rectangular, gable-roofed structure with a shed-roof porch across the south elevation and two chimneys on the north side of the building. Historic drawings do not exist, and the photographs of the house depict it from afar, so the original window and door types are not known. However, at some point, likely during Tony Grenko renovations, the exterior was coated with cementitious plaster; a two-story, flat-roof addition was constructed in 1952 on the east end, and a pergola was added after 1966 to the east end of the south elevation. Historical accounts from the 1930s describe the large room in the main house was used as a dining room and that it was adjoined by an outdoor “tea room,” which had been created with grape vines that were planted by the original owner.

Cabin 1 (c.1900)

This cabin includes graffiti that dates from June 1900. It has four rooms and is across the road, west of the main house. It is a rectangular gabled roof building with board and batten siding, stone foundation, and two, one-room shed roof extensions (on the south and west elevations). The east elevation includes a door flanked by 4/4 double-hung wood windows with wood surrounds, corner boards, and an eave board at the roofline. The grade slopes from north to south. A wood walkway deck at the east entry wraps to the south elevation and butts into the south shed-roof extension. There is a board running along the original extension roofline, which began just below the eave line of the main building. The roof has been extended above the main roofline with a board and batten infill. There is a door with a flanking six-pane window on the east elevation of the extension. The south elevation includes: paired doors and a horizontal fixed window, paired six-light windows on the shed roof extension, and a single door on the west shed roof extension. The west elevation includes a door on the south shed roof extension and a horizontal window at the north end of the main building. The north elevation includes paired windows on the west shed extension and three windows on the main building from east to west: a 4/4, two-light slider, and a 6-pane. The stone base/foundation is parged with a cementitious plaster on all elevations except the east.

No drawings or diagnostic historic photos were found of the cabin. Analysis of the cabin indicates that the original building consisted of a large room, which would have been a rectangular, gable roofed structure.

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Cabin 2 (early 1900s)

This cabin is below and across a wood walkway to the south of cabin 1. It includes two rooms at the second floor and one on the ground floor at the east end. The stone foundation for the east room, and walls of the first floor, are travertine, the originals stone used at the site. The second-floor walls are constructed of board and batten. The foundation for the west room is red sandstone with flush board siding for the walls. Both rooms have gable roofs with rolled roofing and a metal flashing. There is a shed roof deck at the second floor on the south elevation that creates a porch for the ground floor travertine room below. The north elevation is board and batten, with horizontal aluminum material at the base. It includes a wood panel door on the east end and a 4-light wood window on the west, each is under a gable end. The east elevation includes the travertine base surmounted by a board and batten wall that includes a pair of 4-light wood windows. The second floor extends onto a deck with log column supports and a dimensional lumber railing, which in effect creates a porch for the first floor. The south elevation, east end includes board and batten on the ground floor with a board and batten door and on the west end, a stepped stone wall and foundation. The ground floor is surmounted by a board and batten wall with a double gable end roofline. The west side includes a single-light fixed window and the east, the two-story log support porch with a shed roof and a six-panel wood door. The west elevation includes a divided light door on the south end with a fixed light window just north of the door.

Based on the architectural features, the original Whitcomb cabin consisted of the travertine ground floor and a room above. It was a rectangular, gable-roofed structure with an entrance on the north elevation and storage below that was accessed on the south elevation. The porch and additional room were likely constructed by Tony Grenko when he was updating the cabins during the 1940 and 1950s.

Cabin 3 (c.1904)

This building is just to the west of cabin 2 with floor elevations a few steps higher than the floor in cabin 2. It is a long, rectangular structure with a gable roof and a two-story log support deck with board and batten railings. The ground floor was originally exposed stone, but it has been parged with a cementitious plaster. The south elevation includes a wood-panel door with an 8-light window on the ground floor with a two-panel door and horizontal 8-light window on the second floor. This elevation includes a two-story porch, with a red stone foundation, log columns and solid, flat board railings. On the second floor, the log columns are topped by a dimensional lumber beam that is surmounted by central dimensional lumber column with flanking lumber set at an angle to create the look of a truss. The truss is surmounted by a ridge beam for the roof, with an exposed end under the eave. The roof consists of asphaltic rolled roofing with a metal flashing.

The east elevation includes an 8-light window on the parged ground floor, which is tucked into the hillside and has adjacent stone retaining walls. The ground floor is surmounted by a board and batten walls with an 8-pane window above the ground floor window at the south end and a five-panel door with an adjacent 6-pane window at the north end. The north elevation includes a 4-light window that is set off-center towards the east end of the elevation. The west elevation includes a board and batten wall the height of both stories, at the south end where the porch roof extends beyond the main building to cover a stair to the second floor. On this elevation there is parging over stone in an angled area between the board-and-batten sections and grade level and a 4-light window tucked under the eave towards the north end of the elevation.

In comparing the building as it appears today to an image from 1904, the cabin was originally a rectangular, gable-roofed structure. The two-story porch has been added. Originally there was a deck at

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the upper level that was reached by a stair or deck extension at the east side of the building. The approach to the cabin was from above rather than at the road that runs in front of the building today.

Cabin 4 (Stone Boarding House, 1894)

The flat roofed, rectangular, two-story travertine structure features stone lintels above the doors and windows. It appears to have originally had two rooms per floor as there are two doors with a side window per floor. The first floor, east end includes a two-vertical panel wood door with an 8-light wood window and the west end includes a 5-panel wood door and a fixed-light window. On the second floor the windows are the same, but at the east end the door is a 5-panel wood unit and the west end is a divided light unit. The two-story porch is constructed with dimensional lumber and includes a railing, board and batten walls on the east end, and a stair at the west. The west elevation includes one 6-light and one 4-light windows on each floor. The roof is shed and angles to the north and there is a travertine chimney placed off center towards the west end. The second floor is one room and the first floor contains two rooms with a fireplace in the east room.

Originally the second-story porch was accessed from a deck that extended beyond the east elevation with a stair that led down to the north. The current west end stair was added at a much later date. The original access to the cabins was a pathway to the upper terraces where tents were located. Today the cabins appear to be oriented to the south and the road that runs in front of them, but originally it appears that the pedestrian traffic on the north side between the cabins and the upper terraces was the primary focus.

Chicken Coop (date unknown)

The chicken coop is to the east of the main house and includes a small horizontal-plank shed-roof structure with a single door opening on the west elevation. It is basically square measuring roughly 8 foot by 8 foot with a dry-stacked rubble foundation. Roll roofing was placed over the wood roof structure. Originally it included an enclosure with small-diameter wood posts measuring 2 to 3 inches and chicken wire. Much of the fence has fallen from the structure.

Root Cellar (date unknown)

The root cellar is a small structure located to the northeast of the main house and banked into the mountain. It has a slightly sloping shed roof covered with rolled roofing, poured-concrete walls, and a wood door constructed of 1-foot x 6-foot dimensional lumber.

Shed (date unknown)

The shed is a corrugated- metal gable- roof structure constructed of board-and-batten walls and exposed rafter tails. It includes two door openings on the north elevation at the east end (no doors) and a small window opening on the west end of the south elevation (no window unit). The gable ends are filled in with vertical corrugated metal.

Contributing Structures

Roads

A gravel road wends through the historic district from Interstate 40 at the bottom of Tijeras Canyon to cabin complex and main house near the summit. The three-quarter-mile road follows the ridge above the creek channel. It crosses the creek via a culvert bridge and continues up the hill to the terrace at the center of the district. This road appears in the earliest images of Camp Whitcomb. As the road reaches the building level it switchbacks up to the spring level. A second branch, which meanders down to the

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orchard below, was reconfigured by the Grenkos. Past the intersection the road continues behind the house and to a large cleared area currently used for parking. Both branches of the road are lined with stone walls.

Rock Channel near Spring (date unknown)

The rock channel leads from the spring box, down a steep curve, to a natural channel that follows contours downhill adjacent to the roadway. Although the date of construction is unknown, there was likely a channel created by Whitcomb and repaired by Grenko that directed the water downhill for use in the cabin area.

Cistern (date unknown)

The cistern is approximately 130 feet downhill from the spring box. It collects spring water and transfers it down to the cabins via metal pipes. The cistern is a small square structure of poured concrete walls with a wood and corrugated shed roof structure that was an addition to protect the collected water from debris and contamination. The wood is painted green. Over the years there were different pipes that ran to different areas of the site. Currently there is a pipe that connects to the main house and one that has open, flume-like section into a mineral-hardened runnel created naturally from the mineral content of the water.

Water Flume and Pool (1880s)

A channel of water runs from an open section of pipe extending from the cistern down to a small water pool near Trudy's Garden. It not only transported water downhill to the cabin area, but the flume and pool add to the picturesque qualities of the site. Water then runs from the pool under the road to the series of ponds below the main house.

Dry-Stacked Stone Walls and Steps (1880s-1980s)

There are a series of rock walls made of tufa and red sandstone that are located throughout the cabin area and in the orchard below. The walls are dry-set tufa or red sandstone, although there are other types of stone that were used for repair brought to the site by Tony Grenko.

Rock Water Fountain (date unknown)

There is a drinking fountain adjacent to the pool near Trudy's Garden. The fountain may have been built as early as the 1930s, but its actual date is unknown. It is constructed of small round rocks set in a cementitious mortar with a wide base, column, and a bowl with a pipe that would have had water flowing from it.

Travertine Fountain (date unknown)

Although the date of the fountain is unknown, it currently includes a concrete pool with a lava cap, materials that used by Tony Grenko. Either Grenko constructed the fountain or he updated it from an early Whitcomb fountain and pool. The concrete base is a two-foot-deep bowl with a lava cap that sits at grade. At the center of the pool is a rock that was created over time by mineral deposits from the spring water fountain. The pool is currently dry.

Sandstone Terrace (1940s)

There is a red sandstone terrace below Trudy's Garden on the other side of the road that leads up to the spring. It was made by setting the stones directly onto ground, and it extends to the west. The terrace is reached by red-sandstone steps on the east end that lead from the unpaved road to the terrace.

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Ponds (1880s)

A series of three terraced ponds begin with the seven rock steps that lead down to a terrace with the first pond, which is adjacent to the road. These steps have the YCC-built handrail. There is a path that runs along the ponds that includes a red-sandstone- and-tufa-rock retaining wall on the north side. The second pond is on a terrace below the first with a mortared rock wall and a YCC-made railing at the far edge of the wall cap. Water enters this pond over a stone flume onto a mineral deposit rock. The third pond is on a terrace below and is enclosed with mortared rock walls. Twelve steps lead down to the third pond. From the second pond, water flows downhill across vegetated areas and a stone cap and into this third pond. Water flows out of the third pond through a gap in the stones and enters a natural stream bed that flows downhill to the orchard.

Wagon Wheel Fences (after 1946)

The wagon-wheel fences were constructed by Tony Grenko and include wood posts flanking old wagon wheels. These were interspersed throughout the property, but only one remains on the main road between the cabin area and the orchard. The remaining wagon-wheel feature is in fair condition.

Contributing Sites

Site Plan

The site plan, which includes the cabin area, roads, stone walls, fences, orchard, spring, and other features, developed over decades and reflects the aesthetic ideals of its succession of property owners. The site plan is essential to understanding the significance of the site.

Trudy's Garden (1940s)

This terrace is the site of a cabin that destroyed in fire in the 1930s. The Grenkos used the terrace site for a garden for Trudy Grenko. It included a bench, flowers, and trees for shade. Currently it is overgrown with vines and the red-sandstone terrace and tufa walls are difficult to discern.

Main House Lawn (1880s)

Directly adjacent to the house and on the south side is a grass lawn terrace with a rock retaining wall between the terrace and the ponds below. The terrace includes planting areas adjacent to the house and the rock retaining wall made of red sandstone set on end. Adjacent to the kitchen door is a concrete paved area that was used by the Grenkos to provide screened area for outdoor meals. The remains of a tufa planter are on the lawn at the west end of the concrete paving.

Orchard and Vegetable Gardens (1880s)

The walls that form the vegetable gardens are constructed from a mix of dry-stacked stone and recycled concrete varying in height from one to three feet. It is likely that, although Whitcomb had gardens, these terraced walls were constructed or rebuilt by Tony Grenko. Today grasses, invasive elms, and the occasional ash tree grow in the garden beds.

The section of orchard located on the downhill (south) side of the road is significantly obscured by overgrowth. The overgrowth consists of native and non-native trees, vines, and undergrowth. There are many volunteer fruit trees and native tree species including apple, pear, hazelnut, and crabapple. An informal survey of the apple varieties was completed by the County in 2012 and included: Cox Orange Pippin, Golden Delicious varieties, Gravenstein varieties, Rhode Island Greening Group, Tetofsky or

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Early June, Empire. Many of these varieties were noted on an 1882 Keleher plat for an orchard at the springs.

On the far side (south) of the stream, a few large apple trees have been identified that may date to the original orchard. A straight row of apple trees spaced approximately 30 feet apart include five or six old trees that are still living. The orchard is overgrown with poison ivy and other plants, so there is not a current photograph of the orchard.

Noncontributing Structures

Spring Box (2016)

While the spring is in its original location and continues to flow, the surround spring box has been reconstructed. Because it no longer represents the period of significance it is considered non-contributing. Two poured-in-place concrete retaining walls were built across the grotto opening, the first at the opening of the excavated area, and the second two feet behind it, obscuring the water source. A pipe coming from deep within in the back wall of the spring penetrates both walls and empties into a secured concrete box in front of the lowest retaining wall. The area behind the retaining walls was filled in with gravel and boulders to protect the water from any chance of contamination before reaching the spring box. The box has a steel lid, painted white. The water over flows out of the box and down into a pond. From the pond, the water follows its former course as described above. A stacked stone veneer, of the same stone used for the original stacked stone retaining walls supporting the spring side walls, was applied over both concrete retaining walls so the character would match the historic buildings on site. Planting niches were established within the boulder fill behind the walls, and today vines and wild flowers grow up and around the boulders.

CMU Walls near Spring (2016)

Just below the spring box and on the west side of the stream, there are a small series of keyed stone concrete masonry unit walls to terrace and stabilize the slope. The walls are curved following the stream as it curves toward the road leading downhill. Because these walls were constructed after the period of significance, they are considered non-contributing.

Grace Bridge (date unknown)

Grace Bridge is the culvert bridge built on the main gravel road leading up from I-40. Leading downhill from the cabin area, the road turns sharply in the other direction as it approaches the stream flowing beneath the bridge. At one time it had wooden rails built on either side that were painted white a sign that read 'Grace Bridge'. The sign is still in possession of the County, but the rails have since rotted and fallen away. Because it no longer represents the period of significance, the bridge is considered non-contributing.

Metal Bridge (2014)

This is a bridge built over the Whitcomb Spring stream that runs through the orchard (water that was not captured in the cistern and sent down the flume to the ponds in the cabin area). The bridge is a pre-manufactured steel bridge installed by the County in 2014. Because this bridge was constructed after the period of significance, it is considered non-contributing.

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Noncontributing Sites

These sites have been identified as noncontributing because an archaeological investigation to determine their potential to yield important information has not been conducted. Historical research has revealed much about their history and a future archaeological investigation may identify them as contributing.

Sites for Tent Platforms (late 1800s)

Whitcomb may have used these three flat areas to construct tent platforms to support large canvas tents for the camp during the summer. Although they would have been located throughout the site, the survey identified only three potential ten platform sites in the orchard area. In the area between the stream and the road there are three relatively flat pads surrounded by deteriorating dry-stacked stone walls. In the center of one is a large Rocky Mountain juniper wrapped by an enormous wisteria vine. The wisteria vine, more than 12-inches in caliper at the base is has grown up and into the tree, mostly strangling the tree. Comparing these pads to historical photographs leads one to believe that they may have been original Whitcomb sites for tent platforms.

Remains of Stone Structure at Spring Terrace (date unknown)

Ruins of a stone structure at the spring terrace appear to have been a structure with narrow rooms. This may be the remains of the Keleher Cabin. The Keleher site included an orchard plat from 1882 and was contested early in the history of Whitcomb Springs. Mapping a legal description puts the site at this spot, although the association with an orchard from the 1880s suggests that it may have near the orchard.

Cabin Remains and Outhouse (date unknown)

There are wood remains of a gable-roofed wood cabin and an outhouse to the north of the orchard and south of the chicken coop/main house area.

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Historic Integrity:

Whitcomb Springs retains historic integrity from the period beginning in 1882 with the establishment of Whitcomb Springs and ends when the property is no longer used a tourist camp in 1955. It retains its location, setting, design, materials, workmanship, feeling and association. The aspects of historic integrity of especially conveyed from the Whitcomb, Keleher, and Grenko periods of ownership when the landscape was mostly developed. The setting is rural, despite the location of nearby Interstate 40. The wooded site high above Tijeras Canyon insulates visitors from the housing and commercial development and the automobile traffic below. The historic design is present in both the main house and the landscape design. The buildings may have been altered over time and their condition had deteriorated, but they maintain sufficient elements of their historic design to contribute the historic district. The once carefully maintained landscape with its network of roads, structures, and plantings had been left unkempt, but not long enough for most of the structures to deteriorate and plantings to become unrecoverable. Moreover, the landscape plan is most evident and much of the plant material can either be saved or replaced. Whitcomb Springs conveys the feeling of a mountain retreat for city dwellers seeking relief from the New Mexico summer heat. It maintains associations with both a mountain retreat and as an estate enjoyed by the Grenko family.

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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.)

Entertainment/Recreation

Landscape Architecture

Period of Significance

1882-1955: Period of significance begins with the establishment of Whitcomb Springs and ends when the property is no longer used a tourist camp in 1955

Significant Dates

1882: Whitcomb Springs established

1901: Sale of camp to Keleher

1905: Keleher sale to Hopewell

1919: Evans' boys' school established

1925: Knights of Pythias purchase site for sanatorium

1930: Carl Magee purchases site

1946: Grenkos inherit site

1955: No longer used as a tourist camp

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/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.)

Whitcomb Springs is significant at the local level under National Register Criterion A in the area entertainment/recreation because the property is was first developed in 1882 as a summer rustic resort in the mountains east of Albuquerque, New Mexico. The camp provided city dwellers with access to healthful spring water and an escape from the summer heat. Whitcomb Springs is significant under National Register Criteria C in the area of landscape architecture because the arrangement of roads, buildings, terraces, pools, and retaining walls, the orchard and other plant material reflects the periods of ownership especially under Horace Whitcomb, Thomas Keleher, and the Grenko family when it was continuously as resort camp from the 1882 to 1955.

