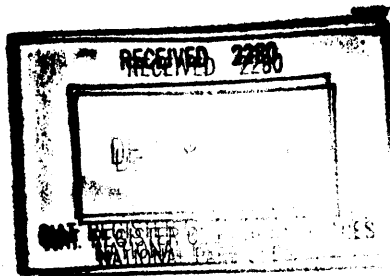


(Oct. 1990)

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

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**



1470

1. NAME OF PROPERTY

HISTORIC NAME: Eklund Hotel

OTHER NAME/SITE NUMBER: Hotel Eklund

2. LOCATION

STREET & NUMBER: 15 Main Street

CITY OR TOWN: Clayton

STATE: New Mexico

CODE: NM

COUNTY: Union

NOT FOR PUBLICATION: N/A

VICINITY: N/A

CODE: 059

ZIP CODE: 88415

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 forth in 36 CFR Part 60. In my opinion, the 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.)

[Handwritten Signature]

NM SHPO

October 29, 2001

Signature of certifying official

Date

State Historic Preservation Officer

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 commenting or other official

Date

State or Federal agency and bureau

4. NATIONAL PARK SERVICE CERTIFICATION

I hereby certify that this property is:

- entered in the National Register See continuation sheet.
- determined eligible for the National Register See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register
- other (explain): _____

[Handwritten Signature]
Signature of the Keeper

Date of Action

11-17-02

5. CLASSIFICATION

OWNERSHIP OF PROPERTY: Private

CATEGORY OF PROPERTY: Building

NUMBER OF RESOURCES WITHIN PROPERTY:	CONTRIBUTING	NONCONTRIBUTING
	0	1 BUILDINGS
	0	0 SITES
	0	0 STRUCTURES
	0	0 OBJECTS
	0	1 TOTAL

NUMBER OF CONTRIBUTING RESOURCES PREVIOUSLY LISTED IN THE NATIONAL REGISTER: 0

NAME OF RELATED MULTIPLE PROPERTY LISTING: N/A

6. FUNCTION OR USE

HISTORIC FUNCTIONS: DOMESTIC: hotel; COMMERCE/TRADE: restaurant

CURRENT FUNCTIONS: COMMERCE/TRADE: restaurant; WORK IN PROGRESS

7. DESCRIPTION

ARCHITECTURAL CLASSIFICATION: LATE 19th AND EARLY 20th CENTURY AMERICAN MOVEMENTS:
Commercial Style

MATERIALS:

FOUNDATION STONE: Sandstone

WALLS STONE: Sandstone

ROOF METAL

OTHER

NARRATIVE DESCRIPTION (see continuation sheets 7-5 through 7-7).

8. STATEMENT OF SIGNIFICANCE

APPLICABLE NATIONAL REGISTER CRITERIA

- 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 VALUE, 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

AREAS OF SIGNIFICANCE: Architecture

PERIOD OF SIGNIFICANCE: 1892-1951

SIGNIFICANT DATES: 1892; 1898; 1905

SIGNIFICANT PERSON: N/A

CULTURAL AFFILIATION: N/A

ARCHITECT/BUILDER: unknown

NARRATIVE STATEMENT OF SIGNIFICANCE (see continuation sheets 8-8 through 8-11).

9. MAJOR BIBLIOGRAPHIC REFERENCES

BIBLIOGRAPHY (see continuation sheet 9-12).

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 #

PRIMARY LOCATION OF ADDITIONAL DATA:

- State historic preservation office (*Historic Preservation Division, Office of Cultural Affairs*)
- Other state agency
- Federal agency
- Local government
- University
- Other -- Specify Repository:

10. GEOGRAPHICAL DATA

ACREAGE OF PROPERTY: 0.215 acres

UTM REFERENCES	Zone	Easting	Northing
1	13	662737 E	4035384 N

VERBAL BOUNDARY DESCRIPTION (see continuation sheet 10-13)

BOUNDARY JUSTIFICATION (see continuation sheet 10-13)

11. FORM PREPARED BY

NAME/TITLE: Kendyl K. Monroe, Chairman of the Board of Directors

ORGANIZATION: Eklund Association, Incorporated

DATE: June 6, 2001

STREET & NUMBER: 15 Main Street

TELEPHONE: (505) 451-7454

CITY OR TOWN: Clayton

STATE: NM

ZIP CODE: 88415

ADDITIONAL DOCUMENTATION

CONTINUATION SHEETS

MAPS (see attached USGS 7.5 Minute Series Clayton Quadrangle)

