

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: New Mexico
COUNTY: San Miguel
FOR NPS USE ONLY
ENTRY DATE MAY 3 1974

1. NAME

COMMON:
Montezuma Hotel Complex

AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER:
Six miles northwest of Las Vegas in Gallinas Canyon

CITY OR TOWN:
Las Vegas vic

CONGRESSIONAL DISTRICT:

STATE: New Mexico CODE: 035 COUNTY: San Miguel CODE: 047

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input checked="" type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object <input type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	<input type="checkbox"/> Occupied <input checked="" type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input checked="" type="checkbox"/> Other (Specify) Vacant
<input type="checkbox"/> Comments			

4. OWNER OF PROPERTY

OWNER'S NAME:
United States Catholic Bishops

STREET AND NUMBER:

CITY OR TOWN:
Washington

STATE:
District of Columbia

CODE:
011

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC:
San Miguel County Clerk's Office

STREET AND NUMBER:

CITY OR TOWN:
Las Vegas

STATE:
New Mexico

CODE:
035

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
New Mexico State Register of Cultural Properties

DATE OF SURVEY: 12/28/71
 Federal State County Local

DEPOSITORY FOR SURVEY RECORDS:
State Planning Office

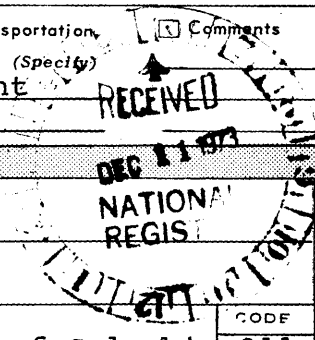
STREET AND NUMBER:
200 West DeVargas

CITY OR TOWN:
Santa Fe

STATE:
New Mexico

CODE:
035

SEE INSTRUCTIONS



STATE:

COUNTY:

ENTRY NUMBER:

DATE:

FOR NPS USE ONLY

7. DESCRIPTION

CONDITION	(Check One)					
	<input checked="" type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The earliest and most lavish of the health resorts built by the railroads in the Southwest, the Montezuma Hotel Complex consists of the Montezuma Hotel, the Stone Hotel, a power plant, an early 20th century residence, a theatre constructed in the mid 1890's and other related structures. The entire complex is in excellent condition with little alteration. Some two-story dormitories were built south of the Montezuma Hotel in the mid 1960's.

Opened in 1880, the Stone Hotel was built with a wide balcony running across the facade of each of the three-stories. However, these observation decks no longer exist. The structure contains approximately 75 rooms of which 50 were used as bedrooms and were located on the second and third floors. The first floor consisted of a large dining room, kitchen, offices, and several rooms. When the Catholic Church acquired the Montezuma Hotel Complex in 1937, the Stone Hotel was utilized as a dormitory for seminarians from Mexico.

The present Montezuma Hotel was opened in April of 1885 and after being partially damaged by a fire on August 9, of the same year, was reopened on August 16, 1886. Constructed of red sandstone, the three-story hotel is of Queen Anne style and was designed by John Wellborn Root of the firm of Burnham and Root. The original slate roof was replaced with a metal one after the fire in 1885. The 150 room hotel has a frontage of 300 feet and incorporates a 75 foot high tower on the southeast corner of the structure. The dining room is 60 by 100 feet and massive maroon colored terra cotta fireplaces fifteen feet wide by eight feet high are found on all three floors.

The stone power plant was built in the mid 1880's and is similar to the Montezuma Hotel in the type of building material employed in its construction. Both the residence and theatre are frame construction with a cladding of clapboard.