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

Whitcomb Springs was first developed as a resort in 1882 and it operated continuously as resort camp until 1955. Bernalillo County purchased the property for use as a recreational facility in 1996. The property was originally developed as a summer rustic resort in the Sandia Mountains east of Albuquerque, New Mexico. During the late 19th and early 20th centuries, summer camps or resorts, such as Saratoga Springs in Upstate New York, were popular and served a national desire to escape city life and enjoy healing spring waters. Similarly, Whitcomb Springs provided cool spring water for residents of nearby Albuquerque to escape the summer heat, whether it was for a picnic, a week's stay, or the entire summer. New Mexico spring-water resorts include Montezuma Hotel near Las Vegas, the Lodge in Cloudcroft, Sierra Grande Lodge in Truth or Consequences, and Dripping Springs Ranch near Las Cruces. These resorts offered large formal hotels or lodges. Whitcomb Springs provided tents and rustic cabins. Other smaller resorts included Jemez hot springs and Ojo Caliente hot springs, which were resorts that catered to bathing or swimming in hot mineral springs, rather than drinking fresh, cool spring water. These smaller resorts were farther from railroad lines, which limited visitors to longer stays. The early history of Whitcomb Springs represents an important sector of the state's economy that relied on locals and visitors spending money at resorts throughout New Mexico.

Whitcomb Springs is significant in the area of landscape architecture because its plan of roads, cabins, terrace levels, ponds, and plantings, which reflect its history as a resort camp from the late 19th century through the mid- 20th-century. During its success as a camp, the property accommodated semi-permanent tents and cabins in the summer, winding roads, water moving through successive ponds, and orchards. The terraces and stone retaining walls were necessary because of the sloping site. The terraces made possible the cabins, gardens, ponds, orchard, and gardens. Historic plant material survives in the gardens and orchard. Each property owner constructed improvements to ensure a steady stream of visitors from nearby Albuquerque. Few resorts in New Mexico from the late 19th- and early 20th centuries survive. The remaining resorts, such as Jemez Springs Ojo Caliente, do not have associated designed landscapes. The designed landscape at Whitcomb Springs represents decades of planning and development among its numerous owners.

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Developmental history/additional historic context information

Whitcomb Springs was established in 1882 by Horace Greenwood Whitcomb, during a period in U.S. history when natural spring water and hydrotherapy had become an important pastime for the urban American public and health seekers. In the mid- to late-1800s, spa villages and tourism were the rage and became a social destination for those escaping the heat of the city. The springs adjacent to Whitcomb's camp were not mineral hot springs or effervescent springs, as were those in Las Vegas and Coyote Springs to the south, but they did provide cool, clear natural spring water. Whitcomb capitalized on the natural spring water and spa movement and developed a summer camp at the site. For years, notable Albuquerqueans flocked to the camp and it was part of the city's social events, as their visits to Whitcomb Springs were reported in the local papers.

After Whitcomb sold the camp, it continued to operate as it had been for a number of years, but eventually through changes in ownership, its popularity declined as new caretakers and lessees began to run the establishment. In 1930, Carl Magee, a well-known newspaperman and entrepreneur, purchased the land, renamed it Whitcomb Springs after his son, Carl. Magee had caretakers who lived on the property and rented the cabins. They also provided dinners and a tearoom framed in grape vines for afternoon tea parties. In 1946, the same year Magee passed, his daughter, Trudy, and son-in-law, Tony Grenko, moved to Whitcomb Springs. They became the caretakers and a new era of landscaping and building renovation began. Grenko worked diligently on the property to restore and renovate the buildings, reforest the land, and plant new fruit trees and bulbs. He had a position at Sandia Laboratories and applied scientific methods to the landscape improvements he was making at Whitcomb Springs. He conducted research with plants in a second-story "greenhouse" that was part of an addition he had constructed to the original Whitcomb mountain house. He and his wife, Trudy, continued to rent the cabins until 1955. Although the rentals ended, the renovation and landscape work continued until 1996, when Tony died and Trudy moved to Albuquerque. In 2000, the land was purchased by Bernalillo County to serve as a public park.

Whitcomb Springs: 1882-1905

Horace Greenwood Whitcomb established Whitcomb Springs beginning in 1882. Whitcomb was born in Abbott, Maine in 1829 to Levi and Anna Whitcomb. The Whitcomb family moved to Massachusetts by 1835. That same year Horace's brother, Perry, was born in Dedham. When his brother was 14, Horace married Ellen Caughey in Weston, Massachusetts on May 27, 1849. Caughey was Scottish and had settled with her family in Waltham.⁴ Whitcomb's brother, Perry, moved in with the newlyweds at their Waltham home and both men worked as shoemakers.⁵ By 1870, Whitcomb was a farmer and his brother lived in a separate residence. Horace and Ellen had five children: Ella, John, Susie, Anna, and Ernest.⁶ While living in Massachusetts, Horace served as a member of the Waltham Dragoons, a militia cavalry unit that had been established in 1853. In 1861, the Dragoons were absorbed into two companies in the 1st Massachusetts Cavalry. Whitcomb became a Corporal in M Company and worked as a blacksmith. He

⁴ Census data states that she was Irish, but a history by Charlotte Whitcomb says that her grandmother was Scottish. "Re: Captain Horace G. Whitcomb," <http://www.genealogy.com/forum/surnames/topics/whitcomb/1012/>, accessed January 15, 2108.

⁵ U.S. Bureau of the Census, 1850 Census, Town of Waltham, Schedule I, 2 August 1850.

⁶ U.S. Bureau of the Census, 1870 Census, Town of Waltham, Page No. 114, 1 August 1870.

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was later appointed Lieutenant in Company B of the 1st United States Colored Troops, where he served as a Union officer until the end of the Civil War. After the war, he returned to his family in Waltham, where, in 1872, his wife died of progressive anemia. After her death, Whitcomb left Massachusetts and headed West. By 1880, Whitcomb was living in Butler, Kansas as “huckster,” or salesman.

In 1881, at age 53, Whitcomb moved from Kansas to New Mexico, where he settled on the undeveloped land that he eventually came to own. The land was near Albuquerque and south of Bear Canyon in the Sandia Mountains, where mines were being excavated. A fellow miner, J.J. Block, said that when Whitcomb first saw the spring site from a distant hill, he decided that it was where he would settle. Block helped Horace move his tent, axes, and, mess kit to the site.⁷ During the 1880s, mineral resources in the area had been located by Frank Dunham and his associates. There were other mining interests in the Sandia and Manzano mountains, including copper, iron, gold, and silver. Gold had been discovered in neighboring mining districts, so there was a great incentive to discover an important lode and many men had dreams of mineral wealth. The year he arrived, Whitcomb and some associates discovered a potential claim in the Sandias and named it Mineral Point. It included 20 ledges and the men thought it was worthy of becoming a placer mine, a method of mining that uses water in the excavation process.⁸

Horace’s camp was six miles south of Mineral Point, near a spring. He developed the idea that his camp could become a mining town. Near the camp, an old mining tunnel had been found that the men called Capitol Hill. It included a 20-to-30-foot tunnel that had previously been dug into the hill to tap into an undisclosed lode that was about 300 feet deep.⁹ Whitcomb told an Albuquerque newspaper editor that once his mining interests were established, the public in Albuquerque would be invited to the camp, but until then, Whitcomb and the miners who were operating at nearby Bear Canyon wanted to keep their finds a secret.¹⁰ In the end, dreams of mineral riches did come to fruition and none of the men noted above filed with the General Land Office for a mining claim in the Sandia or Tijeras Districts of the Sandia Mountains.¹¹

Whitcomb then began development of the camp by constructing a ¾-mile graded road, irrigation ditches, cultivating the land, planting 30 fruit trees, 80 grape vines, alfalfa, and enough corn to produce 15 bushels per year. He raised horses and chickens and built six dwellings, including a “mountain house” with a view; farm buildings; a stable; and 1½ miles of pole fencing. Whitcomb used the site as his home and may have allowed his fellow miners to camp there, but soon he realized that the mines were not going to bring riches. He then opened the camp as a resort in the summer months, which that would allow the

⁷ *Albuquerque Journal*, Tuesday, May 24, 1932, p. 5.

⁸ *Albuquerque Citizen*, Tuesday, November 24, 1908, p. 1.

⁹ It was later said that the ore was copper, but that even though there was enough to mine, it was too costly to transport it into Albuquerque. *Albuquerque Citizen*, Tuesday, November 24, 1908, p. 1.

¹⁰ “The Coming Camp: The Flourishing Conditions of the Bear Canon Mine,” *Albuquerque Journal*, Tuesday, February 7, 1882, p. 3.

¹¹ U.S. Department of the Interior, Bureau of Land Management, General Land Office Records searches at <https://www.google.com/search?q=general+land+office+records&ie=utf-8&oe=utf-8&client=firefox-b-1>, accessed during February 2018; and Fayette Alexander Jones, *New Mexico Mines and Minerals, World’s Fair Edition, 1904* (Santa Fe, New Mexico: The New Mexican Printing Company, 1904). No mining patents, placers or other claims were found during the research for this project.

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residents of Albuquerque to escape the city heat. The land he had developed was estimated between 2 to 3 acres, which by 1891 was worth \$2,000.¹²

Concurrently, the Keleher family in Albuquerque was developing land at the spring near Whitcomb’s settlement. Thomas F. Keleher, of Irish descent and a successful Albuquerque hide merchant, was originally from New York and had married Jessie Mary Scannell, from Stilesville, Indiana.¹³ They had been married on May 10, 1880 when Jessie was 19 and Thomas was 31. The land they developed was an orchard and vineyard that encompassed the spring outflow at Whitcomb Springs, just above Whitcomb’s mountain home.¹⁴ It is not known whether the Keleher orchard and vineyard were the same or separate from the plants noted above for the Whitcomb place; whether there was a business agreement between Keleher and Whitcomb with regard to the land or to grow apples; or whether Keleher had developed a separate orchard specifically to sell fruit in town. In any case, an orchard was planned by the Keleher, according to a plat dated July 20, 1882 called “Keleher’s Place.” The orchard included apple trees that were planted 30 feet apart with other varieties of fruit tree in a line that ran through the center. The non-apple fruit trees included three quince; two cherry; six peach; and three plum. Grapes were planted on along one side at the edge of the orchard in three rows with a “prune yard” between each. The grapes included muscatelie [sic]¹⁵ and another grape variety that is indecipherable on the plat.¹⁶ The 21 apple trees that were noted on the plan include:

Variety	No.	Origin	Created	Use	Characteristics
Ben Davis	3	Southeastern U.S.	1800s	eating	Keeps well without refrigeration; its flavor has been compared to cork
None Such	2	England/U.S.	c. 1830s	eating	Can weigh over 16 oz.; yellow with red; there are many varieties of this type
Rowles Janet	2	French	1700s	eating/cooking	Grown at Monticello; yellow-green with pink stripes; tart/sweet balanced flavor
Early Harvest	2	Unknown	By 1800	eating/cooking	First ready for harvesting; gold color with slight blush of brown/orange; tart
Yellow June	1	Unknown	c. 1845	eating/cooking	Ripens in late June; doesn’t keep; also called “transparent apple”
Yellow Flower	1	New Jersey	1742	eating/cooking/cider	Oblong; small; grey to brown russet; also known as Yellow Bellflower
Wolf River?	2	Wisconsin	c. 1870s	eating/cooking	Can grow to size of grapefruit; pippin cultivar

¹² U.S. Department of the Interior, Bureau of Land Management, General Land Office Records, “Pre-emption Proof, Land Office at Santa Fe, R. No, 1553, Testimony of Claimant: Horace Whitcomb, William S. Burke, and Sheldon H. Mulligan.”

¹³ U.S. Bureau of the Census, Schedule 1, Inhabitants of Albuquerque, Bernalillo County, New Mexico, June 14, 1880, p. 39.

¹⁴ Bernalillo County, Warranty Deed, January 16, 1905, recorded July 3, 1906, Book 42, Page 437, enumerates easement for Jessie Keleher (incorrect piece of land) and District Court of the County of Bernalillo, No. 11181, “Martha E. Hart and A.C. Henry, Plaintiffs vs. Jessie Keleher, Defendant”; and District Court of the County of Bernalillo, Final Judgement, “Martha A. Hart and A.C. Henry, Plaintiffs vs. Jessie Keleher, Defendant, filed December 9, 1918, recorded December 11 at the Office of the Probate Clerk, Book 60, Page 472 (the correct piece of land); and 1882 Keleher plat of orchard on file with Bernalillo County, facilities Construction Program, and mapping with MRWM Landscape for this project.

¹⁵ There are many varieties of grapes that this could refer to; anything from muscat to a muscadelle.

¹⁶ 1882 plat of Keleher orchard on file with Bernalillo County.

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Variety	No.	Origin	Created	Use	Characteristics
Red Astrachan	2	Russia	c.1800	cooking, eating, cider	Early season; extremely resistant to frost; dark red
Roxbury Russet	2	Massachusetts	c. 1640	eating/cooking	Believed to be oldest species of apple in U.S.; greyish green
Northern Spy	1	New York	c. 1800	desserts/cider	Green with red stripes;
Crab Apple	3				Used as pollinizers in orchards; small sour apples

Many of the fruit-tree varieties that were planted at Whitcomb Springs had been brought to New Mexico by Bishop Lamy for his garden adjacent to the cathedral at Santa Fe. The railroad, which arrived in Albuquerque in 1880, greatly expanded the variety of trees that were available in the Territory.¹⁷ Some of the fruit planted in the orchard may have already been in the area and other trees may have been ordered to fill out the list, in either case the trees they had selected provided fruit from early to late harvest and provided a variety of colors and flavors.

By 1884, articles about Whitcomb’s summer camp were appearing in the Albuquerque newspapers and that year the *Albuquerque Journal* noted that Horace had erected tents for visitors, which included “a lady” from Albuquerque who was a caterer was planning to construct a boarding house at the camp. The fresh mountain air and crystal-clear water had attracted 20 visitors.¹⁸ Not only were city residents traveling to the canyon for respite from the urban congestion, but health seekers began to stay there to take in the mountain air. As such, the paper predicted that Tijeras Canyon would boom as a “health giving resort.”¹⁹ That summer, Whitcomb used a “six horse bus,” also referred to as a tally-ho, to transport Albuquerqueans to his Tijeras camp. To reserve a place on the horse-drawn bus, visitors were to contact Trimble’s stable; a round trip, day fare cost \$1.50, and a typical journey to the camp took three or four hours.²⁰

In August of 1884, to attract visitors away from the railyard smoke, bustle and heat of Albuquerque, Camp Whitcomb advertised a grove of trees, a “beautiful little waterfall,” and that it was so chilly that visitors had to wear “heavy wraps.”²¹ While some visitors enjoyed day trips to the camp, many resided for two or three weeks, and the health seekers stayed for longer periods to take the mountain air. Those that stayed for longer periods brought their own furniture with them.²² Whitcomb Springs had become known as a summer resort for “all good Albuquerqueans” to “feast their eyes on pastures green and roam beside the babbling brook.”²³ Most of the visitors were lawyers, doctors, judges other public servants, and many types of professionals and their families.

For the next six years, the camp continued to provide respite for guests from Albuquerque. But, because a mining claim had not been established and Whitcomb hadn’t filed for ownership of the camp, the land

¹⁷ Karen Van Citters, “A Brief History of Urban Trees in New Mexico,” Draft, November 10, 2017.

¹⁸ The lady may have been Jessie Keleher, as the Kelehers would have already been at the orchard and were working with Whitcomb, and Jessie later purchased the land from Whitcomb.

¹⁹ *Albuquerque Journal*, Saturday, June 21, 1884, p. 4.

²⁰ W.L. Trimble, “Ho! For Camp Whitcomb,” *Albuquerque Journal*, Saturday, June 28, 1884, p. 4; and *Albuquerque Citizen*, Thursday, May 3, 1900, p. 4.

²¹ *Albuquerque Journal*: Saturday, August 16, 1884, p. 4; and Saturday, July 26, 1884, p. 4.

²² *Albuquerque Journal*, Friday, August 15, 1884, p. 4.

²³ *Albuquerque Journal*: Tuesday, July 1, 1884, p. 4; Wednesday, June 18, 1884, p. 4; and Sunday, June 29, 1884, p. 4.

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was still in the public domain. In December of 1890, Horace began to purchase the land when he published a notice in the *Albuquerque Citizen* that announced his claim to 80 acres, well above the two to three acres he had improved, and ran the notice for 30 days. He was following the first step in process of purchasing lands under the Pre-emption Act of 1841 (ch. 16, 5 Stat. 453). The Pre-emption Act had roots in the Land Act of 1820 (ch. 51, 3 Stat. 566), Land Act of 1804, Harrison Land Act of 1800 Land Act of 1796, and the Land Ordinance of 1785. These Congressional acts had been intended to encourage immigrants to move to the western U.S. and settle. The Land Act of 1820 allowed individuals to purchase land in the public domain land for \$1.25, with the minimum size of 80 acres. The Pre-emption Act used the same price per acre and allowed those who were living on public domain land to purchase up to 160 acres, as long as they were U.S. citizens (or an immigrant working on becoming naturalized), over 21, head of household, and had been living on the land for at least 14 months. The claimant had to continually improve the land for five years, and if the land were to remain idle for six months, it would revert to the government. The funds obtained from the land sales were to be used by the state for infrastructure improvements, such as roads, railways, bridges, and canals, with the proviso that the U.S. government could use the infrastructure for free transportation of mail, munitions, and troops. Although a more recent act, the Homestead Act of 1862, had been passed by Congress, Whitcomb did not file under the requirements of that act, as he would have had to claim 160 acres, far more than he was using, double the price, and given the restraints of the area in which he had settled, the claim may have encroached onto property being used by others.²⁴ Using the Pre-exemption Act, Whitcomb's claim didn't extend onto the improved areas of others and it met the 80-acre minimum at the \$1.25 per acre purchase price that had previously been established by the 1820 Land Act.

After placing his notice with a local paper and providing proof that he met the Pre-emption Act requirements, trouble was stirring at the camp. In mid-April of 1891, the *Albuquerque Weekly Citizen* reported that Whitcomb was seeking legal advice pertaining to water rights. Henry Carpenter and "half a dozen Mexicans" had arrived at the camp to raze a small dam he had constructed.²⁵ Henry Carpenter and numerous people with Hispanics²⁶ had, by 1893, purchased a small land claim south of Whitcomb's land, where he patented land in Carnuel.²⁷ Although Carpenter didn't own land at the time, Whitcomb's dam affected Carpenter and his family and friends because they were downstream, so they determined to go to Whitcomb's camp and fix the situation. When Carpenter and his friends began to demolish Whitcomb's dam, Horace Whitcomb forced them to stop by shouldering his Winchester rifle.²⁸ A few days later, "a few enemies" went to the Whitcomb camp and set fire to three dwellings. Residents and guests were able to safely leave the camp.²⁹ Whitcomb, who discovered that a contract had been placed on his life, was embroiled in animosity with Carpenter through October.³⁰ That month a horse belonging to a camp guest,

²⁴ His claim included the "Keleher Place," so it is likely that they had some sort of information partnership with the orchard.

²⁵ *Albuquerque Weekly Citizen*, Saturday, April 18 1891, p. 3.

²⁶ The census was not clear on whether Carpenter had married a local, but speculated that many of the residents in his home with Hispanic names were his children.

²⁷ U.S. Bureau of the Census, 1860 Census, Town of Cañon Carnuel in Bernalillo County, Page No. 186, 3 August 1860; U.S. Bureau of the Census, 1870 Census, Town of Tijeras in Bernalillo County, Page No. 3, 30 July 1870; U.S. General Land Office Records, 1906 patent; Small land claim, p. 410, certificate no. 384, land just shy of 160 acres. I-40 now runs through the land that Carpenter purchased to the south of Whitcomb.

