

United States Department of the Interior  
National Park Service



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# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

### 1. Name of Property

historic name Artesia Residential Historic District

other names/site number \_\_\_\_\_

### 2. Location

street & number Roughly bound by West Main Street on the north; West Missouri Avenue on the south; South 2nd Street on the east; and South 10th Street on the west.


not for publication

city or town Artesia

vicinity \_\_\_\_\_

state New Mexico

code NM

county Eddy

code 015

zip code 88211

### 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

Jan Biella  
Signature of certifying official/Title

8/17/2012  
Date

NM State Historic Preservation Officer (acting)  
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

### 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]  
Signature of the Keeper

9/25/13  
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

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

Contributing	Noncontributing	
205	95	buildings
1		sites
		structures
		objects
206	95	Total

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

**Number of Contributing resources previously listed in the National Register**  
 7

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

- DOMESTIC/Single Dwelling
- DOMESTIC/Multiple Dwelling
- EDUCATION/School
- RELIGION/Religious facility
- RECREATION AND CULTURE/Museum
- LANDSCAPE/Park

**Current Functions**

(Enter categories from instructions)

- DOMESTIC/Single Dwelling
- DOMESTIC/Multiple Dwelling
- EDUCATION/School
- RELIGION/Religious facility
- RECREATION AND CULTURE/Museum
- LANDSCAPE/Park

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

- Queen Anne
- Mission/Spanish Colonial/Pueblo Revival
- Bungalow/Craftsman
- Moderne

**Materials**

(Enter categories from instructions)

- foundation CONCRETE
- walls WOOD: Weatherboard; STUCCO
- roof ASPHALT; WOOD: Shingles; TERRACOTTA
- other

**Narrative Description**

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

See Continuation Sheets

**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** N/A

(Mark "x" in all boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** moved from its original location.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property
- G** less than 50 years of age or achieved significance within the past 50 years.

**Narrative Statement of Significance**

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

**9. Major Bibliographical References**

**Bibliography**

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

**Previous documentation on file (NPS):** N/A

- 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 # \_\_\_\_\_

**Areas of Significance**

(Enter categories from instructions)

COMMUNITY PLANNING AND DEVELOPMENT

POLITICS/GOVERNMENT

ARCHITECTURE

**Period of Significance**

Ca. 1904 - 1958

**Significant Dates**

Ca. 1904, 1924

**Significant Person**

(complete if Criterion B is marked)

N/A

**Cultural Affiliation**

**Architect/Builder**

Tom Heflin, building contractor

Artesia Residential Historic District  
Name of Property

Eddy County, New Mexico  
County and State

**10. Geographical Data**

**Acreage of Property** +/- 70 Acres

**UTM References**

(place additional UTM references on a continuation sheet.)

1	<u>13</u>	<u>555000</u>	<u>3633770</u>
	Zone	Easting	Northing
2	<u>13</u>	<u>556275</u>	<u>3633785</u>

3	<u>13</u>	<u>556550</u>	<u>3633240</u>
	Zone	Easting	Northing
4	<u>13</u>	<u>555475</u>	<u>3633225</u>

See continuation sheet

**Verbal Boundary Description**

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

**Boundary Justification**

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

**11. Form Prepared By**

name/title Heather Barrett, Architectural Historian/Preservation Consultant  
organization \_\_\_\_\_ date Sept. 30, 2008; May 2011 (rev.)  
street & number 945 Hess Terrace telephone 575.523.1289  
city or town Las Cruces state NM zip code 88005

**Additional Documentation**

submit the following items with the completed form:

**Continuation Sheets**

**Maps**

A **USGS map** (7.5 Or 15 minute series) indicating the property's location

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative **black and white photographs** of the property.

**Additional items**

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

**Property Owner**

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

name Multiple Owners (Complete list with NMHPD)  
street & number \_\_\_\_\_ Telephone \_\_\_\_\_  
city or town \_\_\_\_\_ state NM zip code \_\_\_\_\_

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

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P. O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20303

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# National Register of Historic Places Continuation Sheet

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Artesia Residential Historic District  
Eddy County, New Mexico

## NARRATIVE DESCRIPTION

Located at an elevation of 3,380 feet, Artesia is sited in the plains of southeastern New Mexico. The original townsite was developed on a flat grid system with tree-lined streets, sidewalks, and low curbs. Platted between 1903 and 1912, the Artesia Residential Historic District is roughly bound by West Main Street on the north, West Missouri Avenue on the south, South Second Street on the east, and South Tenth Street on the west. The district's western boundary does not exactly follow South Tenth Street, but rather jogs somewhat to include important resources. The year 1912 is significant, as New Mexico became the forty-seventh state on January 6, 1912. Artesia, like many other burgeoning towns in the newly formed state, anticipated additional settlement and immigration into its community, especially with the added enticement of fresh artesian waters discovered in 1900 and the first hints of oil surfacing around 1910.

The nominated area includes approximately seventy acres. The majority of houses in this area were built between circa 1904 and 1958. Of the 301 resources within the district, 205 buildings and one site are contributing. Of those contributing resources, 95 are period outbuildings, predominantly garages and small guesthouses. Of particular note, the district contains many small secondary houses or guesthouses, supporting the working class.

With mature trees shading many of the streets, a public park improved by the Works Progress Administration (WPA), and its early and mid-twentieth century building stock, Artesia's residential district retains its historic feel and association. Architecturally, Artesia was greatly influenced by the proximity of the railroad as materials, pattern books, and people arrived from the East and the Midwest, including Tennessee, Missouri, Indiana, Illinois, and Kansas. A large percentage of residents also came from Texas, which borders the State on the east. Early Census records reveal a community largely settled by Anglo residents. Modest interpretations of the Queen Anne style, the Craftsman Bungalow, and the Hipped Box cottage were the predominant modes of architectural expression in early twentieth-century Artesia. Period Revival styles, including the Spanish Colonial, Mission, and Pueblo Revivals of the 1920s and 1930s, are also found within the district. Simple front-and side-gabled frame, brick, or stucco vernacular cottages are plentiful (Photos 1 & 2). The district contains several religious edifices, the majority of which were constructed post-1960 and fall outside of the period of significance.

## SETTING AND STREETScape

Located near the confluence of the Penasco and Pecos Rivers, the town grew alongside the Atchison, Topeka, and Santa Fe Railroad. Additionally, Artesia is located at the juncture of two U.S. highways—Highway 82 (Main Street) and Highway 285. The majority of the commercial resources in Artesia are located on these thoroughfares while historic residences intermingle with commercial resources at the district's northern boundary. Other turn-of-the-century platted additions are situated to the north and south of Main Street; however, the nominated area retains the greatest historic integrity and sense of place.

The lots measure approximately 25 to 50 feet wide by 140 feet deep. Setbacks range from roughly 30 to 60 feet, and graveled service alleys running east and west divide the blocks. The more substantial and stylized homes are located on corner lots, with more extensive setbacks on many of the parcels. This development

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pattern contrasts with other period neighborhoods such as those north of Main Street, where a few large homes are interspersed but do not necessarily stand on corner lots.

Within the nominated area, elm trees were brought in by wagon, designed to create a verdant setting as they matured. These specimens now create a canopy of shade along some of the streets and in individual yards. Some trees have suffered from disease, and have either been replaced in-kind or with other shade trees such as the Mulberry. In contrast, this lush setting is not found in the early additions to the north of Main Street.

Central Park, a public green space with large shade trees (again, mostly elms), picnic tables, and a gazebo, anchors the district. In 1905, the Artesia Improvement Company, a group of early speculators, reserved one square block for the park (Figure 1). The park and early elms provided a welcome respite from the surrounding Chihuahuan Desert, an environment characterized by grasses, ocotillo, yucca, and mesquite. The landscape of the neighborhood was undoubtedly an attractive selling point to settlers from the East and Midwest, who came from places where water and lush environs were more prevalent.

In the late 1930s, the WPA enhanced the park with plantings, stone walkways, and corner piers that sit at a diagonal to the center. Period photographs show irises lining the walkways and an elaborate fountain at the center of the park – again, adding a refined setting with plants more typical of the East than the desert. Central Park serves as an extension of the front yards of the residences surrounding the space, as well as functioning as a public gathering spot for events and celebrations, which it has done since its inception.

## COMPARISON TO OTHER TOWNS IN SOUTHEASTERN NEW MEXICO

With a population of just over 14,000, Artesia is comparable to other southeastern New Mexico towns that developed along the railroad and experienced an influx of oil money during the early to mid-twentieth century. The neighboring towns of Roswell, Carlsbad, and Hobbs followed similar development patterns – each featuring a mix of architecture dating to roughly the same periods. The older residential section of Carlsbad, for example, is located west of downtown and west of the railroad tracks, and includes Queen Anne-style houses, period Revival styles, an occasional Modernist house, as well as vernacular interpretations of various styles. Similar lot sizes, setback of houses, and a setting of green lawns interspersed with trees characterize the oldest sections of Carlsbad.

Without an updated comprehensive survey of the surrounding towns whose histories are tied to the oil industry, it is difficult to speculate whether Artesia's concentration of secondary structures or guesthouses is unique to the town or whether neighboring communities experienced a similar phenomenon. Period city directories and Sanborn maps for Roswell, for example, suggest there were, in fact, numerous secondary dwellings associated with larger residences; however, the National Register nomination for the Downtown Roswell Historic District (NR# 400033) does not address the issue, suggesting it was not seen as an important component of community development at the time it was written. A recent windshield survey of several residential blocks in Roswell reveals that many secondary dwellings have either been significantly altered or demolished. Artesia may be unique in its retention of so many of these secondary structures, which convey a significant aspect of its development and social history.

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Artesia Residential Historic District  
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## ARCHITECTURAL STYLES

Within the Artesia Residential District, simple vernacular dwellings are interwoven with high style residences to tell the story of a small, rural southwestern town influenced by the railroad, regionalism, and the local economies. The architecture reflects the historic mix of residents – a combination of classes that included oil executives, tool dressers, teachers, and business owners living alongside one another.

Throughout the district, vernacular house forms that defy strict architectural classification are seen in large numbers, clearly reflecting the prevalence of builders rather than trained architects. The streetscape photographs 1 and 2 illustrate the common development pattern of smaller vernacular dwellings punctuated by substantial, often high style houses on end lots. Photograph 1 of the 700 block of West Quay Avenue shows two modest brick houses with the Moderne-style Glen and Ada Caskey House on the corner lot at 712 (See description on page 5). Photograph 2 of the south side of the 800 block of West Quay Avenue shows a row of frame houses whose only decorative details include wood surrounds around windows, corner boards, and tapered columns supporting front porches. All dwellings retain their generous setback from the street with a landscape buffer between street and sidewalk. Although the photographs were taken in the winter, one can imagine the tree-shaded setting of the spring and summer months that is characteristic of the majority of the district.

The district contains several examples of Queen Anne-style houses that were constructed of rusticated concrete block between 1904 and 1910. Many of the houses feature dormers, fishscale shingles in the gables, wraparound porches, generous eaves, and complex rooflines. This collection of houses is scattered throughout the district, and was listed in 1984 in the Multiple Properties Documentation Form (MPDF) entitled "Artificial Stone Houses of Artesia, New Mexico." These houses belonged to early prominent Artesia residents, including doctors, a saloon owner, a farmer, and the owner of the local feed and seed store, whose descendents still own the house and continue to operate the century-old family business. All stand on corner lots, and most include period outbuildings constructed of the same manufactured block. The houses at **303 West Grand Avenue** and **411 West Missouri Avenue** are two nice models (Photo 3).

Other examples of the Queen Anne style exist that do not employ the "artificial stone." The most significant of these is a large two-and-a half story frame house at **201 Richardson Avenue** (Photo 4). It displays characteristics of the style, such as an asymmetrical plan and a steep multipart roofline. The house dates to circa 1904, likely one of Artesia's first grand residences. The Victorian front door is mahogany with carved decorative details and a central oval glass, and the entry is located on a diagonal to the corner of Richardson Avenue and South 2<sup>nd</sup> Street. One-over-one double hung sash and large picture windows surmounted by stained-glass transoms light the interior, and door and window surrounds remain intact. A two-story wraparound porch supported by wood columns spans the east elevation, as well as a portion of the south and north elevations. The porch has a wood balustrade and molded handrail on the second story. Both porch ceilings are tongue and groove.

The interior includes hardwood floors throughout, numerous five-paneled wood doors with original hardware, and high baseboards. The stair that leads to the third floor retains a wood balustrade with turned balusters, a molded handrail, and a square newel post. Several doors surmounted by transoms lead to the second story

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porch. These wood doors include etched oval glass in the center depicting hunting scenes. The house rests on a partial basement.

Bungalows, both vernacular variations and more refined examples, are found throughout the district. The **Hartell-Cole House at 410 Roselawn Avenue** and the **Martin House at 210 South Eighth Street** are excellent examples. The Hartell-Cole House is a substantial, one-and-a half story frame bungalow, resting on a rusticated stone foundation (Photo 5). A porch spans the façade and wraps around the southeast corner. Sturdy wood columns and a wood balustrade further distinguish the porch. The façade includes a central door flanked by window groupings that include three-over-one double hung windows framing a central eight-over-one window. The top pane of glass is leaded with a decorative lozenge motif. Wood architraves frame all openings. The front elevation has two gabled dormers with windows on the second story, while the rear elevation includes one large dormer. The south elevation has a projecting bay with windows. The gabled roof includes generous eaves accented by brackets and exposed rafter tails, and an interior corbelled brick chimney pierces the roof. A shed-roofed porch was recently added to the rear elevation. The property also includes a period frame garage.

The bungalow at **308 West Missouri Avenue** is a vernacular interpretation of the form (Photo 6). The modest dwelling has a stuccoed exterior, paired three-over-one sash windows set in wood surrounds, and a front gabled roof. A gabled entry porch with tapered wood posts set on piers shelters the front door, and exposed rafter tails accentuate the slightly overhanging eaves of the house and porch. Various simplified versions of this popular early twentieth century style are scattered throughout the district.

A few other related examples include the Foursquare found at **709 West Richardson Avenue** (Photo 7), the diminutive frame cottage at **206 South Eighth Street** (Photo 8), and the house at **903 West Quay Avenue**. The houses at 206 and 709 front Central Park. The simple, one-story frame dwelling at 206 South Eighth Street is an excellent example of a vernacular interpretation of the Greek Revival style. An inset porch supported by wood posts spans the façade, and the porch details include wood piers marking the entry and a balustrade with square balusters and a molded handrail. The façade features a central door flanked by one-over-one double hung windows. The south elevation includes three one-over-one double hung windows, while the north has one window and a side entry door. All doors and windows retain original wood surrounds. An interior brick chimney with concrete cap punctuates the hipped roof, which is sheathed with composition shingles. The building rests on a concrete foundation. A period frame garage with corner posts and exposed rafter tails stands directly to the north. Two large tree stumps suggest that mature elms originally framed the cottage.

Modest Hipped Box cottages are commonly seen within the district as well. The one-and-a half story frame house at **812 Richardson Avenue** is an intact example (Photo 9). The inset porch, supported by two round wood columns, shelters the entrance. The front elevation has a small, hipped roof dormer. Large picture windows surmounted by transoms and one-over-one double hung sash windows retain their original wood surrounds. The west elevation features a projecting bay. Simple details include wood corner boards, soffit, and frieze. The north (rear) elevation has a small frame addition that is contemporary with the house. An interior brick chimney pierces the roof. A board and batten garage stands to the rear of the house, and four pecan trees delineate the property on the west. Unfortunately, two adjacent hipped-roof dwellings – one immediately to the east and one across the street – have suffered incompatible alterations that make them non-



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contributing. Another relatively well-maintained example of a Hipped Box cottage within the district may be seen at **608 West Missouri Avenue**.

Despite a brief respite in construction during the Depression and WWII, Artesia witnessed a significant, and rather progressive, period of construction during the mid-1930s through the late 1940s as fortunes grew from oil and natural gas revenues. Important residential and commercial buildings were constructed during this time. Artesia experienced the influence of the Pueblo Revival style along with the rest of New Mexico during the 1930s, as well as early Modernism, including the Art Deco, Streamline Moderne, and the International styles.

The Pueblo Revival influence can be seen in landmarks such as the Ocotillo Theater at 310 West Main Street and the **Ralph and Gussie Petty House at 302 West Missouri Avenue** (Photo 10). Unfortunately, the theater, which falls outside of the district boundaries, was recently remodeled and updated, masking its original style and greatly diminishing its historic integrity. In contrast, the handsome, Pueblo Revival-style complex on West Missouri maintains a high degree of integrity, and includes a one-story main house, two small apartments to the north, and a garage/carport. A wall encircles the back yard, creating a courtyard with the other buildings. The buildings are constructed of adobe with a smooth stucco finish on the main house, and vigas penetrate the exterior walls. The front façade (south) of the main house features a portal supported by wood posts with carved ornamental corbels that shelters the front door. There is a terracotta-tiled porch and the windows are a mix of large metal casement and six-over-six double hung windows, some of which feature inset wood lintels. Wood canales are periodically spaced along the flat roof to afford the removal of rainwater.

The interior of the Pueblo Revival-style Petty House retains much of its original materials, including wood floors and ceilings, exposed vigas, built-in closets, wood trim, and fireplaces. Inset decorative tiles adorn several walls. Some updates to the kitchen, bathes, and den occurred in the 1960s and ca. 1990.

The **Melvin Elsworth Baish House at 412 South Second Street** was built in the 1930s in the Spanish Colonial Revival style (Photo 11). The grand, sprawling residence is set back on its corner lot and framed by large trees, century plants, and prickly pear cacti. Historic photographs show the house surrounded by a lawn that is punctuated by trees and shrubs; the desert landscaping outlining the property is a fairly recent addition.

The exterior is textured stucco with wood trim. The 1930 Sanborn Map indicates adobe construction.<sup>1</sup> The gabled-roof sections over the main block are covered with terracotta tiles. Groups of six-over-six double hung windows are the predominant fenestration. An entry portico shelters the main door on the façade (east elevation), and both interior and exterior chimneys are visible. It appears that the house has been expanded with several additions, including a flat-roofed section at the rear. All additions blend with the main block and the style of the house. A period garage with front-gabled roof covered with terracotta barrel tiles stands to the west (rear). A terrace defined by ironwork extends from the house to the south.

In contrast to the elaborate house at 412, there is a simple and much smaller vernacular dwelling that displays elements of the Spanish Eclectic style immediately to the north at **410 South Second Street**. The one-story bungalow has a textured stucco exterior, a flat roof with shaped parapet, and an entry porch supported by

<sup>1</sup> Sanborn Fire Insurance Map, Artesia, New Mexico, 1930.

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decorative iron posts. An exterior brick chimney with central niche is located on the façade. Three-over-one double hung windows, some of which are paired and feature early screens, are found on all elevations, and a period garage stands off the northwest corner of the house.

The Art Deco and Streamline Moderne influences reveal themselves with the lively LandSun Theater on Main Street, and the industrial office centers of the Carper and Booker Buildings. An important residential interpretation of this style is the **Glen and Ada Caskey House at 712 West Quay Avenue** (Photo 12). This early 1940s house combines elements of the Art Deco and Streamline Moderne styles. The one-story house is constructed of concrete block that has been plastered. The house has a flat roof, and sits on a partial basement. Large metal casement windows, including one that wraps around a corner of the façade, provide ample light. A rounded concrete canopy shelters the front door. Exterior doors, including the front, have a narrow rectangular light at eye level. An exterior brick chimney with decorative brickwork is located near the entry on the façade. A family room addition built in the 1950s extends to the rear, and blends nicely with the overall form of the house.

The interior of the Caskey House is intact with hardwood floors in the bedrooms, built-in cabinets in various rooms, and Art Deco hardware on the doors. The living room includes a buff brick fireplace with tiled hearth and mantel. The windows rest on tiled sills (an identical feature seen in other Modernist houses in Artesia and Roswell). An Art Deco bathroom with turquoise and black tile wainscot preserves the original bathtub. The kitchen includes early cabinets. An associated two-story garage/apartment stands immediately to the north, and a hollow tiled block wall covered with stucco encloses the back yard.

The International style influenced the elegant two-story residence of **Sam and Estelle Williams at 310 South Eighth Street**, which was built circa 1948-1949 (Photo 13). Recent owners were told that the Williams used an architect from their native state of Oklahoma to design the house.<sup>2</sup> The two-story center block adds a vertical emphasis that contrasts with the horizontality of the wings. The exterior is white stucco with buff brick accents and a ribbon of decorative brickwork that crowns the residence. The roof is flat. A two-story buff brick center section with glass block emphasizes the front entrance. At the entry, a terracotta-tiled patio with a low wall creates a transition between the interior and exterior. The majority of the fenestration is large metal casement windows. Additionally, there are a few one-over-one double hung wood windows. Several corner casement windows dissolve the building's edges, and a roof deck enclosed with ornamental ironwork graces the second story, utilizing the flat roof for outdoor living space. The garage, which was originally freestanding, is now attached. A stucco wall capped with a buff brick course encloses the backyard, and a second garage/studio apartment that dates to the late 1940s is also located on the property.

The interior of the Williams House features wood laminate, tiled, and carpeted floors, as well as a marble entry foyer with stair. The house retains much original fabric, including: several late 1940s light fixtures; built-in mahogany cabinets with leaded glass in the kitchen; a mahogany built-in closet in the upstairs bedroom with automatic lighting and sliding metal clothing racks; mahogany "French doors" separating several rooms on first floor; an Art Deco black tiled fireplace in the living room; and a brick fireplace and hearth in the family room/sunroom. The kitchen preserves original (metal?) cabinets. The baseboards and crown molding in the living room are likely later additions to the house. All windows on the first floor feature stone, tiled sills. The

<sup>2</sup> Interview with Dr. Ralph and Sheri Macfarlane (former owners) by Heather Barrett, September 2, 2006, Artesia, NM.

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intact second floor bathroom retains original (ca. 1949) hexagonal tile floors, tub, toilet, lighting, and built-in cabinets.

There are also several examples of early Ranch houses within the district, including the **Kersey House at 808 West Grand Avenue** (Photo 14). The Kersey House is located immediately west of the Williams House. This one-and-a-half story brick and wood shingled Ranch house is an early, sophisticated version that dates to circa 1948. A portal supported by wood posts extends across the façade, and features exposed purlins. Large multi-paned picture windows are found on the first floor. A long, shed-roofed dormer with six-over-six double hung windows pierces the roof on the front elevation. The steeply pitched side-gabled roof and gabled ends are covered with wood shingles. A broad brick chimney is located in the center of the house. As popular with the style, a two-car garage is found on the front elevation. A short wall and vegetation mask the front elevation from the street. Interestingly, the front cement sidewalk is etched, "Kay Kersey, July 5, 1948."