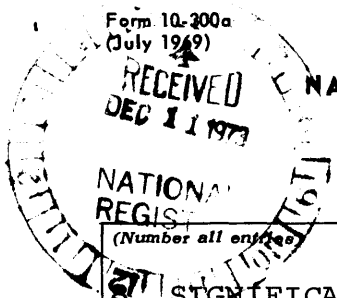
SEE INSTRUCTIONS



**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM**

(Continuation Sheet #1)

STATE	
New Mexico	
COUNTY	
San Miguel	
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ENTRY NUMBER	DATE
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31 SIGNIFICANCE continued:

Chapman, Dold and Mills for \$102,000. Speare then founded the Las Vegas Hot Springs Company of which the Atchison, Topeka and the Santa Fe soon controlled a majority of the stock. A retired freight conductor, Winfield Scott Moore, leased some land from the Las Vegas Hot Springs Company and built a hotel. "The Adobe Hotel," as it came to be known, was operated until March 1, 1881 by Moore and his wife, Minnie. At that time, his lease expired and refusing to renew it, the company razed the structure.

The Las Vegas Hot Springs Company built the first major bathhouse in the fall of 1879. The cost of the two-story wooden structure was \$17,000. On the night of April 12, 1880, a fire, one of many which was to plague Montezuma, destroyed the bathhouse. The company lost no time in erecting a new two-story bathhouse of native red granite at a cost of \$20,000 and later, a smaller wooden bathhouse for mud baths was added to the rear of the stone structure. The bathhouses were operated until October, 1903. A year later, the main bathhouse was destroyed by the flooding Gallinas River.

Realizing Montezuma's bright future, the newly formed company opened a three-story, \$75,000 stone hotel in January, 1880. Of native sandstone, the structure was designed and built by F. C. Martsolf of Las Vegas and contained approximately 75 rooms, of which 40 to 50 were used as bedrooms. The hotel, later known as the "Stone Hotel" had a billard room, bar, large dining room, kitchen, main offices and reading rooms in addition to the bedrooms. Many notable persons were entertained in it including General and Mrs. U.S. Grant who stayed there in mid July, 1880. In 1883, the hotel was remodeled with the addition of steam heat. More convenience was provided with the arrival of postal, telegraph and telephone services later that same year.

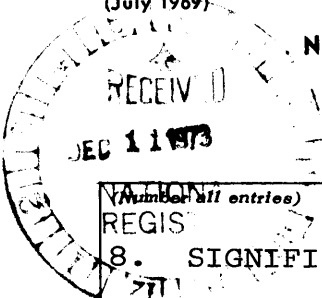
The Las Vegas Hot Springs Company quickly discovered that the new Stone Hotel was insufficient to handle an ever growing clientele and in the very year it opened, plans were drawn up for a newer and more plush hotel which was to be named "The Montezuma." A spur line was run the six miles from Las Vegas to the springs in 1881 and on April 17 of the following year, the Montezuma Hotel was opened to the public. The opening was a grand affair with about 300 guests attending the celebration. Speeches were given by many prominent New Mexicans including former territorial delegate to Congress Miguel A. Otero whose son, Miguel Antonio, was to serve as governor from 1897 to 1906.

Of the Queen Anne style, the frame hotel was designed and constructed by the firm of Bullene, Moores and Emery of Kansas City at a cost of \$200,000. The most exclusive resort in the Southwest, the new hotel was destroyed by fire on January 17, 1884. Although the 62 guests were able to escape injury, \$200,000 of their personal property was lost. (See Continuation Sheet #2)

NATIONAL REGISTER OF HISTORIC PLACES
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(Continuation Sheet #2)

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(Number all entries)

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8. SIGNIFICANCE continued:

The Las Vegas Hot Springs Company sustained a \$250,000 loss which was reduced by a later insurance payment of \$100,000.

Immediately, plans were drawn up for a much more pretentious building. The architect for the \$300,000 stone structure was John Wellborn Root of the firm of Burnham and Root of Chicago. This team of architects were leaders of the Chicago School of Architecture and of the extant work completed before Root's death in 1891, only the Rookery and the Monadnock buildings in Chicago are of greater architectural significance. Both of these structures are on the National Register of Historic Places.