²⁸ *Albuquerque Weekly Citizen*, Saturday, April 18, 1891, p. 3.

²⁹ *Las Vegas Daily Optic*, Wednesday, April 29, 1891, p. 7.

³⁰ "50 Years Ago," *Albuquerque Journal*, Sunday, October 6, 1946, p. 10. Whitcomb told the tale to the newspaper five years after the incident and stated that he knew who had been hired, but mocked him because he hadn't the "nerve to finish the contract."

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a black colt named Romeo, was shot and killed.³¹ A 1927 account in the local newspaper by Whitcomb's second wife, Martha, states that during this period Whitcomb stood guard over the camp with his army rifle day and night, and was ready to fire should anyone "attempt to eject or molest him."³² The article said that he had been shot and killed at the camp. However, it is more likely that in the additional skirmishes between neighbors Whitcomb may have been injured by a bullet.³³

The disputes underscored to Whitcomb the importance of protecting his interests by purchasing the land. On July 12, 1891 Whitcomb submitted \$100 to the Land Office in Santa Fe for the purchase of the northwest ¼ of the northwest ¼ of Section 22 and the southwest ¼ of the southwest ¼ of Section 15 in Township 10 North, and Range 5 East, comprising the 80-acre minimum.³⁴ Six months later, on January 11, 1892, Whitcomb received the final patent for two quarter sections of canyonland near Albuquerque, New Mexico. The patent stated that Whitcomb owned:

...rights, privileges, immunities and appurtenances for whatsoever nature, *subject to* any vested and accrued water rights for mining, agriculture, manufacturing or other purposes, and rights to the ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by the local customs, laws and decisions of courts, and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises .³⁵

Whitcomb visited an attorney regarding the water rights to ensure his rights to the spring.³⁶ Whitcomb continued operate his resort camp, which included dams and a series of ponds. Additionally, once he had title to the property he took out several loans to continue improving the property:

- \$250 from J.W. Miller in 1891: repaid in 1893;
- \$2,200 from D.H. Rohrs in 1893: repaid in 1894;
- \$3,000 from D.H. Rohrs in 1894: repaid in 1899; and
- \$3,500 from Rover Hauschild in 1899: repaid in 1901³⁷

In eight years Whitcomb received \$8,950 to make improvements to the camp, which included the constructed ditches, bases for tents, stone buildings, wood cabins, outbuildings, and the creation of orchards, gardens, and grape vines.

³¹ *Albuquerque Weekly Citizen*, Saturday, October 17, 1891, p. 4.

³² "Widow of Owner of Whitcomb Springs Recalls Tragedy," *Albuquerque Journal*, Sunday, October 22, 1927, p. 10.

³³ *Ibid.* This article says that Whitcomb died of the shooting, but he didn't pass away until 1903 while he was at the Soldiers' Home in Santa Monica, California.

³⁴ Bernalillo County, February 12, 1891, Receiver's Final Receipt, Filed March 7, 1891, Book 22, Page 37. The patent stated that the land was acquired under the provisions of the 1820 Land Act, while there are numerous claim documents that show it was purchased under the 1841 Pre-exemption Act.

³⁵ U.S. Patent, Certificate No. 1553, Bernalillo County, filed for record March 5, 1892, Book 22, Page 148.

³⁶ Prior to 1907, water rights could be initiated by diverting water and putting it to beneficial use, after 1907 one was required to file papers with the Office of State Engineer prior to diversion. So, we know that Whitcomb established water rights, but without more information, we do not know whether his neighbors had. Legal Aid, Inc., "Water Right Declarations and New Mexico Land Grants: An Outline of the Potential Issues and Conflicts in filing a Water Right Declaration for New Mexico Land Grants," New Mexico Land Grant Council, 2017.

³⁷ Bernalillo County: Deed of Trust, Book 1 T.D., Page 204; Book 1 Rls, Page 320; Book 7 M.D., Page 150; Book 1 Rls, Page 352; Book 4 T.D., Page 625; Book 1 Rls, Page 604; Book 10 T.D., Page 18, and Book 2 Rls, Page 139.

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As Whitcomb was developing his camp, New Mexico was becoming a destination for those seeking a cure from tuberculosis. When the railroads arrived in New Mexico, they brought new settlers, miners, ranchers, and people seeking better health. The Commercial Club, precursor to the Albuquerque Chamber of Commerce, developed a successful nationwide promotional campaign, and they city became one of the most popular destinations for health seekers in New Mexico.³⁸ The influx of patients resulted in the construction of hospitals (sanatoria). The sanatoria were popular until the 1930s when local communities began to fear the possibility of contagion and when the Great Depression depleted finances of tubercular guests. Fifty-five sanatoria were constructed and operated in New Mexico during this period, and many people who didn't choose to stay in an official sanatorium came to the Territory to live in private residences and take in the dry, high-altitude air. Albuquerque had two large sanatoria, St. Joseph and Presbyterian, which included main buildings with traditional hospital rooms and a series of cottages and gardens. Additionally, there were several small sanatoria, one of them begun by Dr. A.G. Shortle, who had trained with one Dr. Spengler in Davos, Switzerland.

Tuberculosis was a major public health concern and after the railroad arrived in 1880, New Mexico became one of the places that health seekers came to recover. Tuberculosis is caused by the *tubercle bacillus*, which, once introduced into a susceptible person, causes the formation of overgrowths in the lungs, and potentially other parts of the body. These overgrowths first "choke" the surrounding tissue, which causes it to degenerate leaving holes in the tissue. The body's systems attack the *tubercle bacillus* and the *bacilli* release toxins as a defense mechanism. It is these toxins that destroy tissue and weaken the body. A healthy body can carry the *bacillus*, but as soon as there is an illness or other event that causes a weakness, tuberculosis can ensue. The disease is contagious to those who are susceptible; however, it can be destroyed. In the late 19th century, living conditions, such as poorly ventilated rooms, dust, overheating, overcrowding, and stress, and disease, such as measles, whooping-cough, influenza, and typhoid fever, contributed to the spread of tuberculosis. While the disease can be transferred from a cough, with the proper precautions and a clean environment one could avoid being infected. Doctors and nurses at sanatoria rarely contracted tuberculosis.³⁹

For Whitcomb Springs to become a sanatorium, the architecture would have needed to be updated or new buildings constructed to ensure sanitization and cross-ventilation, there would have had to be staff to ensure surfaces were clean and free of dust, doctors and nurses would have needed to attend to patients, special diets and medications would have had to been provided, and programs for daily regimens and occupational therapy developed. Providing a room with clean air at altitude in and of itself did not create a sanatorium. While the camp did not become an official sanatorium, health seekers with minor cases continued to arrive and avail themselves of the water, setting, and mountain air at the same time residents of Albuquerque continued to use the camp for day trips, picnics, and vacation stays.

In the late 1800s natural springs throughout the U.S. had become tourist destinations. By the 1850s, hydrotherapy had developed as a cure for many diseases and concurrently tourism was growing in the U.S. As a result, an elite tourist culture developed around spas. Spa villages began at Saratoga Springs, New York and in the western mountains of Virginia, and had then developed in 20 states. As towns grew around natural springs a leisure culture blossomed with them. Not only did such places grow, but they provided an "intensive brand of social mixing" and served as gatherings for social and political leaders to

³⁸ Richard Melzer, *Sanatoriums of New Mexico*, (Charleston, South Carolina: Arcadia Publishing, 2014), pp. 41, 45, 51, and 125.

³⁹ Frederick Rufenacht Walters, *The Open-Air Sanatorium Treatment of Pulmonary Tuberculosis*, (New York: William Wood & Company, 1909), pp. 1-7.

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meet from all areas of the country that provided a cosmopolitan sophistication to country resorts.⁴⁰ Most spas included both the ill and those that were just visiting for relaxation. City dwellers who were not seeking medicinal treatments would travel to spa towns to take the waters and engage in the elite social scene. Most Eastern spa towns developed near railroads, but in New Mexico they grew both in railroad towns and places that were within a day's stage or tally ho wagon travel from railroad depots.⁴¹

Whitcomb Springs was not the only New Mexico site with springs that would attract local visitors, tourists, and health seekers. At the time, resorts in the Territory comprised either naturally occurring hot springs used for hydrotherapy or mineral spring water for drinking. Many could be reached within hours from Albuquerque via railroad or a tally ho. In 1897, such springs were being advertised in the *Las Vegas Daily Optic* in an article espousing the most important elements of New Mexico commerce: fruit, sugar beets, timber and coal, desirable land, and mineral springs. The list of springs that a tourist or health seeker might want to visit included: Las Vegas Hot Springs, Jemez Hot Springs, Ojo Caliente, Hudson's Hot Springs, the Sulphur Hot Springs, as well as Macbeth and Taylor water wells and Coyote Springs, which provided effervescent mineral water for drinking.⁴² Over time, many other springs in the Territory were developed as spas. Each of the springs promoted itself as a resort that was open to both vacationers and people seeking a cure. In 1876, Las Vegas Hot Springs advertised 130-degree water that contained "large quantities" of iron, sulfur, and other minerals that were "known to act as curative agents for rheumatism, neuralgia, cuterious diseases, derangement of the kidneys, bladder, and liver."⁴³ Eventually, the Santa Fe Railroad acquired the site for a hotel, constructed a spur, and by 1885 had become a Fred Harvey Hotel with 200 rooms.⁴⁴ This spa was the largest resort constructed in New Mexico during the Territorial Period.

Smaller resorts were also developed. Jemez Hot Springs advertised medicinal waters that could cure rheumatism and blood diseases.⁴⁵ Sulphur Hot Springs stated that their water could cure numerous diseases.⁴⁶ Ojo Caliente advertised water that contained "the richest alkaline hot spring water in the world" that could cure a whole host of diseases; with daily, weekly, and monthly visitation rates; and a stage that would meet visitors at the train to bring them to the resort.⁴⁷ In 1902, 'Artesian Coyote Water' had been analyzed by Professor John Weinzirl of the University of New Mexico, who found it be "first rank with the leading waters of the world."⁴⁸ The water was said to cure all liver, kidney, and stomach troubles; and was noted in a 1906 guide to Bernalillo County as having the same properties as the water at Saratoga Springs in New York.⁴⁹ By 1909, Coyote Springs water advertised with the question, "Which is

⁴⁰ Thomas A. Chambers, *Drinking the Waters: Creating an American Leisure Class at Nineteenth-Century Mineral Springs*, (Washington D.C., Smithsonian Institution Press, 2002), pp. xiii-xv.

⁴¹ Henry Grabar, "Selling Water: How Hot Springs Became a 19th Century American Tourist Attraction," <https://www.theatlantic.com/business/archive/2015/11/hot-springs-19th-century-tourism/417618/>, accessed January 25, 2018; and *Drinking the Waters*, pp. 220-223.

⁴² "Resources of New Mexico," *Las Vegas Daily Optic*, Friday, August 27, 1897, p. 3.

⁴³ "Las Vegas Hot Springs: Resort for Invalids," *Las Vegas Gazette*, Saturday, February 12, 1876, p. 1.

⁴⁴ Lynn I. Perrigo, Ph.D., "National Register of Historic Places Inventory – Nomination Form, The Montezuma Hotel," January 15, 1974.

⁴⁵ *Albuquerque Citizen*, Thursday, November 2, 1899, p. 2.

⁴⁶ *Albuquerque Citizen*, Saturday, February 20, 1909, p. 4.

⁴⁷ *The Santa Fe New Mexican*, Saturday, January 20, 1906, p. 3.

⁴⁸ *Albuquerque Citizen*, Saturday, March 22, 1902, p. 1.

⁴⁹ *Albuquerque Citizen*, Thursday, November 2, 1899, p. 2; *Albuquerque Citizen*, Saturday, March 3, 1900, p. 4; and Bureau of Immigration, *Bernalillo County: Description of the Smallest and Richest County in New Mexico*, 1906, on file at the University of New Mexico, Center for Southwest Research (CSWR), Southwest Travel Literature, MSS 115 BC.

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Cheapest . . . [Coyote spring water] delivered at your door daily at 15 cents per gallon or pay \$2 a visit to the doctor?"⁵⁰ Many people were traveling to New Mexico to seek a cure for tuberculosis, and adding water to the list of curative agents for anyone suffering from a malady improved the tourism industries in the Territory.

Coyote Springs was the closest New Mexico spring resort to Whitcomb Springs. It developed around the same time as Whitcomb Springs and both springs sold water in Albuquerque. Whitcomb drove "wagons loaded with spring water" into town and Adolph Harsch sold the springs' bubbly mineral water in stores and ice cream shops.⁵¹ By 1896, as Coyote Springs was becoming a popular resort, Harsch constructed a new building for visitors, and the springs supplied water for the Harsch Bottling Works in Albuquerque.⁵² In addition to getting away from town and enjoying the Coyote Spring water, the resort included game hunting of deer, ducks, and wild geese and provided "first class meals."⁵³ The New Mexico spring locations had become popular for health, recreation, and social entertainment, but by the turn of the 20th century, springs had become a favorite place for marriage engagements and honeymoons.⁵⁴

By the early 1900s numerous mountain camps and resorts provided opportunities for tourists and city residents to escape. Places near Albuquerque included Bear Canyon, Whitcomb Springs, Tijeras, Coyote Springs, and Hell Canyon; all were receiving weekly visitors and had a large influx of picnickers on Sundays.⁵⁵ Along with places close to urban areas, during this period, dude ranches much farther from cities and towns began to emerge. Senator Dorsey, who had retired from his political career, developed the Mountain Spring Ranch at Chico Springs, New Mexico. He constructed a headquarters building and guest rooms at the cost of \$150,000 and provided a vacation packages that included cold-spring water, horseback riding, tents and tent cottages, shooting, tennis, golf, and croquet.⁵⁶ Tourism in New Mexico had begun with camps at springs like Whitcomb that were established near urban areas and the railroad. Later tourism included the development of distant resorts that required more than a days' travel. Even these new ranches touted clear, cold spring water.

Because springs and mineral water had become so important to city dwellers and tourists, by 1898, Horace's camp had generally become known as 'Whitcomb Springs' or 'Whitcomb Springs and Health Resort,' but many continued to call it Camp Whitcomb. Whitcomb began placing large advertisements in the *Albuquerque Citizen* trying to tap into the mineral drinking water fad, so he included analyses of the spring water available at his resort that stated there were concentrations of sodium chloride, calcium sulfate, calcium carbonate, and magnesium carbonate, and that water could be delivered to Albuquerque. At that time, transportation to the resort left town every Wednesday and Saturday morning at a cost of \$1.⁵⁷ As stated in the contemporary Albuquerque newspapers, Whitcomb Springs was very popular and typically filled with people during the summer, and many took hikes to San Lorenzo falls and other locations in the mountains.⁵⁸

⁵⁰ *Albuquerque Journal*, Sunday, September 19, 1909, p. 7.

⁵¹ *Albuquerque Journal*, Saturday, May 22, 1943, p. 6; and *Las Vegas Daily Optic*, Tuesday, November 17, 1896, p. 3.

⁵² *Las Vegas Daily Optic*, Tuesday, November 17, 1896, p. 3.

⁵³ *Albuquerque Citizen*: Saturday, November 11, 1899, p. 4; and Tuesday, August 13, 1901, p. 3.

⁵⁴ *Albuquerque Citizen*, Friday, June 3, 1898, p. 2; and *Albuquerque Journal*, Friday, October 16, 1908, p. 8.

⁵⁵ *Albuquerque Citizen*, Monday, June 28, 1909, p. 5.

⁵⁶ *Albuquerque Journal*, Wednesday, July 13, 1904, p. 6.

⁵⁷ *Albuquerque Citizen*, Wednesday, September 28, 1898, p. 2.

⁵⁸ *Albuquerque Citizen*, Tuesday, June 26, 1900, p. 3.

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Horace Whitcomb was married again in 1899 at the age of 70 to Martha and they had a home in Albuquerque at 124 South Arno Street.⁵⁹ He continued to be the proprietor of Whitcomb Springs until he and Martha sold the camp property to Jessie Keleher on May 28, 1901 for \$6,000 dollars. A year after the sale, Horace had become ill. In June, he placed a notice in the *Albuquerque Citizen* that required all who were indebted to him to pay or he would submit them for collection. A month later, he and Martha traveled to southern California where he was admitted to the Soldier's Home in Santa Monica.⁶⁰ The domiciliary facility was one of the first types of veterans' care developed in the U.S. After the Civil War individual states established numerous veterans' homes that could provide incidental medical and hospital treatment for all injuries and diseases, regardless if the condition was a result of military service.⁶¹ After Whitcomb was admitted, Martha took up residence at The Wilson House in Long Beach. Later, she returned to Albuquerque and was notified of Horace's death on January 16, 1903 due to paralysis.⁶²

Whitcomb Springs continued to thrive as a summer resort, and in 1903 every room at the camp was booked. Jessie Keleher had been married to the hide-merchant Thomas F. Keleher, but in 1898, she had been granted a divorce and as a result received custody of two of her four children (the girls), Eugenia and Margaret, and her ex-husband received custody of the boys, Thomas and Jesse. Her ex-husband paid \$60 per month alimony, of which \$15 per month was to be used for the children.⁶³ Ultimately, Eugenia (called Jene), Margaret, and the boys helped their mother with the camp. During the summer the family worked at the camp and the boys drove a stage between Whitcomb Springs and Albuquerque. In the winter, they would return to their home on North Walter Street in Albuquerque.⁶⁴

A few years after Jessie Keleher purchased the camp tragedy struck guest George Oliver, the owner of the Palace Saloon on Railroad Avenue in Albuquerque, who had come to the camp with Dr. J.A. Henry and two attendants to rest and recuperate. It was the ideal place, as the local news stated, "When city people feel nervous and broken down [sic] Camp Whitcomb should be visited."⁶⁵ While at the camp, a nervous Mr. Oliver imbibed alcohol and the doctor administered narcotics to calm him. During the few days that Mr. Oliver had been at the camp he had stayed fully clothed with his money, diamond ring, three diamond studs, gold cuff links, and a heavy gold watch and chain, even as he slept. One night he jumped up and fled his tent. His speed, which was fueled by hallucinations, resulted in his disappearance into the dark of night. Over the next days and months, residents of Tijeras and his friends from Albuquerque searched for him, but he was not to be found until eight years later when a body with light hair, described as Oliver's, was found in a shallow grave in the Tijeras Canyon. The expensive jewelry was missing.⁶⁶

⁵⁹ *Albuquerque Citizen*, Monday, July 16, 1900, p. 4. He may have been married in the years after his first wife passed, as a reference to a wedding at Whitcomb Springs to an S. Parker was found in a newspaper article during research for prior projects, however, no evidence of this wedding was found during research for this nomination.

⁶⁰ "Capt. H.G. Whitcomb: His Death Occurred at California Soldiers' Home Last Friday," *Albuquerque Citizen*, Monday, January 19, 1903, p. 4.