Additional Cape Cod and Ranch-style houses, dating from the 1940s through the early 1960s, appear within the district (Photo 15). In most, if not all circumstances, these houses retain the setback found on their respective street segments, blending nicely into the overall district. This pattern, which is linked to post-World War II construction and the second big oil boom in the 1950s, is seen in many of the older residential neighborhoods in Artesia. Additionally, entire subdivisions of Ranch and Cape Cod houses, such as the Alta Vista and Spencer Additions, were platted around this time.<sup>3</sup> Within the district, contributing or non-contributing status of these housing forms is based on integrity and age.

The district also includes 95 outbuildings, mostly period garages and small guesthouses. The detailing and materials of these buildings generally mirror those of the main house. For example, the garage of the Melvin E. Baish house is stucco with a gabled roof covered with terracotta tiles, thus reflecting the Spanish Colonial Revival style of the residence, and the guesthouses of the Pueblo Revival-style Petty house feature the same exterior stucco treatment and color, as well as exposed vigas.

The modest, one-story frame dwelling at **407 South Fourth Street** (Photo 16) clearly illustrates the trend towards secondary structures, and reveals that both the upper and middle classes erected such structures for rental purposes. The main house features original one-over-one double hung windows set in wood surrounds, exposed rafter tails at the eaves, and corner boards. A small frame guesthouse with front-gabled roof, stands to the east (rear) of the house, and shares similar characteristics as the main house. It rests on a raised foundation, perhaps piers, that are masked with early decorative tin panels. According to period city directories, Vernon and Mildred Watson lived in the main house and rented 407 ½ (the rear building) to Joseph and Ruby Arnold in the late 1940s. Joseph was an employee of John Cockburn, an oil operator. Subsequent tenants of the secondary dwelling included carpenters and a "gauger" for the Artesia Pipeline.

Non-contributing resources, which also total 95 in the district, include both outbuildings and historic dwellings that received incompatible alterations and additions that impact their integrity, as well as a few later Ranch-style houses that fall outside of the period of significance. Other non-contributing resources include small-scale commercial buildings, mostly along West Main Street or the vicinity. The following are examples of noncontributing buildings that have lost their historic integrity: **810 West Richardson Avenue** is a frame,

<sup>3</sup> The Alta Vista Addition, which includes mostly Ranch-style houses, is located to the southwest of the proposed district, and the Spencer Addition, comprised solely of Cape Cods, is located to the north across U.S. Highway 82.

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vernacular Hipped Box cottage that received a low gabled roof recently; **112 West Grand Avenue** is a frame house that received additions and new windows; and, the Hipped Box cottage at **909 West Quay Avenue** was altered with inappropriate windows that do not conform to the original fenestration pattern (Photo 17).

## REGISTRATION REQUIREMENTS

1. Built between ca. 1904 and 1958.
2. Period massing and form are unaltered, or if the house received additions, they do not overly detract from or mask the original form.
3. The character-defining details of a house's architectural style are intact or clearly evident even if modifications have occurred.
4. The majority of replacement windows are fitted to original openings. Overall, the façade retains original proportions of wall to openings.
5. Alterations such as porches or attached garages must not substantially alter the setback and relationship of facade to street.
6. Vinyl and asbestos siding is a fairly common replacement material within the district. Houses that include siding, and have retained their original form, massing, and fenestration pattern are considered contributing resources to the district.

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\*NOTE: National Register properties are not counted within the resource count.

Street Address	Const. Date - Original Owner (if known)	Style	Landscape Elements	Outbuildings (NC=Noncontributing; All other Outbldgs are contributing)	C/NC Status - Photo # (Ind Bldgs only)
<b>West Main Street</b>					
701 West Main Street	Ca. 1960	Commercial		0	NC
705 West Main Street	Ca. 1940	Vernacular		NC-Garage (2), OB	C
711 West Main Street	Ca. 1930 Bartlett	Bungalow		Garage/Apartment	C
801 West Main Street	Ca. 1905, Acord-Wheatley	Queen Anne		0	C (NR)
805 West Main Street	Ca. 1940	Vernacular		NC-Garage/Apt	C
807 West Main Street	Ca. 1970	Commercial		0	NC
811 West Main Street	Ca. 1970	Commercial		0	NC
901 West Main Street	Ca. 1935, Heflin	Spanish Colonial Revival		Garage	C
905 West Main Street	Ca. 1930	Vernacular		Guesthouse ( 903)	C
911 West Main Street	Ca. 1960	Commercial		0	NC
1001 West Main Street	Ca. 1930	Vernacular Commercial		Garage	NC
1003 West Main Street	Ca. 1930	Hipped Box		Hipped Box Outbuilding	C
1007 West Main Street	Ca. 1930	Tudor Revival		0	C
1009 West Main Street	Ca. 1940	Vernacular		0	C
1011 West Main Street	Ca. 1940	Vernacular		Guesthouse, OB	C
1103 West Main Street	Ca. 1920	Bungalow		Garage and Guesthouse	C
1105 West Main Street	1904-1905	Colonial Revival		Garage/Shed	NC
1111 West Main Street	Ca. 1945	Vernacular		Garage	C
<b>West Quay Avenue</b>				0	
604 West Quay Avenue	Ca. 1940	Span Col Rev Vern.		Garage	C
605 West Quay Avenue	Ca. 1960	Ranch		NC-OB	NC
610 West Quay Avenue	Ca. 1940	Vernacular		0	NC
611 West Quay Avenue	1941, Carper	Ranch		Guesthouse/Garage (607)	C
612 West Quay Avenue	Ca. 1935	Cottage		0	NC
Central Park	1905, 1939	Park	Elms	0	C

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Street Address	Const. Date - Original Owner (If known)	Style	Landscape Elements	Outbuildings (NC=Noncontributing; All other Outbldgs are contributing)	C/NC Status - Photo # (Ind Bldgs only)
702 West Quay Avenue	Ca. 1940	Ranch		Outbuilding	C
706 West Quay Avenue	Ca. 1940	Cottage		Garage	C
708 West Quay Avenue	Ca. 1940	Ranch		0	C
712 West Quay Avenue	Ca. 1938-1942, Caskey	Art Deco/Moderne		Garage/Studio Apt.	C, #12
801 West Quay Avenue	Ca. 1920	Hipped Box		0	C
802 West Quay Avenue	Ca. 1955	Ranch		Garage	C
803 West Quay Avenue	Ca. 1930	Bungalow		0	C, #2
805 West Quay Avenue	Ca. 1940	Cape Cod		0	C, #2
806 West Quay Avenue	Ca. 1940	Vernacular		0	NC
807 West Quay Avenue	Ca. 1920	Greek Revival		Garage	C, #2
808 West Quay Avenue	Ca. 1950	Spanish Col Rev Ranch		Garage	C
811 West Quay Avenue	1905, Baskin	Foursquare		Outbuilding	C (NR)
812 West Quay Avenue	Ca. 1955	Ranch		Garage	C
902-908 West Quay Ave.	Ca. 1950	Quonset Hut warehouse		0	C
903 West Quay Avenue	Ca. 1906, Jacobson	Queen Anne/Bungalow		OB	C
905 West Quay Avenue	Ca. 1940	Vernacular		Garage	NC
907 West Quay Avenue	Ca. 1920	Queen Anne		Guesthouse	NC
909 West Quay Avenue	Ca. 1930	Hipped Box		NC-Outbuilding	NC, #17
1008 West Quay Avenue	Ca. 1940	Vernacular		0	NC
1010 West Quay Avenue	Ca. 1940	Vernacular		Outbuilding (Guest)	C
1012 West Quay Avenue	Ca. 1960	Vernacular		0	NC
1014 West Quay Avenue	Ca. 1940	Hipped Box		0	C
1016 West Quay Avenue	Ca. 1940	Vernacular		0	NC
1102 West Quay Avenue	Ca. 1950	Hipped Box		Outbuilding (2)	NC
1106 West Quay Avenue	Ca. 1958	Modernist, School Bldg.		0	C
<b>West Richardson Avenue</b>					
201 West Richardson Avenue	Ca. 1905	Queen Anne		0	C, #4
207 West Richardson Avenue	Ca. 1905	Queen Anne		0	C
501 West Richardson Avenue	Ca. 1930, ca. 1950	Span Col Rev Bungalow		0	C

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Street Address	Const. Date - Original Owner (if known)	Style	Landscape Elements	Outbuildings (NC=Noncontributing; All other Outbllds are contributing)	C/NC Status - Photo # (Ind Bldgs only)
503 West Richardson Avenue	Ca. 1910	Queen Anne/Bungalow		0	C
505 West Richardson Avenue	1904-1905, Ward	Queen Anne		Shed, Carriage Hse, Garage	C (NR)
509 West Richardson Avenue	Ca. 1985	Faux SW, Annex		0	NC
602 West Richardson Avenue	Ca. 1930	Spanish Colonial Revival		Garage and Guesthouse	C
604 West Richardson Avenue	Ca. 1970	Contemporary		NC-Garage	NC
605 West Richardson Avenue	Ca. 1935	Span Col Rev Bungalow		Garage	C
606 West Richardson Avenue	Ca. 1940	Vernacular		0	C
608 West Richardson Avenue	Ca. 1930	Hipped Box		0	C
609 West Richardson Avenue	Ca. 1955	Ranch		Garage	C
612 West Richardson Avenue	Ca. 1930, Morris	Tudor Revival		NC-Garage	C
701 West Richardson Avenue	Ca. 1940	International		Garage	C
705 West Richardson Avenue	Ca. 1940	Vernacular		NC-Guesthouse	NC
709 West Richardson Avenue	Ca. 1925	Foursquare		Garage	C, #7
711 West Richardson Avenue	Ca. 1930	Span Col/Mission Rev	Elms	Garage	C
801 West Richardson Avenue	1906, Lukins	Queen Anne	Elm	(2) Guesthouse (306 S.8 <sup>th</sup> )	C (NR)
805 West Richardson Avenue	Ca. 1960	Ranch		Shed and barn (now garage)	NC
806 West Richardson Avenue	Ca. 1940	Vernacular		0	NC
808 West Richardson Avenue	Ca. 1940	Vernacular		0	NC
809 West Richardson Avenue	Ca. 1940	Vernacular		Garage	NC
810 West Richardson Avenue	Ca. 1920	Hipped Box		0	NC
811 West Richardson Avenue	Ca. 1920	Hipped Box		0	C
812 West Richardson Avenue	Ca. 1920	Hipped Box		Garage	C, #9
901 West Richardson Avenue	Ca. 1910	Queen Anne		0	NC
902 West Richardson Avenue	Ca. 1940	Ranch		0	C
903 West Richardson Avenue	Ca. 1930	Vernacular		0	NC
<b>West Grand Avenue</b>					
112 West Grand Avenue	Ca. 1930	Vernacular		0	NC
116 West Grand Avenue	Ca. 1950	Ranch		Garage/Apartment	C

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Street Address	Const. Date - Original Owner (If known)	Style	Landscape Elements	Outbuildings (NC=Noncontributing; All other Outbldgs are contributing)	C/NC Status - Photo # (Ind Bldgs only)
117 West Grand Avenue	Ca. 1910	Queen Anne		Garage	C
205 West Grand Avenue	Ca. 1950	Ranch		Outbuilding	NC
303 West Grand Avenue	1904, Atkeson Connor	Queen Anne		C-Outbuilding, NC-Garage	C (NR)
307 West Grand Avenue	Ca. 1920	Foursquare		NC - Garage	C
309 West Grand Avenue	Ca. 1920	Hipped Box	Elm	Garage and Outbuilding	C
311 West Grand Avenue	Ca. 1920	Vernacular	Elm	0	C
317 West Grand Avenue	Ca. 1920, ca. 1990	Vernacular		0	NC
319 West Grand Avenue	Ca. 1935	Cape Cod		Garage	C
321 West Grand Avenue	Ca. 1940	Cape Cod/Ranch		Outbuilding	NC
322 West Grand Avenue	Ca. 1959-1960	Church and Fellowship		0	(2) NC
322 West Grand Avenue	Ca. 1955	Ranch (assoc. w/ church above)		0	C
401 West Grand Avenue	Ca. 1925	Bungalow		Garage	C
402 West Grand Avenue	1950-1953	A-Frame, Church	Elm	0	C
405 West Grand Avenue	Ca. 1925	Bungalow		Garage	C
500 West Grand Avenue	1947, ca. 1960, 1968	Church Complex, A-Frame		0	(2) NC (1) C
601 West Grand Avenue	Ca. 1958	Commercial	Elms	Outbuilding	C
607 West Grand Avenue	Ca. 1920	Hipped Box		0	C
610 West Grand Avenue	Ca. 1940	Hipped Box		NC-garage	NC
611 West Grand Avenue	Ca. 1905, 1940	Vernacular		0	C
612 West Grand Avenue	Ca. 1958	Ranch		0	C
701 West Grand Avenue	Ca. 1910	Queen Anne	Elms	Garage	C
702 West Grand Avenue	Ca. 1910	Queen Anne		Garage and shed	C, #15
705 West Grand Avenue	Ca. 1950	Ranch		0	NC
706 West Grand Avenue	1962	Ranch		0	NC, #15
708 West Grand Avenue	Ca. 1940	Vernacular Bungalow		0	C, #15
710 West Grand Avenue	Ca. 1930	Hipped Box		0	NC
801 West Grand Avenue,	Ca. 1980	Modern Church		0	NC



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Street Address	Const. Date - Original Owner (if known)	Style	Landscape Elements	Outbuildings (NC=Noncontributing; All other Outbllds are contributing)	C/NC Status - Photo # (Ind Bldgs only)
Forever Fellowship					
808 West Grand Avenue	Ca. 1948, Kersey	Ranch		Guesthouse	C, #14
809 West Grand Avenue	Ca. 1920	Vernacular Bungalow		0	C
810 West Grand Avenue	Ca. 1920	Vernacular		NC-Guesthouse	C
812 West Grand Avenue	Ca. 1940	Ranch		0	C
901 West Grand Avenue	Ca. 1940	Bungalow, SCR		Garage	C
902 West Grand Avenue	Ca. 1935	Hipped Box		Shed	C
903 West Grand Avenue	Ca. 1940	Vernacular		2 Outbuildings	NC
904 West Grand Avenue	Ca. 1940	Vernacular		0	C
905 West Grand Avenue	Ca. 1940	Vernacular		Garage/shed	C
906 West Grand Avenue	Ca. 1930	Vernacular		0	C
907 West Grand Avenue	Ca. 1940	Vernacular Bungalow		0	NC
908 West Grand Avenue	Ca. 1940	Vernacular		2 NC-Outbuildings	NC
909 West Grand Avenue	Ca. 1940	Hipped Box		0	NC
911 West Grand Avenue	Ca. 1920	Hipped Box		Garage	C
912 West Grand Avenue	Ca. 1940	Vernacular		0	NC
<b>West Missouri Avenue</b>					
201 West Missouri Avenue	Ca. 1925	Hipped Box		NC-Garage	NC
205-209 W. Missouri Ave.	Ca. 1950	Ranch		0	NC
301 West Missouri Avenue	Ca. 1940	Modernist Ranch	Elm	OB	C
302 West Missouri Avenue	Ca. 1930, Petty	Pueblo Revival	Elm	2 Apartments	C, #10
305 West Missouri Avenue	Ca. 1920	Hipped Box	Elm	Garage/OB	C
306 West Missouri Avenue	Ca. 1930	Mission Revival		Garage	C, #6
308 West Missouri Avenue	Ca. 1930	Vernacular Bungalow		0	C, #6
315 West Missouri Avenue	Ca. 1920	Hipped Box		1 garage, 1 Outbuilding	C
317 West Missouri Avenue	Ca. 1935	Vernacular Bungalow		Garage	C
318 West Missouri Avenue	Ca. 1945	Ranch		2 NC (Garage & OB)	C
319 West Missouri Avenue	Unknown, ca. 1990	Vernacular		NC-Garage	NC
321 West Missouri Avenue	Ca. 1935	Vernacular		0	C

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Street Address	Const. Date - Original Owner (if known)	Style	Landscape Elements	Outbuildings (NC=Noncontributing; All other Outbldgs are contributing)	C/NC Status - Photo # (Ind Bldgs only)
322 West Missouri Avenue	Ca. 1940	Vernacular		0	NC
405 West Missouri Avenue	Ca. 1960	Ranch		0	NC
408 West Missouri Avenue	Ca. 1920	Queen Anne		Guesthouse	NC
409 West Missouri Avenue	Ca. 1940	Vernacular		0	NC
410 West Missouri Avenue	Ca. 1980	Vernacular		0	NC
411 West Missouri Avenue	1907, Gesler	Queen Anne		0	C (NR), #3
412 West Missouri Avenue	Ca. 1940	Hipped Box		0	NC
501 West Missouri Avenue	Ca. 1904	Queen Anne		0	C
507 West Missouri Avenue	Ca. 1975	Split Level		0	NC
601 West Missouri Avenue	Ca. 1940	Vernacular		Garage	C
603 West Missouri Avenue	Ca. 1940	Vernacular		Shed	NC
604 West Missouri Avenue	Ca. 1935	Vernacular		0	NC
605 West Missouri Avenue	Ca. 1940	Cape Cod		Outbuilding	C
606 West Missouri Avenue	Ca. 1940	Vernacular		NC-Outbuilding	NC
607 West Missouri Avenue	Ca. 1940	Hipped Box		NC-Outbuilding	C
608 West Missouri Avenue	Ca. 1920	Hipped Box		0	C
609 West Missouri Avenue	Ca. 1940	Cape Cod		0	C
610 West Missouri Avenue	Ca. 1940	Vernacular		Garage	C
611 West Missouri Avenue	Ca. 1940	Vernacular		0	C
<b>South Second Street</b>					
302-304 South 2 <sup>nd</sup> Street	Ca. 1923, Baca	Bungalow		Garage and Outbuilding	C
312-320 South 2 <sup>nd</sup> Street	Ca. 1980	Apt. Complex		0	NC
404 South 2 <sup>nd</sup> Street	Ca. 1930	Tudor Revival		Garage	C
405 South 2 <sup>nd</sup> Street	Ca. 1940	Vernacular		Outbuilding	NC
410 South 2 <sup>nd</sup> Street	Ca. 1930	Spanish Colonial Revival		Garage	C
412 South 2 <sup>nd</sup> Street	Ca. 1924, M.E. Baish	Spanish Colonial Revival	Elms	Garage	C, #11
421 South 2 <sup>nd</sup> Street	Ca. 1925	Bungalow		0	C
<b>South 3<sup>rd</sup> Street</b>					
311-319 South 3 <sup>rd</sup> Street	Ca. 1980	Apt. Complex		0	NC

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Street Address	Const. Date - Original Owner (if known)	Style	Landscape Elements	Outbuildings (NC=Noncontributing; All other Outldgs are contributing)	C/NC Status - Photo # (Ind Bldgs only)
<b>South Roselawn Avenue</b>					
301 S. Roselawn Avenue	Ca. 1945	Commercial		0	C
407 S. Roselawn Avenue	Ca. 1940	Vernacular		Garage	C
410 S. Roselawn Avenue	Ca. 1920, Hartell-Cole	Bungalow		Garage	C, #5
501 S. Roselawn Avenue	Ca. 1909, Mauldin-Hall	Queen Anne		Guesthouse	C (NR)
502 S. Roselawn Avenue	Ca. 1915	Hipped Box		NC-Garage	C
<b>South 4<sup>th</sup> Street</b>					
407 South 4 <sup>th</sup> Street	Ca. 1925	Vernacular		Guesthouse	C, #16
412 South 4 <sup>th</sup> Street	Ca. 1920	Queen Anne		Garage	NC
502 South 4 <sup>th</sup> Street	Ca. 1920	Queen Anne		Garage	NC
<b>South 5<sup>th</sup> Street</b>					
305 South 5 <sup>th</sup> Street	Ca. 1940	Hipped Box		Garage	C
403 South 5 <sup>th</sup> Street	Unknown, ca. 2000	Ranch		NC-Outbuilding	NC
<b>South 6<sup>th</sup> Street</b>					
201 & 209 South 6 <sup>th</sup> Street	Ca. 1940	Hipped Box		0	C
306 South 6 <sup>th</sup> Street	Ca. 1980	Ranch		0	NC
405 South 6 <sup>th</sup> Street	Ca. 1975	School, Central Elem.		0	NC
412 South 6 <sup>th</sup> Street	Ca. 1946	Ranch		NC-Garage/Apt.	NC
<b>South 7<sup>th</sup> Street</b>					
105 South 7 <sup>th</sup> Street	Ca. 1945	Vernacular		0	NC
106 South 7 <sup>th</sup> Street	Ca. 1960	Commercial		0	NC
307 South 7 <sup>th</sup> Street	Ca. 1960	Ranch		0	NC
407 South 7 <sup>th</sup> Street	Ca. 1940	Vernacular		0	C
408 South 7 <sup>th</sup> Street	Ca. 1940	Tudor Revival		Garage	NC
409 South 7 <sup>th</sup> Street	Ca. 1940	Ranch		0	C
<b>South 8<sup>th</sup> Street</b>					
206 South 8 <sup>th</sup> Street	Ca. 1920	Greek Revival		Garage	C, #8
210 South 8 <sup>th</sup> Street	Ca. 1910	Bungalow		Garage/Apt. (208)	C
310 South 8 <sup>th</sup> Street	1946-1948, Williams	International		Garage/Guesthouse	C, #13

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Street Address	Const. Date - Original Owner (if known)	Style	Landscape Elements	Outbuildings (NC=Noncontributing; All other Outbdgs are contributing)	C/NC Status - Photo # (Ind Bldgs only)
<b>South 9<sup>th</sup> Street</b>					
104 South 9 <sup>th</sup> Street	Ca. 1930	Hipped Box, School Bldg.		0	C
204 South 9 <sup>th</sup> Street	Ca. 1930	Vernacular Bungalow		0	C
<b>South 10<sup>th</sup> Street</b>					
No buildings in district					
<b>South 11<sup>th</sup> Street</b>					
107 ½ South 11 <sup>th</sup> Street	Ca. 1950	Ranch		0	NC
<b>South 12<sup>th</sup> Street</b>					
101-109 12 <sup>th</sup> South Street	Ca. 1940	Apt. Complex		0	C

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## STATEMENT OF SIGNIFICANCE

*"It is my boiled-down, concentrated, solidified, and undiluted opinion that the oil development in this Valley so far is only a preliminary skirmish compared with the artillery that will soon follow."* Martin Yates, Jr., ca. 1920s

The arrival of the railroad in 1894, the discovery of artesian wells, agriculture and ranching, and the discovery of oil in 1924 greatly influenced the development of Artesia. First platted in 1903, settlers began erecting dwellings, mostly humble in scale, by 1904. By 1912 when New Mexico achieved statehood, the proposed district had been laid out, platted in several additions. The district contains a variety of vernacular dwellings that incorporate minimal decorative details, as well as numerous substantial residences that embody characteristics of early twentieth century styles, including the Queen Anne, Craftsman Bungalow, and period Revivals. The district is centered on Central Park, a one-block green space reserved by city forefathers and later improved by the Works Progress Administration (WPA), a New Deal program especially active in New Mexico in the late 1930s and 1940s. In total, 68% of the resources within the district are considered contributing, including 205 buildings and one site.

