

3458

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Cimarron Mercantile
Other names/site number: Wells Fargo & Co. Office
Name of related multiple property listing: N/A
(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 709 South Collison Street
City or town: Cimarron State: New Mexico County: Colfax
Not For Publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,


I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

Applicable National Register Criteria:

X A B X C D

 Signature of certifying official/Title:	<u>4/17/19</u> Date
State or Federal agency/bureau or Tribal Government	

In my opinion, the property <u> </u> meets <u> </u> does not meet the National Register criteria.	
Signature of commenting official:	Date
Title : State or Federal agency/bureau or Tribal Government	

Cimarron Mercantile

Name of Property

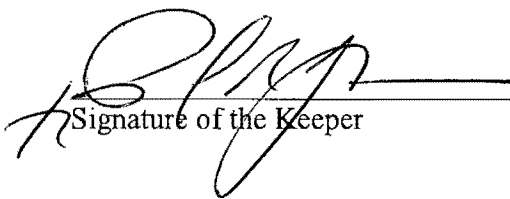
Colfax, New Mexico

County and State

4. National Park Service Certification

I hereby certify that this property is:

- ☒ entered in the National Register
☐ determined eligible for the National Register
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ other (explain:)


Signature of the Keeper

6/13/2019
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private: ☒
Public – Local ☐
Public – State ☐
Public – Federal ☐

Category of Property

(Check only **one** box.)

- Building(s) ☒
District ☐
Site ☐
Structure ☐
Object ☐

Cimarron Mercantile
Name of Property

Colfax, New Mexico
County and State

Number of Resources within Property

(Do not include previously listed resources in the count)

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

Number of contributing resources previously listed in the National Register 1

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Domestic: institutional housing

Commerce/Trade: department store

Current Functions

(Enter categories from instructions.)

Vacant/Not in use

Cimarron Mercantile

Name of Property

Colfax, New Mexico

County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

No Style

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Stucco, Wood, Metal, Terra Cotta, Glass

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Cimarron Mercantile is located on the east side of South Collison Street in "Old Town" Cimarron, south of downtown Cimarron in Colfax County. The town is located in the eastern foothills of the Sangre de Cristo Mountains on edge of the Great Plains. The Mercantile is one-story with attic and a U-shaped plan, the result of a small infill connector that joins two buildings to form a single, larger building. The northern building served as the store and warehouse and the southern building served as a residence. The Mercantile is constructed of a combination of adobe, structural tile, and concrete. The long, side-gable roof includes a cross-gable and dormer at the south end. This end includes a symmetrical temple-front entrance with a center door flanked by windows. The commercial storefront is located at the north end on the north façade. The interior plan includes open rooms for the Mercantile and the warehouse. The residence includes a living room and kitchen in front with bedrooms and bathrooms along a double-loaded corridor to the rear. A small one-room building, located east of the Mercantile, served as an apartment with a north-facing entrance and a Spanish-tile roof.

Cimarron Mercantile

Name of Property

Colfax, New Mexico

County and State

Narrative Description

The National Register nomination for the Cimarron Historic District states: "The majority of the buildings was constructed in the mid-19th century in the town of Cimarron and still exist. Built of adobe or stone, the structures have undergone minor modifications as the uses of the buildings have changed, without, however, losing their basic integrity. The village pattern remains essentially as it was first established during the 1850s. Most buildings are used for commercial purposes of the village and surrounding area."¹ This is most evident on south side of Cimarron Creek, where the Cimarron Mercantile is located.

The Cimarron Mercantile was constructed as two side-by-side buildings, both built in c1895. The two buildings were separated by a narrow passage to the rear yards. The Mercantile was nearly square-shaped in plan and the residence was rectangular shaped. Both were built of adobe walls and covered with gable roofs. In c.1925 a narrow infill connector was built to join the Mercantile with a residence to the south, forming a large building with a U-shaped-plan (figures 3-4, photos 1-4). Both buildings represent 19th-century Hispanic building practices with adobe walls supporting a gable roof and, after the arrival of the railroad, milled elements, such as windows. The store includes a small storefront on South Collison Street, which comprises a door and display window (figure 3, photo1). A later and larger storefront was constructed on the north side of the building, facing New Town (figure 4, photos-2-3). In c.1940 a concrete-and-tile warehouse was added on the east side of the store. The milled windows and doors throughout were adapted to the thick adobe walls. On the south and west sides, the oldest windows are flush with the outside walls, with their wood-lined jams on the interior (photo 10). The oldest doors are located on the west and north sides (photos 2-3.), including the north-facing doors on storefront and warehouse.

The interior of the Mercantile is supported by wood posts and includes wood floors (figure 7, photos 11-12, 15). Many of the windows have newly rebuilt windows and rebuilt parts of the north-facing storefront. Modern tiles have been tacked to the ceiling. The southernmost wall is un-plastered with exposed adobes. The open-plan warehouse, built c.1940, is constructed of poured concrete and structural tile and includes a set of wooden freight doors (figure 4, 13-14). The hand-operated elevator provides access from basement storage to the first-floor. The large basement, which is lined with concrete walls, is located beneath the north and northeast blocks and once housed a steam boiler.

The residence is a plain, rectangular-plan dwelling with adobe walls, milled-and-painted wood windows and doors, and moderately pitched roofs covered in corrugated metal (photos 1, 7-8, 10). The main (west) façade is a temple front reduced to its most basic geometric forms, including a rectangular block and triangular roof gable with few embellishments. Though plain,

¹ "Cimarron Historic District." (1973) National Register Registration Form. On file at the Historic Preservation Division, Department of Cultural Affairs, Santa Fe, New Mexico.

Cimarron Mercantile

Name of Property

Colfax, New Mexico

County and State

it reflects the Greek Revival style, which was widely popular the U.S. during the early 19th century. In New Mexico, it continued to be popular as elements of the Greek Revival style were incorporated into the regional Territorial Revival style.

The residence living room, which has mostly been lost because its ceiling was removed, a new free-standing is situated in the center of the space (photo 16). The kitchen at the main entrance is located across the front of the building (photo 17). It connects to a double-loaded corridor of bedrooms and bathrooms, some with interconnecting doorways (photo 18). It was built to provide quarters for the Wells Fargo agent, who worked next door in what is now called the Mercantile, his family, and staff. It also provided sufficient accommodations for the Rosso boys. The window surrounds in most rooms have been rebuilt with wide unpainted boards (photos 19-22).

The attic has been transformed into useable space with entrance provided by a free-standing stair in a rebuilt and unpainted stair hall. The landing included unpainted and newly built window surrounds and is clad in pressed-tin. The length of the attic is also covered in pressed tin with pressed-board panel on the walls. The floors are unpainted wood (photos 23-25).

The east end of the residence has an unusual side-by-side gable-roof configuration. The Sanborn Insurance Map from 1929 indicates that the southeast room was adobe and the adjacent, northeast room was frame construction (figures 5 and 9). Later, probably Lorenzo Rosso added stucco over the weatherboard section to match the appearance of its adjacent adobe room. These double gables cover Bedroom No. 4 and a bathroom. A laundry room with a shed roof was added to the east end of the bathroom. In c.2000 the historic frame porch was replaced by a porch covered with Spanish tiles and supported by cedar posts (photos 7-8). New, large and small windows, including a four-part picture window, are located on the east side and many of the surrounds on these have been replaced by fanciful, sawn window surrounds. The windows along the south are mostly the original two-over-two sash (photo 10).

The single outbuilding to the southeast, known as the Rosso Cabin, was built by Mercantile-owner Lorenzo Rosso, for his sons in 1933. It is a one-room adobe apartment with a flat parapet roof covered with Spanish tiles. The small apartment includes a north entry door, but has lost its full-width portal. The single windows on the east, south, and west sides retain their original window jambs, though the windows are replacement aluminum sliders. The roof and new full-width front porch are composed of Spanish terra-cotta tiles added in c.2000.