⁶¹ Gustavus A. Weber and Laurence F. Schmeckebier, *The Veterans' Administration: Its History, Activities and Organization* (Washington D.C.: The Brookings Institution, 1934), pp. 70-76.

⁶² "Capt. H.G. Whitcomb: His Death Occurred at California Soldiers' Home Last Friday," *Albuquerque Citizen*, Monday, January 19, 1903, p. 4.

⁶³ *Albuquerque Citizen*, Wednesday, March 30, 1898, p. 4.

⁶⁴ *Albuquerque Citizen*, Thursday, November 16, 1905, p. 8; and *Albuquerque Journal*, Sunday, July 13, 1952, p. 35.

⁶⁵ *Albuquerque Citizen*, Tuesday, May 29, 1900.

⁶⁶ *Albuquerque Journal*, Tuesday, June 14, 1910, p. 5.

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After four years of running the camp, in 1905, Jessie Keleher sold it for \$5,000 to Colonel Willard S. Hopewell, the general manager of the Pennsylvania Development Company; the Santa Fe Central Railway and three other railroad companies; as well as the New Mexico Fuel & Iron Company.⁶⁷ The sale price equaled her debt but was less than her original purchase price. This is likely because Jessie retained two acres through an easement and covenants for a residence, ingress and egress, and water rights, on the condition that she would not operate a hotel, sell liquor, or run any other type of business there. The parcel was described as: beginning at the northwest corner of the SW ¼ of the SW ¼ of Section 15, T10N, R5E, running east 314.5 feet, then south 18 degrees 30 minutes east 240.2 feet, then south 71 degrees 30 minutes west 300 feet, then north 16 degrees west fort feet to the point of beginning.⁶⁸ After the sale, Keleher kept a summer house on a plot at Whitcomb Springs that she and her children regularly visited. In 1906, Jessie paid both of her debts in full and W.S. and Annie C. Hopewell entered a Deed of Trust for \$3,500 with J.A. Henry, trustee for A.C. Henry and another with J.W. Moore, trustee for Martha A. Whitcomb for \$1,500.⁶⁹

It seems that Hopewell purchased Whitcomb Springs to develop it as a larger tourist spa hotel associated with one of his railroads, the Albuquerque Eastern Railway Company, which was designed to connect Albuquerque to the Santa Fe Central Railway at Moriarity. Hopewell had been born in 1848 and his family immigrated to North America in 1863. When he left home, he worked in mining in Central and South America, as well as Colorado. In 1881, using funds he had amassed from his mining activity, he organized the Las Animas Cattle Company and invested \$1 million in Sierra County, New Mexico. He later invested in mines in that county, in 1891, he chartered the Albuquerque Eastern Railway Company, and in 1905, he moved to Albuquerque where he became president of the Commercial Club. W.S. Hopewell was an industrial magnate with a reputation of using business associates to conduct underhanded political and business dealings on his behalf, but it seems that laws were not actually broken and publicly he appeared upstanding. One of his dealings resulted in the unseating of a New Mexico governor, but that is a story for another time.⁷⁰ In any case, he continued his successful business development, and by 1906, the grading for the new railroad to Albuquerque had been completed by the Pennsylvania Development Company.⁷¹

Hopewell had others run the camp, most likely as independent proprietors that leased the facility rather than employees. In any case, in 1906, a Mr. and Mrs. Thompson were advertising Whitcomb Springs as a resort and that folks should “come out and see us.”⁷² By that time, automobiles were being used in the Albuquerque area and Mr. Flournoy, a visitor from Albuquerque, had driven the first automobile to Whitcomb Springs.⁷³ In 1908, in response to the Good Roads Movement, there was an article in the local

⁶⁷ Bernalillo County, Warranty Deed, January 16, 1905, recorded July 3, 1906, Book 42, Page 437.

⁶⁸ Bernalillo County, Indenture with deed filed March 16, 1907, Book 35, Page 449.

⁶⁹ Bernalillo County: Deed of Release, May 24, 1906, Book 3 Rls, Page 212; Deed of Trust, July 2, 1906, Book 13, T.D., Page 263; July 2, 1906, Book 13 T.D., page 264; and July 3, 1906, Book 3 Rls, Page 211; and Bernalillo County Tax Assessor's file, map showing easement.

⁷⁰ Robert W. Larson, *New Mexico's Quest for Statehood, 1846-1912*, (Albuquerque: The University of New Mexico Press, 1968), pp. 256-257.

⁷¹ George B. Anderson, *History of New Mexico: It's Resources and You*, Volume II, (New York: Pacific States Publishing, 1907), 902-904. Hopewell's companies were involved in irregular land transactions and representatives of the companies actively working to remove the governor from office that went all the way to the President of the United States. Larson, *New Mexico's Quest for Statehood, 1846-1912*, pp. 256-257.

⁷² *Albuquerque Citizen*, June 9, 1906, p. 8.

⁷³ *Albuquerque Weekly Citizen*, Saturday, April 23, 1904, p. 3; and *Albuquerque Citizen*, Monday, October 28, 1907, p. 5.

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news about the improved road that led from downtown to the university on the mesa. The author expounded on the benefits to the Territory should the road be extended to surrounding areas, and especially into Tijeras and to Whitcomb Springs, “one of the most attractive mountain resorts to be found in the territory.”⁷⁴ The author also stated that it would be important to create a branch road to Coyote Springs and the mines that were located to the south. As Albuquerque continued to grow and roads expanded outward, Jessie Keleher continued to visit her place at Whitcomb Springs, and chaperoned her girls and their friends on visits to the camp.⁷⁵

In 1908, John A. Henry, the trustee on Hopewell’s Deed of Trust and legal holder of the Whitcomb Springs property died, and his sister, Martha A. Hart, petitioned to become, and ultimately served as, the administratrix of his \$20,000 estate. In 1910, Ms. Hart sued J.M. Moore, Martha A. Whitcomb, and the Hopewells for default on the two deeds of trust that had been made in 1906. The Hopewells refused to pay the debt that they had originally encumbered using J.A. Henry as trustee for the Deed of Trust; and Martha Whitcomb, who was owed \$1,500 through a Deed of Trust from the Hopewells, was living in Kansas with her daughter’s family, and did not respond. Martha was not being sued as owing a debt, but rather as a party that had an interest in the property. Because the Hopewells refused to pay their debt and Martha did not answer, the court determined that the land was to be sold at public auction and that once sold, the defendant and all persons claiming under them would be forever barred and lost all rights and title to the land. Basically, the land went into foreclosure. In the late part of the year, a notice of sale of Whitcomb Springs appeared four times in the Albuquerque papers in both English and Spanish. At the auction, the land was sold to the highest bidder, Martha A. Hart for \$4,800, which left the Hopewells owing \$656.64, and it is not known whether the Hopewells ever paid the remaining debt.⁷⁶ Martha received a Master’s Deed for the property at Whitcomb Springs.⁷⁷ After the dust settled, Martha transferred ½ interest in the land to A.C. Henry in January 1911.⁷⁸

Although there was some drama regarding the land, the resort continued to operate. For years, the names and lengths of stay for those who visited Whitcomb Springs had been published in the local paper. Whether for afternoon picnic or an entire summer, traveling to Whitcomb had become an important part of Albuquerque’s social scene. During the summer of 1911, the resort hosted 50 guests at one time.⁷⁹ At the same time, the Forest Service was advertising to Albuquerqueans that there were numerous springs in the forest near Whitcomb Springs, including San Antonito, Cañoncito, La Madera, Ellis Springs, Agua Media, and many smaller springs. They let the public know that the forests were cool with shade from white fir, Englemann spruce, Douglas fir, alpine fir and undergrowth with fern, larkspur and honeysuckle. That year, the Forest Service had constructed a series of trails, which opened up new spring areas and summer camps. To reach them, one would drive past Tijeras and follow a wagon road up Tejano Canyon to Bill Spring and the Old Skinner Mill, and it was there that the new government mountain trails began. There was a series of trails that led up the mountain to Sandia Crest, as well as a number of lateral trails,

⁷⁴ *Albuquerque Journal*, Saturday, April 25, 1908, p. 6.

⁷⁵ *Albuquerque Citizen*, Saturday, July 27, 1907, p. 4; and *Albuquerque Journal*, Sunday, July 23, 1911, p. 9.

⁷⁶ Bernalillo County, District Court, Case No. 8198, George Klock and Harry F. Owen, Attorneys for the Plaintiffs, “Martha E. Hart as Administratrix of the Estate, Goods, Chattels, Credits, and Effects of John A. Henry, Deceased, A.C. Henry, and Jesus Romero, Acting Sheriff of the County of Bernalillo, trustee, Plaintiffs vs. Willard S. Hopewell, Anna W. Hopewell, John M. Moore, Trustee, and Martha A. Whitcomb, Defendants.”

⁷⁷ Bernalillo County, Master’s Deed, filed December 19, 1910, Book 45, Page 577.

⁷⁸ Bernalillo County, Warranty Deed, January 26, 1911, recorded May 27, 1913, Book 54, Page 109.

⁷⁹ “Whitcomb a Popular Resort,” *Albuquerque Journal*, Sunday, July 23, 1911, p. 9.

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and all included clear mountain springs and signs to lead the way. The Forest Service felt it was important that citizens avail themselves of the “summer paradise” that the trails provided.⁸⁰

As a new type of summer camping experience was developing, Whitcomb Springs continued to provide camping that was closer to Albuquerque and available by wagon and auto. In 1913, Phillip A. Caverly and his wife, Nora, rented Whitcomb Springs and continued to run the camp as a mountain resort. They had arrived in New Mexico in 1910, during a spring rain and became stuck in the mud. They decided to remain, and three years later they moved to Tijeras.⁸¹ That same year, a new vendor began to provide automobile excursions to the springs that would leave from Coleman-Blank garage in Albuquerque at 7 a.m. at a round-trip cost of \$2.00.⁸²

Martha Hart and A.C. Henry, the new Whitcomb Springs owners, contracted hydrological tests to determine if the spring water came from an Artesian well because they wanted to know if the spring (described in a newspaper article) was derived from a large underground lake. All hoped that the source was Artesian, and the paper noted that tapping into a large water source in Tijeras with wells would mean more to Tijeras and Albuquerque than a mineral strike. If the water did come from an underground lake, the owners of Whitcomb Springs would put new funding into the site to develop it as a health resort with contiguous farms. The newspaper noted that the spring water had been analyzed by UNM Professor Weinzirl, who was a chemist and bacteriologist, and he determined that the water had “remarkable curative values.”⁸³ Additionally, all felt that the soil and water at the resort must be superior, as often, the apples produced at the orchards there weighed over two pounds each.⁸⁴

While the water was being tested, the owners realized that the prior Keleher easement that had been set aside in the deed that sold the land to the Hopewells, was not the land that Jessie Keleher had improved or upon which she had been paying taxes. The land of her easement was above the spring in a rocky area of the site, but the land she used was just to the south and encompassed the spring. The plot she had built on was ultimately described as: beginning at the southwest corner, which is a point that is 832 feet north and 200 feet east from the corner of Sections 15, 16, 21, and 22 T10N, R5E, then running north 150 feet to the northwest corner, then east 100 feet to the northeast corner, then south 150 feet to the southeast corner, and then west 100 feet to the beginning. Whether the fact that the legal description did not match the land she that actually had settled was a calculated move on W.S. Hopewell’s part to later remove Jessie from the land and own the spring, or a truly inadvertent mistake, it left Ms. Keleher with few options when Hart and Henry sued to evict her from the land at Whitcomb Springs. The issue went to trial in 1918 and ownership of the land that encompassed the spring was decided in favor of the plaintiffs, Hart and Henry, but the damages resulting from their loss of use were limited to \$1.⁸⁵

Hart and Henry created a plan to further develop the site, but their engineer determined that the quantity of water at the resort would not support their grand dreams. Less than a year after winning their court case

⁸⁰ “Splendid Springs in Sandias for the Camper,” *Albuquerque Journal*, Thursday, August 31, 1911, p. 4.

⁸¹ *Albuquerque Journal*, Sunday, July 13 1952, p. 36.

⁸² *Albuquerque Journal*, Friday, May 30, 1913, p. 8.

⁸³ *Albuquerque Journal*: Friday, May 30, 1913, p. 8; and Saturday, August 9, 1913, p. 8.

⁸⁴ *Albuquerque Journal*, Saturday, August 9, 1913, p. 8. The large apples may have also had something to do with the variety that was planted.

⁸⁵ District Court of the County of Bernalillo, No. 11181, “Martha E. Hart and A.C. Henry, Plaintiffs vs. Jessie Keleher, Defendant”; and District Court of the County of Bernalillo, Final Judgement, “Martha A. Hart and A.C. Henry, Plaintiffs vs. Jessie Keleher, Defendant, filed December 9, 1918, recorded December 11 at the Office of the Probate Clerk, Book 60, Page 472.

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against Keleher, in August 1919, Martha Hart and A.C. Henry sold the land to H.B. Jamison with a title that retained the original Keleher easement.⁸⁶ Jamison kept the land for four years and in 1923, he released his claims on the land through a Quitclaim Deed to Robert E. Dietz (he had likely taken a loan from Dietz and rather than pay back, released the land to him). The same day he received the release of claim, Dietz sold Whitcomb Springs under a Warranty Deed to John W. Elder, who took out two Deeds of Trust: 1) \$8,000 from Claude Hutto, trustee for Robert Dietz, and 2) \$7,000 to A.L. Martin, trustee for H. David Evans.

The second Deed of Trust holder, noted above, was Professor Henry David Evans, who had likely had an agreement with Jamison to use the land in 1919 when he established his boys' school, and Evans was owed \$7,000 from Jamison.⁸⁷ David Evans was an Englishman that had developed a successful boys' school at Mesa, Arizona (with a summer facility at Flagstaff) for the sons of East coast wealthy families. He had arrived in Arizona during 1899, and in 1902 established a school at Mesa that would provide a western experience for boys. The school comprised a college prep curriculum taught by Harvard-educated instructors, and it also provided horseback riding, hikes in the mountains, and camping. Additionally, the school included athletic pursuits such as, baseball, tennis, golf, and polo.⁸⁸ When the town of Mesa began to encroach upon the school land, Evans decided to move the school and chose the 80-acre camp in New Mexico as the new site. The New Mexico school was called "The Manzano Forest School" and it was to follow the model of his Mesa facility to be exclusive and it would only accept 20 students. While at the school, each boy would have his own horse and all boys were to be judged on the merit of their performance (class or wealth was not supposed to enter the equation). In addition to the camp land, Evans was looking to obtain 640 more acres for cattle grazing. To get ready for the new school year, he planned on remodeling the old buildings and constructing new ones to create dormitory and classroom space.⁸⁹ Ultimately, using Whitcomb Springs for the school did not work (he did not attain the additional acreage that he had required) and in 1921, he moved his school to Tucson.⁹⁰

After Evans' school left the site, it continued to be used as a place for Albuquerque visitors. In 1922, Phillip A. Caverly was advertising Sunday turkey dinners at Whitcomb Springs, however, there were no resort advertisements and few articles about guests visiting the camp. Compared to its heyday before Keleher sold the camp to Hopewell, not much resort or social activity occurred at Whitcomb Springs. That same year, the Caverlys opened their own summer cabins in Tijeras.⁹¹

⁸⁶ Bernalillo County, Warranty Deed, August 23, 1919, recorded August 25, 191, Book 63, Page 394.

⁸⁷ The *Albuquerque Journal* (October 5, 1919, p. 3.) reported that he had purchased the site, but there is no evidence that he had done so. It is likely that he did not, as he could not find the pasturage that he required to support the school.

⁸⁸ Jody Crago, "Evans Boys School was one of the best in the country," <https://www.azcentral.com/story/news/local/chandler/2015/08/11/evans-school-boys-one-best-country/31428471/>, accessed January 24, 2018; and Jay Mark, "Evans' School's Roster was a Who's Who of Eastern Wealth," <https://www.azcentral.com/story/news/local/mesa/contributor/2015/10/22/evans-schools-roster-whos-who-eastern-wealth/74251458/>, accessed January 24, 2018.

⁸⁹ *Albuquerque Journal*, Sunday, October 5, 1919, p. 3.

⁹⁰ Crago, "Evans Boys School was one of the best in the country,"; Mark, "Evans' School's Roster was a Who's Who of Eastern Wealth,"; and No Author, *The Koshare Tours, fascinating motor trips from Albuquerque to Mountains and Mesas*, (Albuquerque: The Koshare Tours and The Albuquerque Chamber of Commerce, c. 1920), p. 39, on file at CSWR, Southwest Travel Literature, MSS 115 BC.

⁹¹ *Albuquerque Journal*, Sunday, July 13, 1952, p. 36.

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In 1925, the Albuquerque Lodge of the Knights of Pythias resolved to establish a national tubercular sanatorium at Whitcomb Springs, which was then a short 35-minute drive from town.⁹² Shortly thereafter, they began to negotiate for the purchase of the site and the surrounding acreage. On September 15, 1925, J.W. Elder whose son, J.E. Elder, had power of attorney, entered into a Land Contract to sell the land to the Knights of Pythias Sanatorium Association. The land was to be sold for \$25,000, of which \$8,000 was to be paid to Robert Dietz, \$1,000 was to be paid in interest and to cover fees of his attorney, H.B. Jamison, and \$7,000 plus interest was to be paid to David Evans, who was living in Tucson, and had apparently not been contacted about the sale. On March 31, 1926, John W. Elder sold the land to the Knights of Pythias, under the condition that the mortgages be paid.⁹³

The group planned on operating at a small scale at the outset, using and updating the existing buildings, and then constructing a larger facility later.⁹⁴ In May 1926, Whitcomb Springs opened as a health resort for convalescents, noting that the water had attained health board approval, and that there was “exhilarating air and beautiful scenery” at the springs.⁹⁵ In 1927, the Knights of Pythias Sanatorium Association announced that they had received \$1 million in financing for a new facility at Whitcomb Springs and that architects were working on plans for a building estimated at \$500,000.⁹⁶ Shortly after the announcement, the association was looking for the national organization of the Knights of Pythias to take over the sanatorium.⁹⁷ In 1928, Howard B. Day at the organization’s headquarters in Chicago visited Albuquerque and Whitcomb Springs. As he was completing his report that a new sanatorium be established at the New Mexico site, he had a stroke and died. After which, the organization sent Walter J. Spaul to New Mexico to take charge of the project.⁹⁸

By the 1930 season, Whitcomb Springs had opened for convalescents and it was announced that year that the site had electricity and “modern conveniences,” as well as daily car service.⁹⁹ The camp was no longer used for day trips from Albuquerque or tourists, and apparently alterations were being made toward turning the site into a sanatorium. However, Spaul did not make much progress with the development, as David Evans and his trustee, A.L. Martin, filed suit against the Knights of Pythias, J.W. Elder and his wife, other debtors, and each individual member of the Knights of Pythias Sanatorium Association, because they had not repaid his Deed of Trust. Ultimately, Evans won the case and obtained the property which was worth \$16,900.80.¹⁰⁰ On December 29, 1930, H. David Evans sold the property to Carl Magee, which included all of Whitcomb’s original land, except for the original easement that Hopewell had provided for Keleher.¹⁰¹

As with so many others that came to New Mexico seeking a cure for tuberculosis, Carlton Cole “Carl” Magee had moved to New Mexico in 1919 for his wife’s health. He had married Grace G. Griffin in

⁹² *Alamogordo News*, Thursday, September 24, 1925, p. 1; and *Albuquerque Journal*, Thursday, September 17, 1925.