The district's period of significance extends from circa 1904 with the construction of the first house to 1958, the fifty-year mark.<sup>4</sup> The majority of the resources were constructed by 1950. The *Artesia Residential Historic District* meets Criterion A for Community Planning and Development as one of the earliest residential neighborhoods in Artesia, as well as for Politics/Government for WPA improvements to Central Park and the broader community as a whole. The district also meets Criterion C for Architecture with its combination of vernacular and more stylized houses, which tells the story of a small southwestern railroad town that became a thriving center in the oil industry of New Mexico. The district, predominantly vernacular in nature, represents the most cohesive and intact grouping of historic residential resources that reflect Artesia's early history and development.

## HISTORICAL CONTEXT

Artesia is located in Eddy County in the southeastern quadrant of New Mexico. Carlsbad, the county seat, is approximately forty miles to the southeast. The Pecos River and several smaller tributaries, including the Rio Hondo, Rio Feliz, Rio Penasco, and the Black River, feed the region, producing pockets of fertile land in the midst of dry plains. In New Mexico, the Pecos, the state's second longest river, flows south from the Sangre de Cristo Mountains and joins the Rio Grande near Comstock, Texas.<sup>5</sup> In 1905 James Steele, an agent of the Atchison, Topeka, and Santa Fe Railroad, described the Pecos Valley as a product of the "modern miracle of irrigation." Located in the middle valley, Artesia is often referred to as the "Heart of the Pecos."<sup>6</sup>

<sup>4</sup> Note: The year 1958 reflects the fifty-year mark when the nomination was first submitted to the NM SHPO in 2008.

<sup>5</sup> Lela and Rufus Waltrip, *Artesia: Heart of the Pecos*, Canyon, Texas: Staked Plains Press, 1979, 1.

<sup>6</sup> James Steele, "The Pecos Valley in Southeast New Mexico." Issued by Colonization Department Atchison, Topeka, and Santa Fe RR, Chicago, 1905. Pecos Valley-Artesian Conservancy District Legal Records 1877-1988. MS 450. Archives and Special Collection Department. NM State University Library.

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Artesia is situated in a region known as the Permian Basin, a sedimentary basin predominantly located in present day west Texas and southeastern New Mexico. The name is derived from one of the world's most expansive rock deposits from the Permian geological period. It encompasses an area approximately 250 miles wide and 350 miles long, nearly 100,000 square miles. Today, the Basin is part of a large oil and natural gas producing region known as the Mid-Continent Oil Producing Area.<sup>7</sup>

A reliable water supply, plentiful grasses, and good soil proved favorable for the development of small communities in this area of southern New Mexico. Prior to the arrival of Anglo and Hispanic settlers, various Indian tribes were living in the region, including the Mescalero-Apache and the Pecos Indians. The Pecos Indians established irrigated fields for farming along the Pecos River in the valley, eventually migrating northward to an area along the upper portion of the river to establish a large pueblo, known as Cicuye and later the Pecos Pueblo. By an executive order signed by President Ulysses S. Grant in 1873, the Mescalero-Apache Indians were removed to a reservation first established near Fort Stanton, and later to the south of Ruidoso, New Mexico.

Adoption of the Homestead Act of 1862 encouraged immigration to the area and frontier ranches and farms to form. The Homestead Act offered 160 acres of land in the western states to any citizen or potential citizen over the age of twenty-one that intended to settle the land. Homesteaders were required to live on the land and make modest improvements for five years prior to receiving title. The act was amended in the late 1880s to shorten the period prior to title. With this incentive, thousands of immigrants flooded into the Southwest.

Further encouraging settlement, a regional land office opened in Roswell in 1889 to facilitate land transactions. Through the Roswell office, John T. Truitt, a Union soldier, received the first permanent title under the Homestead Act in what is now Artesia. Truitt would eventually sell the land to Sallie Chisum Robert, who is often referred to as the "mother" of Artesia.<sup>8</sup> The United States Census in 1900 shows 3,229 people residing in Eddy County; by 1910, that figure had nearly quadrupled to 12,400.<sup>9</sup> Of those 12,400 within the county, the 1910 Census enumerated 1,883 residents in the town of Artesia.<sup>10</sup>

Utilizing the open range and the legendary cattle trails of eastern New Mexico established by Colonel Charles Goodnight, Oliver Loving, and John Chisum, the cattle industry began to burgeon. John Chisum established the first large-scale ranching operation in the Middle Pecos Valley—a range that extended fifty miles on either side of the Pecos, from Fort Sumner to just north of Carlsbad. Chisum often maintained over 30,000 head of cattle on his range. His headquarters ranch was positioned between Roswell and Artesia.

The Chisum family greatly influenced the development of Artesia and its surroundings. In 1890 Sallie Chisum Robert (John's niece) filed for a homestead near present-day Artesia. James Chisum, Sallie's

<sup>7</sup> Samuel Myres, *The Permian Basin: Petroleum Empire of the Southwest*, El Paso: Permian Press, 1973, 1-3.

<sup>8</sup> Waltrip, 34. The land Truitt homesteaded is north of the proposed district.

<sup>9</sup> Richard L. Forstall, ed., *Population of Counties by Decennial Census: 1900 to 1990*, (Washington, D.C.: US Bureau of the Census, 1995). Accessed at [www.census.gov](http://www.census.gov).

<sup>10</sup> Ancestry.com, *1910 United States Federal Census* [database online]. Provo, UT, USA: Ancestry.com Operations Inc., 200. Original Data: Thirteenth Census of the United States, 1910 (NARA microfilm publication T624, 1,178 rolls). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C.

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father, also called this area home. He was a prosperous stock raiser and cattle dealer. Around 1908, Sallie moved to town and built the two-story rusticated concrete block house that still stands at Texas and Eighth streets. The Sallie Chisum Robert House was one of the first substantial homes in Artesia and was listed in the National Register in 1984 (NR# 397592). The house is located to the north of Highway 82, a major dividing point in town and the northern boundary of the proposed district. The residential area north of the highway is not as intact and does not retain the integrity as the proposed district.

In 1891 the Pecos River Railroad arrived in Eddy (later Carlsbad), and by 1894, the railroad lines were extended to Artesia and Roswell. James J. Hagerman, builder, speculator, and businessman, was responsible for much of the area's development and was instrumental in the railroad's arrival. Referring to the event, local citizens wrote: "None of the notable achievements of your (J.J. Hagerman) life are greater than this which has changed the wilds of the mesas and the loneliness of the desert to the peaceful and prosperous agriculture and fruit growing country."<sup>11</sup> The Atchison, Topeka, and Santa Fe Railroad acquired the line after the turn of the century.<sup>12</sup>

During the late nineteenth and early twentieth centuries, Artesia had a succession of town names, including Miller and Stegman. Artesia was first named Miller after the railroad engineer G.F. Miller. A year later, Sallie Chisum married Baldwin G. Stegman, a land speculator. He set up a post office in 1898, and the town became known as Stegman. The union was short-lived, as was the town's name.<sup>13</sup>

The arrival of the railroad led to the development of thousands of towns across the country and resulted in great benefits and expanding economies. Instead of long and often dangerous cattle drives to Kansas, Colorado, Wyoming, and Montana, the railroad allowed cattlemen, including those in the Pecos Valley, to transport their herds to market quickly. Roswell, roughly forty miles north of Artesia, served as the final "roundup" point, and as a result, became the center for the New Mexico Cattle Growers Association.<sup>14</sup>

Around the turn-of-the-century, Hispanic settlers came to southeastern New Mexico to utilize the salt lakes at the base of the Guadalupe Mountains, southwest of Artesia on the border of Texas and New Mexico. Many Hispanic families remained to build ranches in the region, and some were employed in the cotton fields and orchards in the surrounding area.

The 1910 United States Census shows only a handful of Hispanic families living in the town of Artesia. According to the census, for example, Ertanis and Geraciter Baran immigrated to Texas from Mexico between 1887 and 1894. They had four sons and a daughter; Frank Baran, their eldest son, was born in Mexico in 1887, but the rest of their children were born in Texas. Ertanis, the head of the household, was a sheep shearer in the Artesia area. In the early 1900s, Juan and Masalina Reynos were also recent immigrants from Mexico, as evidenced by the birthplaces of their children, Pedro and Portemate. Pedro, who was seven, was born in Mexico in 1903; his brother Portemate, who was one, was born in New Mexico in 1909. Juan was a section hand for the railroad. They had two boarders living with them – Lewis and

<sup>11</sup> *Eddy County New Mexico to 1981*, Lubbock, Texas: Craftsman Printers, Inc., 1982, 23-24.

<sup>12</sup> *Ibid.*, 38-40.

<sup>13</sup> Waltrip, 2-5, 33-36.

<sup>14</sup> *Ibid.*, 16.

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Spalinar Huerta – who were also section hands.<sup>15</sup> The census figures reinforce the fact that Anglos from the East and Midwest guided early settlement and development

Over the next several decades, the Hispanic population in Artesia grew at a steady pace. Families initially settled north of Main Street in modest houses contemporary, but generally smaller in size, to those found in the proposed district. This settlement pattern has evolved over time, and today there is a mix of ethnicities in many of the oldest neighborhoods. In the 1940s, Our Lady of Grace, the Spanish-speaking Catholic church, became a landmark for the community. Members of the congregation were pulled from their work in the fields to assist in construction of the church, from erecting scaffolding to making adobe bricks to laying the walls. The church's construction is exceedingly well documented.<sup>16</sup>

New Mexico's high elevations and warm, dry climate also attracted people who suffered from tuberculosis and other respiratory ailments. Several prominent hospitals and sanatoriums were established throughout the State during the late nineteenth and early twentieth centuries. With the Homestead Act, the health benefits of the artesian waters, and the prospect of oil, Artesia drew many people recuperating from their illnesses and seeking a new life. Early settlers moved to Artesia in hopes that the artesian wells would create an environment rich in agriculture.

The railroad, combined with the discovery of artesian wells, encouraged compact communities to form in this region of New Mexico. The town finally became known as Artesia when the wells were found circa 1900. With bountiful water, agriculture increasingly became a large part of the economy. J.J. Hagerman and the Pecos Irrigation and Improvement Company led agricultural developments in the region. In 1900, special agent W.M. Reed detailed the supply of water and its uses in the "Reports of Special Agents and Observers, New Mexico Irrigation along the Pecos River and Its Tributaries." He stated a large percentage of the water from wells was used for domestic and stock purposes, as well as irrigation for small farms.<sup>17</sup> The average annual shipments from the Pecos Valley soon totaled 2 million pounds of wool and 30,000 head of cattle.<sup>18</sup> The orchards and alfalfa fields flourished. Beginning as early as 1907, the town celebrated its agricultural successes with an annual Alfalfa Day Festival, predecessor to the County Fair.<sup>19</sup>

In 1895 as the area's rich resources were becoming apparent, John Richey, who is credited with much of Artesia's development, arrived in New Mexico from Kansas. In 1896 Richey began farming land near Artesia. Five years later, Richey, H.W. Hamilton, and J. Mack Smith founded the Artesia Townsite Company (ATC) and purchased eighty acres from J.B. Ray, and in 1903, they began laying out the town of Artesia. Platting, the securing of irrigation, and building soon became the primary focus of the company.

Another land company, the Artesia Improvement Company (AIC), soon formed as well; they purchased 160 acres for development, much of it west of Roselawn Avenue. The company was comprised of Joe Clayton,

<sup>15</sup> 1910 United States Federal Census.

<sup>16</sup> Website for Our Lady of Grace, [www.sacredheartcc.org/olghistoryb.htm](http://www.sacredheartcc.org/olghistoryb.htm). Margie Williams, Interview by Heather Barrett, Artesia, New Mexico, August 2006.

<sup>17</sup> W.M. Reed, "Reports of Special Agents and Observers, New Mexico Irrigation along the Pecos River and Its Tributaries," 1900. Pecos Valley-Artesian Conservancy District Legal Records 1877-1988. MS 450.

<sup>18</sup> Ellen Hopkins, *Yates: A family, a company, and some cornfield geology*. Artesia: Yates Drilling Co., 9.

<sup>19</sup> The Alfalfa Festival ran from 1907 to 1916 & 1923 to 1925. It was renamed the Eddy County Fair for 1915 & 1916, and then postponed until the end of WWI. It was revived in 1923 and lasted until 1925.



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John Hodges, J.A. Cottingham, and S.P. Deming. Many of the early founders were originally residents of Roswell who saw potential in Artesia. Clayton and Hodges were both involved in the building trades. Together, these companies drilled the first artesian well on Sallie Chisum Robert's property. They established many of the basic services, including electricity, telephone, and the waterworks.

The AIC donated a block of land between South 7<sup>th</sup> and 8<sup>th</sup> streets to be used for a city park. In turn, they marketed the "park-front" lots at inflated prices. According to Nancy Dunn, Director of the Artesia Historical Museum, "When the Artesia Improvement Company then tried to renege on the donation of the land as a park in spring of 1906, several people who had bought their lots on the promise of being located across from the City Park threatened to sue, feeling that the promise of the park had been used to decoy them into paying exorbitant real estate prices."<sup>20</sup>

The Clayton, Stegman, and Artesia Improvement Company additions were the first to be platted, and divided into individual parcels. The founders had the foresight to reserve green space for parks within the neighborhoods and corner parcels for churches. Generally, lots measured 25 to 50 feet wide by 140 feet deep, and a standard setback of roughly 30 feet to the sidewalk and 60 feet to the street was employed.

The first *Artesia Advocate* newspaper was published in 1903. An early issue of the *Artesia Advocate* read: "No More Desert Claims, the Government will sell its lands for homesteads only in the Artesia Country... *Means Immediate Settlement*, and Artesia will be the center of one of the richest agricultural regions in the world." With these kinds of headlines, important institutions and early commercial buildings were soon established, including the Artesia First National Bank, the Artesia Post Office, the Gage Hotel, Owens Hotel, Shorty's Café, and the Joyce-Pruitt Company. Drug stores, churches, and schools were soon to follow. Although some of these institutions truly left their mark on Artesia, many of the early structures do not survive. With a population of 1,300 people, Artesia was officially incorporated in January 1905.<sup>21</sup>

When New Mexico achieved statehood in 1912, the entire nominated area had been platted. It was a time of anticipation for the newly formed state and a period of transition for southeastern New Mexico. Considerable state lands were leased or purchased, effectively ending the open range and homesteading eras, and ushering in a more progressive view towards ranching and settlement.<sup>22</sup>

The area to the south of Main Street, roughly from Main to Washington Avenue and from First Street to Thirteenth Street, includes one of the oldest residential sections in town. The nominated district, which is only a portion of that area, represents a significant concentration of period houses with the greatest overall integrity. Perhaps, proximity to downtown and the function of Central Park as the gathering spot for the community, both historically and at present, has contributed to the district's preservation and upkeep.

The residential neighborhoods to the north of Main Street also contains early to mid-twentieth century building stock; however, there has been much modern infill, including sizable apartment complexes, commercial enterprises, and city offices. The houses simply are not as intact as those found in the

<sup>20</sup> Nancy Dunn to Lindsey Givens (former owner of 210 S. Eighth Street), March 18, 1998. Vertical Files. Artesia Historical Museum, Artesia, New Mexico.

<sup>21</sup> Waltrip, 34-37.

<sup>22</sup> May Price Mosely, "Little Texas" *Beginnings in Southeastern New Mexico*, Roswell, NM: Hall-Poorbaugh Press, Inc., 1973, 48.

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proposed district, and the area does not read as a cohesive district. Further, the area reflects a slightly different development pattern. In general, large corner lots were not reserved for religious edifices, nor were designated blocks set aside for open space or parks. It was much more of a working class neighborhood, and historically, the Hispanic barrio of town.

**DECLINE OF THE ARTESIAN WELLS AND THE BIG DISCOVERY**

In James Steele's writings about the Pecos Valley, he wrote that more than 300 artesian wells had been found by 1905. The wells, which ran 240 to 1000 feet deep, produced over 200,000 gallons of water every hour. He claimed: "The Pecos Valley has the largest area of artesian or flowing wells, with the strongest volume of pure water under them, of any region in the United States, if not the world."<sup>23</sup>

Early on, the wells began to have "oil shows"—a foreshadowing of what was to come. Some wells encountered so much oil as to ruin the fresh water from that source, making it unusable even for agriculture. As early as the 1910s, spirited and enterprising Artesians began pursuing the notion that the Permian Basin might be a gold mine of oil. During this time, two areas, one near the town of Dayton and the other west of Lakewood, showed the greatest potential for large yields. In the years to follow, the increasing number of shows suggested the prospect of multiple fields.

In 1912, roughly eighty Texans from the Houston and Beaumont areas established the Pecos Valley Oil and Gas Company, financed with \$100,000 for the exploration of the Dayton field.<sup>24</sup> Another influential firm—Yates & Dooley—also formed at this time. Martin Yates, Jr. was city editor for the *Fulton Gazette* in Fulton, Missouri before arriving in Artesia in 1907 in search of other opportunities. Bill Dooley was from Kansas City, where he spent much of his time trying to locate and attract investors in land and oil ventures; he was described as "always starting small companies or some type of money-making scheme."<sup>25</sup>

The water sources from the artesian wells began to weaken as early as 1916. Many more wells showed hints of oil, and some even emitted natural gas. The original area of the artesian flow encompassed nearly 663 square miles; by 1916, that number dropped to 499 square miles. Production severely declined for lands in the western and southwestern portion of the area, and people were concerned for their livelihoods.<sup>26</sup>

On the global stage, World War I was well underway, creating a diversion from local worries concerning the future of agricultural production, but highlighting the possibilities and need for oil. As Ellen Hopkins writes in her book, *Yates: A family, a company, and some cornfield geology*: "After the United States entered the war in 1917, exports of crude oil to Europe more than tripled. Over 70 percent of the nation's production of lubricants, gasoline, and naphtha was exported in support of the war."<sup>27</sup>

<sup>23</sup> James Steele, "The Pecos Valley in Southeast New Mexico." Issued by Colonization Department Atchison, Topeka, and Santa Fe RR, Chicago, 1905. Pecos Valley-Artesian Conservancy District Legal Records 1877-1988. MS 450. Archives and Special Collection Department. NM State University Library.

<sup>24</sup> Hopkins, 12-13.

<sup>25</sup> Hopkins, 18.

<sup>26</sup> Waltrip, 48-49.

<sup>27</sup> Hopkins, 19.

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Following the war and the decline of the artesian wells, gas and oil exploration became a focal point of the region, aggressively pursued by local men, as well as prospectors and promoters arriving from other states. Roughly \$1.5 million was spent in the early 1920s to turn an instinct into a reality. Looking for investors in their company, Illinois Producers, men such as Van S. Welch and Tom Flynn arrived in Artesia. The Illinois Producers originated from an oil field in Robinson, Illinois. Welch came to the industry naturally, as his father had drilled some of the first wells in Allegany County, New York.<sup>28</sup>

These individuals, coupled with Yates and Dooley, would soon leave an indelible mark on the town, the region, and the State. The discovery of oil at a well named, Illinois #3, in the Artesia field in April 1924 by Welch, Flynn, and Yates brought celebration and reaffirmed what many deeply believed—that the Pecos Valley promised to be the next great oil field of the United States and that Artesia would be “the geographic center” of the immense field (Figure 2).<sup>29</sup>

In early years, oil from the Artesia fields was transported to the Rio Grande Refining Company in El Paso for processing. Soon, Artesia built its own pipelines and refineries.<sup>30</sup> The newly formed Chamber of Commerce raised funds for the construction of a pipeline from the oil fields to town, approximately sixteen miles. The Chamber contracted with Flynn, Welch, and Yates to construct and oversee the pipeline. A 55,000-barrel tank, as well as other infrastructure, was built in Artesia to store the oil from the pipeline.<sup>31</sup>

The Artesia City Directories from the early to mid-twentieth century devoted an entire section to the various oil companies. This information provides insight into how many companies were established over the last seventy-five years, and which ones actually survived and thrived. As noted in a 1924 *Artesia Advocate* article, “The early careers of the Yates and Dooley firm was [sic] not filled with thrills.”<sup>32</sup> Especially in the beginning, this was a hard business with successes and difficulties shared by many, even the families who eventually prospered.

Nearly simultaneously with the discovery of oil, the finding of commercial potash in an area between Carlsbad and Artesia in 1925 was yet another significant event to Eddy County, the State, and the U.S. as a whole. In the early twentieth century, Germany was the only known source of commercial potash, and World War I highlighted the urgency of the U.S. finding its own reliable source. Both Artesia and Carlsbad became leaders in mining, extracting, and processing potash, which is derived from deposits containing various compounds of potassium, and used to manufacture glass, soap, and fertilizers. Several local residents, including James Snowden, Henry McSweeney, and Martin Yates, Jr., are credited with the finding. In 1931 the United States Potash Company was established in Artesia.<sup>33</sup> The industrial extraction complexes are sited north of town. In order to quickly and properly transport this material, a narrow-gauge railroad line—perhaps the last in the United States, but definitely the last in New Mexico—was constructed.<sup>34</sup>

<sup>28</sup> Myres, 294-295.

<sup>29</sup> Hopkins, 19-22, 35. Adapted from a Yates & Dooley newspaper ad, April 1918, as found in Hopkins's book.

<sup>30</sup> Myres, 305-306.

<sup>31</sup> Myres, 305-306 and Waltrip, 55.

<sup>32</sup> *Artesia Advocate*, December 11, 1924. Artesia City Directories, 1939 to present, housed at the Artesia Historical Museum.

<sup>33</sup> Hopkins, 43-44.

<sup>34</sup> David Myrick, *New Mexico's Railroads—An Historical Survey*, Golden: Colorado Railroad Museum, 44-47.

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With the advent of the automobile in the early twentieth century, Artesia served as a major point on the Ozark Trail—a network of locally sustained roads and highways linking St. Louis, Missouri to El Paso, Texas, which predated the federal highway system. These roads encompassed the main highway system in the mid-west and the western region until Route 66 was constructed in the 1920s. Following WWI, Artesia erected a marker at 2<sup>nd</sup> and Main streets to celebrate the trail (no longer extant).

As Artesia was on the brink of great change from oil revenues, the local economy continued to be driven by the cattle industry, farming, and small trade. Alfalfa, cotton, fruits, and grain brought consistent yields. Oil profits soon dominated the economy however. Established by local men, some revenues from oil production remained in Artesia and the surrounding area.

