

United States Department of the Interior
National Park Service

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National Register of Historic Places
Registration FormNATIONAL
REGISTER

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

1. Name of Property

historic name Milne-Bush Ranchother names/site number Ave de Paso

2. Location

street & number Rt. 3, Box 264 E

N/A not for publication

city, town Roswell

N/A vicinity

state New Mexicocode NMcounty Chavescode 005zip code 88201

3. Classification

Ownership of Property

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

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

Number of Resources within Property

Contributing	Noncontributing
<u>2</u>	<u> </u> buildings
<u> </u>	<u> </u> sites
<u> </u>	<u> </u> structures
<u> </u>	<u> </u> objects
<u>2</u>	<u>0</u> Total

Name of related multiple property listing:

Historic Resources of Roswell, New Mexico and
outlying environs of Chaves CountyNumber of contributing resources previously
listed in the National Register 0

4. State/Federal Agency Certification

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

Signature of certifying official

Date

State or Federal agency and bureau

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

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

- ☒ entered in the National Register.
☐ See continuation sheet.
☐ determined eligible for the National
Register. ☐ See continuation sheet.
☐ determined not eligible for the
National Register.

☐ removed from the National Register.☐ other, (explain:)

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic/single dwelling

Agriculture/agricultural outbuilding

Current Functions (enter categories from instructions)

Domestic/single dwelling

Agriculture/agricultural outbuilding

7. Description

Architectural Classification

(enter categories from instructions)

Other:New Mexico vernacular

Materials (enter categories from instructions)

foundation not visible

walls Stucco

roof Wood/shingle

other Wood

Describe present and historic physical appearance.

SUMMARY

This nomination consists of a house and a barn which are about 200 feet apart and surrounded by unplatted farm land. The house is principally built of adobe, has one story, and is of irregular plan. There have been few alterations to the property since the period of significance. The original plan and the historic feeling of the property as it evolved have not been obscured. The two-story barn is rectangular in plan and has not been altered. Both house and barn are in excellent condition and the appearance of both buildings well represents the long history of the ranch.

DESCRIPTION

1. Ranch House

Photos #1 and #2.

The irregular plan and complicated roof lines reflect the long development of this building and of the ranch. The oldest room (A on the sketch map of the floor plan) was originally a one-room, adobe homestead built before 1884, probably from the period of the Hispanic settlement which preceded the ranch on the site. The walls of this room are two to three feet thick, and original vigas (ceiling beams of peeled logs) are in place in the low ceiling, although plaster coving has been added.

About 1884, the Milne-Bush Cattle company began to add a U-shaped, adobe house (Rooms B, C, D, E, F on sketch map), south and west of this original room. The adobe walls are at least two feet thick. There are heavy, iron, exterior shutter hooks on walls of this section, which are now interior walls. There are two original corner fireplaces, (rooms C and D), tongue and groove doors, and one original 6/6 window. Floors are concrete covered with terrazzo squares. In the south wing (Rooms E, F), what had been a single room was divided with a fireplace and bookshelves hand-carved by artist B.J.O. Nordfeldt who was a member of the Santa Fe art colony from 1918 to 1940. Two of the ceilings in this oldest section (rooms B and C) are covered with thin strips of wood, and others are plastered. However, according to the owner,

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above these ceilings the original vigas are still in place supporting the traditional flat roof of two to three feet of packed dirt. Sometime before 1922, these flat roofs were covered with the hipped roof which is in place today.

In the 1920's other rooms (G, H, I, J) were added to the house. A small room leading from what was a one-car garage (J) on the southeast end of the building has hooks where ducks were hung after the house was purchased in the late teens for use as a hunting lodge. Finally a wall with tall, arches, now glassed, was added on the east enclosing a cistern which is still operational. Although these arches are not appropriate to the historic style of the house, they do not obscure its original appearance.

2. Barn Photos #3 and #4

This barn was built between 1923 and 1926, during the period when the property was used as a hunting lodge. It is cement plastered and painted white. Its gable roof is sheathed with terne plate, and small windows of four and six panes. A large section of the east side is open to a corral. There is a second-floor loft reached by a staircase.

8. Statement of Significance

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

☐ nationally ☐ statewide ☒ locally

Applicable National Register Criteria ☒ A ☐ B ☐ C ☐ D

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

Areas of Significance (enter categories from instructions)

Period of Significance

Significant Dates

Other: Ranching

1875-1938

N/A

Exploration/settlement

Cultural Affiliation

N/A

Significant Person

Architect/Builder

N/A

Unknown

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

SUMMARY

This property represents one of the large cattle companies which moved into the Pecos Valley after 1880. It also represents the subsequent evolution of ranch property, after the decline of the early 1880's boom in cattle ranching, in this case to a hunting lodge. Further, one room of the house is the only known remnant thought to be from the earlier Hispanic settlement on the Berrendo River that was abandoned in the late 1870's.

HISTORY OF THE RANCH DURING THE PERIOD OF SIGNIFICANCE (1875-1938)

This was the site of a small Hispanic settlement on the Berrendo River about which little is known except that it was abandoned in the late 1870's reputedly after a band of about twenty outlaws and desperadoes robbed the settlement and threatened to come back and kill the settlers if they didn't leave. Frances Bear Kyte, Roswell pioneer and journalist, identified the earliest room of the ranch headquarters as the oldest house in the county, to her knowledge. According to the 1930's recollections of J. Smith Lea, a former manager of the Milne-Bush Ranch and a cousin of Captain Joseph C. Lea, the ranch was first established by a Thomas Lothian and then bought and developed by Milne and Bush.