⁹³ Bernalillo County, Warranty Deed, March 31, 1926, recorded April 10, 1926, Book 91, Page 354; and “Land Contract, J.W. Elder by J.E. Elder His Attorney in Fact, to Knights of Pythias Sanatorium Association,” September 15, 1925, filed February 7, 1928, Book 102, Page 134.

⁹⁴ “Pythians Buy Tijeras Canyon Sanatorium Site,” *Albuquerque Journal*, Tuesday, September 15, 1925, p. 3; *Alamogordo News*, Thursday, December 10, 1925, p. 2.

⁹⁵ *Albuquerque Journal*, Wednesday, May 12, 1926, p. 11.

⁹⁶ *Albuquerque Journal*, Thursday, March 3, 1927, p. 4.

⁹⁷ *Albuquerque Journal*, Wednesday, September 21, 1927, p. 4.

⁹⁸ *Albuquerque Journal*, Thursday, May 31, 1928, p. 7.

⁹⁹ *Albuquerque Journal*: Wednesday, May 14, 1930, p. 12; and Sunday, May 11, 1930, p. 12.

¹⁰⁰ Bernalillo County, Special Master’s Deed, recorded July 28, 1920, Book 112, Page 408.

¹⁰¹ Bernalillo County, Warranty Deed, January 3, 1931, recorded January 6, 1931, Book 117, Page 30.

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Black Hawk, Iowa in 1895. They moved to Tulsa, Oklahoma, and after 20 years of marriage she had taken ill. When she was younger, Grace had spent summers at Whitcomb Springs, so when she took ill she traveled to New Mexico.¹⁰² She arrived in Albuquerque as early as 1918 and resided at 621 West Coal Avenue. Her husband joined her later. The couple had three children: Carlton Cole Jr., Gertrude Francis, and Theodore. In Tulsa, Carl had been a prominent attorney, a Vice President for the Black Hawk Petroleum Company, a member of the board of education, and established the first city light plant. A few years after he followed his wife to New Mexico, in 1922, he began his own paper and then purchased an established paper. It had not been his original intention to become a newsman, but he said that he had always wanted to run a newspaper that would tell the “whole truth about everything . . . then . . . see what would happen.”¹⁰³ In 1922, Magee began a small, weekly newspaper in Albuquerque called *Magee’s Independent*.¹⁰⁴

Once he decided he wanted to purchase a paper with an established clientele, he set his sights on the *Albuquerque Morning Journal*, which had the largest readership in the state with a circulation of 7,000. In 1918, Albert Bacon Fall and a wealthy group of political friends had purchased the *Albuquerque Morning Journal*. In December 1922, Magee purchased the paper from Fall and his partners for \$115,000, added a new press for \$20,000, hired Clinton P. Anderson, changed the name to the *New Mexico State Tribune*, closed *Magee’s Independent*, and then the two men began honest reporting. Once the reporting began, Magee received threats, banks foreclosed on his loans, but he published pleas for help from the public and sold over \$55,000 in bonds to keep the paper open. Merchants removed ads due to pressure from the banks. One day when showing Trudy, who was 11, around the capitol building in Santa Fe a young man hit Magee square in the jaw. Trudy screamed as a brawl ensued.¹⁰⁵ The continual onslaught against Magee, his family, and his finances forced him to sell the *New Mexico State Tribune*, (for \$200,000) in 1933.¹⁰⁶

A few years later, on July 21, 1925, Magee was involved in a scuffle with his friend W.S. Patterson. A bystander, John B. Lasseter, moved to stop the fight. Two shots struck a judge and one struck Lasseter in the neck and entered his skull. After the gun had fired, Magee’s friends moved to help Lasseter. Magee raised himself to the couch and uttered something to the effect of “My God, I’m sorry. I shot the man that tried to help me.”¹⁰⁷ Magee was arrested and went on trial for Lasseter’s death on July 16, 1926, and was acquitted Magee of manslaughter.¹⁰⁸ In 1925 Carlton Cole Magee, Jr., who was 27 years of age, was learning to fly when the controls seized and the plane crashed, killing Carl, Jr., and the instructor.¹⁰⁹ After they laid their son to rest, the Magees, and later their daughter, Trudy, returned to Albuquerque, but because of the stress that came with the trial and running a newspaper, Magee and his wife returned to Oklahoma in 1927.

¹⁰² Beverlee Handley, interview by Karen Van Citters via telephone, February 22, 2018.

¹⁰³ Howard Bryan, *Albuquerque Remembered*, (Albuquerque: University of New Mexico Press, 2006), pp.223-225.

¹⁰⁴ William G. Shepard, “How Carl Magee Broke Fall’s New Mexico Ring,” pages in file located at UNM, CSWR, Richard Lowitt Papers, MSS 589 BC.

¹⁰⁵ Shepard, “How Carl Magee Broke Fall’s New Mexico Ring.”; and Library of Congress, establishment dates for newspapers, <https://chroniclingamerica.loc.gov/lccn/sn84031081/1922-12-31/ed-1/seq-1/> and <https://chroniclingamerica.loc.gov/lccn/sn92070415/>, accessed February 19, 2018.

¹⁰⁶ Library of Congress, <https://chroniclingamerica.loc.gov/lccn/sn92070415/>, accessed February 19, 2018.

¹⁰⁷ “Editor Freed on Orders of Judge Armijo,” *Albuquerque Journal*, Thursday, June 17, 1926, p. 1; and typed testimony from the trial at CSWR.

¹⁰⁸ Ibid.

¹⁰⁹ *Healdsburg Tribune*, No. 275, September 28, 1925, p. 1.

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Trudy Magee moved from Albuquerque in c.1925 to Oklahoma to attend the University of Oklahoma, she met her future husband John Donald “Tony” Grenko. Grenko had been born in 1904 in Croatia to Tony and Matejka Grenko.¹¹⁰ His father had moved from Croatia to a mining camp near Gallup, New Mexico. The Grenko family immigrated in 1906. The parents spoke very little English, even after living in the U.S. for years. In addition to family income from coal mining, Matejka cooked for boarders. The Grenko family prospered and later chartered a coal company in 1938.¹¹¹

Tony Grenko moved to Albuquerque to attend the University of New Mexico and graduated in 1926. A year later, on May 30th, Trudy and Tony Grenko married; she was 18 and he was 22.¹¹² The newlyweds moved to Jerome, Arizona, where Tony worked as an assayer for an open-pit copper mine. By 1928 the Grenkos had left Arizona and moved to Oklahoma near Trudy’s parents. The couple’s first daughter, Junile, was born in 1928 and two years later, her younger sister, Beverlee, was born.¹¹³

Magee, Meacham, and Grenkos: 1930-1996

Although the Magees and the Grenkos were living in Oklahoma, in 1930, Carl and Grace Magee purchased Whitcomb Springs from Evans, and on April 20, 1931, Carl C. and Grace G. Magee sold the land to New Mexico Resorts, Inc. for \$1.¹¹⁴ New Mexico Resorts, Inc. was a corporation that comprised Carlton Cole Magee and his close friends, Cowan Cameron Meacham, and Cora Mae Meacham, as members.¹¹⁵ At the beginning of the 1931 season, Carl drove Grace from Oklahoma to Whitcomb Springs, so she could spend the summer there. While Magee was part owner, the day-to-day operations of the resort were run by the Meachams, who had connections to society friends and family from around the country, including department store magnate J.C. Penney, who was a second cousin of Cora that stayed at the resort.¹¹⁶ Sometime after the purchase of the property in 1931, the name was changed to Carlito Springs in honor of Carlton Cole Magee, Jr., who had perished in the plane crash.

By 1932, many parties took place at Carlito Springs that included up to 95 guests at a time. The resort had a large dining room, with a fireplace and two Charles Bolsius paintings: “Questa” and “Rain Comes to New Mexico.”¹¹⁷ The dining room was in Whitcomb’s old stone house, with an adjoining outdoor tea room that was framed with grape vines. The vines ran along the south elevation of the main house from the west end to just short of the east end, and the stone house and grape vines were believed to date to Whitcomb’s first development of the site.¹¹⁸ Watercress for salads was harvested from eight “gurgling and splashing” springs, and there were sunken and terraced-rock gardens with 2,200 trout in pools. In addition to mountain flowers growing randomly throughout the site, there was a formal garden with

¹¹⁰ The U.S. census spelled her name Maleka, however Beverlee Handley corrected that to Matejka. Beverlee Handley, interview by Karen Van Citters via telephone, February 15, 2018.

¹¹¹ U.S. Bureau of the Census, Fifteenth Census of the United States, Population Schedule, Oklahoma City, Oklahoma, Sheet 5A, April 7, 1930; and *The Santa Fe New Mexican*, Friday, July 8, 1938, p. 13.

¹¹² *The Santa Fe New Mexican*, Saturday, June 4, 1927, p. 2; *Albuquerque Journal*, Sunday, June 5, 1927, p. 3; and U.S. Bureau of the Census, Fourteenth Census of the United States, Population Schedule, Oklahoma City, Sheet 5A, April 7, 1930.

¹¹³ U.S. Bureau of the Census, Sixteenth Census of the United States, Port Arthur, Texas, Sheet 4A, April 6, 1940.

¹¹⁴ Bernalillo County, Warranty Deed April 20, 1931, recorded May 25, Book 110, Page 204.

¹¹⁵ Office of State Corporation Commission of New Mexico, “Article of Incorporation of New Mexico Resorts, Inc.” filed January 5, 1931, recorded Vol. 8, Page 70 and certified copy filed at Bernalillo County, January 7, 1931, Book J Misc, Page 254.

¹¹⁶ *Albuquerque Journal*, Sunday, January 27, 1935, p. 5.

¹¹⁷ *Albuquerque Journal*, Tuesday, July 31, 1934, p. 5.

¹¹⁸ Beverlee Handley, interview, February 15, 2018.

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verbena, roses, pansies, and other cultivated varieties of flower. The shade trees included box elders and juniper cedars on the mountain flanking the houses and an orchard had been planted below the houses, adjacent to the road that led up to the resort.¹¹⁹ In addition to parties, folks could go to Carlito Springs for lunch, dinner, or longer cabin stays that included meals.¹²⁰ The trout from the spring pools were for sale, prepared for dinners at Carlito Springs, sold to restaurants, and could also be delivered to Albuquerque.¹²¹

In 1933, Magee gave up his newspaper editorship and opened law offices in Oklahoma City, but continued to support the resort at Carlito Springs. During that period, some of the amenities at the resort included horseback riding (in 1936 there was an anonymous donation of side saddles for the lady riders) and providing a beautiful setting for weddings on a grassy knoll near one of the spring fountains that had a sweeping view of the mountains.¹²² The lawn used for weddings was between the west end of the main mouse and the road that led to the north side, with a rock planter that held many flowers and a statue of St. Francis.¹²³ This was the only area at Carlito Springs with a grass lawn.¹²⁴ During the summer of 1934, the Meachams and Grace Magee began a series of informal tea parties at Carlito Springs, using the dining room in the main house and the wooden porch as an indoor/outdoor vine-framed tea room.¹²⁵ In 1935, New Mexico Resorts, Inc. borrowed \$6,000 to make improvements to the facilities.¹²⁶

In May 1937, Grace died of brain cancer in Oklahoma at age 62. After her death, Magee moved from the family home to the Oklahoma Club where he had an apartment and there was a formal dining room where he could take meals.¹²⁷ That same year, at Carlito Springs, a new hiking trail, called Whitcomb Trail, was constructed by the Forest Service that linked the springs (still called Whitcomb by the newspaper) to previously constructed trails. Carlito Springs became a trail head for a system that was planned to be 100 miles long with shelters, outdoor cooking facilities, and springs every 10 miles. The Forest Service envisioned that hikers could travel the well-marked trails for several days. A new type of tourism had emerged with Carlito Springs connected to it.¹²⁸

In 1938 Trudy, Tony, and their two daughters moved to Port Arthur, Texas, where he would serve as a chemist with an oil company.¹²⁹ Although they had moved, the family would often visit Carlito Springs.¹³⁰ During the summer of 1939 the Grenko family, Ted Magee's family, and Carl all met at Carlito Springs.¹³¹ After a few weeks at the resort, Carl determined he would invest in new development at the springs. He returned to Oklahoma for a few weeks to take care of business, but then traveled back

¹¹⁹ *Albuquerque Journal*, Tuesday, May 24, 1932, p. 5.

¹²⁰ *Albuquerque Journal*: Thursday, August 25, 1932, p. 10; and "Old Events Recalled," Saturday, August 23, 1958, p. 6.

¹²¹ *Albuquerque Journal*, Sunday, January 1, 1933, p. 10.

¹²² *The Santa Fe New Mexican*, Thursday, June 15, 1933, p. 8; and *Albuquerque Journal*: Tuesday, July 21, 1936, p. 4; and Sunday, November 15, 1942, p.10.

¹²³ Beverlee Handley, interview, February 15, 2018.

¹²⁴ Brent Handley, interviewed by Karen Van Citters, March 14, 2018.

¹²⁵ *Albuquerque Journal*, Sunday, July 29, 1934, p. 5; and Beverlee Handley, interview, February 15, 2018.

¹²⁶ Bernalillo County: Deed of Trust, New Mexico Resorts to Fred Luthy for Albuquerque National Trust & Savings Bank, May 29, 1935, filed May 29, 1935, Book 67 T.D., Page 249; and Release of Deed of Trust, New Mexico Resorts, Inc. and Fred Luthy, trustee, Book 6 Rls., Page 232.

¹²⁷ Beverlee Handley, interview, February 22, 2018.

¹²⁸ "New Series of Trails Open for Hikers in the Sandias," *Albuquerque Journal*, June 4, 1937, p. 5.

¹²⁹ "Travelers Pause for Valley Visit," *Valley Morning Star* (Harlingen, Texas), Monday April 11, 1938, p. 8.

¹³⁰ Beverlee Handley, interview, February 22, 2018. The family did go one year during the war, via bus, to escape a hurricane in Texas.

¹³¹ *Albuquerque Journal*, Wednesday, July 5, 1939, p. 7.

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to Carlito Springs and stayed the rest of the summer.¹³² Magee continued to live in Oklahoma and visit the springs during the summers. In 1943, one of the resort partners, Cora Meacham, died at the age of 73.¹³³

In February 1946, the year Carl Magee died in Oklahoma City, a fire destroyed the three-room cabin that had been used by Magee when he visited Carlito Springs. The fire department could only use portable equipment to fight the fire because the truck could not make it up the hill. As a result, the cabin was badly damaged, but the remaining five buildings were okay.¹³⁴ In October, Ted Magee, who had become president of New Mexico Resorts, Inc., took out a mortgage for \$7,411.91 from the Albuquerque National Trust and Savings Bank. He likely used the funds to clean up and update the facilities after the fire.

The Grenkos then moved back to New Mexico and run Carlito Springs. This choice was probably made because Carl Magee had died and Dr. Meacham was more focused on his medical practice rather than operations at the springs. By 1947 Trudy and Tony Grenko were running Carlito Springs under the auspices of New Mexico Resorts, Inc.¹³⁵ The Grenkos lived in the large cabin and took their meals in the Main house where Dr. Meacham was living. The kitchen was in a lean-to and the walls were black from smoke, and when Beverlee would have her friends over they would write their names in the soot. The conditions the Grenko family had stepped into were difficult. There was, for example, only one bathroom for the cabins, which was located behind the large cabin, and everyone staying in the cabins would use it. Problems notwithstanding, choke cherries lined the road in front of the cabins and the Grenkos would use the fruit to make jelly. Dr. Meacham moved fairly quickly so the family could have the house.¹³⁶

Also, when the Grenkos moved to Carlito Springs, there was a wood cabin in poor condition in the old orchard, old apple trees, and an enormous apricot tree that infrequently provided fruit but when it did the fruit was very large.¹³⁷ On August 28, 1947 Junile Diana Grenko married Billy Earl Willingham in Port Arthur, Texas. Trudy was 38 and Tony was 42. Tony began to repair cabins and as they were ready, they would rent them, and Trudy would carry out the housekeeping as guests came and went. They both took a great interest in gardening and won many ribbons for their flowers at flower shows and at the State Fair. They each affected the landscape in their own way. Trudy had her own garden that was on a terrace just above where the spring pipes daylight near the cabins. It was a place that originally had a "light housekeeping" cabin that had been used by Carl Magee during his visits. The cabin had burned in 1946 before the Grenkos moved to New Mexico. The flowers in the terrace garden included poppies, delphinium, Shasta daisies, grape hyacinth, chrysanthemums, and aster and Trudy set up a table and chairs there during the summer. Her garden was designed to provide color all summer and everyone called it "Trudy's Garden," it was a shady, cool, comfortable spot with a flagstone patio, and a golden locust tree.¹³⁸

Tony had his own methods of planting that did not worry about having color throughout the year. He planted peonies everywhere he could. There were groups of them in the area where the road turned to go around the house, across from the place where the stream crossed under the road, and on the east side of the road on the lower terraces with ponds. The red peony did well at Carlito Springs. There was also

¹³² *Las Cruces Sun-News*, Friday, April 14, 1939, p. 3; and *Albuquerque Journal*, Wednesday, April 12, 1939, p. 7.

¹³³ *The Santa Fe New Mexican*, Wednesday, May 22, 1946, p. 4.

¹³⁴ *Albuquerque Journal*, Sunday, February 24, 1946, p. 2.

¹³⁵ *Albuquerque Journal*, Wednesday, October 8, 1947, p. 7.

¹³⁶ Beverlee Handley, interviews, February 15 and 22, 2018.

¹³⁷ Beverlee Handley, interview, February 15, 2018; and Brent Handley, interview, March 14, 2018.

¹³⁸ Beverlee Handley, interview, February 23, 2018; and Brent Handley, interview, March 14, 2018.

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hollyhock on the north side of the house and when Beverlee and Junile were young they used to play with hollyhock dolls with the flowers.¹³⁹ Trudy had a passion for irises and Tony had a passion for flower bulbs. He “loved Dutch flower bulbs” and would buy 100-pound sacks to plant. He planted narcissus along the stream and in other areas that retained snow in the spring. He planted tulips in one massive bed on the “shelf” to the east of the main house; dahlias in a row of beds in front of the cabins; and begonias on a terrace near Trudy’s garden.¹⁴⁰ Over the years, the Grenkos won many awards at the State Fair for their dahlias and begonias. Carlito Springs had so many bulbs it became a flower wonderland each spring and, during the 1950s, people would come to view the flowers.¹⁴¹

Tony was a conservationist. He purchased many seedling trees and planted them throughout the property.¹⁴² Tony, being a trained scientist, continually documented and evaluated what they planted, with an eye toward ever improving the results. He loved to experiment with trees. The trees he typically planted at Carlito Springs included ponderosa pine, Douglas fir, black and English walnut, spruce and fir but he also planted species like lodge pole pine. Most of the trees he planted were in seeps where they would receive water naturally, and the spruce and fir were planted along the road as one approached the bridge where the micro climate had a colder north aspect. Several of the trees he planted in the 1950’s such as the Douglas fir near the ponds are now very large trees. He purchased many of the trees from the U.S. Forest Service nursery and others he would collect during trips around New Mexico and the Western United States. Many of the trees that were not planted by Tony are invasive volunteer trees in New Mexico, such as Siberian elm or Russian olive, were likely not planted by Tony.