Periods of Construction

The Cimarron Mercantile comprises a mercantile building and an adjacent residence to the south. Both were built c.1895 (map 3). The Mercantile had a storefront on South Collison Street composed of a door together and a display window (figure 3). In c.1910 the storefront was reoriented to the north, probably because the railroad line ran through the north side of town,

Cimarron Mercantile

Name of Property

Colfax, New Mexico

County and State

which quickly outpaced Old Town south of the Cimarron Creek in economic development. The c.1895 wood-shingled gable end is visible in figure 4. The smaller Collison Avenue storefront continued to be used (figure 3). The store was originally a long, narrow building along Collison Street. In the early 20th century the Mercantile was enlarged to the rear of the property, roughly doubling the size of the store. The rear addition was covered with an asymmetrical gable roof, which gives the building, especially from the north, a saltbox profile.

In 1925 owner Lorenzo Rosso joined the Mercantile and the residence with a small infill connector. Rosso added a small wall to the main façade between the Collison Street storefront and the northernmost window on the front of the residence. This wall, which is now undetectable, unites the facades of the two buildings (figure 6). The interior required little new construction because Rosso simply removed the south wall of the Mercantile and expanded that space to the exterior wall of the residence. The result is a small L-shaped addition to the Mercantile, which accounts for roughly 200 additional square feet (photo 15). Rosso likely added the double window in the front-facing gable end of the residence at this time.

In 1933 Rosso built a free-standing cabin at the rear of the property for his sons to use as a “hangout.” In c.1935 he enclosed an open rear porch with weatherboard and a gable roof. The affect is two side-by-side gable-end roofs at the east end of the residence, which is mostly covered by a single gable roof. In 1940 Rosso built a warehouse addition to the rear of the Mercantile. Rosso also added a double window in the gable-end of the residence and replaced a two-over-two-sash window with a single-light picture window on the ground floor.

In c.2000, a new property owner made many small and substantial alterations. He increased the size of the infill connector by removing the north wall of Bedroom No. 2 and rebuilding it against the south wall of the Mercantile, which supported stairs. This increased the size of the bedroom by roughly eighty-five square feet. On the east side, the infill connector is identified as an irregular arrangement of fixed and unfixed light, adjacent to the residence (photo 6). The new owner rebuilt a stairway in the living room and he built new porches covered with Spanish terra-cotta tiles supported by rough cedar posts across the front, the north side above the storefront, and across three across the rear.

Historic Integrity

The Cimarron Mercantile includes much of its historic design and materials from the late 19th and early 20th centuries, including the fenestration, interior plan, and finishes. The Mercantile, however, has lost significant historic components, especially, historic window and window surrounds. Significant portions of the original and north-facing storefront have been replaced. In c.2000, the most recent owner replaced the porches on the main (west), north, and east sides with porches covered with Spanish tile and supported with rough cedar posts. This owner applied reversible-tile accents throughout the residence and on the exterior gables. Though these alterations have diminished its historic design and materials, the building retains its overall

Cimarron Mercantile

Name of Property

Colfax, New Mexico

County and State

historic integrity of location, setting, design, setting, materials, workmanship, feeling, and association.

Contributing and Noncontributing Resources

The Cimarron Mercantile is counted as one contributing building.

The Rosso Cabin is counted as one contributing building.

There are no noncontributing resources associated with this nomination.

Cimarron Mercantile
Name of Property

Colfax, New Mexico
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☒ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

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

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

Cimarron Mercantile

Name of Property

Colfax, New Mexico

County and State

Areas of Significance

(Enter categories from instructions.)

Commerce

Architecture

Period of Significance

c.1895–1961. The period of significance begins with the construction of the Mercantile and residence in c.1895 and ends when it was last operated as a mercantile by the Rosso family in 1961.

Significant Dates

c.1895—Built as a Wells Fargo facility

c.1925—Rosso joins two buildings to form current Mercantile

1933—Rosso Cabin built

c.1940—Warehouse added

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

(Complete only if Criterion D is marked above.)

N/A

Architect/Builder

Unknown

Cimarron Mercantile

Name of Property

Colfax, New Mexico

County and State

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Cimarron Mercantile is significant at the local level under National Register Criterion A in the area of commerce because the mercantile provided everyday goods, farm and ranch equipment, and hardware to rural residents of Colfax County and the surrounding region. The Cimarron Mercantile is significant at the local level under National Register Criterion C in the area of architecture because the mercantile, with its adobe construction, gable roof, and milled wood windows and doors is an excellent representative example of a rural 20th-century mercantile in northern New Mexico.

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

In rural New Mexico during the 20th century, mercantile stores provided essential goods and services to farming, ranching, lumbering, mining, and petroleum communities throughout the state. The appearance of these stores varied from large brick-and-stone buildings such as in Cimarron's New Town, to smaller adobe-and-frame buildings such as the Cimarron Mercantile in Old Town. Most had display windows and porches, with storage rooms at the rear. The interiors were lined with shelves of goods and crowded with the necessities of everyday life, including medicine and household goods and more substantial items, such as farm equipment and sometimes gasoline and postal service.

In her description of the Davis Mercantile in Roosevelt County, Sharon January states this eastern New Mexico store, "like many rural stores throughout the state, "served the commercial needs of the local farmers and ranchers with sundry products":

The mercantile carried the necessities required of a store in a remote area, including windmill supplies, stock medicine, stock salt, livestock feed, and groceries. They bought cream and eggs twice a week from community suppliers. . . . They sold ice cream, chewing tobacco, ballpoint pens, motor oil, tweezers, caps, hammers, candy bars, gloves, hunting supplies, hunting permits, guns, ammunition, and reloading supplies. A Coca-Cola machine dispensed soft drinks. Many remember the large cheddar cheese wheel wrapped in red wax that was kept in the back (January 2018:8/12).

Additional mercantiles that operated in rural communities in New Mexico during the 20th century include: the Brooks Mercantile and Crocker Mercantile, New Town Cimarron (c. 1906); Española Mercantile Company, Española (c.1915); Hughes Mercantile Company, Moriarty (1905); Coury Mercantile Company, Duran (n.d.); Hillsboro General Store, Hillsboro (1914);

Cimarron Mercantile

Name of Property

Colfax, New Mexico

County and State

Craig & Keele General Merchandise Store, Pie Town (n.d.); Frisco Store, Lower San Francisco Plaza, Catron County (n.d.); General Store, Mogollon (n.d.); Roberts & Leahy Mercantile Company, Lordsburg (n.d.); and Stiens Mercantile, Stiens, Hidalgo County (n.d.).

Rural mercantiles previously listed in the State Register and National Register include: Coate's and Howard General Store, Mogollon (1898), SR 536; Cassidy Mercantile, Cleveland, (c.1863) SR 518; Gavilan Mercantile Company, Lindrith, Rio Arriba (1927) SR 1636; Pfleuger General Merchandise Store and Annex Saloon, Lamy (1881-1894) SR 1230; Stalder Mercantile Company, Grenville, Union County (1919) SR 1807; L.B. Bentley General Merchandise, Organ, Doña Ana County (1884-1909) SR 1879; and Huning Mercantile Incorporated, Los Lunas (late 1840s) SR 130.

Bainbridge Bunting, in his *Early Architecture in New Mexico* (1976:108), observed the Hispanic tradition of joining adobe with industrial materials from the Eastern U.S. and in the New Mexico Territory after 1880. Bunting's context applied to the Cimarron Mercantile in the late 19th century because of its strategic location between a transcontinental railroad 20 miles southeast, and gold mines 25 miles west.