PHOTOGRAPHS (see continuation sheet Photo-14)

ADDITIONAL ITEMS

PROPERTY OWNER

NAME: Eklund Association, Incorporated

STREET & NUMBER: 15 Main Street

TELEPHONE: (505) 374-2551

CITY OR TOWN: Clayton

STATE: NM

ZIP CODE: 88415

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 5

Eklund Hotel
Clayton, Union County, New Mexico

Description

The Eklund Hotel is a three-story commercial building located in Clayton, Union County, New Mexico. The hotel is situated on the main commercial street of Clayton and occupies three city lots. The building, rectangular in plan, is 55-feet-wide by 100-feet-deep, and built of coursed, rough-cut sandstone with a metal cornice and pediment crowning its façade. The core of the building dates to 1892, and was constructed as a bar and lunch room, which soon expanded to become a hotel and dining room, taking on its current three-story appearance in 1905. This use has continued over the years, although the hotel area is currently closed for restoration. Despite deterioration to some of the stonework and a change of design to the second story porch, and the replacement of some of the original windows, the Eklund Hotel retains a high degree of integrity of its design, materials, workmanship, setting, feeling, and association, to its 1905 appearance.

The Eklund Hotel is situated on three deep, narrow lots in the downtown commercial area of Clayton, New Mexico – a small town in the northeast corner of the state. The hotel covers the entire area with the exception of a driveway that runs along the entire east elevation of the building. To the west, another commercial structure directly adjoins the hotel. The adjoining property consists of a one-story brick building constructed as part of a commercial block built in c.1929. The Eklund Hotel, because of its height, dominates the entire block of commercial structures.

The three-story Eklund Hotel has rectangular plan and a flat roof and is constructed of load-bearing stone masonry walls, with the exception of the center wall at the third floor, which is wood frame. The exterior of the building is faced with rough-cut sandstone block arranged in regular courses. The south elevation or front façade is coursed with quarry-faced stone finished with evenly spaced mortar joints (see Photo 1). This elevation displays a symmetrical arrangement of window openings on the second and third floors. These consist of wooden one-over-one, double hung windows framed by sandstone sills and lintels. A second story porch supported by steel posts extends out to the edge of the sidewalk and is sheltered by a shed-roof canopy. The current porch is not historic, but generally conforms to the historic appearance of a second story porch during the 1910s (see Photo 2). The first floor displays an irregular fenestration pattern, with historic wooden windows along the east or dining side of the facade, and lava rock infill and clerestory windows along the west or saloon side of the façade. The building is topped with a metal cornice and centered pediment with the date “1905” and name “Hotel Eklund” raised across its face. Surmounting the building are two large billboard signs arranged at skew displaying in large letters the name “Eklund.”

The west elevation is constructed of rough-cut sandstone laid in a coursed ashlar pattern, with wide, irregular mortar joints between a half and two inches in width. The stone does not have the same finished look of the façade (see Photo 3). Only half of the second story is visible because of the adjoining building, which has concrete parging covering the stone to a height of about 15 inches above the roofline. Along this elevation, the roofline of the hotel has three steps, progressing in height from south to north. The parapet cap, most likely

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Section 7 Page 6

Eklund Hotel
Clayton, Union County, New Mexico

added in the last 35 years, is concrete. Five six-light and one eight-light casement windows are present at the second story level. These are replacement windows with a combination of original sandstone lintels and replacement concrete sills. The third story windows, currently boarded over, are original with sandstone lintels and sills. The original metal fire shutters are still in place next to the windows. A series of tie rod bolt ends are present just above the third story windows.

The east elevation is also constructed of rough-cut sandstone displaying a coursed ashlar pattern with wide mortar joints. The driveway abuts the base of the wall, which is surfaced with concrete to a height of two and one half feet (see Photo 4). The first story currently has nine window openings with sandstone lintels and sills, with most of these containing replacement windows. Spanning a section of the driveway is a c. 1974 porte cochere made of a wood frame and canopy covered with wooden shingles. The doorway at the porte cochere replaced one of the original windows. The second story contains eight one-over-one, double hung windows, while the third story contains nine units of the same configuration. These windows are currently boarded over and all windows display sandstone lintels and sills. The roofline is stepped with four steps with the parapet capped with concrete. Tie rod bolts are present between the first and second stories, the second and third stories, and just above the third story windows. The remnants of the original fire shutter hardware are present at each level.