Tony, wanting to improve the land, never harvested trees at Carlito Springs for firewood. As a result, native forests that had been harvested by the time Carl Magee purchased the site began to return and by the time of Tony Grenko’s death a dense juniper and piñon forest returned. The orchard area included native trees, such as the mountain cottonwood, that grew adjacent to the spring water channel and across the orchard near the rock wall where the family had a vegetable garden.

Tony planted “formal” vegetable gardens in the upper portion of the orchard. These gardens included snap peas, acorn squash, zucchini squash, onions, green beans, strawberries, garlic, and kohlrabi (perhaps his favorite vegetable). Below the vegetable gardens were Indian corn, “dry farmed” pinto beans, and squash. The fruit trees were planted along the outside edges, with the corn, beans, and squash in the middle. By this time, the main road had been moved and no longer traveled through the orchard. Tony also added fruit trees on the orchard upper slope, and interspersed with the older fruit trees, that may have been planted by Whitcomb. The older fruit trees were adjacent to the stream. When the Grenkos lived at Carlito Springs there were no shade or invasive trees in the midst of the orchards, although the stream course itself was thick with vegetation and shade trees.¹⁴³ One of Grenko grandson’s favorite memory is of the orchards in the fall and how cool they were with the smell of over-ripe apples. The orchards and garden were an integral part of family life at Carlito Springs. Tony would store apples in a cabin banked into the hillside so the fruit did not freeze during the winter.¹⁴⁴

¹³⁹ Beverlee Handley, interviews, February 15 and 23, 2018.

¹⁴⁰ Brent Handley, interview, March 14, 2018.

¹⁴¹ *Albuquerque Journal*: Friday, May 11, 1951, p. 9; and Friday, August 6, 1957, p. 4.

¹⁴² Oral history notes from Robert and Beverly [sic] Handley (Son-in-law and Daughter of Grenkos), undated, on file at Bernalillo County, provided digitally for this project.

¹⁴³ Brent Handley, interview, March 14, 2018.

¹⁴⁴ *Ibid.*

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Tony Grenko's interest in the land and conservation went far beyond Carlito Springs. He was an avid dry-fly fisherman who tied his own flies, loved to attend the annual deer camp in southern New Mexico with the Gallup Grenko "clan," and traveled western National Parks. Fall trips to Bernardo and Bosque de la Apache to see the fall migration of birds was always a highlight of the year. Tony asked his grandson, Brent, a University of New Mexico student, about the ecosystems of New Mexico and how they related to Carlito Springs. Tony Grenko continually worked to improve the land at Carlito Springs.

Trudy's brother, Ted, died in 1949 in another tragic airplane crash. The next year Magee family friend and former operator of Carlito Springs, Dr. Cowan C. Meacham, died of heart failure at the age of 82. On May 19, 1951, Trudy and Tony's daughter, Beverlee Ann Grenko, married Bob Roland Handley at Carlito Springs.¹⁴⁵ After Beverlee had left home in April 1952, Tony Grenko added U.S. Forest Service land to Carlito Springs through Patent No. 1134502 (which included telephone and electric easements). The land was traded under the General Land Act Exchange of 1922 (42 Stat. 466), which had been enacted so that the U.S. Forest Service could consolidate holdings where private lands were intermingled with federal property. Grenko traded holdings for a new tract adjacent to the Carlito Springs resort: T10N, R5E, Section 15, SE ¼ of SW ¼; Section 16, SE ¼ of SE ¼; and Section 22, Lot 21, which added 92.10 acres and included rights-of-way for the Sandia Crest Trail and the Tijeras-Carlito Springs Road, as well as a Federal Highway right-of-way under an Act of November 9, 1921 (42 Stat. 212) and an easement for the telephone line and electric power line running across Lot 21 in Section 22. The transfer also reserved the rights to uranium, thorium, and any other fissionable materials for the U.S. government.¹⁴⁶ The patent does not expressly state which land was traded for the new Carlito Springs holdings.

Around 1953, Tony constructed a two-story, flat-roof addition on the east end of the main house, which included a kitchen, bathroom, and pantry on the first floor and a "greenhouse" on the second floor. Tony would access the second floor via a pull-down attic stair; although he added an exterior stairway, he rarely used it. Later in life, after he had fallen from a pear tree and broken a hip, he would lower a bucket from the second floor and Trudy would send snacks up to him. The second floor did not include a bathroom, but it did have a sink with a faucet that drained into a wash pan. When the wash pan was full, Tony would throw the water outside via the exterior door. In his "greenhouse" he would raise the hybrid seeds "to see what would happen," and amaryllis, night blooming cereus, red cactus that flowered like cereus, and small orchids.¹⁴⁷

On July 29, 1955, New Mexico Resorts, Inc. transferred the Carlito Springs property and two placer mining claims, Abajo (Lot 19 in Section 22) and Rex (Lot 20 in Section 22), and 0.115 acres of land adjacent to Route 66 to Tony and Trudy Grenko.¹⁴⁸ The two placer claims were each a little more than 19

¹⁴⁵ Bernalillo County, Marriage Record No. 34169, certified by Harold A. Elliott, Baptist minister, recorded May 22, 1951; and Brent Handley, interview, March 14, 2018.

¹⁴⁶ U.S. Bureau of Land Management, New Mexico 02826, Patent No. 11304502, April 11, 1952.

¹⁴⁷ Beverlee Handley, interview, February 23, 2018.

¹⁴⁸ Bernalillo County: Right-of-Way, Book 152, Page 134; Warranty Deed, July 29, 1955, filed August 17, 1955, Book D-324, Page 617; Warranty Deed, July 29, 1955, filed August 18, 1955, Book D-325, Page 37; and Warranty Deed, July 29, 1955, filed August 17, 1955, Book D-324, Page 619. The 0.115 acres comprised: Meander corner No. 26 on the north boundary of the Canon de Carnuel Grant bearing N 57 degrees 58 minutes east running 2019.42 feet to the beginning point of the property. From that beginning point south 66 degrees, 55 minutes west along the southerly line of U.S. Highway 66, 51.33 feet to the northwest corner; then south 10 degrees, 10 minutes east running 100 feet to the southwest corner; then north 66 degrees, 55 minutes east running 51.33 feet to the southeast corner; then north 10 degrees, 0 minutes west running 100 feet to the place of beginning.

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acres and had been established in 1910 by Minna Strother Waddell and Edmund Weyman Strother.¹⁴⁹ Within a few years of the most recent land transfer, Tony was unhappy with having so many mining-industry people around. That year, 1955, the Grenkos stopped renting the cabins. They continued to have people come to visit and stay in them, but the buildings weren't rented to the general public. The Grenkos would stay in rooms at the two-story stone building rather than use the wood cabins. The other cabins were empty or used for storage. Tony focused on improvements to the landscape. He worked at improving the land by spreading seed and planting seedling trees across the mountain, such as narcissus along the stream and bulbs throughout the property. In some areas he planted 1,000 emperor tulips to provide a massive display of flowers while in other areas he would plant beds of delicate plants, such as dahlias and begonias. It was a massive effort, and on the weekends Beverlee's husband, Bob Handley, would work with the landscape projects.¹⁵⁰

In addition to planting trees and flowers throughout the property, Tony constructed numerous rock walls and laid gravel on the roads. A few of the walls at the property show in the early photos of Whitcomb Springs, but many walls were also constructed by Tony Grenko, Bob Handley, and Tony's grandson, Brent Handley. The men repaired most of the walls from the 1880s and 1890s. To improve the road, Tony would dig gravel from the mountain side and put it on his ¾-ton flat-bed Ford pickup truck. He never wanted a vehicle with automatic accessories; he preferred "four on the floor." His truck was printed on the side with "Carlito Springs, Tony Grenko." Bob Handley acquired a tractor for use with the roadwork.¹⁵¹

For many years during his childhood summers, Brent Grenko visited Carlito Springs and routinely helped his grandfather with projects. They rebuilt Grace Bridge; fixed and built new terrace walls; repaired the spring culvert under the road; graded the road; and planted many bulbs together. Brent would also help feed the chickens in the coop and pick vegetables from the garden for dinner. It wasn't all work, Brent also was able to wander the mountainside with few restrictions; had a variety of guns (that came with standard rules); went antelope hunting with his grandfather; often hiked to the south peak and once his grandmother dropped him at Sandia Crest, so he could hike back to Carlito Springs. He also fly-fished each week with his grandfather, who "never wasted time." If they were fishing in the Jemez, they would bring home pine and Douglas fir firewood; if they fished along the Rio Grande they'd bring home rocks; and if they had a trip near Grants, they would come home with lava rocks to be used in the landscaping walls.¹⁵²

By 1966, the main house porch had been infilled and a pergola entry added to the east end. This was near the kitchen that Tony had added in 1953 and was the main entry to the house that was used by the family.¹⁵³ In the 1960s and 1970s Bob and Beverlee's friends attended parties at Carlito Springs. When they lived in Albuquerque, every Sunday was spent at Carlito Springs and they would move there during Tony and Trudy's summer vacations in the National Parks. After Bob and Beverlee moved from New Mexico, they often returned and continued to invite their friends to Carlito Springs. The family remembers these visits as a "great time with a lot of good memories for everyone."¹⁵⁴

¹⁴⁹ Government Land Office, Mining Patents, Patent Nos. 294252 and 294253, recorded September 30, 1912.

¹⁵⁰ Ibid.

¹⁵¹ Beverlee Handley, interview, February 15, 2018.

¹⁵² Brent Handley, interview March 14, 2018.

¹⁵³ Bernalillo County, Tax Assessor, Property Record and Appraisal Card, 4/27/1966; and interview with Brent Handley, March 14, 2018. Cards assume that all buildings were constructed in 1946. The porch was likely filled in during the mid-1950s, as Brent does not remember the open porch or grape vines on the house.

¹⁵⁴ Brent Handley, interview, March 27, 2018.

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One of the important elements of the Carlito Springs landscape, that had carried through time from the Whitcomb days until the 1970s, was the celebration of weddings on the grassy lawn by the main house. The last marriage at Carlito Springs occurred in May 1979, when the Grenko's grandson, Brent Handley, married Jayne Thorndyke on the lawn in front of the main house. Handley remembered that, "The lawn and garden area were as beautiful as ever with iris and hollyhocks in full bloom along with the blessing of a light New Mexico morning rain." This family celebration was one of the last occasions the Grenko "clan" was together at Carlito Springs.¹⁵⁵

In 1986, the Grenkos deeded a parcel of land in Section 22 that was a portion of Lot 21 in the SE ¼ of the NW ¼ of Section 22 to Junile and Billy Earl.¹⁵⁶ In 1989, Trudy and Tony put the land into their Revocable Trust, which included the SW ¼ of the SW ¼ of Section 15 (except the Keleher easement and the other tract); the SE ¼ of the SE ¼ of Section 15; and the SE ¼ of the SE ¼ of Section 16.¹⁵⁷ They divided the land of Range 22 between their daughters. In 1990, Junile Grenko Willingham and her husband Billy Earl Willingham put land that Junile's parents had given them into their Revocable Trust through a Warranty Deed. Beverlee did the same for land her parents had given her through a Quit Claim Deed to the Handley Family Trust: the land was the NW ¼ of the NW ¼ of Section 22. Both transfers to his daughters came with the caveat that the land was not to be sold without the written permission of John D. Grenko (Tony), during his lifetime.¹⁵⁸

The land that Tony deeded to Beverlee was on what was called "umbrella tree hill" which used to have a large umbrella tree and was near the road uphill to the main house and cabins. From the parcel one could see as far as Ladron Peak near Magdalena. Once they were more settled, Beverlee did not want to go back to Carlito Springs. Her son Billy had spent the summer of 1975 with his grandparents at Carlito Springs and during his visit he had contracted a "wildly infectious form of bubonic plague."¹⁵⁹ Billy died at the age of 14. Beverlee never returned to Carlito Springs.¹⁶⁰

Tony Grenko died on April 7, 1996 at Carlito Springs. After he died, Trudy left Carlito Springs and lived at an elder-care facility in Albuquerque until her death on August 16, 2002. Their ashes were spread at Carlito Springs to celebrate their lives and to commemorate their contribution to developing the land and conserving Carlito Springs.

1996-Present: Bernalillo County

In May of 2000, Barb Herrington of Sandia Park submitted a Neighborhood Request Form to Bernalillo County, Parks and Recreation, to develop Carlito Springs as open space. The application noted that the East Mountain Area Plan called for a network of open spaces that would preserve "significant habitat

¹⁵⁵ Brent Handley, interview, March 27, 2018.

¹⁵⁶ Bernalillo County, Warranty Deed, J.D. Grenko and Gertrude Grenko to Billy Willingham and Junile Willingham, Book D345A, Pages 519-520.

¹⁵⁷ Bernalillo County, Warranty Deed, John D. Grenko and Gertrude Magee Grenko to Sunwest Bank of Albuquerque, Trustee for the John D. Grenko and Gertrude Magee Grenko Revocable Trust, under agreement dated December 15, 1988, March 22, 1989.

¹⁵⁸ Bernalillo County, Warranty Deed, Billy Earl Willingham and Junile Grenko Willingham to Billy Early Willingham and Junile Grenko Willingham, Trustees of the Billy Early Willingham and Junile Grenko Willingham Revocable Trust, November 2, 1990; and State of California, Ventura County, Quit Claim Deed, Beverlee G. Handley to Bob R. Handley and Beverlee G. Handley, Trustees of the Handley Family Trust, December 18, 1990.

¹⁵⁹ "Pneumonic plague kills teenager; officials on flea-kill," *Santa Fe New Mexican*, Thursday, September 4, 1975, p. A3.

¹⁶⁰ Beverlee Handley, interview, February 15, 2018.

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areas such as riparian areas, wetlands, and migration corridors, as well as important visual resources.”¹⁶¹ The form also called for the restoration of the old springs buildings to create a “historical and cultural landmark along the Turquoise Trail for tourists and educational field trip[s].”¹⁶² Carlito Springs was officially nominated for acquisition in April. The open Space Mill Levy was passed by voters and a purchase agreement was entered into in November. It was resolved that the County should purchase the land, which, because of Tony Grenko’s acquisitions, included 178 acres, on November 14, 2000.¹⁶³ In December 2000, land was transferred from the Bank of America as the Successor Trustee for the John D. Grenko and Gertrude Magee Grenko Revocable Trust transferred the property to JARRD International, LLC c/o Eric Schoen and Associates, Inc. The property included the three parcels that the Grenkos had put into their trust:

- Parcel I: the SW ¼ of the SW ¼ of Section 15 (except the noted parcel and Keleher easement);
- Parcel II: the SE ¼ of the SW ¼ of Section 15; and
- Parcel III: the SE ¼ of the SE ¼ of Section 16.¹⁶⁴

The Warranty Deed that JARRD International and Eric Schoen & Associates, Inc. transferred to the County included the above noted land and the parcels that had belonged to the Grenko’s daughters Junile and Beverlee:

- Parcel IV: NW ¼ of NW ¼ of Section 22; and
- Parcel V: “Lands of Willingham” contained a portion of the NE ¼ of the NW ¼ in Section 22.¹⁶⁵

The property was sold for \$1,550,000.¹⁶⁶ The 1907 easement that Hopewell had granted to Jessie Keleher remained with the property. In 1985, the easement was transferred from Warren S. Hall, Marion Keleher Clay, and Dorothy Keleher Valliant (and her husband George Page Valliant) to Warren S. Hall and his wife Katherine F. Hall.¹⁶⁷ Then finally in 2008, Katherine Hall transferred the property and water rights to Bernalillo County.¹⁶⁸

¹⁶¹ Barb Harrington, Neighborhood Request Form, Carlito Open Space, May 5, 2000. On file with Bernalillo County, Parks and Recreation.

¹⁶² Ibid.

¹⁶³ Bernalillo County, Board of County Commissioners, Administrative Resolution No. 88-2000, November 14, 2000.

¹⁶⁴ Bernalillo County, Special Warranty Deed, Bank of America Successor Trustee for John D. Grenko and Gertrude Magee Grenko Revocable Trust to JARRD International, LLC c/o Eric Schoen and Associates, Inc., December 11, 2000.

¹⁶⁵ Bernalillo County, Warranty Deed, JARRD International, LLC and Eric Schoen & Associates, Inc. to Bernalillo County, December 11, 2000, Book A13, Page 2626; Bernalillo County, Special Warranty Deed, Bob R. Handley and Beverlee G. Handley, Trustees of the Handley Family Trust to JARRD International, LLC, Book A13, Page 2618, December 4, 2000.

¹⁶⁶ Bernalillo County, Real Estate Purchase Agreement, between JARRD International LLC and Eric Schoen & Associates, Inc. to Bernalillo County, Book A36, Page 5614.

¹⁶⁷ Bernalillo County, Warranty Deed from Warren S. Hall, Marion Keleher Clay, Dorothy Keleher Valliant and her husband George Page Valliant to Warren S. Hall and Katherine F. Hall, Book D245A, Page 760.

¹⁶⁸ Bernalillo County, Warranty Deed, Katherine F. Hall to County of Bernalillo, Document No. 2008094542.

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1880 Census, Albuquerque, New Mexico, Page 39, June 14, 1880.

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Thursday, September 24, 1925, p. 1.

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Tuesday, November 24, 1908, p. 1.

Thursday, May 3, 1900, p. 4.

Saturday, April 18, 1891, p. 3.

Saturday, October 17, 1891, p. 4.

Saturday, August 15, 1891, p. 1.

Thursday, November 2, 1899, p. 2.

Saturday, February 20, 1909, p. 4.

Saturday, March 22, 1902, p. 1.

Thursday, November 2, 1899, p. 2.

Saturday, March 3, 1900, p. 4.

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Saturday, November 11, 1899, p. 4.

Tuesday, August 13, 1901, p. 3.

Friday, June 3, 1898, p. 2.

Monday, June 28, 1909, p. 5.

Wednesday, September 28, 1898, p. 2.

Tuesday, June 26, 1900, p. 3.

Monday, July 16, 1900, p. 4.

“Capt. H.G. Whitcomb: His Death Occurred at California Soldiers’ Home Last Friday,” Monday,
January 19, 1903, p. 4.

Wednesday, March 30, 1898, p. 4.

Thursday, November 16, 1905, p. 8.

Tuesday, May 29, 1900.

Albuquerque Citizen, continued

Wednesday, August 20, 1902, p. 1.