The railroad . . . brought New Mexico into the mainstream of American [U.S.] culture and resulted in a flood of American architectural fashionsA wide selection of building materials and manufactured items, available to New Mexico builders for the first time was also conducive to change . . . but . . . largely confined to communities with access to the railroad. . . . Remote villages were hardly affected. Mining towns were the exception... inasmuch as miners had to provide good transportation to get their ore to market, they possessed the facilities to haul building products back from the railway depot.

The Cimarron Mercantile is an example of the New Mexico Vernacular style², which was popular from c.1870s to c.1940s and exploited the availability of products brought by the railroad. The Spanish-Pueblo and Territorial styles were partially eclipsed when the railroad arrived, but elements of these styles, continued in simplified form in remote areas and in the Spanish speaking neighborhoods of larger towns and rural villages. Vernacular, the common, traditional, or popular building types and styles of region, are reflected in the New Mexico Spanish tradition of houses built with a single file of rooms, covered with adobe or corrugated metal, adobe walls, and in some cases *jacal* (vertical log) construction. Often each single-file room had its own exterior door and, after the first three or four rooms had been constructed, the houses' footprint may have evolved into an L-shape or U-shape.³

² "Architectural Classification: Style and Type." 2013. On file at the Historic Preservation Division, New Mexico Department of Cultural Affairs, Santa Fe, New Mexico (7-8).

³ Chris Wilson, "Pitched Roofs Over Flat," in *Perspectives in Vernacular Architecture IV*, Thomas Carter and Bernard L. Herman, eds., (1991): 88-89.

Cimarron Mercantile

Name of Property

Colfax, New Mexico

County and State

In some cases the Spanish ideal of an enclosed courtyard house was achieved in this manner. In the traditional evolution, gable roofs were later added above the flat roofs. In some areas of Northern New Mexico, square-plan houses began appearing c.1870 and may have their origins in Georgian or Greek Revival house types of the late 18th or early 19th centuries. Ornamentation, usually quite limited, reflects the popular styles of the period, so houses sometimes included a sprinkling of Italianate brackets, scroll-sawn ornament, lathe-turned or square chamfered columns, and wood shingles on gable ends.⁴ Many examples appear with no decorative elements.

Among the most common characteristics of the New Mexico Vernacular house are: one-story construction with adobe walls; gabled roofs, sometimes covered with terne or corrugated metal; mud plaster and cement plaster walls; linear, L-shaped, U-shaped plans; porches extending along the front façade supported by plain wood posts; dormers; wood doors with one-light over three panels; double-hung sash windows with one-over-one or two-over-two lights; and little or no ornamentation.

The Cimarron Mercantile includes many of the features that are characteristic of the New Mexico Vernacular style.⁵ It was built with adobe walls, gable roofs, windows and other milled parts brought by the railroad, but it was mostly plain with little ornament. Once joined, the Mercantile and residence formed a *placita* (courtyard) on the east side. The residence differs from this style because, where traditional Hispanic-style dwellings seldom included corridors, the residence features a double loaded corridor.

Developmental history/additional historic context information

By the end of the 19th century stage service began at the Springer railhead, continued northwest to Cimarron, to Cimarron Canyon, and west to Ute Creek and Elizabethtown. The Springer and Moreno Valley Stage Company began service in 1894, which was joined in 1896 by the Moreno Valley Stage and Freight Company. The *Santa Fe Daily New Mexican* newspaper reported during these years that the Wells Fargo Express company also operated stage routes from Springer through Cimarron to Elizabethtown.⁶

Wells Fargo, a renowned Western stagecoach operator, expanded into railroad-express services in the 1890s. The current Mercantile building was built to serve the Wells Fargo company about 1895. That company's stage and express office occupied the commercial block, with the adjacent residence block serving its agent and family, and perhaps other staff. The residence, also built c.1895 may have also served stage functions.

⁴ Ibid.

⁵ Chris Wilson and David Kammer. *La Tierra Amarilla: Its History, Architecture, and Cultural Landscape*. (Santa Fe: Museum of New Mexico Press, 1989), 38-39.

⁶ Lawrence R. Murphy. *Philmont, A History of New Mexico's Cimarron Country*. (Albuquerque: University of New Mexico Press, 1972), 152-153..

Cimarron Mercantile

Name of Property

Colfax, New Mexico

County and State

When a connection from the AT&SF Railway at Raton—the St. Louis, Rocky Mountain & Pacific Railway—arrived in Cimarron in 1906 to harvest its nearby forests for lumber, “New Town” Cimarron, northeast of Old Town, developed around the new railroad depot, locomotive roundhouse, and sawmill. Stagecoach traffic from Springer through Cimarron thus ended, and Wells Fargo freight services would have moved from the Mercantile to the new Cimarron railroad depot at Washington and 10th Streets.⁷

After 1906 the north block (residence) of the Mercantile served as Juan Charette’s Saloon (Scott 1986, quoting local historians) while the south block remained a separate residence.⁸ An undated photograph from c.1910 captures members of the large Rosso family on the porch of the back of the residence.⁹

Local produce grower Lorenzo “Pop” Rosso (1870-1952), who arrived from Dawson in 1922, saw thriving mercantile businesses in prosperous villages and towns as well as new towns formed around railroad stops. These proprietors opened mercantiles, which quickly became the geographic and social centers of a community. Rosso grew much of his own produce raised farm animals, next to the mercantile and nearby.

In 1923 Rosso purchased the two c.1895 buildings in Cimarron for his new Cimarron Mercantile Company. Two years later, in c.1925, he connected the south and north blocks together as one building. Oil tycoon Waite Phillips arrived in Cimarron in 1922 to develop his nearby Philmont Ranch. Phillips bought supplies and foodstuffs from Rosso’s Mercantile and remained a customer for many years.¹⁰

Rosso’s success led to his purchase of more nearby property along the Cimarron River, where he planted an apple orchard and built a stone house. He and his wife, Orsola (1881-1960), resided elsewhere in Cimarron. Their daughter, Emma Rosso (1924-2009), in her informal “Rosso Family History,” credited Pop with building the free-standing one-room apartment building in 1933 as a “small cabin” for his five sons, which they called “the boys hangout.” In c.1940 Rosso added a large south-facing dormer on the residence and constructed a poured-concrete and structural-tile warehouse, which adjoins the mercantile on the east side.

Most mercantiles thrived through the 1920s, but many struggled through the Dust Bowl and Great Depression. The few stores that continued to operate after the 20th century usually provided essential services, such as gasoline and postal services. Rossos’ Cimarron Mercantile defied these trends and operated through 1961 as Old Town’s traditional general store. It then became the family’s hardware store, which specialized in farming supplies and irrigation

⁷ Ibid.

⁸ Glenn R. Scott. “Historic Trail Maps of the Raton and Springer 30' X 60' Quadrangles, New Mexico And Colorado.”

⁹ Randall M. MacDonald, Gene Lamm, and Sarah E. MacDonald. *Cimarron and Philmont*. (Mount Pleasant, South Carolina: Arcadia Publishing, 2012), 25.

¹⁰ Ibid., 2.

Cimarron Mercantile

Name of Property

Colfax, New Mexico

County and State

equipment. The Rosso family managed the Mercantile from c.1923 through 1961, selling groceries and supplies. From 1961 to 1997 the Rosso-family operated a hardware store in the Cimarron Mercantile.

The Cimarron Mercantile and the Cimarron Historic District

The Cimarron Historic District was listed in the National Register on April 3, 1973. The boundary is identified as the blocks south of the Cimarron Creek in the area of Old Town. This includes blocks numbered from 66 to 120. The Mercantile is located on Collison Street on an unenumerated block marked "Stage." The period of significance of the historic district is mid-19th century and the significant date identified is 1850. Recent research, which appears above, indicates that the building served as a stage stop, as indicated on the historic district map. But the stage stop identified on the map is a building that no longer exists. The current building, known as the Cimarron Mercantile, also served as a stage stop. But the Mercantile and the adjacent residence were constructed c.1895, long after the mid-19th century period of significance. The result is that neither the Mercantile nor the residence was built during the mid-19th-century period of significance as described in the Cimarron Historic District. The Mercantile and residence are proposed for individual listing in the National Register because these buildings are not reflected in the existing (1973) Cimarron Historic District documentation.