The original walls of the north elevation are rough-cut, coursed sandstone with wide mortar joints. The 1892 section has two original one-over-one, double hung windows at the third floor, and two non-original windows at the second floor level (see Photo 5). The 1898 section reveals a doorway on both the second and third floor levels, which give access to the roof of the one-story sandstone room. A metal ladder from the roof of this room leads to the ground. The sandstone room and the 1970's one-story kitchen addition make up the present north wall of the structure. An alley giving access to the hotel is directly behind the building.

The first floor interior has undergone several changes in space configuration and finishes as uses and ownership changed. The current uses are the restaurant and hotel lobby in the 1898 section, and a saloon/café in the 1892 section. These uses are essentially those which have predominated throughout the history of the hotel. During the prohibition era, the saloon was closed and the space was used for other commercial uses at this and other times in its history. A significant original finish of the saloon is a pressed metal ceiling and the wooden back and front bar (see Photo 6). The second and third floors have been used almost exclusively as sleeping rooms throughout the history of the hotel. Other second and third floor spaces include public corridors, staircases, and support spaces. These floors are currently closed to the public due to restoration work. Evidence of previous changes in finishes can be seen, but most finishes which are in place appear to be from the first 40 years of the twentieth-century, and includes the hotel's plaster finish, flooring, light fixtures, windows, and a percentage of the original hardware and wood molding.

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Section 7 Page 7

Eklund Hotel
Clayton, Union County, New Mexico

The present appearance of the hotel is the result of three distinct construction phases. The first building, erected in 1892, commanded one lot and consisted of a two-story stone commercial structure. At the second floor level, two single, double-hung windows flank a pair of double-hung windows above which sits a large stone carved with the date, "1892," reflecting the height of the original building.

In 1898, a two-story addition was built on two adjacent lots to the east. The addition mimicked the original, with the exception of a door replacing one of the paired windows and a section of wall extending 25 feet further to the north. The 1898 section is also five feet wider on the façade, but this is not readily noticeable due to the symmetry of the two sections. A porch across the entire façade at the second floor level was built in 1898 when the east section was added. The porch was originally an open porch with a wrought iron railing and no covering (see Photo 2). A photo from c.1915 shows the porch with a metal awning type roof, totally enclosed with screens and no longer with open railing (see Photo 7). The metal awning was retained until the 1970's although the screening was removed at some earlier date. The porch is currently made of a concrete slab with a wrought iron railing supported by metal poles and covered by a new metal awning. At the same time or soon thereafter, a one-story stone room was added behind the 1898 section. A third story addition, also made of stone, was erected over the entire structure in 1905.

Over the years the hotel has experienced a number of changes to its exterior. In the 1920's, when a clothing merchant first occupied the ground floor of the original 1892 building, the facing wall of that building was made into a display window. In the 1970's, the display window was framed in with lava stone veneer and clerestory windows were installed above. Because each first floor opening is removable without damage to the adjacent stone pier, the lava stone in-fill is being removed and replaced with windows that complement the east (1898) section of the building. Other changes include the addition of the porte cochere to the east elevation and the removal of the top portion of the brick chimney also on the east elevation. The only addition to the exterior since 1905, is a kitchen addition at the rear or north elevation of the building constructed in the 1970's. Due to changes in ownership, the roof sign and other signage have been changed a number of times, however, the 1905 "Hotel Eklund" displayed in the cornice has remained constant. Beyond these changes, the hotel has retained much of its architectural and historical integrity and is essentially not much changed from its appearance in 1905.

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Section 8 Page 8

Eklund Hotel
Clayton, Union County, New Mexico

Statement of Significance

The Eklund Hotel was built to provide an elegant, well-appointed hotel and dining room for the small town of Clayton and the surrounding region. The need for a hotel became pressing after the arrival of the railroad in 1888. With the arrival of the Fort Worth & Denver City Railroad, Clayton became a stop for passenger trains, where passengers walked one block to the Eklund for a substantial meal or to secure overnight lodging. The hotel also provided those in and near Clayton an attractive place to stay and conduct business. The building, with its façade of dressed sandstone crowned by a metal cornice and combined with an elegant dining room, was considered the most impressive hotel in the region and dominated the hotel market in Clayton during the period of significance. Presently, the situation is much the same, and the Eklund Hotel continues to cater to travelers arriving by automobile who come to dine at the hotel's restaurant. Additionally the hotel plays a significant role in community interaction and its current operation is considered central to the future of economic development in Clayton. For these reasons, the hotel is eligible at the local level of significance under Criterion A in the area of Commerce and Criterion C in the area of Architecture.