Thursday, August 21, 1902, p. 1.

June 9, 1906, p. 8.

Monday, October 28, 1907, p. 5.

Saturday, July 27, 1907, p. 4.

Albuquerque Journal

Tuesday, May 24, 1932, p. 5.

“The Coming Camp: The Flourishing Conditions of the Bear Canon Mine,” Tuesday, February 7,
1882, p. 3.

Saturday, June 21, 1884, p. 4.

Trimble, W.L. “Ho! For Camp Whitcomb,” Saturday, June 28, 1884, p. 4.

Saturday, August 16, 1884, p. 4.

Saturday July 26, 1884, p. 4.

Friday, August 15, 1884, p. 4.

Tuesday, July 1, 1884, p. 4.

Wednesday, June 18, 1884, p. 4.

Sunday, June 29, 1884, p. 4.

“50 Years Ago,” Sunday, October 6, 1946, p. 10.

“Widow of Owner of Whitcomb Springs Recalls Tragedy,” Sunday, October 22, 1927, p. 10.

Friday, October 16, 1908, p. 8.

Sunday, September 19, 1909, p. 7.

Saturday, May 22, 1943, p. 6.

Wednesday, July 13, 1904, p. 6.

Sunday, July 13, 1952, p. 35.

Tuesday, June 14, 1910, p. 5.

Saturday, April 25, 1908, p. 6.

Sunday, July 23, 1911, p. 9.

“Whitcomb a Popular Resort,” Sunday, July 23, 1911, p. 9.

“Splendid Springs in Sandias for the Camper,” Thursday, August 31, 1911, p. 4.

Sunday, July 13 1952, p. 36.

Friday, May 30, 1913, p. 8.

Saturday, August 9, 1913, p. 8.

Sunday, October 5, 1919, p. 3.

Sunday, July 13, 1952, p. 36.

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Thursday, September 17, 1925.

“Pythians Buy Tijeras Canyon Sanatorium Site,” Tuesday, September 15, 1925, p. 3.

Wednesday, May 12, 1926, p. 11.

Thursday, March 3, 1927, p. 4.

Wednesday, September 21, 1927, p. 4.

Thursday, May 31, 1928, p. 7.

Wednesday, May 14, 1930, p. 12.

Sunday, May 11, 1930, p. 12.

“Editor Freed on Orders of Judge Armijo,” Thursday, June 17, 1926, p. 1.

Sunday, June 5, 1927, p. 3.

Sunday, February 5, 1922, p. 11.

Thursday, July 9, 1931, p. 7.

Albuquerque Journal, continued

Sunday, January 27, 1935, p. 5.

Tuesday, July 31, 1934, p. 5.

Tuesday, May 24, 1932, p. 5.

Thursday, August 25, 1932, p. 10.

“Old Events Recalled,” Saturday, August 23, 1958, p. 6.

Sunday, January 1, 1933, p. 10.

Tuesday, July 21, 1936, p. 4.

Sunday, November 15, 1942, p.10.

Sunday, July 29, 1934, p. 5.

Monday, June 15, 1936, p. 1.

“New Series of Trails Open for Hikers in the Sandias,” June 4, 1937, p. 5.

Wednesday, July 5, 1939, p. 7.

Wednesday, April 12, 1939, p. 7.

Sunday, February 24, 1946, p. 2.

Wednesday, October 8, 1947, p. 7.

Friday, May 11, 1951, p. 9.

Friday, August 6, 1957, p. 4.

Wednesday, November 2, 1949, p. 1.

Saturday, April 8, 1950, p. 7.

Sunday, May 20, 1951, p. 13.

Albuquerque Weekly Citizen

Saturday, April 23, 1904, p. 3.

Daily Press (Newport News)

“55 Persons Dead After Big Airliner and Bolivia Fighter Collide Near Washington,” November 2, 1949, pp. 1 and 12.

Healdsburg Tribune

No. 275, September 28, 1925, p. 1.

Las Cruces Sun-News

Friday, April 14, 1939, p. 3.

Las Vegas Daily Optic

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Wednesday, April 29, 1891, p. 7.
"Resources of New Mexico," Friday, August 27, 1897, p. 3.
Tuesday, November 17, 1896, p. 3.

Las Vegas Gazette

"Las Vegas Hot Springs: Resort for Invalids," Saturday, February 12, 1876, p. 1.

The News Leader (Staunton, Virginia)

"Airport Bans Combat-Type Aircraft," Thursday, November 17, 1949, p. 1.

The Santa Fe New Mexican

Saturday, January 20, 1906, p. 3.
Friday, July 8, 1938, p. 13.
Saturday, June 4, 1927, p. 2.
Wednesday, May 22, 1946, p. 4.
Thursday, June 15, 1933, p. 8.
Wednesday, May 22, 1946, p. 4.
"Pneumonic plague kills teenager; officials on flea-kill," Thursday, September 4, 1975, p. A3.

Valley Morning Star (Harlingen, Texas)

"Travelers Pause for Valley Visit," Monday April 11, 1938, p. 8.

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Historic Resources Survey Number (if assigned): _____

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10. Geographical Data

Acreeage of Property Approximately 9.5 acres

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)

- | | |
|------------------------|------------------------|
| 1. Latitude: 35.088851 | Longitude: -106.398063 |
| 2. Latitude: 35.086461 | Longitude: -106.397257 |
| 3. Latitude: 35.085907 | Longitude: -106.397457 |
| 4. Latitude: 35.087086 | Longitude: -106.401296 |
| 5. Latitude: 35.088580 | Longitude: -106.400750 |

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

The National Register boundary appears in red on the sketch map drawn to scale and corresponding with the points of latitude and longitude in Section 10.

Boundary Justification (Explain why the boundaries were selected.)

The National Register boundary includes the intact property historically associated with Whitcomb Springs.

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.

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

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11. Form Prepared By

name/title: Karen Van Citters with landscape descriptions by Kristina Werenko
organization: Van Citters: Historic Preservation, LLC
street & number: 410 Amherst Drive SE
city or town: Albuquerque state: New Mexico zip code: 87106
e-mail karen@vcpreservation.com
telephone: 505-268-1324
date: 2018

State Historic Preservation Office

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: New Mexico zip: 87501
email: steven.moffson@state.nm.us telephone: 505.476.04444
date: June 11, 2019

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.

Photo Log

Name of Property:	Whitcomb Springs
City or Vicinity:	Tijeras vicinity
County:	Bernalillo
State:	New Mexico
Photographer:	Karen Van Citters
Date Photographed:	2018

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 43. Remains of rock wall, photographer facing northeast.

2 of 43. Tent platform site at orchard, photographer facing, northwest.

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- 3 of 43. Tree with wisteria adjacent to tent platform, photographer facing south.
- 4 of 43. Rock channel near spring, photographer facing southeast.
- 5 of 43. Cistern, photographer facing, southeast, northwest.
- 6 of 43. Flume, photographer facing, northwest.
- 7 of 43. Trudy's Garden and pool at the base of the flume, photographer facing, northwest.
- 8 of 43. Stone walls at near cabins, photographer facing, northwest.
- 9 of 43. Stone walls at Trudy's Garden, photographer facing west.
- 10 of 43. Stone walls and planting beds, photographer facing west.
- 11 of 43. Rock walls near orchard, photographer facing west.
- 12 of 43. Road and rock wall leading to orchard, photographer facing.
- 13 of 43. Water fountain, photographer facing north.
- 14 of 43. Travertine fountain, photographer facing southwest.
- 15 of 43. Sandstone terrace, photographer facing west.
- 16 of 43. Pond 1, photographer facing southeast.
- 17 of 43. Pond 2, photographer facing, southeast.
- 18 of 43. Pond 3 with stone steps, photographer facing northwest.
- 19 of 43. Path along ponds, photographer facing west.
- 20 of 43. Water entering second pond, photographer facing southwest.
- 21 of 43. Wagon wheel fences, photographer facing southeast.
- 22 of 43. Trudy's Garden, photographer facing east.
- 23 of 43. Fountain, pools, and walls at Trudy's Garden, photographer facing north.
- 24 of 43. Main house and lawn, photographer facing east.

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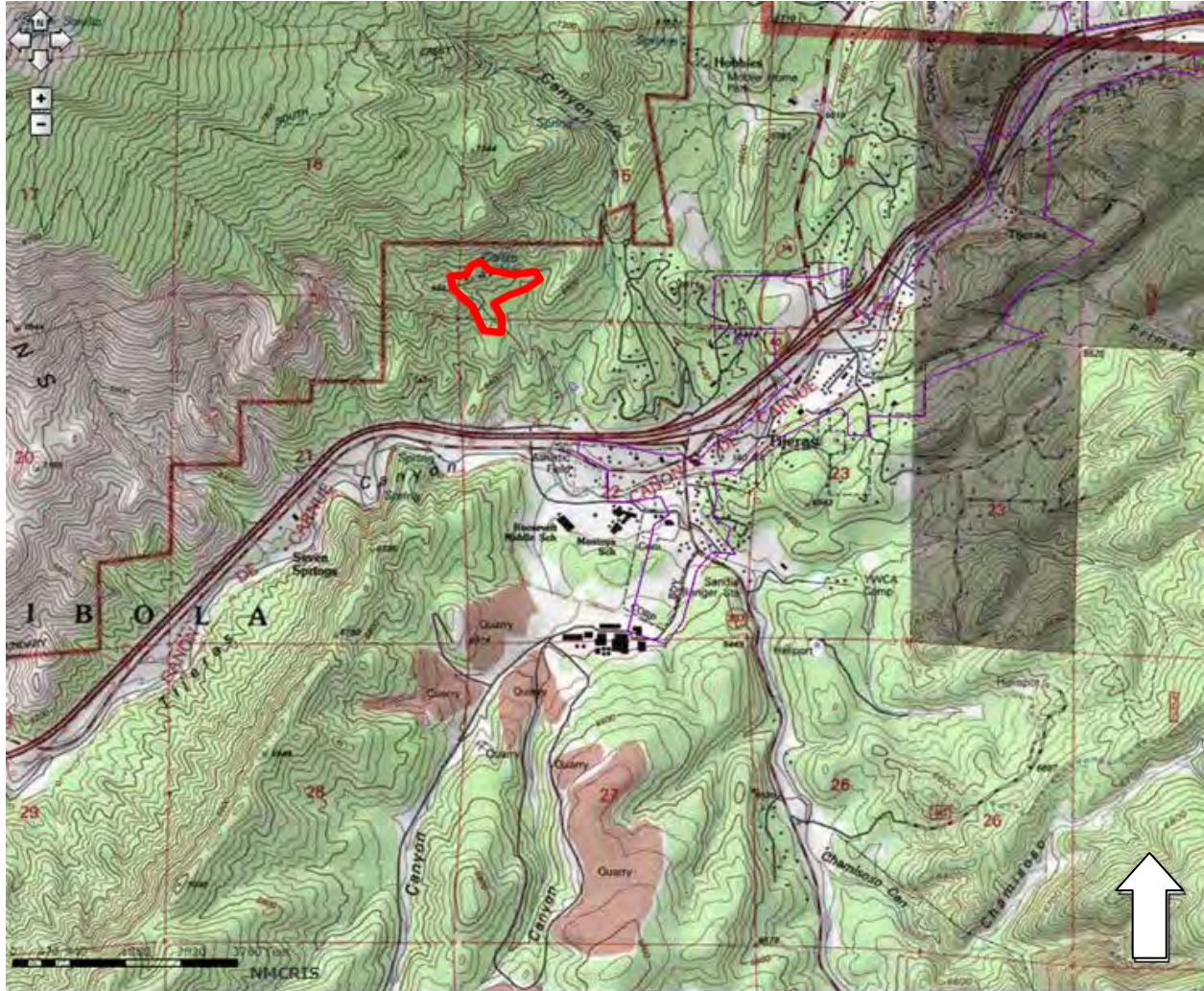
- 25 of 43. Main house, southwest corner, photographer facing northeast.
- 26 of 43. Main house, north side, photographer facing southeast.
- 27 of 43. Main house, west end, photographer facing southeast.
- 28 of 43. Main house, east side, photographer facing west.
- 29 of 43. Cabin 1, east wall, photographer facing west.
- 30 of 43. Cabin 1, northeast corner, photographer facing southwest.
- 31 of 43. Cabin 2, photographer facing northeast.
- 32 of 43. Cabin 3, photographer facing east.
- 33 of 43. Cabin 4, photographer facing east.
- 34 of 43. Chicken coop, photographer facing northeast.
- 35 of 43. Root cellar, photographer facing northeast.
- 36 of 43. Shed, photographer facing south.
- 37 of 43. Spring box, photographer facing east.
- 38 of 43. Terrace at spring, photographer facing southeast.
- 39 of 43. Grace Bridge, photographer facing southeast.
- 40 of 43. Metal pedestrian bridge, photographer facing south.
- 41 of 43. Cabin site, photographer facing southeast.
- 42 of 43. Tent platform 3, photographer facing northwest.
- 43 of 43. Cabin 4 with date (1894?) carved in wall, photographer facing northeast.

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.

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Location Map 

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Whitcomb Springs
Bernalillo County, New Mexico

National Register boundary 

Approximate scale: 1 inch = 215 feet



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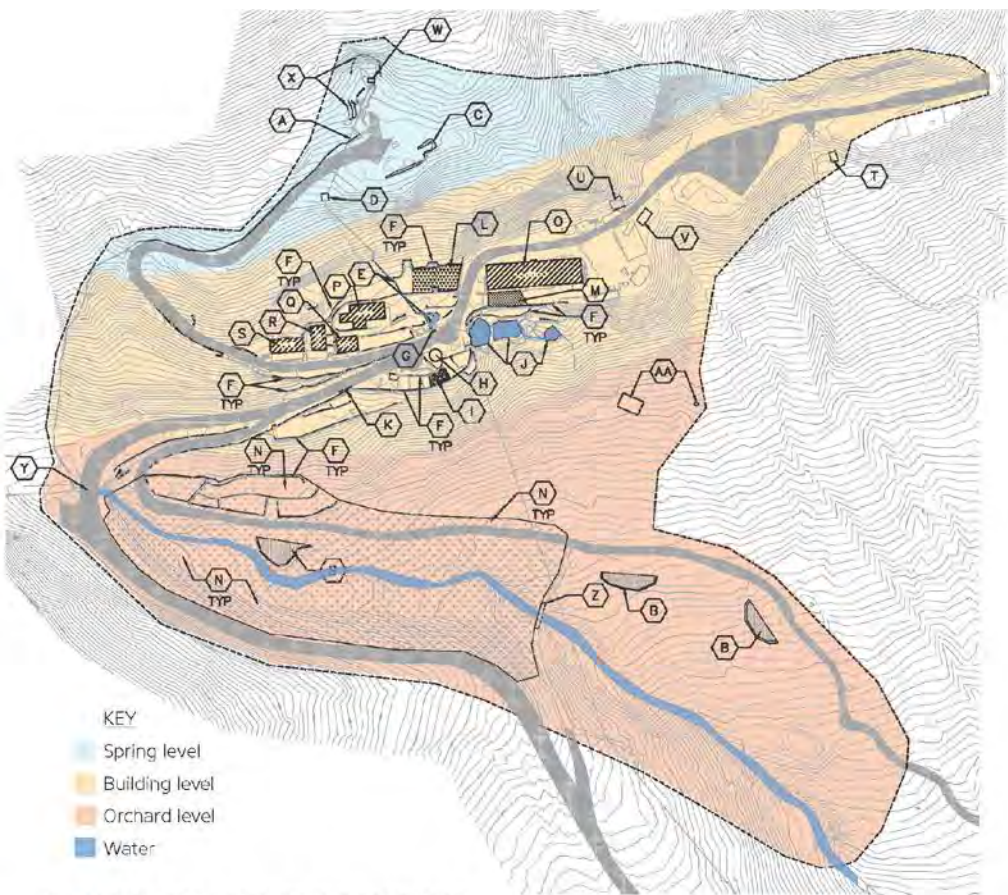


Tijeras Pass and Interstate 40 with Whitcomb Springs and Albuquerque.

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Keyed Note	Description	Photos
Contributing Buildings and Structures		
A	Rock Channel: Near Spring	026
B	Sites for Tent Platforms	022, 023, 024, 025, 027, 028, 057
C	Remains of Stone Structure at Spring	029
D	Cistern	030
E	Water Flume and Pool	031, 032, 049
F	Dry-Stacked Stone Walls and Steps	033, 034, 035, 036, 038, 049
G	Rock Water Fountain	039, 049
H	Travertine Fountain	040
I	Sandstone Terrace	041
J	Ponds	042, 043, 044, 045, 046
K	Wagon Wheel Fence	006, 015, 047
Contributing Sites (Landscape Features)		
L	Trudy's Garden	010, 011, 034, 028, 049
M	Main House Lawn	002, 040
N	Orchard and vegetable Gardens	
Contributing Buildings		
O	Main House	020, 051, 052, 053, 054
P	Cabin 1	033, 055, 056
Q	Cabin 2	057
R	Cabin 3	058
S	Cabin 4	059, 058
T	Chicken Coop	060
U	Roof: Cellar	061
V	Shed	018, 052
Non-Contributing Buildings and Structures		
W	Spring Box	063
X	Segmental Block Walls near Spring	064
Y	Grace Bridge	064
Z	Premanufactured Bridge	065
AA	Cabin Remains and Outhouse	066