As the country experienced the hardships of the Great Depression, Artesia also faced setbacks, but the town was able to recover fairly quickly. On the national stage, President Franklin D. Roosevelt developed a series of programs under the New Deal, including the Works Progress Administration (WPA), to provide jobs and hope to citizens during the turbulent years of the Depression.

By 1935 over one half of all New Mexicans were engaged in one of the New Deal programs, and for a time, Artesia served as a district headquarters for the WPA in southeastern New Mexico. The district office moved from Carlsbad to Artesia in 1935 due to its central location.<sup>35</sup> The town benefited greatly from its presence as workers laid much of the City's infrastructure, as well as providing funds, labor, and oversight in the construction of the former City Hall, Central Park (#665-85-2-115), Morris Stadium (#65-85-525), the old firehouse (#165-85-2047), and Artesia Memorial Hospital (#165-85-2085). Although the district only includes Central Park, there were undoubtedly WPA infrastructure improvements within the neighborhood, and the other resources literally frame the district on all sides, and would have been instrumental in the lives of the neighborhood's residents.

By 1940, Artesia's population had grown to 4,000, and the town was benefitting from these new, state-of-the-art facilities, which were heavily promoted in the press. Headlines about Morris Stadium from the late 1930s read: "One of [the] State's Best."<sup>36</sup> A great celebration with Governor John E. Miles in attendance was held in Central Park on August 16, 1939, marking the opening of Morris Stadium, City Hall, and the hospital. The park, the centerpiece for the district, includes stone pathways and corner piers typical of WPA craftsmanship, and it has always served as a community gathering spot, hosting town celebrations and marking accomplishments—a concept that was at the core of the New Deal programs and particularly important as residents recovered from the volatile times of the late 1920s, 1930s, and 1940s. The district is eligible for listing under Criterion A for Politics and Government because of the significance of the park and its WPA history to the neighborhood and town.

On the heels of the Depression, World War II offered its own challenges for this small town. The war triggered an oil boom, and jobs were plentiful. Construction in Artesia, as in most other communities, came to a virtual standstill, as materials were so desperately needed for the war effort. Even in 1946, the year following the conclusion of WWII, the construction of the Artesia Laundry was halted mid-way through the process, as materials such as steel remained difficult to obtain. By 1947, construction activities had

<sup>35</sup> *Artesia Advocate*, December 12, 1935.

<sup>36</sup> *Artesia Advocate*, August 11, 1939.

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resumed with the completion of the Artesia Laundry, and the building of the LandSun Theater and Booker Building.<sup>37</sup>

Increased demand for petroleum during the War, which resulted in great profits, and the discovery of the prolific Empire Abo field in 1957 directly correlates to another residential building boom in Artesia. With this discovery, the town experienced a significant increase in population that boosted the local economy. In 1940, the population was 4,071, and by 1960, it had more than doubled, reaching 11,884 in the U.S. Census. In 1950, approximately \$1.3 million worth of building permits were documented; by 1959, that figure had also more than doubled to \$2.8 million.<sup>38</sup> To the south of Washington Avenue and to the west of 13<sup>th</sup> Street, platted additions dating from the late 1940s through the 1960s reflect another layer of development in the town's history. Entire subdivisions of Ranch houses, such as the Alta Vista Addition platted in the late 1940s, are seen in this area.

## ARCHITECTS AND BUILDERS

Only the names of a few architects and builders surfaced during the course of research, which directly corresponds to the predominance of vernacular dwellings. In fact, there was not a category for architects in the early Artesia city directories; instead, a number of contractors were listed, and at least some appear to be more associated with the oil industry than with residential or commercial construction. Tom Heflin, one such contractor, played a major role in the building of Artesia. He served as building contractor for important commercial projects, such as the Ocotillo Theater and the former City Hall. He built the Ranch house for Edna and Stanley Carper at 611 West Quay Avenue in the early 1940s, and he likely built his own house at 901 West Main Street.<sup>39</sup>

Heflin also acted as contractor on the 1953 First Presbyterian Church at 402 West Grand Avenue. Architect J. Ellsworth Powell of Odessa, Texas designed the new sanctuary and education wing, and Charles Stogner served as the builder. There are most definitely other projects that Heflin worked on that have yet to be attributed to him.

In the early to mid-twentieth century, the town of Roswell, only forty miles north of Artesia, was home to several prominent New Mexico architects, including Columbus Redmond Carr, the first registered architect in New Mexico, and Vorhees & Standhardt, a firm that worked between 1940 and 1958.<sup>40</sup> Carr served as the construction engineer for the Pecos Valley Railroad as it was being extended from Pecos, Texas through Artesia to Roswell in the 1880s. Although unconfirmed, it is a distinct possibility that some Artesia residents employed architects from neighboring towns to design their more stylized houses.

## RESIDENTS OF ARTESIA

Historically and at present, Artesia is truly an "industry" town as defined by the occupations of its residents. Perhaps because Artesia is such a small town, people from diverse socio-economic backgrounds lived

<sup>37</sup> The theater's official name is the Land of the Sun Theater; however, it was instantly shortened to the LandSun when it opened.

<sup>38</sup> Artesia City Directories, 1950 & 1960.

<sup>39</sup> Edna Carper, Interview by Heather Barrett, 21 August 2008, Artesia, New Mexico.

<sup>40</sup> Boyd C. Pratt with Carleen Lazzell and Chris Wilson, *Directory of Historic New Mexico Architects: Draft*, October 1988.

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beside one another. An oil executive could be the neighbor of someone who worked in the oil fields. Although this pattern is not quite as evident today, it still exists.

Drillers, tool dressers, and truck drivers, who served as the labor force supporting the oil industry, occupied the more modest dwellings within the neighborhoods. The directories reveal that houses were often split into duplexes, or families occupied small guesthouses or even rooms in larger dwellings. Artesia has an inordinate amount of these secondary dwellings. Within the district boundary, the 1939 City Directory lists Wallace and Vergine Gates as residents of the small, frame Greek Revival-influenced cottage at 206 South Eighth Street (Photo 8). Wallace was a bookkeeper. By 1947, M.S. and Helen Mapes, Sr. occupied the house. M.S. Mapes was a driller for Carper Drilling Company.<sup>41</sup> Other representative blue-collar professions included railroad workers, carpenters, and electricians.

The oil executives, bankers, lawyers, and accountants—many of whom worked for the various oil companies—occupied the more sophisticated residences. Ranchers bridged both categories. For example, Sam Williams, a prominent area rancher, built one of the most elegant residences in Artesia at 310 South Eighth Street, which served as his “town house” (Photo 13). Glen Caskey with the sophisticated Moderne house at 712 West Quay Avenue was an accountant for Carper Drilling Company (Photo 12). His offices were located three blocks east in the Carper Building. Interestingly, the Williams and Caskey houses share some similarities, including period of construction and Modernist details such as large metal casement windows. Both houses feature the unique detail of identical tiled sills at window openings, perhaps indicating a shared builder or architect.

On the other hand, some residents selected more regional architectural styles for their homes. Melvin Elsworth Baish, president of Maljamar Oil and Gas and later Mercury Oil, employed the Spanish Colonial Revival style for his grand residence at 412 South 2<sup>nd</sup> Street (Photo 11). This house is highlighted in the 1950-1951 City Directory as one of Artesia’s “many fine homes.” Ralph and Gussie Petty chose the Pueblo Revival style for their residential complex at 302 West Missouri Avenue (Photo 10). Ralph Petty owned and managed the Artesia Pharmacy at 400-402 West Main Street.<sup>42</sup>

There were, of course, other supporting careers and professions that all towns need, such as teachers, pharmacists, and hardware store owners. The 1947 City Directory lists Linna McCaw, Hildegard Kaletke, Helen Gorman and Catherine Ferrell as living at 801 West Quay Avenue. Again, there is reference to a rear apartment in some of the directories. Several, if not all, of these women were teachers at Park School.

## ARTESIA TODAY

Artesia still stands at the intersection of U.S. Highways 285 and 82. The local economy continues to be driven by historic enterprises, including ranching, farming, and the lucrative oil industry. Being a small rural town, the *Artesia Residential Historic District* reflects an overlap of residents from various classes and occupations. The houses, in both style and scale, also reflect this mix of people.

<sup>41</sup> Artesia City Directories, 1939-1940 and 1947-1948.

<sup>42</sup> Telephone and city directories, biography of Weldon Petty in the 1940s vertical file at the Artesia Historical Museum.

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The nominated district includes the most intact concentration of early to mid-twentieth century residential building stock, representing Artesia's settlement period and the town's initial growth following the first big oil discovery in 1924 through the Empire Abo discovery in 1957. Compared to other neighborhoods of the same age, this area encompasses the greatest range of residential architecture, from high-style residences to an abundance of vernacular dwellings. The district, predominantly vernacular in character, is eligible under Criteria A & C for its significance to Artesia's early development and social history, as well as for its early residential architecture. It is also eligible under A for Politics/Government for the WPA improvements to Central Park, a green space that anchors the district. The park is intimately tied to the district's history and evolution, serving as an initial attraction to settlers from the East and Midwest, as well as a gathering place for community events for nearly a century.

Many residents that have lived in Artesia for decades and witnessed the initial boom of the oil industries remain living in the district. One such resident is ninety-six year old Edna Carper who still lives in the Ranch house that she and her husband built in 1941 at the corner of West Quay Avenue and South Seventh Street, adjacent to Central Park. Her husband Stanley Carper served as Drilling Superintendent for Carper Drilling Company, which was founded by his father Emery Carper in 1936.

The recent location of the Sky Marshals training program to Artesia has expanded the population base and pumped additional money into the local economy. President John F. Kennedy originally established the program in 1963 to protect against air piracy; the program greatly expanded following the terrorist attacks on the United States on September 11, 2001.

Considered a "boomtown" in southern New Mexico, Artesia invests in its infrastructure, as well as its new and historic building stock. Just as it did in the past, Artesia continues to embrace an innovative and forward-looking approach.

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**United States Department of the Interior**  
**National Park Service**

# National Register of Historic Places Continuation Sheet

Section number 10 Page 1

Artesia Residential Historic District  
Eddy County, New Mexico

---

## VERBAL BOUNDARY DESCRIPTION

The boundaries of the nominated district are delineated by the polygon whose vertices are marked on the accompanying USGS map by the following UTM coordinates:

1) 13/555000/3633770 2) 13/556275/3633785 3) 13/556550/3633240 4) 13/555475/3633225

Please see Boundary Sketch Map drawn to the scale of 1 inch = 200 feet for further details:

Moving clockwise from the corner of West Main and South 12<sup>th</sup> streets, the boundary line of the district is roughly the south side of West Main Street, running between South 12<sup>th</sup> Street and South 7<sup>th</sup> Street. At this point, the line turns south. The boundary follows the alley in the 600 block of West Quay Avenue, then turns south and follows the centerline of South 6<sup>th</sup> Street to Richardson Avenue. The boundary bumps out to include the property line of 201-209 South 6<sup>th</sup> Street. The boundary then follows the centerline of Richardson Avenue east to South 2<sup>nd</sup> Street, and then turns south, following the centerline. Using property lines and alleys, the district incorporates residences in the 100 Block of West Grand Avenue (#112, 116, 117) and the east side of the 400 block of South 2<sup>nd</sup> Street. The boundary line follows the alley to the south of Missouri Avenue between South 2<sup>nd</sup> Street and South 7<sup>th</sup> Street. At South 7<sup>th</sup> Street, the boundary jogs, using the alley to the south of West Grand Avenue as the boundary. The line extends to South 10<sup>th</sup> Street. Using the centerline of South 10<sup>th</sup> Street, the boundary continues north to the centerline of West Quay Avenue. The boundary follows West Quay Avenue to South 12<sup>th</sup> Street, skirting the high school complex, where it once again meets West Main Street.

## VERBAL BOUNDARY JUSTIFICATION

The boundaries of the Artesia Residential Historic District are irregular in shape. The district encompasses portions of the following historic additions: Clayton and Stegman, Forest Hill, Blair, and Artesia Improvement Company Additions – all platted between 1903 and 1912. Major roadways, transition from residential to commercial, and the integrity of resources were the primary factors in selecting the boundaries.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number      Figures Page      1

Artesia Residential Historic District  
Eddy County, New Mexico

---



**Figure 1**

Ca. 1940s image of Central Park soon after WPA work was completed.  
*Courtesy of the Artesia Historical Museum and Art Center.*

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number     Figures    Page    2

Artesia Residential Historic District  
Eddy County, New Mexico

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**Figure 2**  
Historic Photo of Illinois #3.  
*Courtesy of the Artesia Historical Museum and Art Center.*

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number      Photos      Page   1  

Artesia Residential Historic District  
Eddy County, New Mexico

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## PHOTOGRAPH LOG

*The following information pertains to all photographs unless otherwise noted:*

Artesia Residential Historic District  
Artesia, Eddy County, New Mexico  
Photographer: Heather Barrett  
Dates Taken: August 21, 2008 & December 14, 2010  
Location of Negatives: New Mexico Historic Preservation Division

Photo 1 of 17  
Streetscape of West Quay Avenue, 700 Block  
Houses face Central Park  
Facing northwest (December 14, 2010)

Photo 2 of 17  
Streetscape of West Quay Avenue, 800 Block  
Facing southeast (December 14, 2010)

Photo 3 of 17  
Gesler House, north and west elevations  
Facing southeast

Photo 4 of 17  
201 Richardson Avenue; north and east elevations  
Facing southwest

Photo 5 of 17  
Hartell-Cole House, south and east elevations  
Facing northwest

Photo 6 of 17  
Streetscape, 306-308 West Missouri Avenue  
Facing northwest (December 14, 2010)

Photo 7 of 17  
709 West Richardson, north and west elevations  
Facing southeast

Photo 8 of 17  
206 South 8<sup>th</sup> Street, north and east elevations  
Facing southwest

**United States Department of the Interior**  
**National Park Service**

# **National Register of Historic Places**

## **Continuation Sheet**

Section number    Photos    Page    2

Artesia Residential Historic District  
Eddy County, New Mexico

---

Photo 9 of 17  
812 West Richardson Avenue, south and east elevations  
Facing northwest

Photo 10 of 17  
Petty House, south and east elevations  
Facing northwest

Photo 11 of 17  
Melvin E. Baish House, south and east elevations  
Facing northwest

Photo 12 of 17  
Caskey House, south elevation  
Facing north

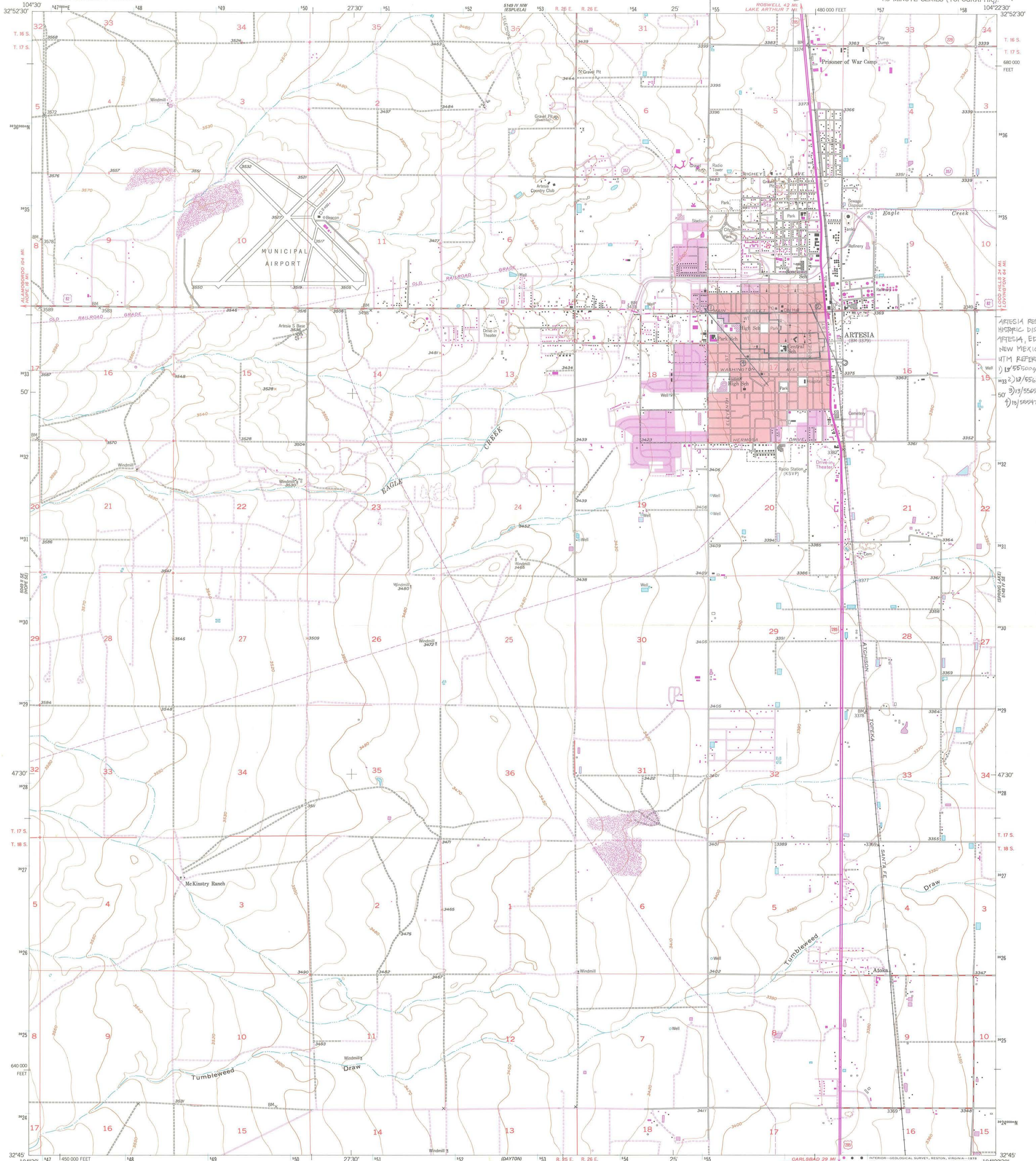
Photo 13 of 17  
Williams House, east elevation  
Facing west

Photo 14 of 17  
Kersey House, south elevation  
Facing north

Photo 15 of 17  
Streetscape of West Grand Avenue, 708, 706, & 702 West Grand Ave.  
Facing northeast (December 14, 2010)

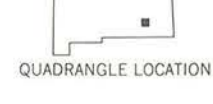
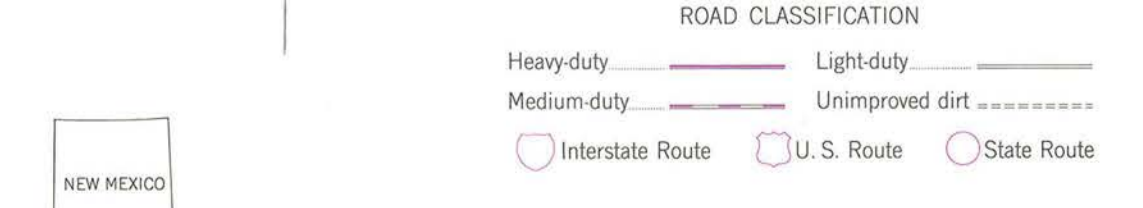
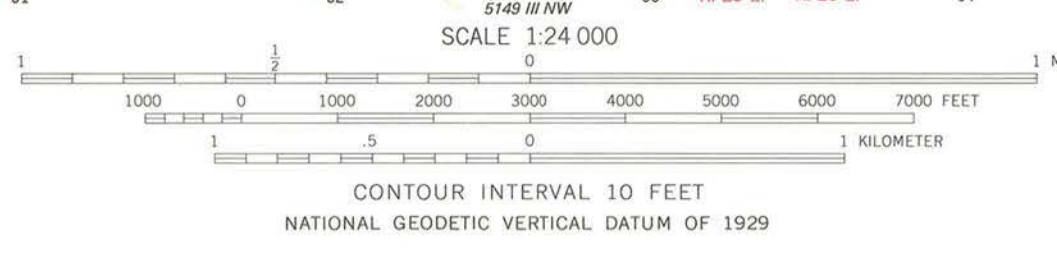
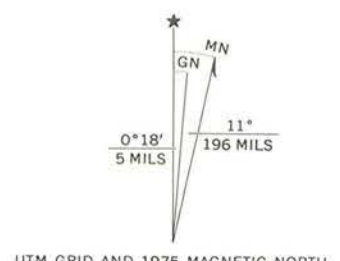
Photo 16 of 17  
407 South 4<sup>th</sup> Street  
Facing east (December 14, 2010)

Photo 17 of 17  
Noncontributing resource  
909 West Quay Avenue, north and west elevations  
Facing southeast



ARTESIA RESIDENTIAL HISTORIC DISTRICT  
ARTESIA, EDDY COUNTY, NEW MEXICO  
UTM REFERENCES:  
1) 18°55'00.0"/3633770  
33 2) 107°55'02.75"/3633785  
50 3) 107°55'05.0"/3633790  
1) 107°55'07.5"/3633225

Mapped, edited, and published by the Geological Survey  
Control by USGS and USC&GS  
Culture and drainage in part compiled from aerial photographs taken 1946. Topography by planetable surveys 1955  
Polyconic projection, 1927 North American datum  
10,000-foot grid based on New Mexico coordinate system, east zone  
1000-meter Universal Transverse Mercator grid ticks, zone 11, shown in blue  
Red tint indicates areas in which only landmark buildings are shown  
Revisions shown in purple compiled from aerial photographs taken 1975. This information not field checked  
Purple tint indicates extension of urban areas



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ARTESIA, N. MEX.  
N3245-W10422.5/7.5  
1955  
PHOTOREVISED 1975  
AMS 5149 IV SW-SERIES Y881



407 South 4<sup>th</sup> Street  
Artesia Residential Historic District  
Eddy County, NM  
Photo No. 16





West Quincy Avenue  
Artesia Residential Historic District  
Edify County, NM  
Photo No. 2



ARTESIA RESIDENTIAL HISTORIC DISTRICT

ARTESIA, EBBY COUNTY, NEW MEXICO

GESLER HOUSE, 411 WEST MISSOURI

PHOTO 3 AVE.



ARTESIA RESIDENTIAL HISTORIC DISTRICT

ARTESIA, BIAZY COUNTY, NEW MEXICO

201 WEST RICHARDSON AVE

PHOTO 4



ARTESIA RESIDENTIAL HISTORIC DISTRICT  
ARTESIA, EDDY COUNTY, NEW MEXICO  
HARTELL-COLE HOUSE, 410 S ROSELAWN  
AVE  
PHOTO 5.





506-308 West Missouri Avenue  
Antonia Residence - 1st Historic District  
Eddy County, N.M.  
Photo 8.