In the early 1880's, the Milne and Bush Cattle Company moved cattle from other states to the Pecos range. Establishing a headquarters at this ranch on the Berrendo, the company added adobe rooms to the original one-room adobe house. The ranch became a noted Hereford breeding farm. Like other large ranching concerns in the Pecos Valley, the Milne and Bush Company scaled down its operations in the 1890's. In the roundup of 1894, the last of the great roundups which collected cattle from the entire Pecos Valley, all of the company's cattle under the V Bar and OXO brands were sold, totaling 11,000 head.

☒ See continuation sheet

9. Major Bibliographical References

☒ See continuation sheet

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Specify repository: _____

10. Geographical Data

Acreage of property less than one acre

UTM References

A

1	3	5	4	6	6	0	0	3	6	9	9	8	2	0
Zone			Easting					Northing						

C

Zone			Easting					Northing						

B

Zone			Easting					Northing						

D

Zone			Easting					Northing						

☐ See continuation sheet

Verbal Boundary Description

☒ See continuation sheet

Boundary Justification

☒ See continuation sheet

11. Form Prepared By

name/title Gorinne Sze (revisions and additions) John Petronis (original nomination)

organization _____ date July 20, 1988

street & number 1042 Stagecoach Road telephone (505) 983-5605

city or town Santa Fe state New Mexico zip code 87501

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As described in a 1905 brochure advertising the sale of the ranch by the Milne & Bush Land and Cattle Company, it was a stock farm and ranch, called the Ideal Hereford Home, and consisted of 13,400 acres of deeded lands and a section of leased school land, all under fence and divided into pastures of various sizes from 4 to 3,800 acres. Fifteen hundred head of Hereford cattle, one sixth of which were registered, were said to be on the ranch, as well as twenty head of good work mules, horses and saddle ponies, fifty Berkshire hogs, and fifty head of sheep (for mutton used on the ranch). It was claimed that about 1,000 acres of enclosed lands were under cultivation growing alfalfa, Indian and Kaffir corn, and other crops, as well as an orchard of several hundred bearing fruit trees.

In about 1920, the house was purchased by Edward Mithoff Nicholas, a wealthy bird-hunting enthusiast from Columbus, Ohio, who developed it into a private hunting lodge which he called Ave de Paso, Bird of Passage. He also bought eighty acres of land next to the Hagerman Canal because it was home to the jacksnipe, an exceptionally challenging game bird. Nicholas hired Ed Roberts, a expert local hunter adept at the jacksnipe, to hunt with him and then to manage his property. The Roberts family lived at Ave de Paso from about 1920 to 1939. Roberts oversaw the formation of an artificial lake, south of the house and no longer there, which was stocked with ducks. Feed was planted specifically for ducks. In addition a pack of fine hunting dogs as well as hunting horses were kept at the ranch. According to photographic evidence now in the possession of Roberts' son, the nominated barn was built between 1923 and 1926. It was used for hay, horses, and implements. Nicholas, who spent hunting seasons at the lodge, often brought friends to hunt, some of whom came specifically in need of the climate which was believed at the time to be especially healthy.

HISTORY OF THE RANCH AFTER THE PERIOD OF SIGNIFICANCE

Nicholas owned the ranch until his death in 1949. The property was bought from Nicholas' son, Edward, Jr. in 1978 by the present owners. Today it is primarily a residence surrounded by fifteen acres of farm land. The present owners keep four horses and raise alfalfa for feed.

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Books and Articles

Newbury, Geo. G. & Co., Real Estate Brokers. The Milne & Bush Land and Cattle Company's Ranch near Roswell. Chicago, Illinois, 1905.

Shinkle, James D. Fifty years of Roswell History, 1867-1917. Roswell, New Mexico: Hall-Poorbaugh Press, Inc., 1964.

Shinkle, James D. Reminiscences of Roswell Pioneers. Roswell, New Mexico: Hall-Poorbaugh Press, Inc., 1964.

Treasures of History: Historic Buildings in Chaves County, 1870-1935. Roswell, New Mexico: Chaves County Historical Society, 1985.

Archives

WPA File #186, State Records Center and Archives. Santa Fe, New Mexico.

Newspapers

Columbus (Ohio) Dispatch. April 10, 1949, p. 1.

Interviews

Frances Bear Kyte. Transcription of interview in the files of the Chaves County Historical Society.

Carol Schlicher 6/23/88

Ed (Bud) Roberts 6/23/88

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Verbal Boundary Description

Beginning at point A as marked on the sketch map, proceed west to point B, along a line (AB) which runs ten feet from the farthest extension of the south facade of the house. From point B proceed north to point C, along a line (BC) which runs ten feet from the farthest extension of the west facade of the house. From point C proceed east along a line (CD) which passes ten feet from the farthest extension of the north facade of the house, to point D, which is the junction of line CD with line DE which passes ten feet from the east facade of the barn. Proceed west from point D to point E which is the junction of line DE with line EF which passes ten feet from the north facade of the barn. From point E proceed to point F which is the junction of line EF with line FA which passes ten feet beyond the farthest extension of the house on the east. From F proceed back to the starting point A along this line.

Boundary Justification

The house and barn are surrounded by unplatted land. There are no other significant buildings to include within the boundaries. The boundary has been drawn in the most efficient manner to include both buildings within connecting lines.

MILNE-BUSH RANCH HOUSE

HISTORIC RESOURCES OF ROSEWELL,
NEW MEXICO AND OUTLYING ENVIRONS

SKETCH OF FLOOR PLAN NOT TO SCALE