The second Montezuma Hotel was opened quietly in April, 1885 without any ceremony. This building, however, contained elaborate fire prevention equipment. Fire plugs with hose reels were installed in every hall; the roof was capped with slate; mercurial fire alarms, set to go off at 150 degrees and connected to a general alarm system in the clerk's office, were placed in all rooms. All these precautions were in vain, however, since on the night of August 9, 1885, a fire broke out in the attic of the fourth floor and soon spread to the entire building. The fire resulted in a loss estimated at between \$50,000 and \$75,000. Plans were immediately announced that the hotel would be repaired.

The work quickly began and on August 16, 1886, the hotel was once again in operation. The name was officially changed to "The Phoenix" but soon reverted to "The Montezuma."

On September 1, 1893, the management sensing a lack of entertainment facilities other than hunting and fishing closed the hotel for remodeling. When it reopened on June 20, 1895, a 60 by 40 foot Casino was available to patrons for dancing and other types of entertainment. A stage had also been built for theatrical performances and "the floor is as fine for dancing as any in the country." An orchestra was engaged for the entire season and there were bowling alleys, billiard rooms and croquet grounds.

Throughout the 1890's numerous social events took place at the hotel. One such event was a farewell banquet given in honor of Miguel Antonio Otero before he moved to Santa Fe to assume his duties as Governor of the Territory of New Mexico in 1897.

The hotel was closed in October of 1903. The construction of El Tovar in the Grand Canyon detracted so much from the Montezuma Hotel that its operation was no longer profitable. After various ownerships but no productive use, the property was purchased by the Baptist Church in 1921 and operated as a college until 1931. In 1937, it was acquired by the Catholic Church and until 1972 was used as a campus to train Mexican seminarians. Although temporarily vacant, much local interest has been expressed in the preservation of the complex and adaptive use of the buildings.

8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- Pre-Columbian 16th Century 18th Century 20th Century
 15th Century 17th Century 19th Century

SPECIFIC DATE(S) (If Applicable and Known) **1885**

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|--|--|---|--|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input checked="" type="checkbox"/> Religion/Philosophy | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | <input type="checkbox"/> Science | |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Sculpture | |
| <input checked="" type="checkbox"/> Architecture | <input checked="" type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Social/Humanitarian | |
| <input type="checkbox"/> Art | <input type="checkbox"/> Literature | <input checked="" type="checkbox"/> Theater | |
| <input checked="" type="checkbox"/> Commerce | <input type="checkbox"/> Military | <input type="checkbox"/> Transportation | |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Music | | |
| <input type="checkbox"/> Conservation | | | |

STATEMENT OF SIGNIFICANCE

Long known for its curative water and mud, Montezuma Hot Springs witnessed several attempts to convert the area into a health resort. The region was first settled in the 1840's by two Anglo brothers, Anthony T. and William W. Donaldson. Having built a log bathhouse, the Donaldsons sold a portion of their property in 1856 for \$300 to John Dold, Dr. J. M. Whitlock, John Kitchen and Dr. Stephen Boyce. Dold along with his brother Andres, had a general merchandise store on the west side of the Las Vegas Plaza. Whitlock, a surgeon in the territorial militia under Colonel Christopher (Kit) Carson and who along with James Broadwell and John Sease had erected a sawmill at Montezuma in 1849, was the first physician to practice in Las Vegas. Kitchen, a native of Missouri, came to New Mexico in the late 1840's and established a farm on the banks of the Gallinas River. A Canadian by birth, Boyce came to Las Vegas in 1850 also to practice medicine but soon abandoned his profession to engage in trade.

In 1857, the four purchased the Donaldsons' remaining tract at auction for \$105. This tract included about four acres which contained six bathing rooms with tubs. The following year, Dr. Whitlock sold his portion to Dr. Boyce for \$100 and he in turn conveyed half of his holdings to his wife, Helen, for one dollar and other considerations. On November 9, 1862, Dr. Whitlock killed Captain James ("Paddy") Grayton in a duel at Fort Stanton and was in turn shot down by Grayton's men.