ARTESIA RESIDENTIAL HISTORIC DISTRICT

ARTESIA, EDDY COUNTY, NEW MEXICO

709 WEST RICHARDSON AVE

PHOTO 7



ARTESIA RESIDENTIAL HISTORIC DISTRICT

ARTESIA, EDDY COUNTY, NEW MEXICO

206 SOUTH 8TH ST.

PHOTO 8



SA10 - 4 10096 P027

ARTESIA RESIDENTIAL HISTORIC DISTRICT

ARTESIA, EDDY COUNTY NEW MEXICO

812 W. RICHARDSON AVE

PHOTO 9





ARTESIA RESIDENTIAL HISTORIC DISTRICT  
ARTESIA, EDDY COUNTY, NEW MEXICO  
PETTY HOUSE, 302 W MISSOURI AVE  
PHOTO: 10



ARTESIA RESIDENTIAL HISTORIC DISTRICT

ARTESIA, EDDY COUNTY, NEW MEXICO

MELVIN E. BAISHI HOUSE, 412 S 2ND ST.

PHOTO 91



ARTESIA RESIDENTIAL HISTORIC DISTRICT  
ARTESIA, EBBY COUNTY, NEW MEXICO  
CASKEY HOUSE, 712 W QUAY AVE

PHOTO 12



5010 · 4 10085 P330

ARTESIA RESIDENTIAL HISTORIC DISTRICT  
ARTESIA, LEBBY COUNTY, NEW MEXICO  
WILLIAMS HOUSE, 310 S. 8TH ST.  
PHOTO 13





5010 - 4 100093 P035

ARTESIA RESIDENTIAL HISTORIC DISTRICT  
ARTESIA, EDDY COUNTY, NEW MEXICO  
KERSEY HOUSE, 808 WEST GRAND AVE  
PHOTO 14



708, 706 and 702 West Grand Street  
Antebellum Residential Historic District  
City County, MA

Photo No. 15



407 South 4<sup>th</sup> Street  
Artesia Residential Historic District  
Eddy County, NM  
Photo No. 16



5208 081001 4 0105

ARTESIA RESIDENTIAL HISTORIC DISTRICT  
ARTESIA, EDDY COUNTY, NEW MEXICO  
909 WEST QUAY AVE, NC  
PHOTO 17



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: RESUBMISSION

PROPERTY NAME: Artesia Residential Historic District

MULTIPLE  
NAME:

STATE & COUNTY: NEW MEXICO, Eddy

DATE RECEIVED: 08/09/13 DATE OF PENDING LIST:  
DATE OF 16TH DAY: DATE OF 45TH DAY: 09/25/13  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 09001267

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT PERIOD WAIVED: N REDUCED: N

     ACCEPT      RETURN      REJECT                      DATE

ABSTRACT/SUMMARY COMMENTS:

The Artesia Residential Historic District is locally significant under National Register Criteria A and C in the areas of Community Planning and Development, Politics/Government, and Architecture. Located adjacent to the downtown area of Artesia, the district was among the first residential areas platted and developed in the small rural community during the early twentieth century. The district continued to develop and expand in response to the prosperous boom eras of the 1920s and 1940/1950s, largely fueled by the regional oil economy. The district buildings represent a cohesive collection of vernacular and high-style designs representing the popular architectural forms of early twentieth century residential design, while the central public park reflects the local, cooperative community-building efforts of the WPA and local city planners.

RECOM./CRITERIA Accept Criteria A+C

REVIEWER Paul R. Lusignan DISCIPLINE Historian

Phone                      Date 9/25/2013

DOCUMENTATION see attached comments Y/N see attached SLR Y (N)

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



BILL RICHARDSON  
Governor

STATE OF NEW MEXICO  
**DEPARTMENT OF CULTURAL AFFAIRS**  
**HISTORIC PRESERVATION DIVISION**

BATAAN MEMORIAL BUILDING  
407 GALISTEO STREET, SUITE 236  
SANTA FE, NEW MEXICO 87501  
PHONE (505) 827-6320 FAX (505) 827-6338



December 3, 2009

Paul R. Lusignan, Historian  
United States Department of the Interior  
National Park Service  
National Register of Historic Places  
1201 Eye Street, N.W. 8th floor  
Washington D.C. 20005

Re: Artesia Residential Historic District, Artesia, Eddy County, New Mexico

Dear Mr. Lusignan:

Please find enclosed a nomination for the Artesia Residential Historic District.

The New Mexico Cultural Properties Review Committee voted unanimously at their December 8, 2008 meeting to nominate the Artesia Residential Historic District and forward it to the Keeper for consideration for listing in the National Register of Historic Places.

The district is nominated under *Artificial Stone Houses of Artesia, New Mexico*.

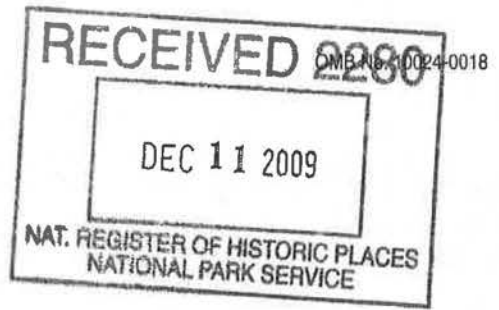
Thank you for your assistance, and please call me at (505) 827-4045 if you have any questions or need more information.

Sincerely,

Jan Biella  
Interim State Historic Preservation Officer

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 *How to Complete the National Register of Historic Places registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

#### 1. Name of Property

historic name Artesia Residential Historic District  
other names/site number N/A

#### 2. Location

street & number Roughly bounded by West 1st Street on the north; West Missouri Avenue on the south; South 2nd Street on the east; and South 10th Street on the west. N/A  not for publication  
city or town Artesia N/A  vicinity  
state New Mexico code NM county Eddy code 015 zip code 88211

#### 3. State/Federal Agency Certification

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

Jan Biella 2 Dec 2009  
Signature of certifying official/Title Date  
State Historic Preservation Officer (interim)  
State or Federal agency and bureau

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

\_\_\_\_\_  
Signature of certifying official/Title Date  
\_\_\_\_\_  
State or Federal agency and bureau

#### 4. National Park Service Certification

I hereby certify that the property is:

<input type="checkbox"/> entered in the National Register. <input type="checkbox"/> See continuation sheet	_____ Signature of the Keeper	_____ Date of Action
<input type="checkbox"/> determined eligible for the National Register. <input type="checkbox"/> See continuation sheet	_____	_____
<input type="checkbox"/> determined not eligible for the National Register	_____	_____
<input type="checkbox"/> removed from the National Register.	_____	_____
<input type="checkbox"/> other, (explain:)	_____	_____

Artesia Residential Historic District  
Name of Property

Eddy County, New Mexico  
County and State

5. Classification

Ownership of Property  
(Check as many boxes as apply)

Category of Property  
(Check only one box)

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

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

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

Contributing	Noncontributing	
205	94	buildings
1		sites
		structures
		objects
206	94	Total

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

Number of Contributing resources previously listed  
in the National Register

"Artificial Stone Houses of Artesia, New Mexico"

7

6. Function or Use

Historic Functions  
(Enter categories from instructions)

Current Functions  
(Enter categories from instructions)

DOMESTIC/Single Dwelling

DOMESTIC/Single Dwelling

DOMESTIC/Multiple Dwelling

DOMESTIC/Multiple Dwelling

EDUCATION/School

EDUCATION/School

RELIGION/Religious facility

RELIGION/Religious facility

RECREATION AND CULTURE/Museum

RECREATION AND CULTURE/Museum

LANDSCAPE/Park

LANDSCAPE/Park

7. Description

Architectural Classification  
(Enter categories from instructions)

Materials  
(Enter categories from instructions)

Late Victorian: Queen Anne

foundation CONCRETE

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

walls WOOD: weatherboard; STUCCO

Late 19<sup>th</sup> and Early 20<sup>th</sup> Century American Movements: Bungalow/Craftsman

roof ASPHALT; WOOD: shingles; TERRACOTTA

Modern Movement: Moderne

other N/A

Narrative Description

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

**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** N/A

(Mark "x" in all boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** moved from its original location.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property
- G** less than 50 years of age or achieved significance within the past 50 years.

**Narrative Statement of Significance**

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

**9. Major Bibliographical References**

**Bibliography**

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

**Previous documentation on file (NPS):** N/A

- 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 # \_\_\_\_\_

**Areas of Significance**

(Enter categories from instructions)

COMMUNITY PLANNING AND DEVELOPMENT  
POLITICS/GOVERNMENT  
ARCHITECTURE

**Period of Significance**

ca. 1904 - 1958

**Significant Dates**

ca. 1904; 1924

**Significant Person**

(complete if Criterion B is marked)

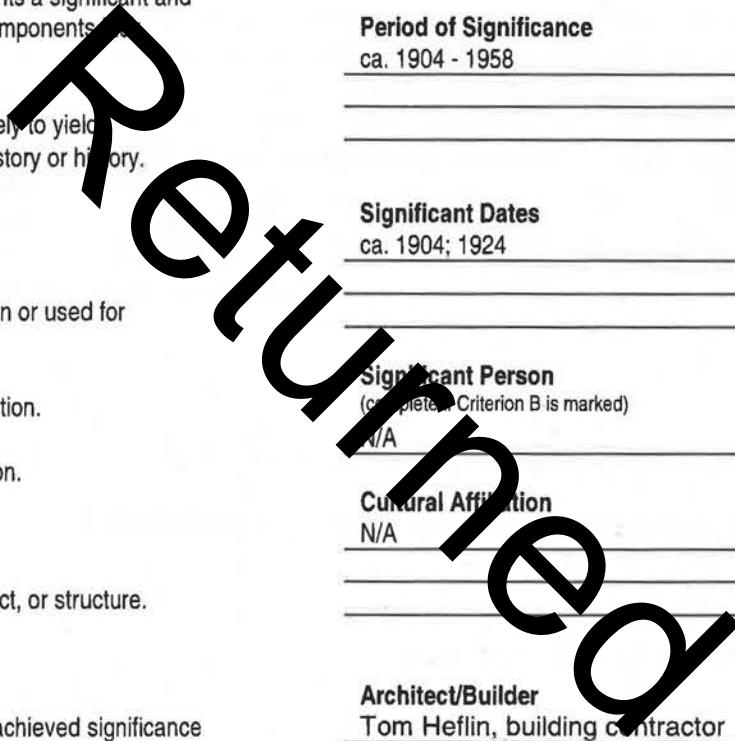
N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Tom Heflin, building contractor



Artesia Residential Historic District  
Name of Property

Eddy County, New Mexico  
County and State

**10. Geographical Data**

**Acreeage of Property** App. 70 Acres

**UTM References**

(place additional UTM references on a continuation sheet.)

1	<u>13</u> Zone	<u>555000</u> Easting	<u>3633770</u> Northing	3	<u>13</u> Zone	<u>556550</u> Easting	<u>3633240</u> Northing
2	<u>13</u> Zone	<u>556275</u> Easting	<u>3633785</u> Northing	4	<u>13</u> Zone	<u>555475</u> Easting	<u>3633225</u> Northing

**Verbal Boundary Description**

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

**Boundary Justification**

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

**11. Form Prepared By**

name/title Heather Barrett, Architectural Historian, Preservation Consultant  
organization N/A date September 30, 2008  
street & number 945 Hess Terrace telephone 575-523-1289  
city or town Las Cruces state NM zip code 88005

**Additional Documentation**

submit the following items with the completed form:

**Continuation Sheets**

**Maps**

- A **USGS map** (7.5 Or 15 minute series) indicating the property's location.
- A **Sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative **black and white photographs** of the property.

**Additional Items**

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

**Property Owner**

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

name Multiple Owners; list maintained by the New Mexico Historic Preservation Division  
street & number 417 Galisteo, Suite 236 Telephone 505-827-6320  
city or town Santa Fe state NM zip code 87501

**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 listing. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P. O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20303.

Returned

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 7 Page 1

Artesia Residential Historic District  
Eddy County, New Mexico

## DESCRIPTION

Located at an elevation of 3,380 feet, Artesia is sited in the plains of southeastern New Mexico. The original townsite was developed on a flat grid system with tree-lined streets, sidewalks, and low curbs. Platted between 1903 and 1912, the Artesia Residential Historic District is roughly bound by West Main Street on the north, West Missouri Avenue on the south, South Second Street on the east, and South Tenth Street on the west. The district's western boundary does not exactly follow South Tenth Street, but rather jogs somewhat to include important resources. The nominated area includes approximately seventy acres. The majority of houses in this area were built between ca. 1904 and 1958. Of the 300 resources within the district, 205 buildings and one site are contributing. Of those contributing resources, ninety-five are period outbuildings, predominantly garages, and small guesthouses. Perhaps uniquely, the district contains many small secondary houses or guesthouses, likely supporting the working class of the oil industry.

With mature trees shading many of the streets, a public park improved by the Works Progress Administration (WPA), and its early and mid-twentieth-century building stock, Artesia's residential district retains its historic feel and associations. Architecturally, Artesia was greatly influenced by the proximity of the railroad as materials, pattern books, and people arrived from the East and the Midwest, including Tennessee, Missouri, Indiana, Illinois, and Kansas. A large percentage of residents also came from Texas, which joins the State to the east. Modest interpretations of the Queen Anne style, the Bungalow, and the vernacular Hipped Box cottage were the predominant modes of architectural expression in early twentieth-century Artesia. Period Revival styles, including the Spanish Colonial Mission, and Pueblo Revivals of the 1920s and 1930s, are also found within the district. Simple front-and-side-gabled frame or stucco vernacular cottages are also plentiful. The district contains several religious buildings, the majority of which were constructed post-1960 and fall outside of the period of significance.

## SETTING AND STREETScape

Located near the confluence of the Penasco and Pecos Rivers, the town grew alongside the Atchison, Topeka, and Santa Fe Railroad. Additionally, Artesia is located at the juncture of two U.S. highways—Highway 82 (Main Street) and U.S. Highway 285. The majority of the commercial resources in Artesia are located on these thoroughfares while historic residences intermingle with commercial resources at the district's northern boundary. Older neighborhoods are situated to the north and south of Main Street. The nominated area retains the greatest historic integrity and sense of place.

The lots measure approximately 25 to 50 feet wide by 140 feet deep. Setbacks range from roughly 30 to 60 feet. Graveled service alleys divide the blocks. The more substantial and stylized homes are located on corner lots, with more extensive setbacks on many of the parcels. Chinese elm trees were brought in by wagon, designed to create a verdant setting as they matured. These specimens now create a canopy of shade along some of the streets and in individual yards. Some trees have suffered from disease, and have either been replaced in-kind or with other shade trees such as the mulberry.

Central Park, a public green space with large shade trees (again, mostly elms), picnic tables, and a gazebo, anchors the district. The Artesia Improvement Company developed this park, which encompasses

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 7 Page 2Artesia Residential Historic District  
Eddy County, New Mexico

one square block, in 1905 (Figure 1). It serves as an extension of the front yards of the residences surrounding the space, as well as functioning as a public gathering spot for events and celebrations. In the late 1930s, the WPA improved the park with plantings, stone walkways, and corner piers that sit at a diagonal to the center. An elaborate fountain was once located in the middle. Dean Sparoco, an architect from Raton, New Mexico, has recently been hired to restore some of the key elements, as well as adding new plantings.

**COMPARISON TO OTHER TOWNS IN SOUTHEASTERN NEW MEXICO**

With a population of just over 14,000, Artesia is comparable to other small southeastern New Mexico towns that experienced an influx of oil money during the early to mid-twentieth century. Both Carlsbad and Hobbs, New Mexico developed similarly, each town featuring a mix of architecture dating to roughly the same periods. The older residential section of Carlsbad is located west of downtown and west of the railroad tracks, and includes Queen Anne-style houses, period Revival styles, and an occasional Modernist house.

**ARCHITECTURAL STYLES**

The Artesia Residential District contains several examples of Queen Anne-style houses that were constructed of rusticated concrete block between 1904 and 1910. Many of the houses feature dormers, fish scale shingles in the gables, wraparound porches, generous eaves, and complex rooflines. This collection of houses is scattered throughout the district. The collection was listed in 1984 in the Multiple Properties Documentation Form (MPDF) entitled "Artificial Stone Houses of Artesia, New Mexico." These houses belonged to early prominent Artesia residents, including doctors, a saloon owner, a farmer, and the owner of the local feed and seed store. All stand on corner lots, and most include period outbuildings constructed of the same manufactured block. The houses at **303 West Grand Avenue** and **411 West Missouri Avenue** are two models (Photo 1).

Other examples of the Queen Anne style exist that do not employ the "artificial stone." The most significant of these is a large two-and-a-half story frame house at **201 Richardson Avenue** (Photo 2). It displays characteristics of the style, such as an asymmetrical plan and a steep multipart roofline. The house dates to ca. 1904, likely one of Artesia's first grand residences. The Victorian front door is mahogany with carved decorative details and a central oval glass. The entry is located on a diagonal to the corner of Richardson Avenue and South 2<sup>nd</sup> Street. One-over-one double hung sash and large picture windows surmounted by stained-glass transoms light the interior, and door and window surrounds remain intact. A two-story wraparound porch supported by wood columns spans the east elevation, as well as a portion of the south and north elevations. The porch has a wood balustrade and molded handrail on the second story. Both porch ceilings are tongue and groove.

The interior includes hardwood floors throughout, numerous five-paneled wood doors with original hardware, and high baseboards. The stair that leads to the third floor retains a wood balustrade with turned balusters, a molded handrail, and a square newel post. Several doors lead to the second story porch. These wood doors include etched oval glass in the center depicting hunting scenes. Transoms crown the doors. The house rests on a partial basement.



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Bungalows, both vernacular versions and more refined examples, are found throughout the district. The **Hartell-Cole House at 410 Roselawn Avenue** and the **Martin House at 210 South Eighth Street** are representative examples. The Hartell-Cole House is a substantial, one-and-a-half story frame bungalow, resting on a rusticated stone foundation (Photo 3). A porch spans the façade and wraps around the southeast corner. Sturdy wood columns and a wood balustrade further distinguish the porch. The façade includes a central door flanked by window groupings that include three-over-one double hung windows framing a central eight-over-one window. The top pane of glass is leaded with a decorative lozenge motif. Wood architraves frame all openings. The front elevation has two gabled dormers with windows on the second story, while the rear elevation includes one large dormer. The south elevation has a projecting bay with windows. The gabled roof includes generous eaves accented by brackets and exposed rafter tails, and an interior corbelled brick chimney pierces the roof. A shed-roofed porch was recently added to the rear elevation. The property also includes a period frame garage.

A few other related examples include the diminutive Greek Revival-influenced frame cottage at **206 South Eighth Street**, the house at **903 West Quay Avenue**, and the Foursquare found at **709 West Richardson Avenue** (Photo 4 & 5). The houses at 206 and 709 front Central Park.

Modest Hipped Box cottages are commonly seen within the district as well. The one-and-a-half story frame house at **812 Richardson Avenue** is an intact example (Photo 6). The inset porch, supported by two round wood columns, shelters the entrance. The front elevation has a small, hipped roof dormer. Large picture windows surmounted by transoms and one-over-one double hung sash retain their original wood surrounds. The west elevation features a projecting bay. Simple details include wood corner boards, soffit, and frieze. The north (rear) elevation has a small frame addition that is contemporary with the house. An interior brick chimney pierces the roof. A board and batten garage stands to the rear of the house, and four pecan trees delineate the property on the west. Another relatively well-maintained example of a Hipped Box cottage may be seen at **608 West Missouri Avenue**.

Despite a brief respite in construction during the Depression and WWII, Artesia witnessed a significant and rather progressive period of construction during the mid-1930s through the late 1940s as fortunes grew from oil and natural gas revenues. Important residential and commercial buildings were constructed during this time. Artesia experienced the influence of the Pueblo Revival style along with the rest of New Mexico during the 1930s, as well as early Modernism, including the Art Deco, Streamline Moderne, and the International styles.

The Pueblo Revival influence can be seen in landmarks such as the Ocotillo Theater on Main Street and the handsome residential complex at **302 West Missouri Avenue** (Photo 7). Unfortunately, the theater was recently remodeled and updated, masking its original style and greatly diminishing its historic integrity. The Ralph and Gussie Petty House, a regional Pueblo Revival-style complex, includes a one-story main house, two small apartments to the north, and a garage/carport. A wall encircles the back yard, creating a courtyard with the other buildings. The buildings are constructed of adobe with a smooth stucco finish on the main house. Vigas penetrate the exterior walls. The front façade (south) of the main house features a portal that shelters the front door, supported by wood posts with carved ornamental corbels. There is a terracotta-tiled porch and the windows are a mix of large metal casement and six-over-six double hung

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windows, some of which feature inset wood lintels. Wood canales assist with removing water from the flat roof.

The interior of the Pueblo Revival-style Petty House retains much of its original fabric, including wood floors and ceilings, exposed vigas, built-in closets, wood trim, and fireplaces. Inset decorative tiles adorn several walls. Some updates to the kitchen, bath, and den occurred in the 1960s and ca. 1990.

The **Melvin Elsworth Baish House at 412 South Second Street** was built in the 1930s in the Spanish Colonial Revival style (Photo 8). The grand, sprawling residence is set back on its corner lot and framed by large trees, century plants, and prickly pear cacti. The exterior is textured stucco with wood trim. The 1930 Sanborn Maps indicate adobe construction. The tiled-roof sections over the main block are covered with terracotta tiles. Groups of six-over-six double hung windows are the predominant fenestration. An entry portico shelters the main door on the façade (east elevation), and both interior and exterior chimneys are visible. It appears that the house has been expanded with several additions, including a flat-roofed section at the rear. All additions blend with the main block and the style of the house. A period garage with front-gabled roof covered with tile stands to the west (rear). A terrace defined by ironwork extends from the house to the south.

The Art Deco and Streamline Moderne influences reveal themselves with the lively LandSun Theater on Main Street, and the industrial office centers of the Carper and Booker Buildings. An important residential interpretation of this style is the **Glen and Ada Caskey House at 112 West Quay Avenue** (Photo 9). This early 1940s house combines elements of the Art Deco and Streamline Moderne styles. The one-story house is constructed of concrete block that has been plastered. The house has a flat roof, and sits on a partial basement. Large metal casement windows, including one that wraps around a corner of the façade, provide ample light. A rounded concrete canopy shelters the front door. Exterior doors, including the front, have a narrow rectangular light at eye level. An exterior brick chimney with decorative brickwork is located near the entry on the façade. A family room addition built in the 1950s extends to the rear, and blends nicely with the overall form of the house.