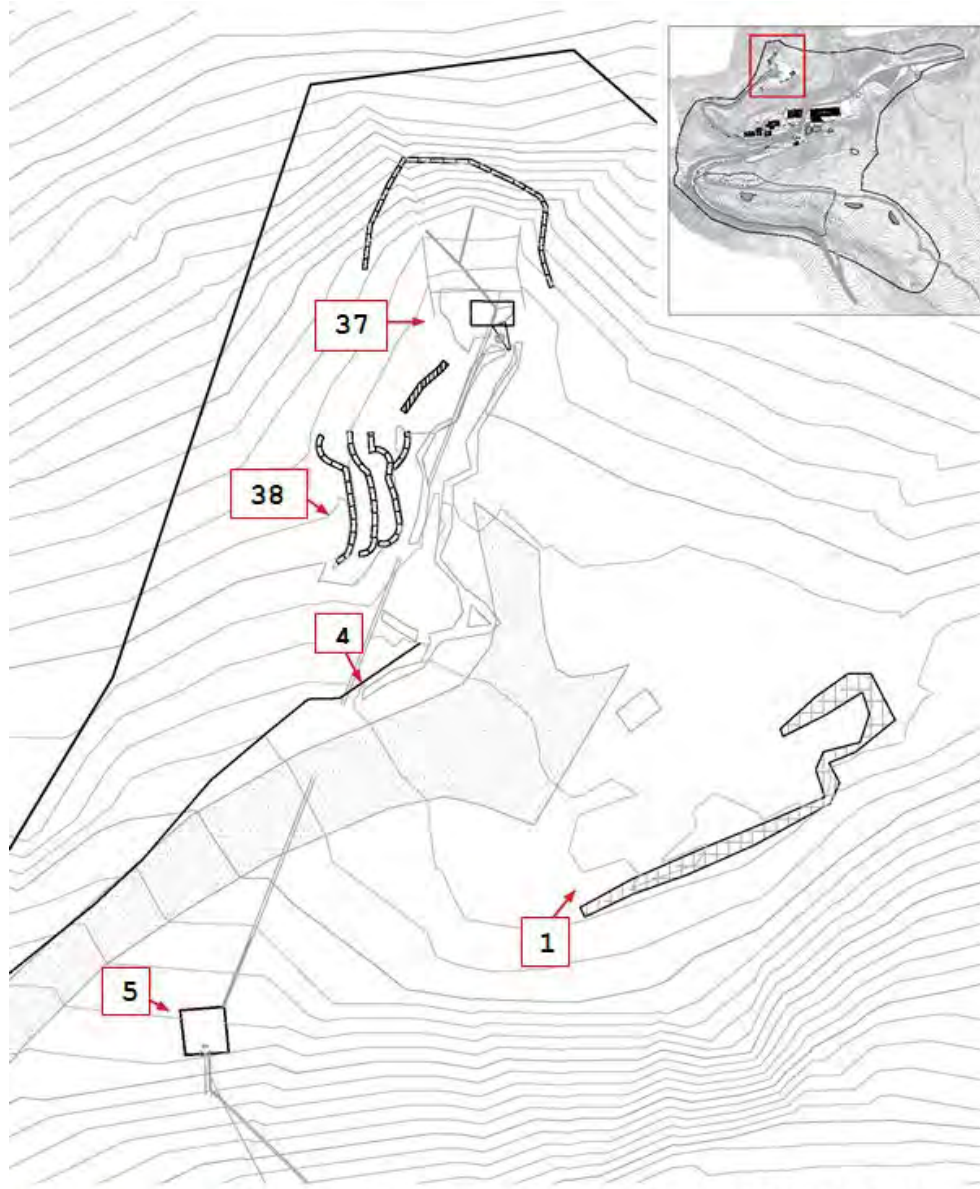


CARLITO SPRINGS SITE FEATURES
 BERNALILLO COUNTY OPEN SPACE



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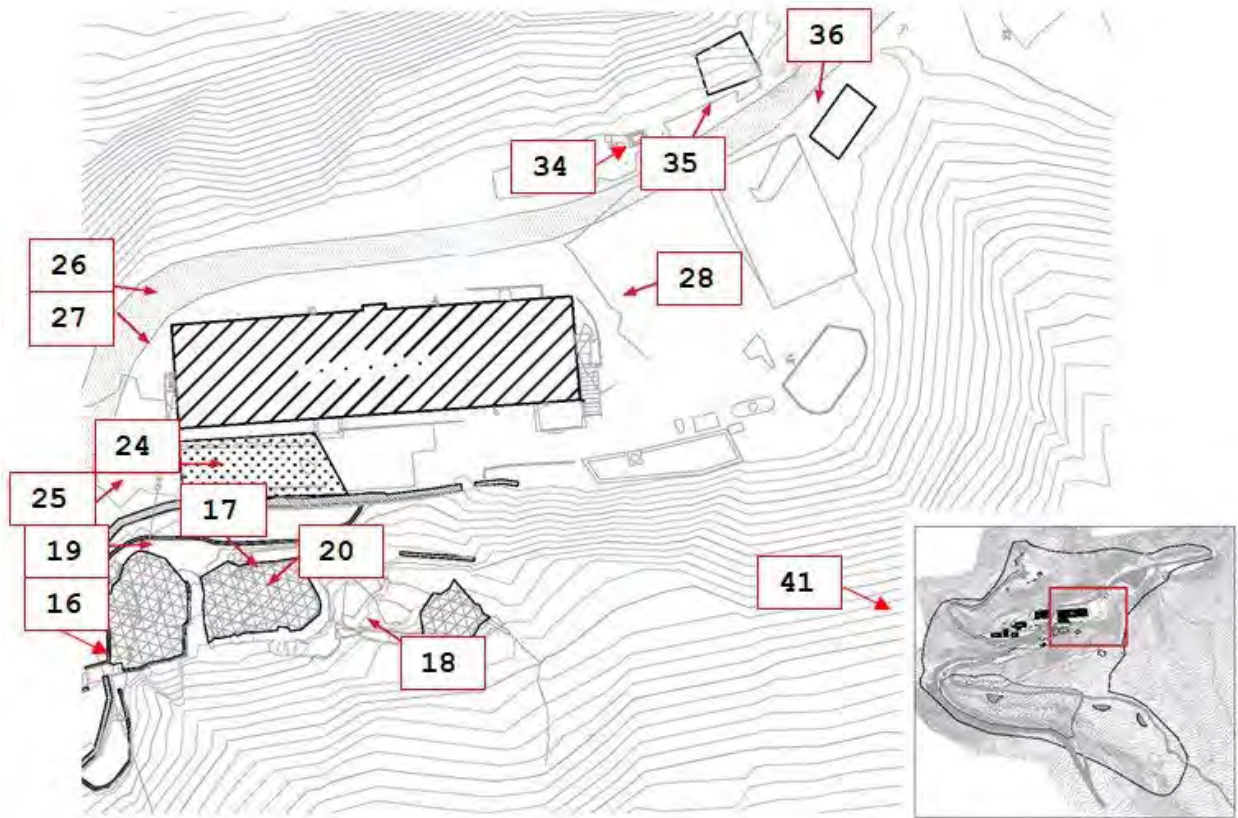


WHITCOMB SPRINGS SITE FEATURES: AREA AROUND SPRING
BERNALILLO COUNTY OPEN SPACE



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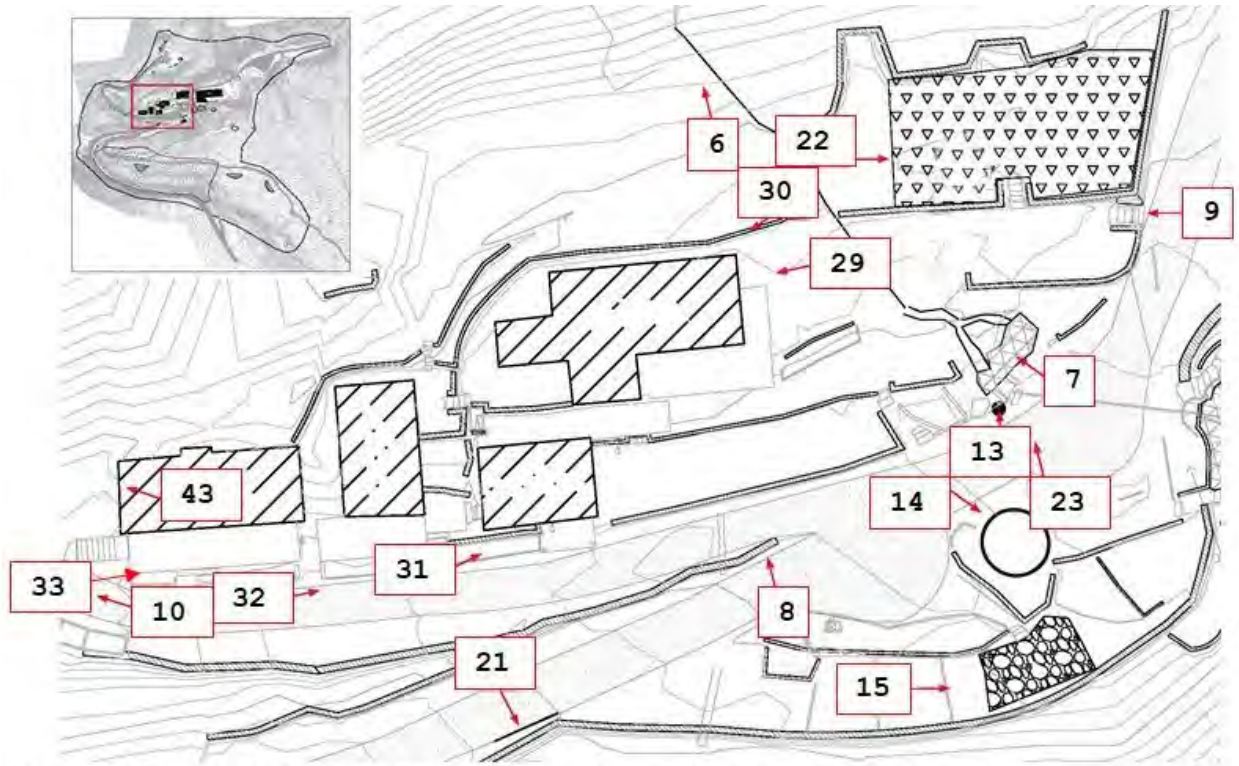


WHITCOMB SPRINGS SITE FEATURES: AREA AROUND MAIN HOUSE
BERNALILLO COUNTY OPEN SPACE



Whitcomb Springs
Name of Property

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County and State

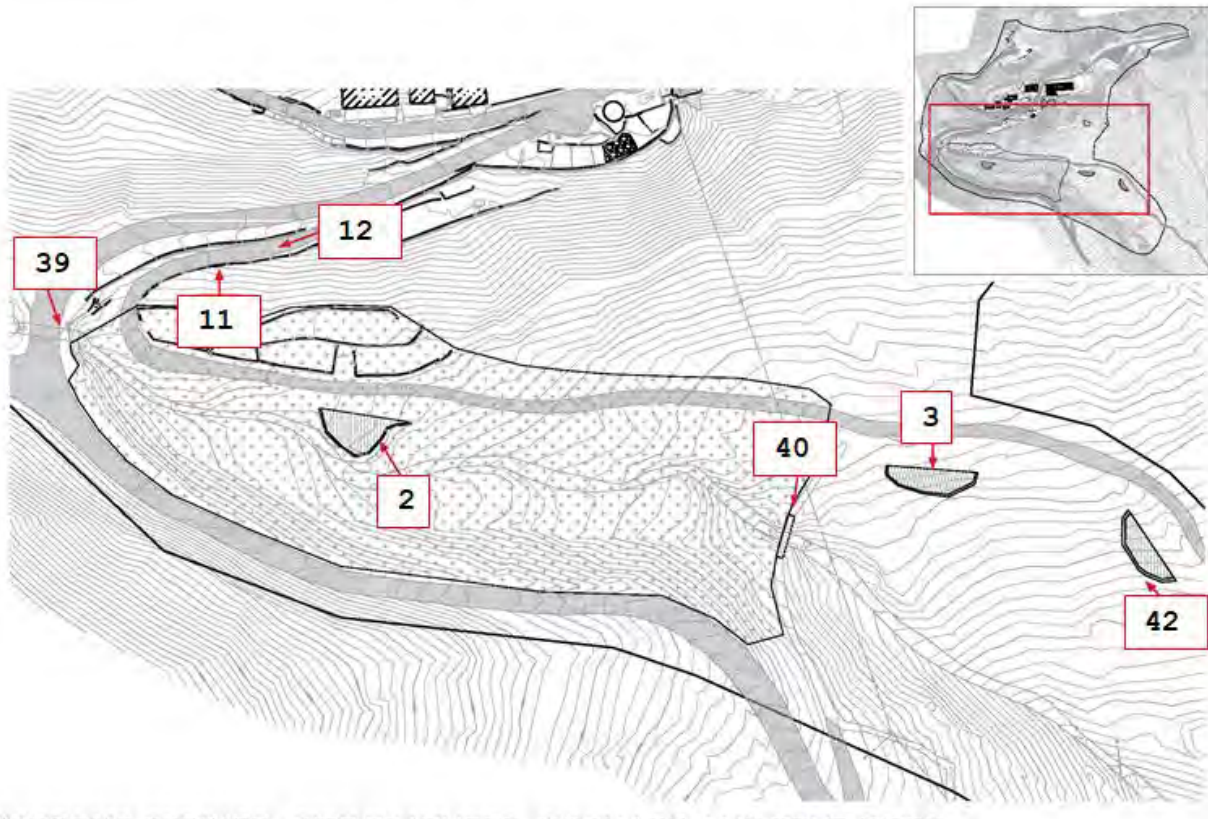


WHITCOMB SPRINGS SITE FEATURES: CABINS AND TRUDY'S GARDEN
BERNALILLO COUNTY OPEN SPACE



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WHITCOMB SPRINGS SITE FEATURES: ORCHARD AND TENT SITES
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Figure 1. Whitcomb Springs, postcard, c.1910.

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Whitcomb Springs

000-083-0120

Figure 2. Victorian campers adjacent to tent site at Whitcomb Springs. Atlantic & Pacific Railroad, on file at UNM, Center for Southwest Research, photo number 000-083-0120, 1880s-1890s.



Whitcombs Springs

000-083-0122

Figure 3. Victorian campers adjacent to multiple tent sites at Whitcomb Springs. Atlantic & Pacific Railroad, on file at UNM, Center for Southwest Research, photo number 000-083-0123, 1885.

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Figure 4. Victorian campers adjacent to multiple tent sites at Whitcomb Springs. Atlantic & Pacific Railroad, on file at UNM, Center for Southwest Research, photo number 000-083-0122, 1889.



Figure 5. Victorian campers adjacent to multiple tent sites at Whitcomb Springs. Atlantic & Pacific Railroad, on file at UNM, Center for Southwest Research, photo number 000-083-0121, 1880s-1890s.

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Figure 6. Trudy Grenko; parking area east of Main House adjacent to Tony's signature light blue Ford truck. The background includes the east elevation of the house with the outside stairway going to the room upstairs and the lattice structure at the backdoor (which was the door everyone used). Handley family, c.1980.



Figure 7. The lawn is in the foreground; the house to the left included a sunporch area with two bedrooms. Flowering plants include iris, hollyhocks, roses, tiger lilies. The Grenko fence includes wagon wheels. Native hops were grown here. Handley family, May 1979.

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Figure 8. Handley wedding photo on the west side of the lawn. This area included a small grouping of lawn chairs. Behind the couple was a path up to the begonia bed. Many flowering shrubs appear in the background of the photo. Handley family, May 26, 1979.

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Figure 9. Main House, Living Room. Beverlee Handley with her grandchildren Bianca and Matejka Handley. Living room facing east near the bedrooms and kitchen. To the right was a porch where a small refrigerator, "the ice box," was used for cokes and beer. In the living room was a large Navajo rug in front of the fireplace and a couch against the wall was divided the dining room from the living room. Handley family, c.1990s.



Figure 10. Matejka and Bianca Handley in a wagon in front of a fence section near Grace Bridge. The fence was Tony Grenko's (Papa) design: Fir post with scroll beetle designs, cross beams with burls and wagon wheels. Handley family, c.1990s.

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Figure 11. Tony Grenko and Matejka in the kitchen. The stairs provided access to the second-floor room and the Grenko's preferred these to the exterior stairs. There were red, wood roll-up blinds on the windows. Handley family, c.1990s.

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Figure 12. Trudy Grenko, Brent Handley, and his daughters Matejka and Bianca in the living- room side of the kitchen. This image shows the propane furnace, water heater closet near the phone, and the door to the bathroom, and the stove (far right). Handley family, c.1990s.



Figure 13. Trudy's garden with Jayne, facing the house. Flowering shrubs in the background include poppies and a large conifer tree planted by Tony. Handley family, c.1970s.

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Figure 14. Trudy's garden where the spring comes down the hill. Stone wall, original to Whitcomb era, and irises, fox glove, stepping stones, and a sign made for Trudy. Handley family, c.1970s.



Figure 15. Tony Grenko and Rue Gentry. Between them appears a forsythia bush and a yellow outdoor chair. Handley family, unknown.

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Figure 16. Bob Handley on the main road below the cabins, with the dahlia bed below the wall (right). Box elder and chokecherries trees are located in background. Handley family, late 1970s to early 1980s.



Figure 17. Bob Handley at Umbrella Tree Hill facing south. Handley family, early 1980s.

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Figure 18. Deer harvest with Bob Handley and Brent Handley. The deer and other big game were hung from the box elder tree near the kitchen windows on the back side of the house. Handley family, 1959.



Figure 19. The shed after a snow storm. Most of the hand tools were stored here and deer hides/antlers kept in the rafters. Photo is reversed. Toni Bobette Handley, 1959.

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Bernalillo, New Mexico
County and State



Figure 20. Tony Genko fence with hanging baskets of begonias on the fence posts. Handley family, 1970.



Figure 21. Main house and east-side parking area. Handley family, 1970.

Whitcomb Springs
Name of Property

Bernalillo, New Mexico
County and State



Figure 22. Road north to main house. The tractor that was the workhorse of Carlito Springs. It was used to bring up harvests from the vegetable gardens in the orchard. Brent Handley stated: “In this case it was cabbage that was made into sauerkraut. We made it the traditional way. . . and it smelled up the house or months! In addition to cabbage, I believe there is Swiss chard, acorn squash, and maybe a large zucchini squash. The bucket of the tractor was even used for rides when the grandchildren were young and I often stood in it to pick fruit out of the taller trees. It was also used to grade/plow the road, transport heavy material [rock and gravel], keep the hillside alluvium under control, and plow the field in the orchard where Indian corn and pinto beans were grown. In the photo I am riding on the back—age twelve—and Tony Grenko is driving.” Handley family, 1970.

















































NO PARKING
EXCEPT FOR VEHICLES
WITH PERMITS ONLY









BO
HARRY

LINCOLN

PHY-957

MKC



NEW MEXICO
YOUTH
CONSERVATION
CORPS PROJECT
INSPIRED BY TALKING
TALONS
YOUTH LEADERSHIP





























UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Whitcomb Springs

Multiple Name:

State & County: NEW MEXICO, Bernalillo

Date Received: 8/22/2019 Date of Pending List: 9/12/2019 Date of 16th Day: 9/27/2019 Date of 45th Day: 10/7/2019 Date of Weekly List:

Reference number: SG100004498

Nominator: SHPO

Reason For Review:

Accept Return Reject 10/7/2019 Date

Abstract/Summary Comments: The Whitcomb Springs complex is locally significant under National Register Criteria A and C in the areas of Recreation/Entertainment and Landscape Architecture. First established in 1882 the property eventually became a popular retreat and resort destination for urban Albuquerque residents. Over the years various owners and operators built and augmented the areas around the naturally occurring spring developing a designed vernacular landscape of paths, artificial ponds, residences, cabins, roadways, gardens and orchards to serve long and short term visitors. Although now largely overgrown and needing conservation, the resort complex typifies the many small-scale vernacular resort and spa operations that developed in the region during the late nineteenth and early twentieth century and retains sufficient integrity to convey its history, particularly the site's later years prior to closing circa 1955.

Recommendation/ Criteria: Accept NR Criteria A and C

Reviewer: Paul Lusignan Discipline: Historian

Telephone: (202)354-2229 Date: 10/7/2019

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



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



August 12, 2019

Keeper of the National Register
National Register of Historic Places
Mail Stop 7228
1849 C St, NW
Washington, D.C. 20240

To whom it may concern:

The enclosed disk contains the true and correct copy of the nomination Whitcomb Springs in Bernalillo 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:

Sincerely,

Steven Moffson
State and National Register Coordinator
Enclosures