With the coming of the Civil War, hospital facilities were established at Montezuma to care for sick and wounded Union troops. After several more transfers of title which even involved famous mountain man and trader Ceran St. Vrain, the property was acquired by Andres Dold, Frank Chapman, and T.B. Mills, a land speculator from Little Rock, Arkansas. Although the three continued to operate the bathhouse, large scale commercialization of the area had to await the arrival of the Atchison Topeka and the Santa Fe Railroad which reached Las Vegas on April 4, 1879.

Bostonian Alden Speare arrived in Las Vegas a couple of months later and quickly realized the development possibilities possessed by the Montezuma region. On July 18, 1879, he purchased the springs and the surrounding 800 acres from

(See Continuation Sheet #1)

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

----- Las Vegas Hot Springs, New Mexico. Passenger Department, Santa Fe Route, 1889.
 Callon, Milton. Las Vegas, New Mexico...The Town That Wouldn't Gamble. Las Vegas, New Mexico: Las Vegas Publishing Company, 1962.
 Keleher, William A. Turmoil in New Mexico 1846-1868. Santa Fe: The Rydal Press, 1952.
 Marshall, James. Santa Fe, The Railroad that Built an Empire. New York: Randon House, 1945.
 (See Continuation Sheet #3)

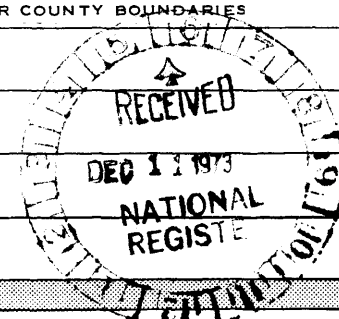
10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY				O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES				
CORNER	LATITUDE		LONGITUDE		LATITUDE		LONGITUDE		
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
NW	N35°	39'	24"	W105°	17'	02"			
NE	N35°	39'	24"	W105°	16'	43"			
SE	N35°	39'	04"	W105°	16'	43"			
SW	N35°	39'	04"	W105°	17'	02"			

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: **Approximately 73 acres**

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY:	CODE



11. FORM PREPARED BY

NAME AND TITLE:
James H. Purdy, Archivist II

ORGANIZATION: **State Records Center & Archives** DATE: **10/29/73**

STREET AND NUMBER:
404 Montezuma

CITY OR TOWN: **Santa Fe** STATE: **New Mexico** CODE: **035**

12. STATE LIAISON OFFICER CERTIFICATION

NATIONAL REGISTER VERIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National State Local

Name: David W. King
 Title: Historic Preservation Officer
 Date: December 4, 1973

I hereby certify that this property is included in the National Register.

David W. King
 Director, Office of Archeology and Historic Preservation

Date: 5/3/74

ATTEST:
Walter H. Hensley
 Keeper of the National Register
 Date: 5.2.74

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 SW 1/4 74 294
 SW 1/4 74 294
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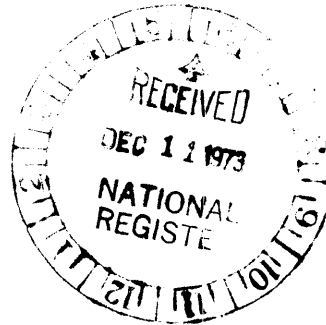
(Continuation Sheet #3)