Cimarron Mercantile
Name of Property

Colfax, New Mexico
County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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Cimarron Mercantile

Name of Property

Colfax, New Mexico

County and State

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Wilson, Chris. "Pitched Roofs Over Flat," in *Perspectives in Vernacular Architecture IV*, Thomas Carter and Bernard L. Herman, eds., (1991): 87-97.

Wilson, Chris and David Kammer. *La Tierra Amarilla: Its History, Architecture, and Cultural Landscape*. Santa Fe: Museum of New Mexico Press, 1989.

Previous documentation on file (NPS):

☒ preliminary determination of individual listing (36 CFR 67) has been requested

Certification date: September 20, 2018

☐ previously listed in the National Register

☐ previously determined eligible by the National Register
(Part 1, Federal Tax Incentives Program, 2018)

☐ designated a National Historic Landmark

☐ recorded by Historic American Buildings Survey # _____

☐ recorded by Historic American Engineering Record # _____

☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

☒ State Historic Preservation Office

☐ Other State agency

☐ Federal agency

☐ Local government

☐ University

☐ Other

Name of repository: _____

Historic Resources Survey Number (if assigned): _____

Cimarron Mercantile
Name of Property

Colfax, New Mexico
County and State

10. Geographical Data

Acreage of Property Less than one acre

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude: 36.503971

Longitude: -104.920877

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

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

Boundary Justification (Explain why the boundaries were selected.)

The National Register boundary includes the intact property historically associated with the Cimarron Mercantile.

11. Form Prepared By

name/title: James W. Steely
organization: Cimarron Mercantile LLC
street & number: 1003 N Emerson Street
city or town: Denver state: Colorado zip code: 80218
e-mail: jwsteely@gmail.com
telephone: 602-692-6394
date: October 15, 2018

State Historic Preservation Office

name/title: Steven Moffson, State and National Register Coordinator
organization: New Mexico Historic Preservation Division
street & number: 407 Galisteo Street, Suite 23
city or town: Santa Fe state: New Mexico zip: 87501
telephone: 505.476.0444
date: April 15, 2019

Cimarron Mercantile
Name of Property

Colfax, New Mexico
County and State

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Maps

Map 1. Location Map.

Map 2. National Register Boundary Map.

Figures

Figure 1. Periods of Construction

Figure 2. First Floor Plan.

Figure 3. Attic Floor Plan.

Figure 4. Earliest known photograph of Cimarron Mercantile, residence block, c. 1910.

Figure 5. Cimarron Mercantile, Cimarron, New Mexico, Sanborn Fire Insurance Map, 1929.

Figure 6. Cimarron Mercantile, commercial (left) and residence (right) now joined, c. 1935.

Cimarron Mercantile

Name of Property

Colfax, New Mexico

County and State

Figure 7. Cimarron Mercantile, north storefront, interior expanded to east, c. 1930.

Figure 8. Cimarron Mercantile, east additions on residence block, Rosso family, , c. 1935.

Figure 9. Cimarron Mercantile, south garden and dormer added in residence c. 1940.

Figure 10. Cimarron Mercantile store interior, c. 1940.

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Cimarron Mercantile

City or Vicinity: Cimarron

County: Colfax State: New Mexico

Photographer: Harvey Kaplan. (Jim Steely, photo 10)

Date Photographed: February 2018

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

1. Main (west) façade with Mercantile (left) and residence (right), photographer facing east.
2. North and west sides, photographer facing southeast.
3. North side with Mercantile storefront, photographer facing south.
4. West side with residence (left) and Mercantile and warehouse (right), photographer facing west.

Cimarron Mercantile

Name of Property

Colfax, New Mexico

County and State

5. Residence and Mercantile and warehouse, photographer facing northeast.
6. Rear entrance, photographer facing west.
7. Rear of residential block, photographer facing west.
8. Residential block (left) and warehouse (right), photographer facing northwest.
9. Rosso Cabin, photographer facing southeast.
10. Main and north sides, photographer facing northeast.
11. Interior, Mercantile, photographer facing northwest.
12. Interior, Mercantile with storefront, photographer facing southwest.
13. Interior, warehouse, photographer facing east.
14. Interior, warehouse with freight elevator, photographer facing west.
16. Interior, Mercantile, photographer facing south.
17. Interior, living room with nonhistoric stair, photographer facing west.
18. Interior, kitchen, photographer facing southeast.
19. Interior, residential corridor, photographer facing east.
20. Interior, bedroom No. 1, photographer facing southeast.
21. Interior, Bedroom No. 2, photographer facing southeast.
20. Interior, bathroom, photographer facing south.
21. Interior Bedroom No. 4, photographer facing northeast.
23. Interior, attic floor, stair landing, photographer facing south.
24. Interior, attic floor, stair landing with dormer (right), photographer facing southeast.
25. Interior, attic floor, attic room, photographer facing east.