The Eklund Hotel has its beginning in 1891 when Nettie L. Hill and Eliza Gordon North, wives of two of the founders of Clayton, acquired land for the construction of a hostelry. Clayton, which began humbly in 1888 as a tent town for cattle drovers, by 1891 had evolved into a busy railroad town, becoming a division point of the Fort Worth & Denver City Railroad in 1888. Catering to this rapid increase in traffic and commerce were entrepreneurs such Mmes. Hill and North, who established businesses along the blocks fronting the railroad depot on North Front Street. By of May 1892, they had leased the building to John Temple, which was described in the abstract of title as "the lower story or ground floor of the two story rock building now lately completed" (Abstract of Title). There is some evidence that the original use of the second floor of the 1892 building was as a dry goods store. In January 1894, Mrs. North transferred her one-half interest to Johannes Eklund, a Swedish immigrant, and Greta H. Chadbourne, a sister of Mrs. Hill's husband. In February 1894, the owner-lessors published a notice of the sale of the contents of the ground floor based on nonpayment of rent. The contents listed were, among other items, a front and back bar and related barroom equipment and supplies, pool and carom tables, Monte and game tables, a crap table, and a poker table.

In October 1894, Johannes Eklund and Ms. Chadbourne transferred their interest in the original lot and building to Carl Eklund, the son of Johannes. Carl Eklund, an important historical figure in the settlement and development of Union County and the Town of Clayton, reached Clayton shortly after the town was founded. The industrious Swedish immigrant, who spoke little English, created a large ranch and cattle raising operation, while at the same time developing the Eklund Hotel.

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National Park Service**

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Eklund Hotel
Clayton, Union County, New Mexico

In 1896 Carl Eklund acquired the adjacent lot to the east and a portion of the next lot to the east. By 1897, Carl had acquired the other one-half interest in the original lot and building, which reportedly by then had a bar and lunch counter on the ground floor. The 1898 construction of the expanded two-story building on three lots was described in a contractor's lien as relating to a "Hotel Building," the construction of which commenced on December 13, 1897 and was substantially completed on March 16, 1898. In April 1898, Carl Eklund leased to Thomas S. Rose the "Hotel Eklund," and "all the appurtenances...in any way used or intended to be used in the conduct and management of said Hotel, including all furniture placed and to be placed in said Hotel" (Abstract of Title).

By 1900 Clayton's population had reached 750, and the town was an important stop for the Forth Worth & Denver City Railroad (later named the Colorado & Southern Railroad). The hotel, then named the Eklund Hotel, first appears on a 1902 Sanborn Fire Insurance map as a two-story building commanding the center of then 20th Street. The hotel is shown on the map to contain a saloon, hotel office, barbershop, dining room and kitchen, and is heated by steam and illuminated with electric lights (see Figure 8-1). The hotel is flanked on either side by small, one-story, wood frame commercial buildings shown as offices and general stores. According to the map, the Eklund and a smaller El Fenix Hotel were the only hostelries in town.

The work done in 1905 to increase the height of the hotel was described in a complaint to foreclose a materialman's lien as "to erect, construct and build a third story on the stone hotel known as the Eklund Hotel...and...to remodel and repair the first and second stories of said hotel, and...to build a cement sidewalk along and in front of the said hotel, and...to repair and build a porch adjoining and in front of said hotel" (Abstract of Title). Construction began on about May 1, 1905 and was completed or stopped on January 17, 1906 after many changes were allegedly made by Carl Eklund to the original specifications, including "the building of a gigantic brick chimney from four feet under the ground to a height of about forty or fifty feet...on the east side of said building"(Abstract of Title).

In 1923, after mortgage foreclosure and bankruptcy, the property was transferred to R.K. Wooten of Chickasha, Oklahoma. Wooten leased the property to an operator and agreed in the lease to put hot and cold water in the building, including all hotel rooms, and to provide some rooms with baths, to paint the building and make general repairs, "all of such repairs and improvements...in a general way to be made so as to make the building useable as a first class hotel" (Abstract of Title). At this time, the Eklund Hotel and the one-story Bruns Hotel were the only hostelries operating in town.