The interior of the Caskey House is intact with hardwood floors in the bedrooms, built-in cabinets in various rooms, and Art Deco hardware on the doors. The living room includes a buff brick fireplace with tiled hearth and mantel. The windows rest on tiled sills (an identical feature seen in other Modernist houses in Artesia). An Art Deco bathroom with turquoise and black tile wainscot includes the original bathtub. The kitchen includes early cabinets. An associated garage/apartment stands immediately to the north. A hollow tiled block wall covered with stucco encloses the back yard.

The International style influenced the two-story residence of **Sam and Estelle Williams at 310 South Eighth Street**, which was built ca. 1948-1949 (Photo 10). Recent owners suggested the Williams used an architect from their native state of Oklahoma to design this house.<sup>2</sup> The two-story center block adds a vertical emphasis that contrasts with the horizontality of the wings. The exterior is white stucco with buff brick accents. The roof is flat. A ribbon of decorative brickwork crowns the residence. A two-story buff brick

<sup>1</sup> Sanborn Fire Insurance Map, Artesia, New Mexico, 1930.

<sup>2</sup> Interview with Dr. Ralph and Sheri Macfarlene (former owners) by Heather Barrett, September 2, 2006, Artesia, NM.

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center section with glass block emphasizes the front entrance. At the entry, a terracotta-tiled patio with a low wall creates a transition between interior and exterior. The majority of the fenestration is large metal casement windows. Additionally, there are a few one-over-one double hung wood windows. Several corner casement windows dissolve the building's edges. A roof deck enclosed with ornamental ironwork graces the second story, utilizing the flat roof for outdoor living space. The garage, which was originally freestanding, is now attached. A stucco wall capped with a buff brick course encloses the backyard. A garage/apartment that dates to the late 1940s is also on the property.

The interior of the Williams House features wood laminate, tiled, and carpeted floors, as well as a marble entry foyer with stair. The house retains much original fabric, including: several late 1940s light fixtures; built-in mahogany cabinets with leaded glass in the kitchen; a mahogany built-in closet in the upstairs bedroom with automatic lighting and sliding metal clothing racks; mahogany "French doors" separating several rooms on first floor; an Art Deco black tiled fireplace in the living room; and a brick fireplace and hearth in the family room/sunroom. The kitchen preserves original cabinets. The baseboards and crown molding in the living room are likely later additions to the house. All windows on the first floor feature stone, tiled sills. An intact bathroom survives on the second floor that includes original hexagonal tile floors, tub, toilet dated 1949, lighting, and built-in cabinets.

There are also several examples of early Ranch-style houses within the district, including the **Kersey House at 808 West Grand Avenue** (Photo 11). The Kersey House is located immediately south of the Williams House. This one-and-a-half story brick and wood shingled Ranch house is an early, sophisticated version that dates to ca. 1948. A portal supported by wood posts extends across the façade, and features exposed purlins. Large multi-paned picture windows are found on the first floor. A long, shed-roofed dormer with six-over-six double hung windows pierces the roof on the front elevation. The steeply pitched side-gabled roof and gabled ends are covered with wood shingles. A broad brick chimney is located in the center of the house. As popular with the style, a two-car garage is found on the front elevation. A short wall and vegetation masks the front elevation from the street. Interestingly, the front cement sidewalk is etched, "Kay Kersey, July 5, 1948."

The district includes ninety-five outbuildings, mostly period garages and small guesthouses. The detailing and materials of these buildings generally mirror those of the main house. For example, the garage of the Melvin E. Baish house is stucco with a gabled roof covered with terracotta tiles, thus reflecting the Spanish Colonial Revival style of the residence. The guesthouses of the Pueblo Revival-style Petty house feature the same exterior stucco treatment and color, as well as exposed vigas.

Noncontributing resources, which total ninety-four in the district, include outbuildings and historic dwellings that received incompatible alterations and additions that impact their integrity, as well as a few later Ranch-style houses that fall outside of the period of significance. Other noncontributing resources include small-scale commercial buildings, mostly along West Main Street or the vicinity. The following are examples of noncontributing buildings that have lost their historic integrity: **810 West Richardson Avenue** is a frame, vernacular Hipped Box cottage that received a low gabled roof recently; **112 West Grand Avenue** is a frame house that received additions and new windows; and, the Hipped Box cottage at **909 West Quay Avenue** was altered with inappropriate windows that do not conform to the original fenestration pattern (Photo 12).

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## REGISTRATION REQUIREMENTS

1. Built between ca. 1904 and 1958.
2. Period massing and form are unaltered, or if the house received additions, they do not overly detract from or mask the original form.
3. The character-defining details of a house's architectural style are intact or clearly evident even if modifications have occurred.
4. The majority of replacement windows are fitted to original openings. Overall, the façade retains original proportions of wall to openings.
5. Alterations such as porches or attached garages must not substantially alter the setback and relationship of facade to street.
6. Vinyl and asbestos siding is a fairly common replacement material within the district. Houses that include siding, and have retained their original form, massing, and fenestration pattern are considered contributing resources to the district.

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\*NOTE: National Register properties are not counted within the resource count.

Street Address	Construction Date/ Original Owner	Style	Landscape Elements	Outbuildings <small>(NC=Noncontributing; all other outbuildings are contributing)</small>	C/NC Status - Photo #
<b>West Main Street</b>					
701 West Main Street	ca. 1960	Commercial		0	NC
705 West Main Street	ca. 1940	Vernacular		NC-Garage (2), Outbuilding	C
711 West Main Street	ca. 1930 Bartlett	Bungalow		Garage/Apartment	C
801 West Main Street	ca. 1905, Acord-Wheatley	Queen Anne		0	C (NR)
805 West Main Street	ca. 1940	Vernacular		NC-Garage/Apt	C
807 West Main Street	ca. 1970	Commercial		0	NC
811 West Main Street	ca. 1970	Commercial		0	NC
901 West Main Street	ca. 1935, Heflin	Spanish Colonial Revival		Garage	C
905 West Main Street	ca. 1930	Vernacular		Guesthouse ( 903)	C
911 West Main Street	ca. 1960	Commercial		0	NC
1001 West Main Street	ca. 1930	Commercial		Garage	NC
1003 West Main Street	ca. 1930	Hipped Box		Hipped Box Outbuilding	C
1007 West Main Street	ca. 1930	Tudor Revival		0	C
1009 West Main Street	ca. 1940	Vernacular		0	C
1011 West Main Street	ca. 1940	Vernacular		Guesthouse, Outbuilding	C
1103 West Main Street	ca. 1920	Bungalow		Garage and Guesthouse	C
1105 West Main Street	1904-1905	Colonial Revival		Garage/Shed	NC
1111 West Main Street	ca. 1945	Vernacular		Garage	C
<b>West Quay Avenue</b>					
604 West Quay Avenue	ca. 1940	Spanish Colonial Revival		Garage	C
605 West Quay Avenue	ca. 1960	Ranch		NC-Outbuilding	NC
610 West Quay Avenue	ca. 1940	Vernacular		0	NC
611 West Quay Avenue	1941, Carper	Ranch		Guesthouse/Garage (607)	C
612 West Quay Avenue	ca. 1935	Cottage		0	NC
Central Park	1905, 1939	Park	Elms	0	C

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Street Address	Construction Date/ Original Owner	Style	Landscape Elements	Outbuildings <small>(NC=Noncontributing; all other outbuildings are contributing)</small>	C/NC Status - Photo #
702 West Quay Avenue	ca. 1940	Ranch		Outbuilding	C
706 West Quay Avenue	ca. 1940	Cottage		Garage	C
708 West Quay Avenue	ca. 1940	Ranch		0	C
712 West Quay Avenue	ca. 1938-1942	Art Deco/Moderne		Garage/Studio Apartment	C, #9
801 West Quay Avenue	ca. 1920	Hipped Box		0	C
802 West Quay Avenue	ca. 1955	Ranch		Garage	C
803 West Quay Avenue	ca. 1930	Bungalow		0	C
805 West Quay Avenue	ca. 1940	Cape Cod		0	C
806 West Quay Avenue	ca. 1940	Vernacular		0	NC
807 West Quay Avenue	ca. 1920	Greek Revival		Garage	C
808 West Quay Avenue	ca. 1950	Spanish Colonial Revival/Ranch		Garage	C
811 West Quay Avenue	1905, Baskin	Foursquare		Outbuilding	C (NR)
812 West Quay Avenue	ca. 1955	Ranch		Garage	C
902-908 West Quay Ave.	ca. 1950	Quonset Hut warehouse		0	C
903 West Quay Avenue	ca. 1906, Jacobson	Queen Anne/Bungalow		Outbuilding	C
905 West Quay Avenue	ca. 1940	Vernacular		Garage	NC
907 West Quay Avenue	ca. 1920	Queen Anne		Guesthouse	NC
909 West Quay Avenue	ca. 1930	Hipped Box		NC-Outbuilding	NC, #12
1008 West Quay Avenue	ca. 1940	Vernacular		0	NC
1010 West Quay Avenue	ca. 1940	Vernacular		Outbuilding	C
1012 West Quay Avenue	ca. 1960	Vernacular		0	NC
1014 West Quay Avenue	ca. 1940	Hipped Box		0	C
1016 West Quay Avenue	ca. 1940	Vernacular		0	NC
1102 West Quay Avenue	ca. 1950	Hipped Box		Outbuilding (2)	NC
1106 West Quay Avenue	ca. 1958	Modern		0	C
<b>West Richardson Avenue</b>					
201 West Richardson Avenue	ca. 1905	Queen Anne		0	C, #2

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207 West Richardson Avenue	ca. 1905	Queen Anne		0	C
501 West Richardson Avenue	ca. 1930, 1950	Spanish Colonial Revival /Bungalow		0	C
503 West Richardson Avenue	ca. 1910	Queen Anne/Bungalow		0	C
505 West Richardson Avenue	1904-1905, Ward	Queen Anne		Shed, Carriage House, Garage	C (NR)
509 West Richardson Avenue	ca. 1985	Mid Style		0	NC
602 West Richardson Avenue	ca. 1930	Spanish Colonial Revival		Garage and Guesthouse	C
604 West Richardson Avenue	ca. 1970	Contemporary		NC-Garage	NC
605 West Richardson Avenue	ca. 1935	Spanish Colonial Revival Bungalow		Garage	C
606 West Richardson Avenue	ca. 1940	Vernacular		0	C
608 West Richardson Avenue	ca. 1930	Hipped Box		0	C
609 West Richardson Avenue	ca. 1955	Ranch		Garage	C
612 West Richardson Avenue	ca. 1930, Morris	Tudor Revival		NC-Garage	C
701 West Richardson Avenue	ca. 1940	International		Garage	C
705 West Richardson Avenue	ca. 1940	Vernacular		NC-Guesthouse	NC
709 West Richardson Avenue	ca. 1925	Foursquare		Garage	C, #5
711 West Richardson Avenue	ca. 1930	Spanish Colonial Revival/Mission Revival	Elms	Garage	C
801 West Richardson Avenue	1906, Lukins	Queen Anne	Elm	(2) Guesthouse (306 S.8 <sup>th</sup> )	C (NR)
805 West Richardson Avenue	ca. 1960	Ranch		Shed and barn	NC
806 West Richardson Avenue	ca. 1940	Vernacular		0	NC
808 West Richardson Avenue	ca. 1940	Vernacular		0	NC
809 West Richardson Avenue	ca. 1940	Vernacular		Garage	NC
810 West Richardson Avenue	ca. 1920	Hipped Box		0	NC
811 West Richardson Avenue	ca. 1920	Hipped Box		0	C
812 West Richardson Avenue	ca. 1920	Hipped Box		Garage	C, #6
901 West Richardson Avenue	ca. 1910	Queen Anne		0	NC

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902 West Richardson Avenue	ca. 1940	Ranch		0	C
903 West Richardson Avenue	ca. 1930	Vernacular		0	NC
<b>West Grand Avenue</b>					
112 West Grand Avenue	ca. 1930	Vernacular		0	NC
116 West Grand Avenue	ca. 1950	Ranch		Garage/Apartment	C
117 West Grand Avenue	ca. 1910	Queen Anne		Garage	C
205 West Grand Avenue	ca. 1950	Ranch		Outbuilding	NC
303 West Grand Avenue	1904, Atkeson Connor	Queen Anne		C-Outbuilding, NC-Garage	C (NR)
307 West Grand Avenue	ca. 1920	Four square		NC - Garage	C
309 West Grand Avenue	ca. 1920	Hipped Box	Elm	Garage and Outbuilding	C
311 West Grand Avenue	ca. 1920	Vernacular	Elm	0	C
317 West Grand Avenue	ca. 1920, ca. 1990	Vernacular		0	NC
319 West Grand Avenue	ca. 1935	Cape Cod		Garage	C
321 West Grand Avenue	ca. 1940	Cape Cod/Ranch		Outbuilding	NC
322 West Grand Avenue	ca. 1959-1960	Gothic Revival		0	NC
322 West Grand Avenue	ca. 1955	Ranch		0	C
401 West Grand Avenue	ca. 1925	Bungalow		Garage	C
402 West Grand Avenue	1950-1953	No Style: A-Frame	Elm	0	C
405 West Grand Avenue	ca. 1925	Bungalow		Garage	C
500 West Grand Avenue	1947, ca. 1960, 1968	No Style: A-Frame		0	(2) NC (1) C
601 West Grand Avenue	ca. 1958	Commercial	Elms	Outbuilding	C
607 West Grand Avenue	ca. 1920	Hipped Box		0	C
610 West Grand Avenue	ca. 1940	Hipped Box		NC-garage	NC
611 West Grand Avenue	ca. 1905, 1940	Vernacular		0	C
612 West Grand Avenue	ca. 1958	Ranch		0	C
701 West Grand Avenue	ca. 1910	Queen Anne	Elms	Garage	C
702 West Grand Avenue	ca. 1910	Queen Anne		Garage and shed	C



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705 West Grand Avenue	ca. 1950	Ranch		0	NC
706 West Grand Avenue	1962	Ranch		0	NC
708 West Grand Avenue	ca. 19	Vernacular Bungalow		0	C
710 West Grand Avenue	ca. 1930	Hipped Box		0	NC
801 West Grand Avenue, Forever Fellowship	ca. 1980	Modern		0	NC
808 West Grand Avenue	ca. 1948	Ranch		Guesthouse	C, #11
809 West Grand Avenue	ca. 1920	Vernacular Bungalow		0	C
810 West Grand Avenue	ca. 1920	Vernacular		NC-Guesthouse	C
812 West Grand Avenue	ca. 1940	Ranch		0	C
901 West Grand Avenue	ca. 1940	Bungalow		Garage	C
902 West Grand Avenue	ca. 1935	Hipped Box		Shed	C
903 West Grand Avenue	ca. 1940	Vernacular		2 Outbuildings	NC
904 West Grand Avenue	ca. 1940	Vernacular		0	C
905 West Grand Avenue	ca. 1940	Vernacular		Garage/shed	C
906 West Grand Avenue	ca. 1930	Vernacular		0	C
907 West Grand Avenue	ca. 1940	Vernacular Bungalow		0	NC
908 West Grand Avenue	ca. 1940	Vernacular		2 NC-Outbuildings	NC
909 West Grand Avenue	ca. 1940	Hipped Box		0	NC
911 West Grand Avenue	ca. 1920	Hipped Box		Garage	C
912 West Grand Avenue	ca. 1940	Vernacular		0	NC
<b>West Missouri Avenue</b>					
201 West Missouri Avenue	ca. 1925	Hipped Box		NC-Garage	NC
205-209 W. Missouri Ave.	ca. 1950	Ranch		0	NC
301 West Missouri Avenue	ca. 1940	Ranch	Elm	Outbuilding	C
302 West Missouri Avenue	ca. 1930	Pueblo Revival	Elm	2 Apartments	C, #7
305 West Missouri Avenue	ca. 1920	Hipped Box	Elm	Garage/Outbuilding	C
306 West Missouri Avenue	ca. 1930	Mission Revival		Garage	C

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308 West Missouri Avenue	ca. 1930	Vernacular Bungalow		0	C
315 West Missouri Avenue	ca. 1920	Hipped Box		1 garage, 1 Outbuilding	C
317 West Missouri Avenue	ca. 1920	Vernacular Bungalow		Garage	C
318 West Missouri Avenue	ca. 1945	Ranch		2 NC (Garage & Outbuilding )	C
319 West Missouri Avenue	Unknown, ca. 1990	Vernacular		NC-Garage	NC
321 West Missouri Avenue	ca. 1935	Vernacular		0	C
322 West Missouri Avenue	ca. 1940	Vernacular		0	NC
405 West Missouri Avenue	ca. 1960	Ranch		0	NC
408 West Missouri Avenue	ca. 1920	Queen Anne		Guesthouse	NC
409 West Missouri Avenue	ca. 1940	Vernacular		0	NC
410 West Missouri Avenue	ca. 1980	Vernacular		0	NC
411 West Missouri Avenue	1907, Gesler	Queen Anne		0	C (NR), #1
412 West Missouri Avenue	ca. 1940	Hipped Box		0	NC
501 West Missouri Avenue	ca. 1904	Queen Anne		0	C
507 West Missouri Avenue	ca. 1975	No Style: Split Level		0	NC
601 West Missouri Avenue	ca. 1940	Vernacular		Garage	C
603 West Missouri Avenue	ca. 1940	Vernacular		Shed	NC
604 West Missouri Avenue	ca. 1935	Vernacular		0	NC
605 West Missouri Avenue	ca. 1940	Cape Cod		Outbuilding	C
606 West Missouri Avenue	ca. 1940	Vernacular		NC-Outbuilding	NC
607 West Missouri Avenue	ca. 1940	Hipped Box		NC-Outbuilding	C
608 West Missouri Avenue	ca. 1920	Hipped Box		0	C
609 West Missouri Avenue	ca. 1940	Cape Cod		0	C
610 West Missouri Avenue	ca. 1940	Vernacular		Garage	C
611 West Missouri Avenue	ca. 1940	Vernacular		0	C
<b>South Second Street</b>					
302-304 South 2 <sup>nd</sup> Street	ca. 1923, Baca	Bungalow		Garage and Outbuilding	C

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312-320 South 2 <sup>nd</sup> Street	ca. 1980	No Style		0	NC
404 South 2 <sup>nd</sup> Street	ca. 1930	Tudor Revival		Garage	C
405 South 2 <sup>nd</sup> Street	ca. 1930	Vernacular		Outbuilding	NC
410 South 2 <sup>nd</sup> Street	ca. 1930	Spanish Colonial Revival		Garage	C
412 South 2 <sup>nd</sup> Street	ca. 1924, M.E. Br...	Spanish Colonial Revival	Elms	Garage	C, #8
421 South 2 <sup>nd</sup> Street	ca. 1925	Bungalow		0	C
<b>South 3<sup>rd</sup> Street</b>					
311-319 South 3 <sup>rd</sup> Street	ca. 1980	No Style		0	NC
<b>South Roselawn Avenue</b>					
301 S. Roselawn Avenue	ca. 1945	Commercial		0	C
407 S. Roselawn Avenue	ca. 1940	Vernacular		Garage	C
410 S. Roselawn Avenue	ca. 1920, Hartell-Cole	Bungalow		Garage	C, #3
501 S. Roselawn Avenue	ca. 1909, Mauldin-Hall	Queen Anne		Guesthouse	C (NR)
502 S. Roselawn Avenue	ca. 1915	Hipped Box		NC-Garage	C
<b>South 4<sup>th</sup> Street</b>					
407 South 4 <sup>th</sup> Street	ca. 1925	Vernacular		Guesthouse	C
412 South 4 <sup>th</sup> Street	ca. 1920	Queen Anne		Garage	NC
502 South 4 <sup>th</sup> Street	ca. 1920	Queen Anne		Garage	NC
<b>South 5<sup>th</sup> Street</b>					
305 South 5 <sup>th</sup> Street	ca. 1940	Hipped Box		Garage	C
403 South 5 <sup>th</sup> Street	Unknown, ca. 2000	Ranch		NC-Outbuilding	NC
<b>South 6<sup>th</sup> Street</b>					
201 & 209 South 6 <sup>th</sup> Street	ca. 1940	Hipped Box		0	C
306 South 6 <sup>th</sup> Street	ca. 1980	Ranch		0	NC
405 South 6 <sup>th</sup> Street	ca. 1975	Modern		0	NC
412 South 6 <sup>th</sup> Street	ca. 1946	Ranch		NC-Garage/Apartment	NC
<b>South 7<sup>th</sup> Street</b>					
105 South 7 <sup>th</sup> Street	ca. 1945	Vernacular		0	NC

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Street Address	Construction Date/ Original Owner	Style	Landscape Elements	Outbuildings <small>(NC=Noncontributing; all other outbuildings are contributing)</small>	C/NC Status - Photo #
106 South 7 <sup>th</sup> Street	ca. 1960	Commercial		0	NC
307 South 7 <sup>th</sup> Street	ca. 1960	Ranch		0	NC
407 South 7 <sup>th</sup> Street	ca. 1960	Vernacular		0	C
408 South 7 <sup>th</sup> Street	ca. 1940	Tudor Revival		Garage	NC
409 South 7 <sup>th</sup> Street	ca. 1940	Ranch		0	C
<b>South 8<sup>th</sup> Street</b>					
206 South 8 <sup>th</sup> Street	ca. 1920	Creek Revival		Garage	C, #4
210 South 8 <sup>th</sup> Street	ca. 1910	Bungalow		Garage/Apartment (208)	C
310 South 8 <sup>th</sup> Street	1946-1948	International		Garage/Guesthouse	C, #10
<b>South 9<sup>th</sup> Street</b>					
104 South 9 <sup>th</sup> Street	ca. 1930	Hipped Box		0	C
204 South 9 <sup>th</sup> Street	ca. 1930	Vernacular Bungalow		0	C
<b>South 10<sup>th</sup> Street</b>					
No buildings in district					
<b>South 11<sup>th</sup> Street</b>					
107 1/2 South 11 <sup>th</sup> Street	ca. 1950	Ranch		0	NC
<b>South 12<sup>th</sup> Street</b>					
101-109 12 <sup>th</sup> South Street	ca. 1940	No Style		0	C

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## STATEMENT OF SIGNIFICANCE

*"It is my boiled-down, concentrated, solidified, and undiluted opinion that the oil development in this Valley so far is only a preliminary skirmish compared with the artillery that will soon follow."* Martin Yates, Jr., ca. 1920s

The arrival of the railroad in 1894, the discovery of artesian wells, agriculture and ranching, and the discovery of oil in 1924 greatly influenced the development of Artesia. First platted in 1903, Artesia began erecting frame and stucco dwellings, many modest in scale. The district includes the Queen Anne style, Bungalows, period Revival styles, and Modernist residential interpretations. The district's period of significance extends from ca. 1904 with the construction of the first house to 1958, the fifty-year mark. The majority of the resources were constructed by 1950. The Artesia Residential Historic District meets Criterion A for Community Planning and Development, as well as A for Politics/Government for the Works Progress Administration (WPA) improvements to Central Park. The district also meets Criterion C for Architecture.