Cimarron Mercantile

Name of Property

Colfax, New Mexico

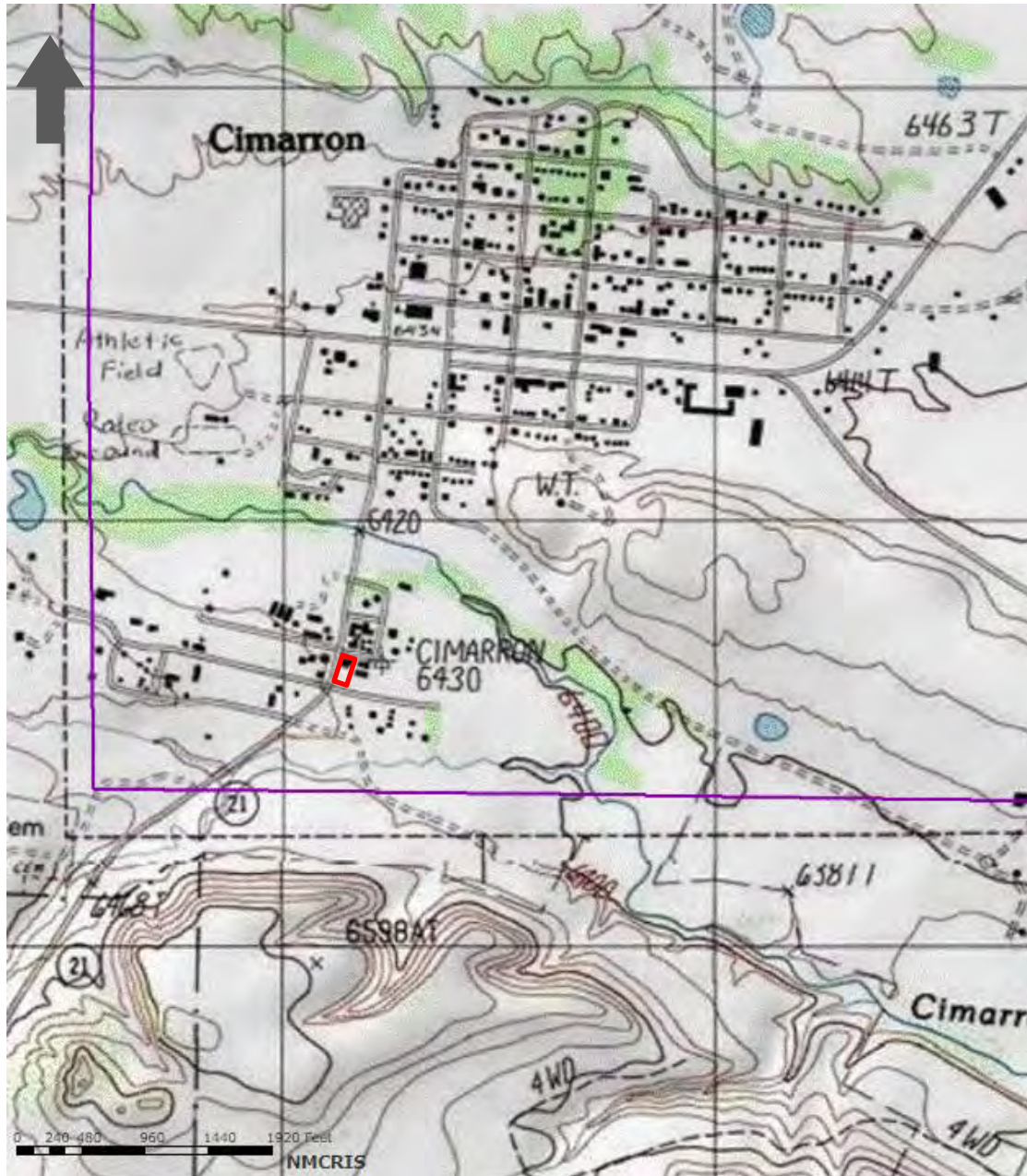
County and State

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Cimarron Mercantile
Name of Property