The Eklund dominated the hotel market in Clayton through the 1920's, when at its height, the town supported four hotels, including the Commercial Hotel, Hotel Arlington, and Palace Hotel. These hotels, located in the downtown area catered to both the traffic of the Colorado & Southern and Atchison, Topeka & Santa Fe railroads, and the new automobile traffic arriving on US highways 56 and 87. During the 1920's, Simon Herzstein, a clothing merchant, occupied the ground floor of the 1892 building.

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Section 8 Page 10

Eklund Hotel
Clayton, Union County, New Mexico

In 1938 Carl Eklund purchased the hotel from the Executors of the Will of R.K. Wootten. Eklund operated the hotel until 1944, when he transferred a one-half interest in the hotel land and building to his son-in-law, John D. Alford, Jr., and in 1952 he transferred the balance of his interest to Alford. The hotel's longest proprietor to date, Carl Eklund, died in 1956 at the age of 90. The hotel continued under the management of Alford until 1972, when he transferred the building and land to the Eklund Hotel Corporation. At this time the hotel operations were suspended with the idea of eventually restoring the upper floors for hotel use. In 1973, the restaurant and saloon were refurbished and have been in continuous use since then.

The Eklund Hotel Corporation, in the process of liquidation, transferred the land and building to John Howard Chilcote in 1988, and in 1989, Mr. Chilcote transferred the property to the newly created Eklund Hotel, Inc. A new business venture, the Eklund Association, Incorporated, acquired the property in 1992, has continued the restaurant and saloon operations, and recently initiated plans to restore the building to again a working hotel, reflecting back to much of its 1905 appearance.

The Eklund Hotel, characteristic of the style of commercial buildings and hostelries built in the western United States during its period of railroad settlement, is significant for the role it played in providing accommodations to the railroad traveler and later the automobile tourist in Clayton. The building's architecture retains integrity with few changes made to the exterior since 1905, and is the predominant landmark of the downtown Clayton commercial area. The Eklund Hotel is significant at the local level under Criterion C, Architecture, as a good example of an early twentieth commercial building constructed of natural local stone, and Criterion A, Commerce, for the role it played as a place for social and business interaction for Clayton and a large region of northeastern New Mexico.

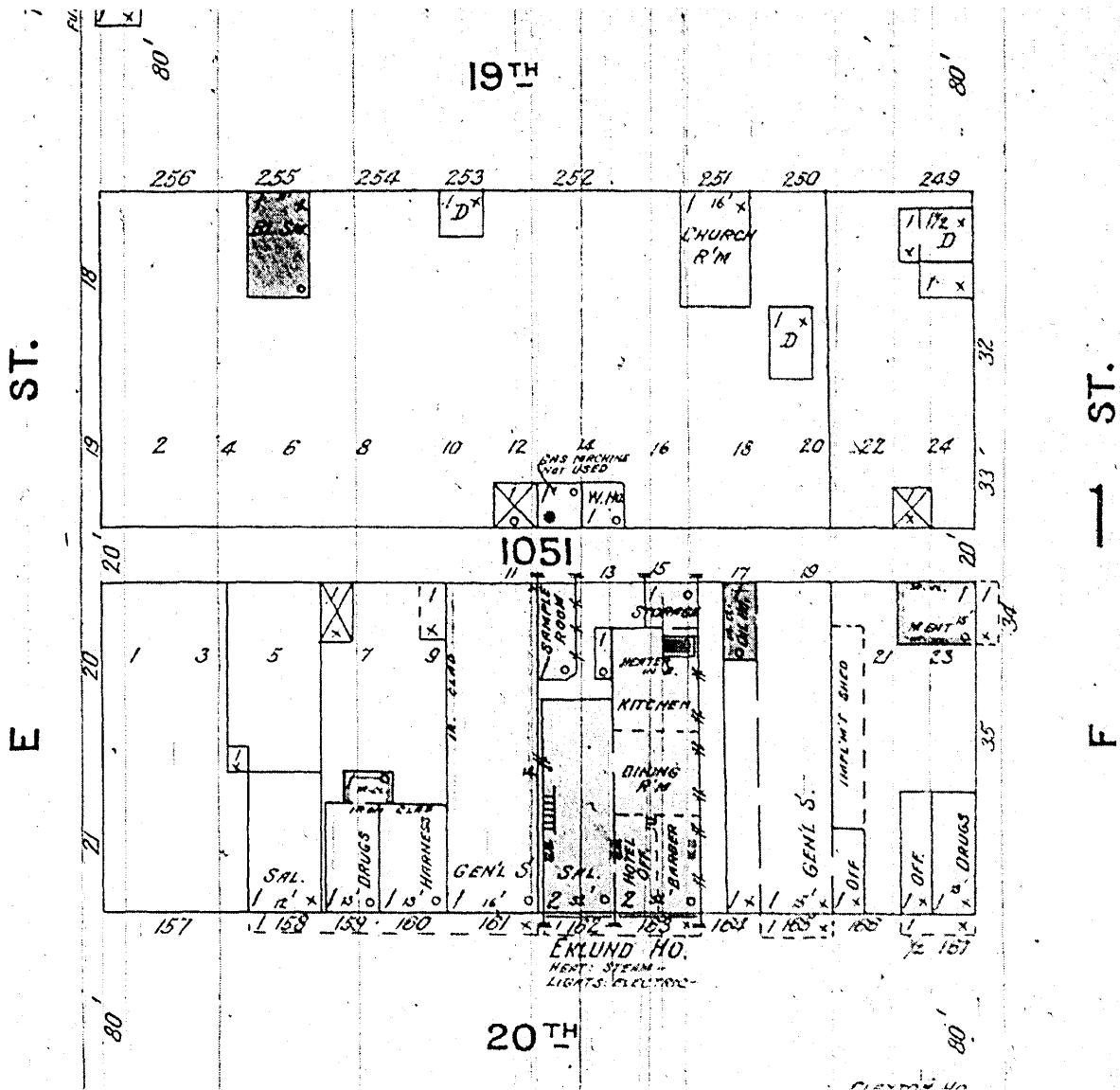
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 11