## HISTORICAL CONTEXT

Artesia is located in Eddy County in the southeastern quadrant of New Mexico. Carlsbad, the county seat, is approximately forty miles to the southeast. The Pecos River and several smaller tributaries, including the Rio Hondo, Rio Feliz, Rio Penasco, and the Black River, feed the region, producing pockets of fertile land in the midst of dry plains. In New Mexico, the Pecos, the state's second longest river, flows south from the Sangre de Cristo Mountains joining the Rio Grande near Comstock, Texas.<sup>3</sup> In 1905 James Steele, an agent of the Atchison, Topeka, and Santa Fe Railroad, described the Pecos Valley as a product of the "modern miracle of irrigation." Located in the middle valley, Artesia is often referred to as the "Heart of the Pecos."<sup>4</sup>

Artesia is situated in a region known as the Permian Basin; a sedimentary basin predominantly located in present day west Texas and southeastern New Mexico. The name is derived from one of the world's most expansive rock deposits from the Permian geological period. It encompasses an area approximately 250 miles wide and 350 miles long, nearly 100,000 square miles. Today, the Basin is part of a large oil and natural gas producing region known as the Mid-Continent Oil Producing Area.<sup>5</sup>

A reliable water supply, plentiful grasses, and good soil proved favorable for the development of small communities in this area of New Mexico. Prior to the arrival of Anglo and Hispanic settlers, various Indian tribes were living in the region, including the Mescalero-Apache and the Pecos Indians. Although scattered settlement had occurred prior to the Civil War, the presence of military patrols and the adoption of the Homestead Act of 1862 encouraged frontier ranches and farms to form. The Homestead Act offered 160

<sup>3</sup> Lela and Rufus Waltrip, *Artesia: Heart of the Pecos*, Canyon, Texas: Staked Plains Press, 1979, 1.

<sup>4</sup> James Steele, "The Pecos Valley in Southeast New Mexico." Issued by Colonization Department Atchison, Topeka, and Santa Fe RR, Chicago, 1905. Pecos Valley-Artesian Conservancy District Legal Records 1877-1988. MS 450. Archives and Special Collection Department. NM State University Library.

<sup>5</sup> Samuel Myres, *The Permian Basin: Petroleum Empire of the Southwest*, El Paso: Permian Press, 1973, 1-3.

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acres of land in the western states to any citizen or potential citizen over the age of twenty-one that intended to settle the land. Homesteaders were required to live on the land and make modest improvements for five years prior to receiving title. The act was amended in the late 1880s to shorten the period prior to title. With this incentive, thousands of immigrants flooded into the Southwest.

Further encouraging settlement, a regional land office opened in Roswell in 1889 to facilitate land transactions. Through the Roswell office, John T. Truitt, a Union soldier, received the first permanent title under the Homestead Act in what is now Artesia. Truitt would eventually sell the land to Sallie Chisum Robert, who is often referred to as the "mother" of Artesia.<sup>6</sup>

Utilizing the open range and the legendary cattle trails of eastern New Mexico established by Colonel Charles Goodnight, Oliver Loving, and John Chisum, the cattle industry began to burgeon. John Chisum established the first large-scale ranching operation in the Middle Pecos Valley—a range that extended fifty miles on either side of the Pecos, from Fort Sumner to just north of Carlsbad. Chisum often maintained over 30,000 head of cattle on his range. His headquarters ranch was positioned between Roswell and Artesia.

The Chisum family greatly influenced the development of Artesia and its surroundings. In 1890 Sallie Chisum Robert (John's niece) filed for a homestead near present-day Artesia. James Chisum, Sallie's father, also called this area home. He was a prosperous stock raiser and cattle dealer. Around 1908, Sallie moved to town and built the two-story rusticated concrete block house that still stands at Texas and Eighth streets. It was one of the first substantial homes in Artesia.

In 1891 the Pecos River Railroad arrived in Eddy (later Carlsbad), and by 1894 the railroad extended their line to Artesia and Roswell. James J. Hagerman, builder, speculator, and businessman who is responsible for much of the area's development, was instrumental in the railroad's arrival. Referring to the event, the citizens wrote: "None of the notable achievements of your (J.J. Hagerman) life are greater than this which has changed the wilds of the mesas and the loneliness of the desert to the peaceful and prosperous agriculture and fruit growing country."<sup>7</sup> The Atchison, Topeka, and Santa Fe Railroad acquired the line after the turn of the century.<sup>8</sup>

During the late nineteenth and early twentieth centuries, Artesia had a succession of town names, including Miller and Stegman. Artesia was first named Miller after the railroad engineer G.F. Miller. A year later, Sallie married Baldwin G. Stegman, a land speculator. He set up a post office in 1898, and the town became known as Stegman. The union was short-lived, as was the town's name.<sup>9</sup>

The arrival of the railroad led to the development of thousands of towns across the country and resulted in great benefits and expanding economies. Instead of long and often dangerous cattle drives to Kansas, Colorado, Wyoming, and Montana, the railroad allowed cattlemen, including those in the Pecos Valley, to

<sup>6</sup> Waltrip, 34.

<sup>7</sup> *Eddy County New Mexico to 1981*, Lubbock, Texas: Craftsman Printers, Inc., 1982, 23-24.

<sup>8</sup> *Ibid.*, 38-40.

<sup>9</sup> Waltrip, 2-5, 33-36.

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transport their herds to market quickly. Roswell, roughly forty miles north of Artesia, served as the final "roundup" point, and as a result, became the center for the New Mexico Cattle Growers Association.<sup>10</sup>

Hispanic settlers came to southeastern New Mexico to utilize the salt lakes at the base of the Guadalupe Mountains, southwest of Artesia on the border of Texas and New Mexico. Many remained to build ranches in the region. Hispanics were also employed in the cotton fields and orchards in the surrounding area. In Artesia, the Hispanic population initially settled north of Main Street, although this settlement pattern has shifted over the years. In the 1940s Our Lady of Grace, the Spanish-speaking Catholic church, became a landmark for the community. Members of the congregation were pulled from their work in the fields to assist in construction of the church, from erecting scaffolding to making adobe bricks to laying the walls.<sup>11</sup>

New Mexico's high elevations and dry, warm climate also attracted people who suffered from tuberculosis and other respiratory ailments. Several prominent hospitals and sanatoriums were established throughout the State during the late nineteenth and early twentieth centuries. With the Homestead Act, the health benefits of the artesian waters, and the prospect of oil, Artesia drew many people recuperating from their illnesses and seeking a new life. Early settlers moved to Artesia in hopes that the artesian wells would create an environment rich in agriculture.

The railroad, combined with the discovery of artesian wells, encouraged compact communities to form in this region of New Mexico. The town finally became known as Artesia when the wells were found ca. 1900. With bountiful water, agriculture increasingly became a large part of the economy. J.J. Hagerman and the Pecos Irrigation and Improvement Company led agricultural developments in the region. In 1900, special agent W.M. Reed detailed the supply of water and its uses in the "Report of Special Agents and Observers, New Mexico Irrigation along the Pecos River and Its Tributaries." He stated a large percentage of the water from wells was used for domestic and stock purposes, as well as irrigation for small farms.<sup>12</sup> The average annual shipments from the Pecos Valley soon totaled 2 million pounds of wool and 30,000 head of cattle.<sup>13</sup> The orchards and alfalfa fields flourished. Beginning as early as 1907, the town celebrated its agricultural successes with an annual Alfalfa Day Festival, predecessor to the County Fair.<sup>14</sup>

As the area's rich resources were becoming apparent, John Richey, who is credited with much of Artesia's development, arrived in New Mexico from Kansas in 1895. In 1896 Richey began farming land near Artesia. Five years later, Richey, H.W. Hamilton, and J. Mack Smith founded the Artesia Townsite Company and purchased eighty acres from J.B. Ray, and in 1903, began laying out the town of Artesia. Platting, the securing of irrigation, and building soon became the primary focus of the company.

<sup>10</sup> Ibid, 16.

<sup>11</sup> Website for Our Lady of Grace, [www.sacredheartcc.org/olghistoryb.htm](http://www.sacredheartcc.org/olghistoryb.htm). Margie Williams, Interview by Heather Barrett, Artesia, New Mexico, August 2006.

<sup>12</sup> W.M. Reed, "Reports of Special Agents and Observers, New Mexico Irrigation along the Pecos River and Its Tributaries," 1900. Pecos Valley-Artesian Conservancy District Legal Records 1877-1988. MS 450.

<sup>13</sup> Ellen Hopkins, *Yates: A family, a company, and some cornfield geology*. Artesia: Yates Drilling Co., 9.

<sup>14</sup> The Alfalfa Festival ran from 1907 to 1916 & 1923 to 1925. It was renamed the Eddy County Fair for 1915 & 1916, and then postponed until the end of WWI. It was revived in 1923 and lasted until 1925.

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Another land company, the Artesia Improvement Company, soon formed as well; they purchased 160 acres for development, much of it west of Roselawn Avenue. The company was comprised of Joe Clayton, John Hodges, J.A. Cottingham, and S.P. Deming. Many of the early founders were originally residents of Roswell who saw potential in Artesia. Clayton and Hodges were both involved in the building trades. Together, these companies drilled the first artesian well on Sallie Chisum Robert's property. They established many of the basic services, including electricity, telephone, and the waterworks. The Company donated a block of land to be used for a city park, but they marketed the "park-front" lots at inflated prices. According to Nancy Dunn, Director of the Artesia Historical Museum, "When the Artesia Improvement Company then tried to renege on the donation of the land for a park in spring of 1906, several people who had bought their lots on the promise of being located across from the City Park threatened to sue, feeling that the promise of the park had been used to decoy them into paying exorbitant real estate prices."<sup>15</sup>

The Clayton, Stegman, and Artesia Improvement Company additions were the first to be platted, and divided into individual parcels. The founders had the foresight to reserve green space for parks within the neighborhoods and corner parcels for churches. Generally, a standard setback of roughly 30 feet to the sidewalk and 60 feet to the street was employed.

The first *Artesia Advocate* newspaper was published in 1902. An early issue of the *Artesia Advocate* read: "No More Desert Claims, the Government will sell its lands for homesteads only in the Artesia Country... *Means Immediate Settlement*, and Artesia will be the center of one of the richest agricultural regions in the world." With these kinds of headlines, important institutions and early commercial buildings were soon established, including the Artesia First National Bank, the Artesia Post Office, the Gage Hotel, Owens Hotel, Shorty's Café, and the Joyce-Pruitt Company. Drug stores, churches, and schools were soon to follow. Although some of these institutions truly left their mark on Artesia, many of the early structures do not survive. With a population of 1,300 people, Artesia was officially incorporated in January 1905.<sup>16</sup>

**DECLINE OF THE ARTESIAN WELLS AND THE BIG DISCOVERY**

In James Steele's writings about the Pecos Valley, he wrote that more than 300 artesian wells had been found by 1905. The wells, which ran 240 to 1000 feet deep, produced over 200,000 gallons of water every hour. He claimed: "The Pecos Valley has the largest area of artesian or flowing wells, with the strongest volume of pure water under them, of any region in the United States, if not the world."<sup>17</sup>

Early on, the wells began to have "oil shows"—a foreshadowing of what was to come. Some wells encountered so much oil as to ruin the fresh water from that source, making it unusable even for agriculture. As early as the 1910s, spirited and enterprising Artesians began pursuing the notion that the Permian Basin might be a gold mine of oil. During this time, two areas, one near the town of Dayton and the other west of Lakewood, showed the greatest potential for large yields. In the years to follow, the

<sup>15</sup> Nancy Dunn to Lindsey Givens (former owner of 210 S. Eighth Street), March 18, 1998. Vertical Files. Artesia Historical Museum, Artesia, New Mexico.

<sup>16</sup> Waltrip, 34-37.

<sup>17</sup> James Steele, "The Pecos Valley in Southeast New Mexico." Issued by Colonization Department Atchison, Topeka, and Santa Fe RR, Chicago, 1905. Pecos Valley-Artesian Conservancy District Legal Records 1877-1988. MS 450. Archives and Special Collection Department. NM State University Library.



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increasing number of shows suggested the prospect of multiple fields. In 1912, roughly eighty Texans from the Houston and Beaumont areas established the Pecos Valley Oil and Gas Company, financed with \$100,000 for the exploration of the Dayton field.<sup>18</sup> Another influential firm—Yates & Dooley—also formed at this time. Martin Yates, Jr. was city editor for the *Fulton Gazette* in Fulton, Missouri before arriving in Artesia in 1907 in search of other opportunities. Bill Dooley was from Kansas City. Dooley spent much of his time back in Kansas City locating investors in land and oil ventures, and was described as “always starting small companies or some type of money-making scheme.”<sup>19</sup>

The water sources from the artesian wells began to weaken as early as 1916. Many more wells showed hints of oil, and some even emitted natural gas. The original area of the artesian flow encompassed nearly 663 square miles; by 1916, that number dropped to 499 square miles. Production severely declined for lands in the western and southwestern portion of the area, and people were concerned for their livelihoods.<sup>20</sup>

On the global stage, World War I was well under way, creating a diversion from local worries concerning the future of agricultural production, but highlighting the possibilities and need for oil. As Ellen Hopkins writes in her book, *Yates: A family, a company, and some cornfield geology*: “After the United States entered the war in 1917, exports of crude oil to Europe more than tripled. Over 70 percent of the nation’s production of lubricants, gasoline, and naphtha was exported in support of the war.”<sup>21</sup>

Following the war and the decline of the artesian wells, gas and oil exploration became a focal point of the region, aggressively pursued by local men, as well as prospectors and promoters arriving from other states. Roughly \$1.5 million was spent in the early 1920s to turn an instinct into a reality, looking for investors in their company Illinois Producers, men such as Van S. Welch and Tom Flynn arrived in Artesia. The Illinois Producers originated from an oil field in Robinson, Illinois. Welch came to the industry naturally, as his father had drilled some of the first wells in Allegany County, New York.<sup>22</sup>

These individuals, coupled with Yates and Dooley, would soon leave an indelible mark on the town, the region, and the State. The discovery of oil at a well named, Illinois #3, in the Artesia field in April 1924 by Welch, Flynn, and Yates brought celebration and reaffirmed what many deeply believed—that the Pecos Valley promised to be the next great oil field of the United States and that Artesia would be “the geographic center” of the immense field (Figure 2).<sup>23</sup>

In early years, oil from the Artesia fields was transported to the Rio Grande Refining Company in El Paso for processing. Soon, Artesia built its own pipelines and refineries.<sup>24</sup> The newly formed Chamber of Commerce raised funds for the construction of a pipeline from the oil fields to town, approximately sixteen

<sup>18</sup> Hopkins, 12-13.

<sup>19</sup> Hopkins, 18.

<sup>20</sup> Waltrip, 48-49.

<sup>21</sup> Hopkins, 19.

<sup>22</sup> Myres, 294-295.

<sup>23</sup> Hopkins, 19-22, 35. Adapted from a Yates & Dooley newspaper ad, April 1918, as found in Hopkins book.

<sup>24</sup> Myres, 305-306.

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miles. The Chamber contracted with Flynn, Welch, and Yates to construct and oversee the pipeline. A 55,000-barrel tank, as well as other infrastructure, was built in Artesia to store the oil from the pipeline.<sup>25</sup>

The Artesia City Directories from the early to mid-twentieth century devoted an entire section to the various oil companies. This information provides insight into how many companies were established over the last seventy-five years, and which ones actually survived. As noted in a 1924 *Artesia Advocate* article, "The early careers of the Yates and [company] firm was [sic] not filled with thrills."<sup>26</sup> Especially in the beginning, this was a hard business with successes and difficulties shared by many, even the families who eventually prospered.

Nearly simultaneously as the discovery of oil, the finding of commercial potash in an area between Carlsbad and Artesia in 1925 was yet another significant event to Eddy County, the State, and the U.S. as a whole. Both Artesia and Carlsbad became leaders in mining, extracting, and processing potash, which is derived from deposits containing various compounds of potassium, and used to manufacture glass, soap, and fertilizers. Several local residents, including James Snowden, Henry McSweeney, and Martin Yates, Jr., are credited with the finding. In the early twentieth century, Germany was the only known source of commercial potash, and World War I highlighted the urgency of the U.S. finding its own reliable source. In 1931 the United States Potash Company was established in Artesia.<sup>27</sup> The industrial extraction complexes are sited north of town. In order to quickly and properly transport this material, a narrow-gauge railroad line—perhaps the last in the United States, but definitely the last in New Mexico—was constructed.<sup>28</sup>

With the advent of the automobile in the early twentieth century, Artesia served as a major point on the Ozark Trails, a network of locally maintained roads and highways that predated the arrival of the federal highway system, linking St. Louis, Missouri to El Paso, Texas. These roads encompassed the main highway system in the mid-west and the western region until U.S. Highway 66 was constructed in the 1920s. Following WW I, Artesia erected a trail marker ("pyramid") at 2<sup>nd</sup> and Main streets (no longer extant).

As Artesia was on the brink of great change from oil revenues, the local economy continued to be driven by the cattle industry, farming, and small trade. Alfalfa, cotton, fruits, and grain brought consistent yields. Oil profits soon dominated the economy however. Established by local men, the revenues from oil production remained in Artesia and the surrounding area.

As the country experienced the hardships of the Great Depression, Artesia also faced setbacks, but the town was able to recover fairly quickly. On the national stage, President Franklin D. Roosevelt developed a series of programs under the New Deal, including the Works Progress Administration (WPA), to provide jobs and hope to citizens during the turbulent years of the Depression.

Artesia served as a district headquarters for the WPA in southeastern New Mexico, and the town benefited greatly from its presence. They laid much of the City's infrastructure, as well as providing funds, labor, and oversight in the construction of the former City Hall, Central Park (#665-85-2-115), Morris Stadium (#65-85-

<sup>25</sup> Myres, 305-306 and Waltrip, 55.

<sup>26</sup> *Artesia Advocate*, December 11, 1924. Artesia City Directories, 1939 to present, housed at the Artesia Historical Museum.

<sup>27</sup> Hopkins, 43-44.

<sup>28</sup> David Myrick, *New Mexico's Railroads—An Historical Survey*, Golden: Colorado Railroad Museum, 44-47.

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525), the old firehouse (#165-85-2047), and Artesia Memorial Hospital (#165-85-2085). By 1940, Artesia's population had grown to 4,000, and the town was benefiting from these new, state-of-the-art facilities, which were greatly promoted in the press. Headlines about Morris Stadium from the late 1930s read: "One of [the] State's Best."<sup>29</sup> A great celebration with Governor John E. Miles in attendance was held in Central Park on August 16, 1939 marking the opening of Morris Stadium, City Hall, and the hospital.

On the heels of the Depression, World War II offered its own challenges for this small town. The war triggered an oil boom, and jobs were plentiful. Construction in Artesia, as in most other communities, came to a virtual standstill, as materials were desperately needed for the war effort. Immediately following the war, construction quickly resumed with the building of the LandSun Theater, the Booker Building, and Artesia Laundry.<sup>30</sup>

## ARCHITECTS AND BUILDERS

Only the names of a few architects and builders surfaced during the course of research. Tom Heflin, who is listed as a building contractor in the city directories, played a major role in the building of Artesia. He served as building contractor for important commercial projects, such as the Ocotillo Theater and the former City Hall. He built the Ranch house for Edna and Stanley Carper at 611 West Quay Avenue, and he likely built his own house at 901 West Main Street.<sup>31</sup>

Heflin also acted as contractor on the 1953 First Presbyterian Church at 402 West Grand Avenue. Architect J. Ellsworth Powell of Odessa, Texas designed the new sanctuary and education wing, and Charles Stogner served as the builder. There are most definitely other projects that Heflin worked on that have yet to be attributed to him.

## RESIDENTS OF ARTESIA

Historically and at present, Artesia is truly an "industry" town as defined by the occupations of its residents. Perhaps because Artesia is such a small town, people from diverse socio-economic backgrounds lived beside one another. An oil executive could be the neighbor of someone who worked in the oil fields. Although this pattern is not quite as evident today, it still exists.

Drillers, tool dressers, and truck drivers, who served as the labor force supporting the oil industry, occupied the more modest dwellings within the neighborhoods. The directories reveal that houses were often split into duplexes, or families occupied small guesthouses or even rooms in larger dwellings. Artesia has an inordinate amount of these secondary dwellings. The 1939 City Directory lists Wallace and Vergine Gates as residents of the small, frame Greek Revival-influenced cottage at 206 South Eighth Street (Photo 4). Wallace was a bookkeeper. By 1947, M.S. and Helen Mapes, Sr. occupied the house. M.S. Mapes was a driller for Carper Drilling Company.<sup>32</sup> Other representative blue-collar professions included railroad workers, carpenters, and electricians.

<sup>29</sup> *Artesia Advocate*, August 11, 1939.

<sup>30</sup> The theater's official name is the Land of the Sun Theater; however, it was instantly shortened to the LandSun when it opened.

<sup>31</sup> Edna Carper, Interview by Heather Barrett, Artesia, New Mexico, August 21, 2008.

<sup>32</sup> *Artesia City Directories*, 1939-1940 and 1947-1948.

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The oil executives, bankers, lawyers, and accountants—many of whom worked for the various oil companies—occupied the more sophisticated residences. Ranchers bridged both categories. For example, Sam Williams, a prominent area rancher, built one of the most elegant residences in Artesia at 310 South Eighth Street, which served as his “town house (Photo 10).” Glen Caskey with the sophisticated Moderne house at 712 West Quay Avenue was an accountant for Carper Drilling Company (Photo 9). His offices were located three blocks east in the Carper Building. Interestingly, the Williams and Caskey houses share some similarities, including period of construction and Modernist details such as large metal casement windows. Both houses feature the unique detail of identical tiled sills at window openings, perhaps indicating a shared builder or architect.

On the other hand, some residents selected more regional architectural styles for their homes. Melvin Elsworth Baish, president of Maljamar Oil and Gas and later Mercury Oil, employed the Spanish Colonial Revival style for his grand residence at 412 South 7<sup>th</sup> Street (Photo 8). This house is highlighted in the 1950-1951 City Directory as one of Artesia’s “many fine homes.” Ralph and Gussie Petty chose the Pueblo Revival style for their residential complex at 302 West Missouri Avenue (Photo 7). Ralph Petty owned and managed the Artesia Pharmacy at 400-402 West Main Street.

There were, of course, other supporting careers and professions that all towns need, such as teachers, pharmacists, and hardware store owners. The 1947 City Directory lists Linna McCaw, Hildegard Kaletke, Helen Gorman and Catherine Ferrell as living at 801 West Quay Avenue. Again, there is reference to a rear apartment in some of the directories. Several, if not all, of these women were teachers at Park School.