Colfax, New Mexico
County and State



Cimarron Mercantile
Colfax County, New Mexico

Location Map 

Map 1

Cimarron Mercantile

Name of Property

Colfax, New Mexico

County and State



Cimarron Mercantile
Colfax County, New Mexico

Approximate scale: one inch = 50 feet

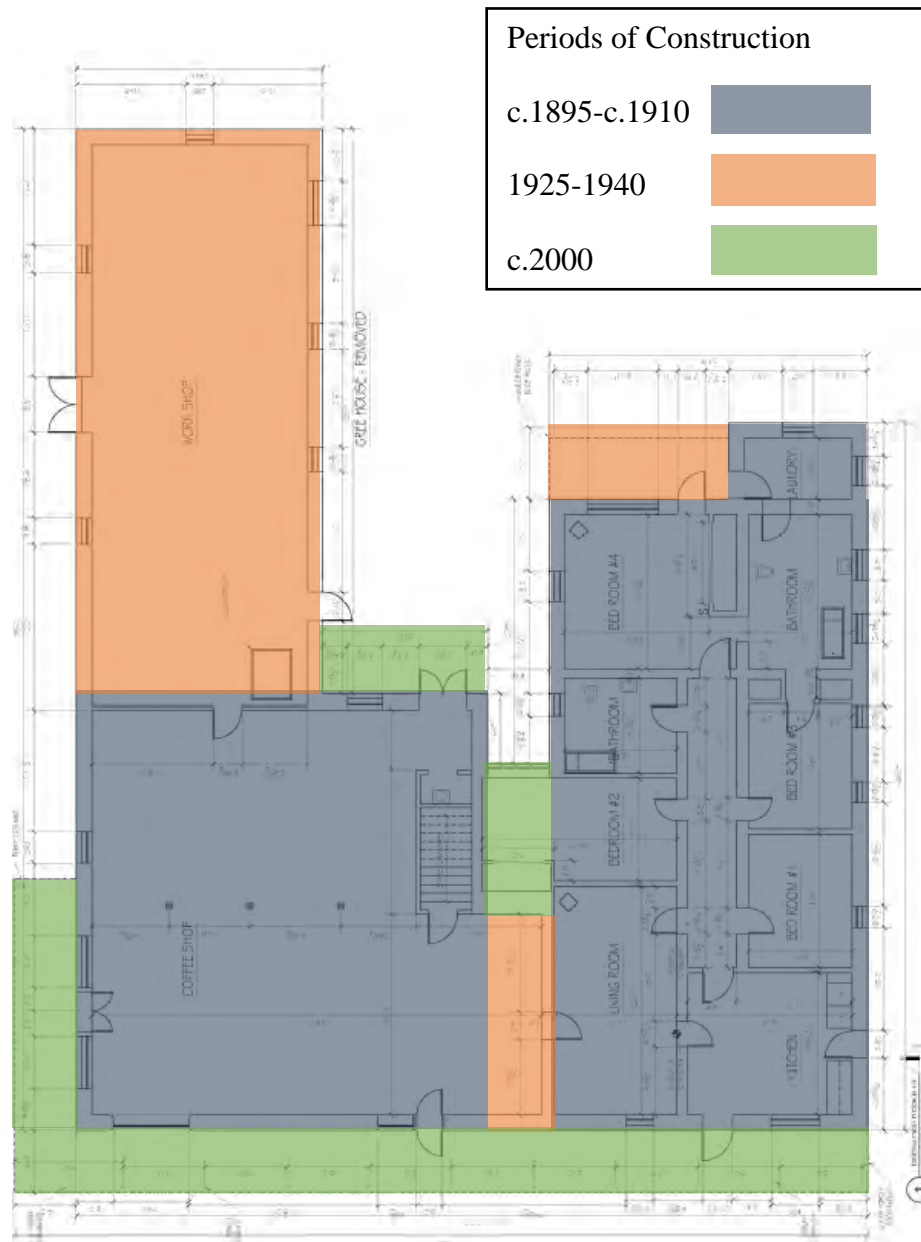
National Register boundary



Map 2

Cimarron Mercantile
Name of Property

Colfax, New Mexico
County and State

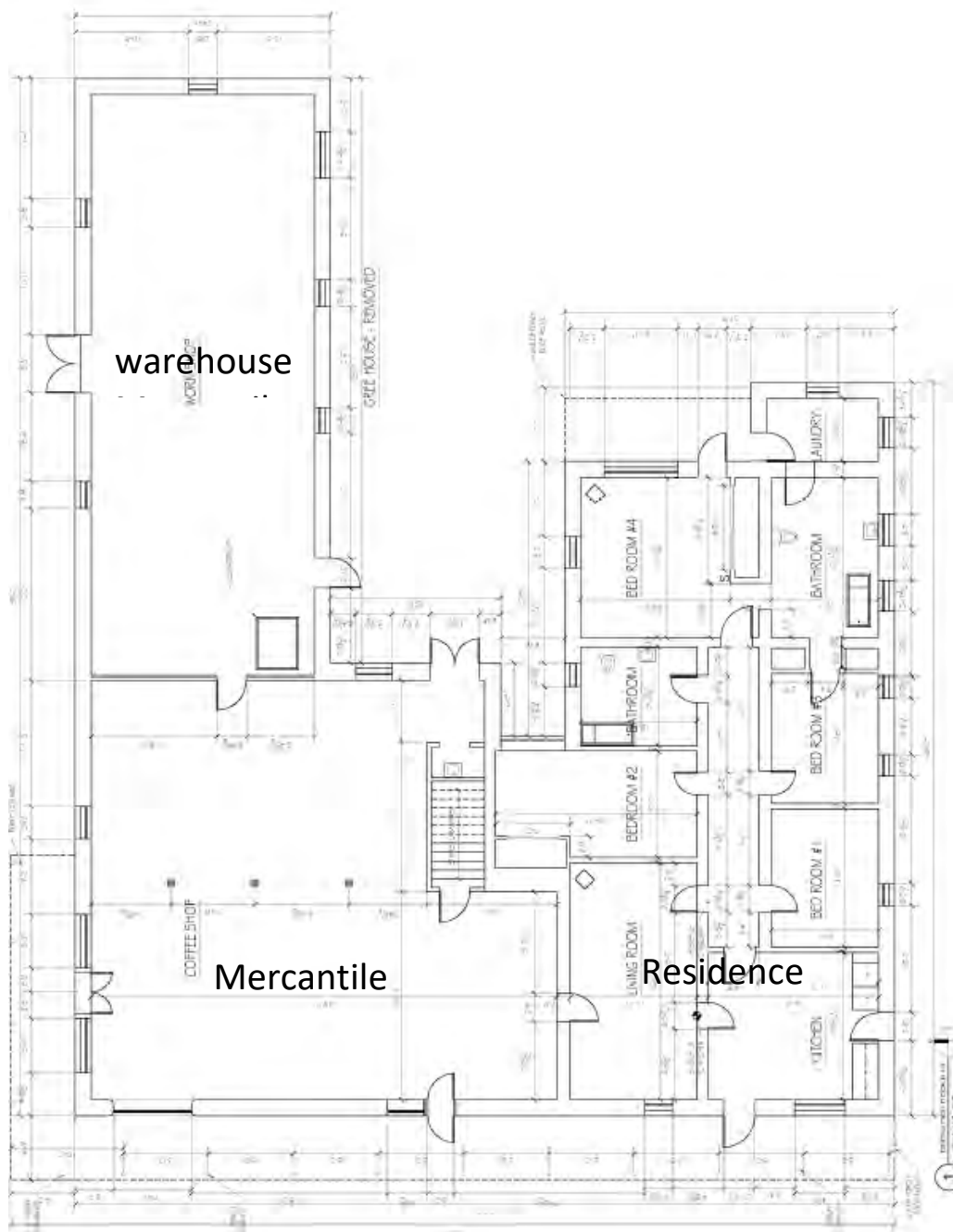


Cimarron Mercantile
Colfax County, New Mexico
Periods of Construction
No scale

Figure 1

Cimarron Mercantile
Name of Property

Colfax, New Mexico
County and State

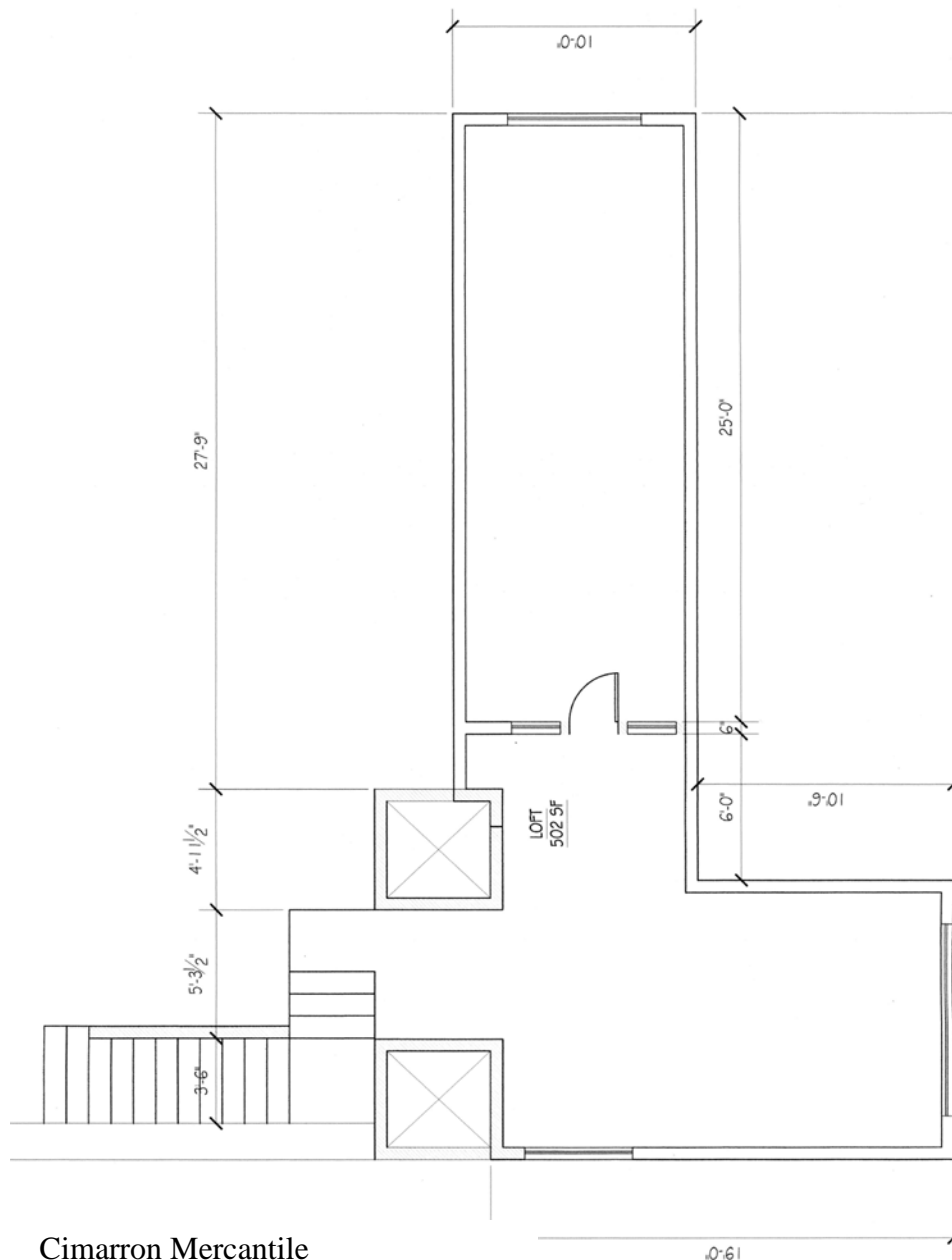


Cimarron Mercantile
Colfax County, New Mexico
First Floor Plan
No scale

Figure 2

Cimarron Mercantile
Name of Property

Colfax, New Mexico
County and State



Cimarron Mercantile
Colfax County, New Mexico
Attic Plan
No scale

Figure 3

Cimarron Mercantile
Name of Property

Colfax, New Mexico
County and State



Figure 4. Earliest known photograph of Cimarron Mercantile. Residential block before it was joined to the Mercantile, c.1910.

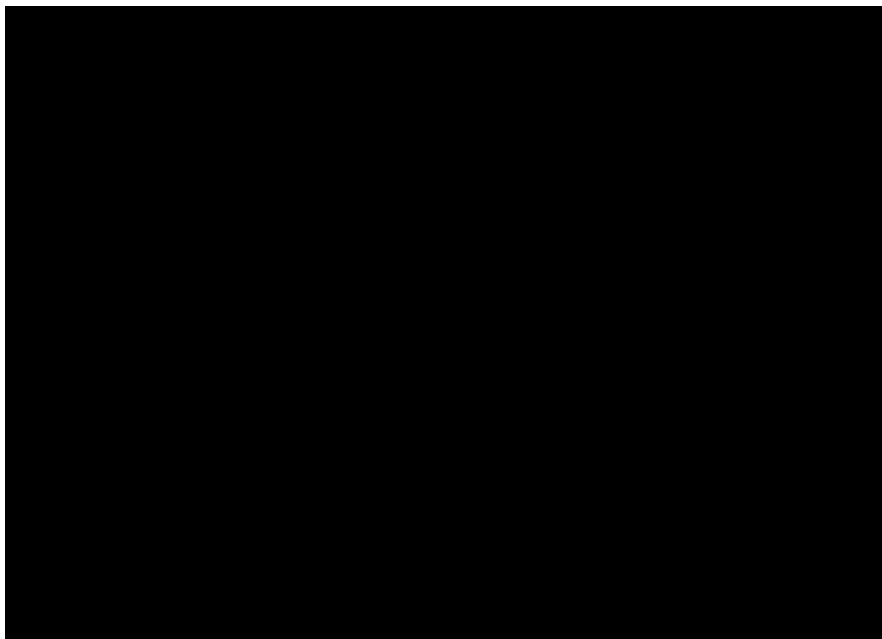


Figure 5. Cimarron Mercantile, Cimarron, New Mexico, *Sanborn Fire Insurance Map*, 1929.