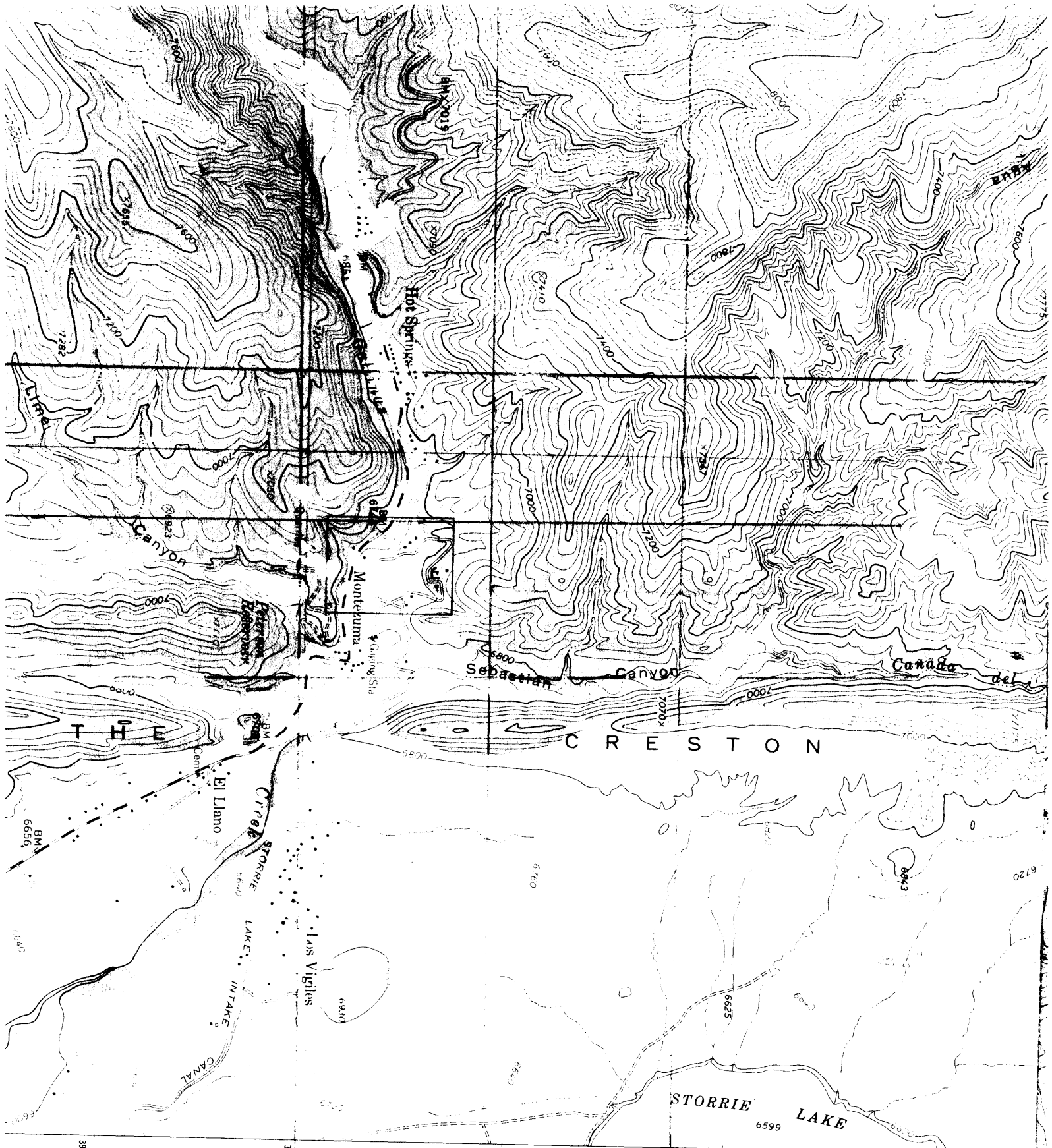
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COUNTY San Miguel	
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	MAY 3 1974

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9. MAJOR BIBLIOGRAPHICAL REFERENCES continued:

- Olivas, Arthur L. "Montezuma's Revenge or A Quick History of the Las Vegas Hot Springs to 1885," unpublished paper, May, 1973.
- Otero, Miguel Antonio, My Life on the Frontier, 1864-1882. Vol. I, New York: The Press of the Pioneers, 1935.
- Otero, Miguel Antonio, My Nine Years as Governor of the Territory of New Mexico, 1897-1906. Albuquerque: The University of New Mexico Press, 1940.
- Parish, William J. The Charles Ilfeld Company. Cambridge: Harvard University Press, 1961.
- Waters, L. L. Steel Trails to Santa Fe. Lawrence: University of Kansas Press, 1950.
- Wiley, Tom. "Splendor on the Fronter," New Mexico Magazine, Nov.-Dec., 1967.





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