Eklund Hotel
Clayton, Union County, New Mexico

Figure 8-1 1902 Sanborn Fire Insurance Map, Clayton, New Mexico



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National Park Service

National Register of Historic Places Continuation Sheet

Section 9 Page 12

Eklund Hotel
Clayton, Union County, New Mexico

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Clayton Citizen, The (newspaper). Various issues: September 21 - December 28, 1906.

Clayton Enterprise, The (newspaper). Various issues: 1894-1895 and 1905-1906.

El Fenix (newspaper). Various issues: 1903-1908.

Sanborn Fire Insurance Maps: 1902; 1908; 1909; 1913; 1917; and 1921.

Sellers, John. "Tales of the Eklund." *High Country*. Summer 2000, page 44.

Toombs, Clara Harvey. *Not So Wild, The Old West*. Denver: Golden Bell Press, 1961.

Thompson, A.W. *The Story of Early Clayton*. Clayton, New Mexico: The Clayton News, 1933.

Thompson, Mrs. Harry, William H. Halley, and Simon Herzstein (Collaborator). *Clayton, The Friendly Town in Union County, New Mexico*. Clayton, New Mexico: Clayton Chamber of Commerce, 1962.

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Section 10 Page 13

Eklund Hotel
Clayton, Union County, New Mexico

Verbal Boundary Description

The nominated property is located on Lots 13, 15, and 17 of Block 1051, in the Town of Clayton, Union County, New Mexico.

Boundary Justification

The nominated property includes all of the land historically associated with the Eklund Hotel.

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Section PHOTO Page 14

Eklund Hotel
Clayton, Union County, New Mexico

Photographs

Eklund Hotel
15 Main Street
Clayton, Union County, New Mexico
Kendyl K. Monroe
March 2000

Negatives on file with owner

The following information pertains to all photographs unless otherwise noted.

Photo No. 1 of 7
South and east elevations
Camera facing northwest

Photo No. 2 of 7
Main Street and the Eklund Hotel
Camera facing northwest
(July 4, 1910)

Photo No. 3 of 7
South and west elevations
Camera facing northeast

Photo No. 4 of 7
East elevation
Camera facing northwest

Photo No. 5 of 7
North elevation
Camera facing southwest

Photo No. 6 of 7
Interior of saloon
Camera facing southeast

Photo No. 7 of 7
Main Street and the Eklund Hotel
Camera facing northwest
(Circa 1919)