Cimarron Mercantile

Name of Property

Colfax, New Mexico

County and State



Figure 6. Cimarron Mercantile, commercial block (left), residence (right), a decade after the Mercantile and residence were joined, c.1935.



Figure 7. Cimarron Mercantile, storefront on north façade, c.1930.

Cimarron Mercantile
Name of Property

Colfax, New Mexico
County and State



Figure 8. Cimarron Mercantile, east additions on residential block, Rosso family, c.1935.



Figure 9. Cimarron Mercantile, south garden, with dormer added to residence, c.1940.

Cimarron Mercantile
Name of Property

Colfax, New Mexico
County and State



Figure 10. Cimarron Mercantile store interior, c.1940.

Cimarron Mercantile
Name of Property

Colfax, New Mexico
County and State

Photographs



1. Main (west) façade with Mercantile (left) and residence (right), photographer facing east.



2. North and west sides, photographer facing southeast.

Cimarron Mercantile
Name of Property

Colfax, New Mexico
County and State



3. North side with Mercantile storefront, photographer facing south.



4. West side with residence (left) and Mercantile and warehouse (right), photographer facing west.

Cimarron Mercantile
Name of Property

Colfax, New Mexico
County and State



5. Residence and Mercantile and warehouse, photographer facing northeast.



6. Rear entrance, photographer facing west.

Cimarron Mercantile
Name of Property

Colfax, New Mexico
County and State



7. Rear of residential block, photographer facing west.



8. Residential block (left) and warehouse (right), photographer facing northwest.

Cimarron Mercantile
Name of Property

Colfax, New Mexico
County and State



9. Rosso Cabin, photographer facing southeast.



10. Main and north sides, photographer facing northeast.

Cimarron Mercantile
Name of Property

Colfax, New Mexico
County and State



11. Interior, Mercantile, photographer facing northwest.



12. Interior, Mercantile with storefront, photographer facing southwest.

Cimarron Mercantile
Name of Property

Colfax, New Mexico
County and State



13. Interior, warehouse, photographer facing east.



14. Interior, warehouse with freight elevator, photographer facing west.

Cimarron Mercantile
Name of Property

Colfax, New Mexico
County and State



15. Interior, Mercantile, photographer facing south.



16. Interior, living room with nonhistoric stair, photographer facing west.

Cimarron Mercantile
Name of Property

Colfax, New Mexico
County and State



17. Interior, kitchen, photographer facing southeast.



18. Interior, residential corridor, photographer facing east.

Cimarron Mercantile
Name of Property

Colfax, New Mexico
County and State



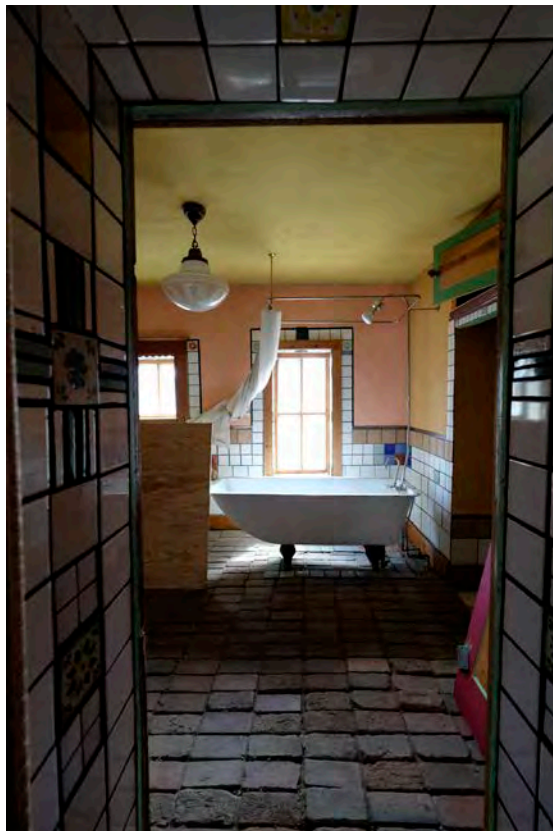
19. Interior, bedroom No. 1, photographer facing southeast.



20. Interior, Bedroom No. 2, photographer facing southeast.

Cimarron Mercantile
Name of Property

Colfax, New Mexico
County and State



21. Interior, bathroom, photographer facing south.



22. Interior Bedroom No. 4, photographer facing northeast.

Cimarron Mercantile
Name of Property

Colfax, New Mexico
County and State



23. Interior, attic floor, stair landing, photographer facing south.



24. Interior, attic floor, stair landing with dormer (right), photographer

Cimarron Mercantile

Name of Property

Colfax, New Mexico

County and State

facing southeast.



25. Interior, attic floor, attic room, photographer facing east.







1863

Mercantile

CIMARRON













































National Register of Historic Places
Memo to File

Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Resubmission

Property Name: Cimarron Mercantile

Multiple Name:

State & County: NEW MEXICO, Colfax

Date Received: 4/29/2019 Date of Pending List: Date of 16th Day: Date of 45th Day: 6/13/2019 Date of Weekly List:

Reference number: RS100003458

Nominator: SHPO

Reason For Review:

☒ Accept ☐ Return ☐ Reject 6/13/2019 Date

Abstract/Summary Comments: The Cimarron Mercantile is locally significant under National Register Criteria A and C in the areas of Commerce and Architecture. Comprised of two circa 1895 buildings of stucco and adobe construction joined into a single resource c. 1925, the Mercantile represents a significant regional building type-the commercial mercantile store. The store building's open plan provided the sizable volume typical of such vernacular designs. The adjacent residence served as housing for the owner's family and staff.

Recommendation/ Criteria Accept NR Criteria A and C

Reviewer Paul Lusignan Discipline Historian

Telephone (202)354-2229 Date 6/13/2019

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

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



STATE OF NEW MEXICO
DEPARTMENT OF CULTURAL AFFAIRS
HISTORIC PRESERVATION DIVISION

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

October 16, 2018

Joy Beasley
National Park Service
1849 C Street NW
Room 3316
Washington, DC 20240

Dear Ms. Beasley:

The enclosed disk contains the true and correct copy of the nomination Cimarron Mercantile in Colfax County, New Mexico to the National Register of Historic Places.

- ☒ Disk of National Register of Historic Places nomination form and maps as a pdf
- ☒ Disk with digital photo images
- ☒ Physical signature page
- ☐ Sketch map(s)/attachment(s) in hard copy
- ☐ Correspondence
- ☐ Other:

COMMENTS:

- ☐ This property has been certified under 36 CFR 67
- ☐ The enclosed owner objection(s) do ☐ do not ☐ constitute a majority of property owners.
- ☐ Special considerations

Sincerely,

Steven Moffson
State and National Register Coordinator
Enclosures

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of PropertyHistoric name: Cimarron MercantileOther names/site number: Wells Fargo & Co. OfficeName of related multiple property listing:
N/A

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

2. LocationStreet & number: 709 South Collison StreetCity or town: Cimarron State: New Mexico County: ColfaxNot For Publication: ☐ Vicinity: ☐**3. State/Federal Agency Certification**

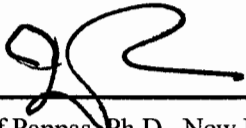
As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local
Applicable National Register Criteria:

X A B X C D

		12/13/18	
Jeff Pappas, Ph.D., New Mexico State Historic Preservation Office			
Signature of certifying official/Title:		Date	
State or Federal agency/bureau or Tribal Government			
In my opinion, the property <u>X</u> meets <u> </u> does not meet the National Register criteria.			
Signature of commenting official:		Date	
Title		State or Federal agency/bureau or Tribal Government	

Cimarron Mercantile

Name of Property

Colfax, New Mexico

County and State

4. National Park Service Certification

I hereby certify that this property is:

- ☐ entered in the National Register
☐ determined eligible for the National Register
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ other (explain:)

Signature of the Keeper

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

☐

Returned

Cimarron Mercantile
Name of Property

Colfax, New Mexico
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

No Style

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Stucco, Wood, Metal, Terra Cotta, Glass

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Cimarron Mercantile is located on the west side of South Collison Street in "Old Town" Cimarron, south of downtown Cimarron in Colfax County. The town is located in the eastern foothills of the Sangre de Cristo Mountains at the western edge of the Great Plains. The Mercantile is one-story with a U-shaped plan, the result of a small infill connector that joins two buildings to form a single, larger building. The northern building served as the store and warehouse and the southern building served as a residence. The Mercantile is constructed of a combination of adobe, structural tile, and concrete. The long, side-gable roof includes a cross-gable and dormer at the south end. This end includes a symmetrical temple-front entrance with a center door flanked by windows. The commercial storefront is located at the north end on the north façade. The interior plan includes open rooms for the mercantile and the warehouse. The residence includes a living room and kitchen in front with bedrooms and bathrooms along a double-loaded corridor to the rear. A small one-room building, located east of the Mercantile, served as an apartment with a north-facing entrance and a Spanish-tile roof.