## ARTESIA TODAY

Artesia still stands at the intersection of U.S. Highways 285 and 82. The local economy continues to be driven by historic enterprises, including ranching, farming, and the lucrative oil industry. Being a small town, the Artesia Residential Historic District reflects an overlap of residents from various classes and occupations. The houses, in both style and scale, also reflect this mix of people. Many residents that have lived in Artesia for decades and witnessed the initial boom of the oil industries remain living in the district. One such resident is ninety-four year old Edna Carper who still lives in the Ranch house that she and her husband built in 1941 at the corner of West Quay Avenue and South Seventh Street. Her husband Stanley Carper served as Drilling Superintendent for Carper Drilling Company.

The recent location of the Sky Marshals training program has expanded the population base and pumped additional money into the local economy. Considered a “boomtown” in southern New Mexico, Artesia invests in its infrastructure, as well as its new and historic building stock. Just as it did in the past, Artesia continues to embrace an innovative and forward-looking approach.

<sup>33</sup> Telephone and city directories, biography of Weldon Petty in the 1940s vertical file at the Artesia Historical Museum.

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Reed, W.M., "Reports of Special Agents and Observers, New Mexico Irrigation along the Pecos River and Its Tributaries," 1900. Pecos Valley-Artesian Conservancy District Legal Records 1877-1988. MS 450. Archives and Special Collection Department. NM State University Library.

Sanborn Fire Insurance Maps, 1905 and 1930. Housed at the Artesia Historical Museum.

Steele, James, "The Pecos Valley in Southeast New Mexico." Issued by Colonization Department Atchison, Topeka, and Santa Fe RR, Chicago, 1905. Pecos Valley-Artesian Conservancy District Legal Records 1877-1988. MS 450. Archives and Special Collection Department. NM State University Library.

Waltrip, Lela and Rufus. *Artesia: Heart of the Pecos Canyon*, Texas: Staked Plains Press, 1979.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number \_\_\_\_\_ Photos \_\_\_\_\_ Page 1

Artesia Residential Historic District  
Eddy County, New Mexico

## VERBAL BOUNDARY DESCRIPTION

The boundaries of the nominated district are delineated by the polygon whose vertices are marked on the accompanying USGS map by the following UTM coordinates:

- 1) 13/555000/3633770      2) 13/556205/3633785  
3) 13/556550/3633240      4) 13/55475/3633225

Please see Boundary Sketch Map drawn to the scale of 1 inch = 200 feet for further details:

Moving clockwise from the corner of West Main and South 12<sup>th</sup> streets, the boundary line of the district is roughly the south side of West Main Street, running between South 12<sup>th</sup> Street and South 7<sup>th</sup> Street. At this point, the line turns south. The boundary follows the alley in the 600 block of West Quay Avenue, then turns south and follows the centerline of South 6<sup>th</sup> Street to Richardson Avenue. The boundary bumps out to include the property line of 201 – 209 South 6<sup>th</sup> Street. The boundary then follows the centerline of Richardson Avenue east to South 2<sup>nd</sup> Street, and then turns south following the centerline. Using property lines and alleys, the district incorporates residences in the 700 Block of West Grand Avenue (# 112, 116, 117) and the east side of the 400 block of South 2nd Street. The boundary line follows the alley to the south of Missouri Avenue between South 2nd Street and South 7th street. At South 7<sup>th</sup> Street, the boundary jogs, using the alley to the south of West Grand Avenue as the boundary. The line extends to South 10<sup>th</sup> Street. Using the centerline of South 10<sup>th</sup> Street, the boundary continues north to the centerline of West Quay Avenue. The boundary follows West Quay Avenue to South 12<sup>th</sup> Street, skirting the high school complex, where it once again meets West Main Street.

## VERBAL BOUNDARY JUSTIFICATION

The boundaries of the Artesia Residential Historic District are irregular in shape. The district encompasses portions of the following historic additions: Clayton and Stegman, Forest Hill, Blair, and Artesia Improvement Company Additions—all platted between 1903 and 1912. Major roadways, transition from residential to commercial, and the integrity of resources were the primary factors in selecting the boundaries.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number \_\_\_\_\_ Photos \_\_\_\_\_ Page 2

Artesia Residential Historic District  
Eddy County, New Mexico

PHOTOGRAPH LOG

*The following information pertains to all photographs unless otherwise noted:*

**Artesia Residential Historic District**  
Artesia, Eddy County, New Mexico  
Photographer: Heather Barre  
August 21, 2008  
Location of Negatives: New Mexico Historic Preservation Division

Photo 1 of 12  
Gesler House, north and west elevations  
Facing southeast

Photo 2 of 12  
201 Richardson Avenue, north and east elevations  
Facing southwest

Photo 3 of 12  
Hartell-Cole House, south and east elevations  
Facing northwest

Photo 4 of 12  
206 South 8<sup>th</sup> Street, north and east elevations  
Facing southwest

Photo 5 of 12  
709 West Richardson, north and west elevations  
Facing southeast

Photo 6 of 12  
812 West Richardson Avenue, south and east elevations  
Facing northwest

Photo 7 of 12  
Petty House, south and east elevations  
Facing northwest

Photo 8 of 12  
Melvin E. Baish House, south and east elevations  
Facing northwest

Returned

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number      Photos      Page     3    

Artesia Residential Historic District  
Eddy County, New Mexico

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Photo 9 of 12  
Caskey House, south elevation  
Facing north

Photo 10 of 12  
Williams House, east elevation  
Facing west

Photo 11 of 12  
Kersey House, south elevation  
Facing north

Photo 12 of 12  
Noncontributing resource  
909 West Quay Avenue, north and west elevations  
Facing southeast

**Returned**

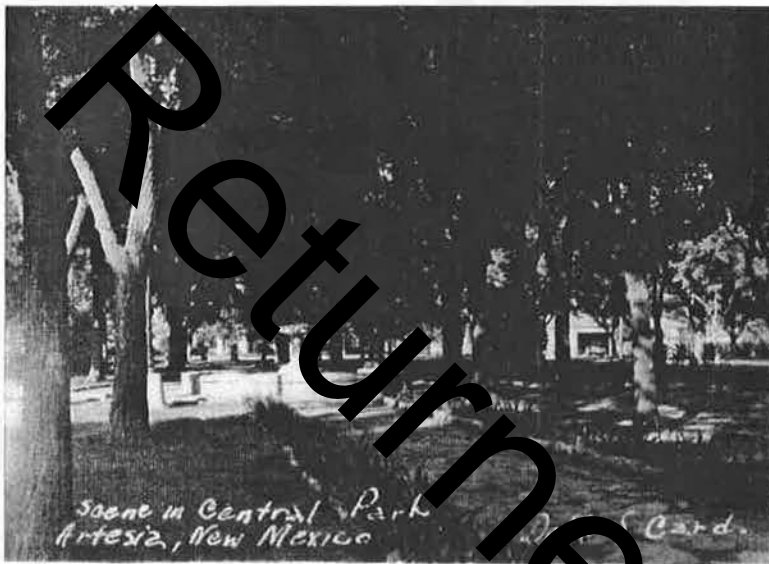


United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number      Figures      Page      1

Artesia Residential Historic District  
Eddy County, New Mexico



**Figure: 1**

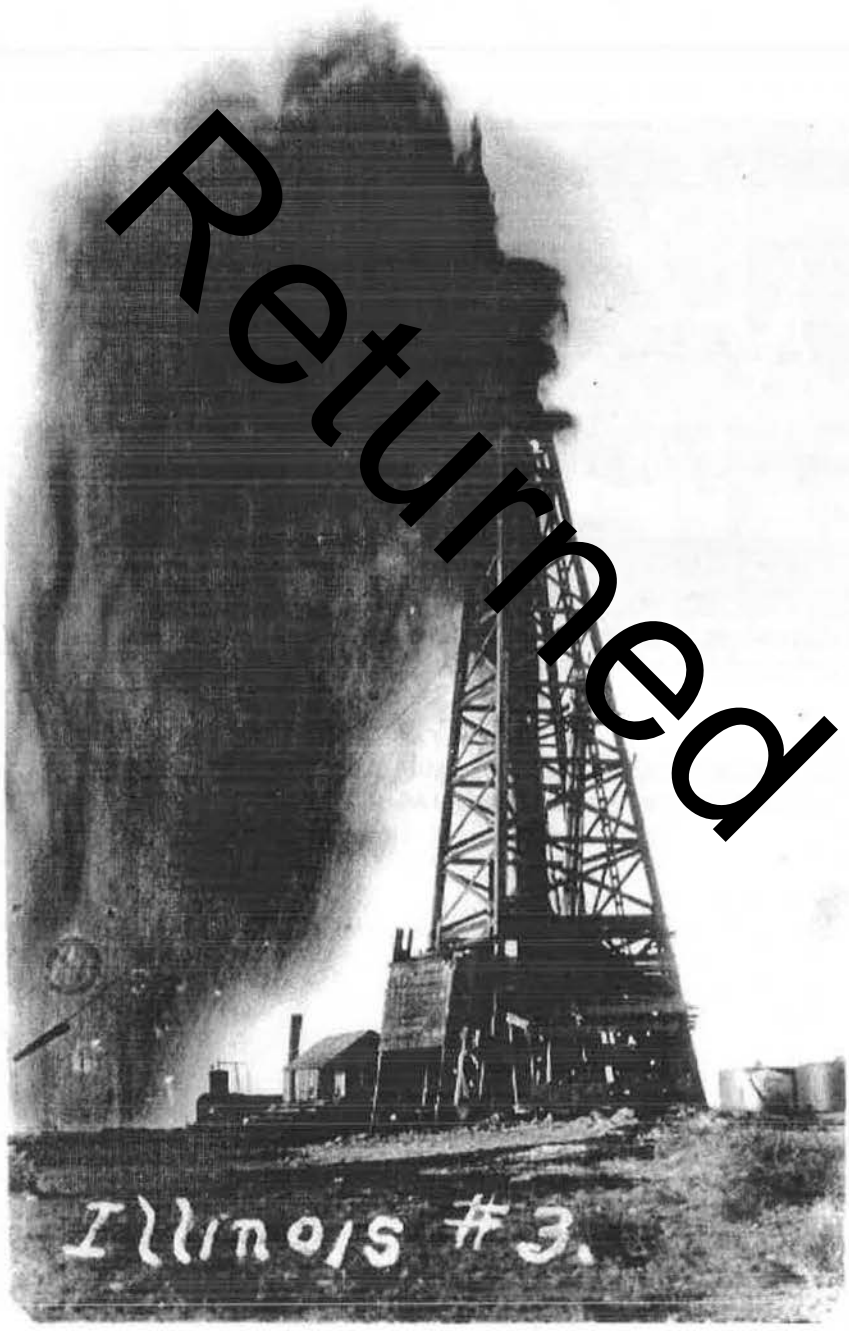
ca. 1940s image of Central Park soon after WPA work was completed.  
*Courtesy of the Artesia Historical Museum and Art Center*

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number      Figures Page     2    

Artesia Residential Historic District  
Eddy County, New Mexico



**Figure 2**  
Historic Photo of Illinois #3.  
*Courtesy of the Artesia Historical Museum and Art Center.*

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Artesia Residential Historic District

MULTIPLE NAME: Artificial Stone Houses of Artesia TR

STATE & COUNTY: NEW MEXICO, Eddy

DATE RECEIVED: 12/11/09      DATE OF PENDING LIST: 12/30/09  
DATE OF 16TH DAY: 1/14/10      DATE OF 45TH DAY: 1/25/10  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 09001267

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: Y SAMPLE: N SLR DRAFT: Y NATIONAL: N

COMMENT WAIVER: N

     ACCEPT           RETURN           REJECT                           DATE

ABSTRACT/SUMMARY COMMENTS:

**RETURN**

**SEE ATTACHED COMMENTS**

RECOM./CRITERIA Return

REVIEWER Paul R. Lusignea DISCIPLINE HISTORIC

TELEPHONE 202-354-2229 DATE 1/15/10

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

# ARTESIA RESIDENTIAL HISTORIC DISTRICT

## Eddy County, NM

### National Register of Historic Places - Return Comments:

---

The current nomination is being returned for technical and substantive revisions. The basic documentation appears to outline a district worthy of listing in the National Register. Approval may be completed upon correction of the items noted below and resubmission of the required materials to the National Park Service.

#### Classification

While the district contains previously listed buildings associated with the *Artificial Stone Houses of Artesia, New Mexico*, Multiple Property Submission (MPS), the bulk of the nomination and the majority of the nominated resources have no link to the MPS document. Since the district is not actually being listed under this MPS cover, the name of the MPS should be deleted from the form. The references in the narrative are sufficient to direct researchers to the additional sources of documentation.

#### Description

While the description narrative meets the minimal standards for historic districts, it focuses largely on the more stylistically designed houses. Each of the stylistic discussions provides as its examples high-style or substantial homes, leaving the more modest homes that make up the majority of the district's resources underrepresented. In order to convey the true extant character of a district such as this, equal consideration should be given to the more modest, vernacular forms. In such circumstances, particularly where the number of non-contributing resources is so substantial (1/3 of included properties), one way to address this is through the photographic coverage provided with the nomination. The submitted photographs should include not only shots of the premier examples (already cited in the narrative), but also shots of the more typical building forms and more importantly, typical streetscapes that can depict the common architectural patterns of the district and speak to the issues of overall district integrity. [Such coverage also allows the reviewer to better verify and assess the integrity thresholds used for establishing individual contributing and non-contributing status.] An alternative to increasing the photographic coverage, or a solution to be implemented in coordination with such increased coverage, would be an expansion of the narrative to specifically address the more common vernacular forms. (See Significance Section)

#### Significance

The current nomination provides an excellent, detailed discussion of the town's development history, but the narrative never really addresses the specific areas of significance for the district or the historic themes associated with the selected Areas of Significance—Community Planning and Development, Politics/Government and Architecture. The Significance Section of a nomination should contain three main components: an introduction outlining the appropriate National Register Criteria, areas of significance, and period(s) of significance (done); an historic context narrative outlining the history of the area, its key development patterns, and important associated themes (done); and a discussion of exactly how the district/property represents a significant aspect of the particular themes and areas of significance selected (missing).

The Artesia nomination, for instance, cites potential significance under Criterion A in the area of Politics/Government in association with the existence of a WPA park in the district. But nowhere in the narrative is any additional information provided directly explaining why the existence of such a park was significant to the development of the community or the district. What was the WPA? Why were its efforts

considered significant to local history? Why was the park such an important reflection of those WPA program efforts? Mere association with the program is not sufficient to justify National Register eligibility without a more substantial discussion than found in a single line in the narrative.

*Architectural Context.* While the district appears to represent fairly well-preserved examples of period construction, the current nomination provides little if any comparative architectural context for early twentieth century Artesia. Given the substantial amount of development seen in the city during the early twentieth century, how does this area compare to other extant residential areas of the period? What patterns were prevalent? Which patterns were exhibited by this district and how does this example compare to its neighbors in terms of overall architectural quality and integrity? The narrative need not go to great lengths, but should provide a basic understanding of the place held by this neighborhood relative to the rest of the community.

If only a few known architects worked in the community, that would appear to clearly point to the fact that the district is substantially represented by modest building forms and vernacular designs, all of which reinforces the need for the description and significance statements to acknowledge the vernacular nature of the extant resources and the district as a whole. Rather than trying to justify significance based on a few high-style examples, the foundation of the district's architectural significance should clearly be on the broad patterns of local architectural development. Revisions need not be extensive, but should directly acknowledge the vernacular nature of a substantial portion of the district and the common forms that characterize this element.

Much of the current historical context is very general in nature, obviously coming from a larger comprehensive survey effort. A considerable amount of the information relates to the region and city of Artesia as a whole, rather than the specifically nominated district. Tying back the specific significance of this district to the identified areas and patterns outlined in the context narrative is the single most important element largely missing from the current nomination.

[The sample nomination for the Olcott Avenue Historic District that appears on our website offers a good example of the requisite significance components and vernacular discussions.]  
(see: [http://www.nps.gov/history/nr/feature/weekly\\_features/OlcottAveHD.pdf](http://www.nps.gov/history/nr/feature/weekly_features/OlcottAveHD.pdf))

#### **Photographic Documentation**

The photographic coverage of the district should include representative streetscapes that convey both the relative integrity of the district as well as the broad diversity of resources, including high-style and vernacular forms. Given the ratio of contributing to noncontributing buildings and the dispersion of non-historic resources throughout the district such streetscapes are invaluable to any assessment. One should not have to resort to Google Earth to discern the relative integrity of a district, which should instead be clearly presented in the narrative and photos.

If you have questions regarding these comments, please contact me directly at the number or e-mail listed below.



Paul R. Lusignan, Historian  
(for) Keeper of the National Register  
(202) 354-2229  
[Paul\\_lusignan@nps.gov](mailto:Paul_lusignan@nps.gov)

S:\nr\lusi\slrtemp\artesia.rtn

Recommendation: SLR\_Return Action: SLR\_Return None

Documentation Issues-Discrepancy Sheet

State Name: NM County Name Eddy Resource Name Artesia Residential HD

Reference No. 1267 Multiple Name Artificial Stone Hse of NM

Solution:

Problem: - Need to include some streetscape pictures

- is this really part of the cover doc. mentioned if only the 7 previously listed houses are part of that cover? insect

- arch. comparison section should really be in sec 8 (and with a bit more elaboration)

Resolution:

SLR: Yes No

Database Change

Resub  
09001267

Preparer's Response  
to Keeper's  
Comments

# ARTESIA RESIDENTIAL HISTORIC DISTRICT

## Eddy County, NM

### National Register of Historic Places - Return Comments:

---

The current nomination is being returned for technical and substantive revisions. The basic documentation appears to outline a district worthy of listing in the National Register. Approval may be completed upon correction of the items noted below and resubmission of the required materials to the National Park Service.

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DONE

#### Description

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I have addressed this issue with the addition of 5 black and white photographs, including 4 streetscape shots, as well as additional descriptions of vernacular dwellings. I consider 206 South 8<sup>th</sup> Street and 812 Richardson Avenue vernacular examples – these were fully described in the first submittal. I have added descriptions for 308 West Missouri, 410 South 2<sup>nd</sup>, and 407 South 4th (main dwelling and guesthouse).

Section 7, page 2-3 under Arch Styles

Section 8, pages 9 & 10, "Architects & Builders" and "Residents of Artesia"

#### Significance

The current nomination provides an excellent, detailed discussion of the town's development history, but the narrative never really addresses the specific areas of significance for the district or the historic themes associated with the selected Areas of Significance—Community Planning and Development,



Politics/Government and Architecture. The Significance Section of a nomination should contain three main components: an introduction outlining the appropriate National Register Criteria, areas of significance, and period(s) of significance (done); an historic context narrative outlining the history of the area, its key development patterns, and important associated themes (done); and a discussion of exactly how the district/property represents a significant aspect of the particular themes and areas of significance selected (missing).

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Section 7, page 2, paragraphs 2 & 3

Statement of Significance

Section 8, page 5, paragraph 1 "The AIC donated a block of land..."

Section 8, page 8, paragraphs 2-4

*Architectural Context.* While the district appears to represent fairly well-preserved examples of period construction, the current nomination provides little if any comparative architectural context for early twentieth century Artesia. Given the substantial amount of development seen in the city during the early twentieth century, how does this area compare to other extant residential areas of the period? What patterns were prevalent? Which patterns were exhibited by this district and how does this example compare to its neighbors in terms of overall architectural quality and integrity? The narrative need not go to great lengths, but should provide a basic understanding of the place held by this neighborhood relative to the rest of the community.

Section 7, page 1, paragraphs 1-3 (Setting and Streetscape)

Section 7, page 7, Ranch and Cape Cod subdivisions and references

Statement of Significance

Section 8, page 4, paragraph 1 "Over the next several decades..."

Section 8, page 5, last two paragraphs

Section 8, page 9, "To the south of Washington Avenue..."

Section 8, page 10, Artesia Today

If only a few known architects worked in the community, that would appear to clearly point to the fact that the district is substantially represented by modest building forms and vernacular designs, all of which reinforces the need for the description and significance statements to acknowledge the vernacular nature of the extant resources and the district as a whole. Rather than trying to justify significance based on a few high-style examples, the foundation of the district's architectural significance should clearly be on the broad patterns of local architectural development. Revisions need not be extensive, but should directly acknowledge the vernacular nature of a substantial portion of the district and the common forms that characterize this element.

Opening statement of significance

Section 8, page 9, "Architects & Builders"

Much of the current historical context is very general in nature, obviously coming from a larger comprehensive survey effort. A considerable amount of the information relates to the region and city of

Artesia as a whole, rather than the specifically nominated district. Tying back the specific significance of this district to the identified areas and patterns outlined in the context narrative is the single most important element largely missing from the current nomination.

Opening statement of significance

Architects & Builders section

Artesia Residents section

Final paragraph

[The sample nomination for the Olcott Avenue Historic District that appears on our website offers a good example of the requisite significance components and vernacular discussions.]

(see: [http://www.nps.gov/history/nr/feature/weekly\\_features/OlcottAveHD.pdf](http://www.nps.gov/history/nr/feature/weekly_features/OlcottAveHD.pdf))

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If you have questions regarding these comments, please contact me directly at the number or e-mail listed below.

**DONE**

---

Paul R. Lusignan, Historian  
(for) Keeper of the National Register  
(202) 354-2229  
[Paul\\_lusignan@nps.gov](mailto:Paul_lusignan@nps.gov)

S:\nr\lusi\slrtemp\artesia.rtn

**RETURN**

**SEE ATTACHED COMMENTS**



STATE OF NEW MEXICO  
DEPARTMENT OF CULTURAL AFFAIRS  
HISTORIC PRESERVATION DIVISION

Susana Martinez  
Governor

August 2, 2013

BATAAN MEMORIAL BUILDING  
407 GALISTEO STREET, SUITE 236  
SANTA FE, NEW MEXICO 87501  
PHONE (505) 827-6320 FAX (505) 827-6338



Paul R. Lusignan, Historian  
National Park Service 2280  
National Register of Historic Places  
1201 "I" [Eye] Street, N.W.  
Washington D.C. 20005

Re: National Register of Historic Places Revised Nomination: Artesia Residential Historic District

Dear Mr. Lusignan:

Please find enclosed the revised National Register of Historic Places nomination, along with accompanying USGS maps, photograph prints, with a CD-R with digital files.

Thank you for your assistance in reviewing these nominations. As you are aware, I will have departed my position at the Historic Preservation Division by the time you receive these nominations. If you have any questions or would like to discuss the nominations, please contact Jeff Pappas, State Historic Preservation Officer at (505) 827-4222 or via e-mail at [jeff.pappas@state.nm.us](mailto:jeff.pappas@state.nm.us).

Sincerely,

Terry Moody  
State and National Register Coordinator