Cimarron Mercantile

Name of Property

Colfax, New Mexico

County and State

Narrative Description

The Cimarron Mercantile is located on the west side of South Collison Street, also known as Collinson Street, in Old Town Cimarron, south of downtown in Colfax County. The town is located in the eastern foothills of the Sangre de Cristo Mountains at the eastern edge of the Great Plains. The Mercantile is one-story with a U-shaped plan, the result of an infill connector that joins two buildings to form one, larger building. The two buildings were built c.1895 and joined c.1925. The northern building served as the store and warehouse and the southern building served as a residence. The Mercantile is constructed of a combination of adobe, structural tile, and concrete. The long side-gable roof includes a cross-gable and dormer at the south end. This end includes symmetrical fenestration with a center door flanked by windows. The commercial storefront is located at the north end on the north façade. The interior plan includes open rooms for the mercantile and the warehouse. The residence includes a living room and kitchen in front with bedrooms and bathrooms along a double-loaded corridor to the rear. A small, adobe one-room apartment is located east of the main building, which includes a north-facing entrance and a Spanish-tile roof.

The Cimarron Mercantile, originally two rectangular-plan adobe buildings built c.1895 and combined c.1925, is a U-shaped-plan building formed by an infill connector. The plan includes a c.1940 concrete-and-tile warehouse addition. The regional “tin-roofed adobe” style building is a fine example of New Mexico’s railroad-era rural architecture combining adobe walls, milled-wood windows and doors, and moderate-pitch gable roofs covered with corrugated metal. A continuous post-and-beam portal, or porch, covered with recent Spanish tiles, unites the building’s main (west) front on South Collison Avenue and wraps around the original north storefront on East 17th Street.

The c.1895 building closely fits descriptions of “the tin-roofed adobe style” in Beverley Spears’ *Rural Houses of Northern New Mexico*. Spears describes these houses as plain, rectangular-plan dwellings with adobe walls, milled-and-painted wood windows and doors, and moderately pitched roofs covered in corrugated metal. The southern end of the Mercantile is a temple front reduced to its most basic geometric volumes of rectangular block and triangular roof gable with few embellishments. Though plain, it reflects the Greek Revival style, which was widely popular the U.S. during the early 19th century. Although Cimarron was outside Spears’ study area, this community’s Old Town fits the settlement pattern of an irrigation-farming community, with both pre-and post-railroad-era traditions and innovations in the Anglo and Hispanic region of New Mexico.

Windows and doors of the Mercantile also follow the post-railroad use of milled materials adapted to the thick adobe walls, described in Spears (1986:95). On the south and west sides, the oldest windows are flush with the outside walls, with their wood-lined jams on the interior. The oldest doors on the south, west, and north sides—including the north-facing storefront are inset so they are flush with the interior walls, their jams on the exterior opening to the interior. Screen doors on the south and west are flush with the exterior and hinge to the outside.

Cimarron Mercantile

Name of Property

Colfax, New Mexico

County and State

The interior is divided into the store and warehouse and the residential block. The store is open, with its original storefront and wood posts that support the roof. The store includes extensive wood-plank shelving for mercantile stock. The open-plan warehouse, built c.1940, is constructed of poured concrete and structural tile and includes a set of wooden freight doors. The hand-operated elevator provides access from basement storage to the first-floor. The large basement, which is lined with concrete walls, is located beneath the north and northeast blocks and once housed a steam boiler.

The residential block to the south includes a kitchen at the main southwest entrance (Spears 1986:96), connecting to a double-loaded corridor of bedrooms and bathrooms, some with interconnecting doorways. Located at the end of the corridor are two additions: an adobe one-room residential addition and an adjacent, frame one-room addition. These are covered by two, small gabled roofs that extend from the east end of the residential block. A one-room shed-roofed bathroom addition (Spears 1986:97) is located at the extreme southeast corner of the residential block.

The single outbuilding to the southeast, known as the Rosso Cabin, was built by Mercantile-owner Lorenzo Rosso, for his sons in 1925. It is a one-room adobe apartment with a flat parapet roof covered with Spanish tiles. The small apartment includes a north entry door, but has lost its full-width portal. The single windows on the east, south, and west sides retain their original window jambs, though the windows are replaced with aluminum sliders.

The Mercantile was once part of a larger parcel that probably occupied the entire platted village-Block 106, with water rights from the Old Mill Ditch that runs across the south side of the block. This is the current parcel in which the Mercantile occupies roughly the west half of the block. An orchard and garden plot were located to the south, which has since been cleared. It once supplied produce to the mercantile and its residents.

Historic Integrity

The Cimarron Mercantile was occupied continually from c.1895 through 2017 and remains in good structural condition. It reflects its period of significance, c. 1895-1968, with its massing and character-defining features, such as its form, roof pitch, temple-front residential entrance, and Mercantile storefront. The Cimarron Mercantile includes most of its historic design and historic materials from the late 19th and early 20th centuries. This includes the fenestration and original windows, the interior plan, and finishes. The Mercantile interior retail space and warehouse have changed little since c.1925. Minor changes to the property include the some exterior changes in windows, hard-plaster stucco applied over its adobe and frame walls, and some V-crimp sheet-metal covering its complex roof surfaces. In c.2000, the most recent occupant, an artist who recycled colored and textured tiles, generously applied reversible tile accents throughout the residence and on the exterior gables. This occupant added wood plaques in the west and north gables that proclaim "1863," which is the incorrect date of construction.

Cimarron Mercantile
Name of Property

Colfax, New Mexico
County and State

The Cimarron Mercantile retains its historic integrity in its location, design, setting, materials, workmanship, feeling, and association.

Contributing and Noncontributing Resources

The Cimarron Mercantile is counted as one contributing building.
The Rosso Cabin is counted as one contributing building.

There are no noncontributing resources associated with this nomination.

Returned

Cimarron Mercantile
Name of Property

Colfax, New Mexico
County and State

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.

Returned

Criteria Considerations

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

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

Cimarron Mercantile

Name of Property

Colfax, New Mexico

County and State

Areas of Significance

(Enter categories from instructions.)

Commerce

Architecture

Period of Significance

c.1895–1968

Significant Dates

c.1895—Built as a Wells Fargo facility

c.1925—Rosso joins two buildings to form current Mercantile

1933—Rosso Cabin built

c.1940—Gable roof and warehouse added

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

(Complete only if Criterion D is marked above.)

N/A

Architect/Builder

Unknown

Cimarron Mercantile

Name of Property

Colfax, New Mexico

County and State

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Cimarron Mercantile is significant at the local level under National Register Criterion A in the area of commerce because the mercantile provided everyday goods, farm and ranch equipment, and hardware to rural residents of Colfax County and the surrounding region. The Cimarron Mercantile is significant at the local level under National Register Criterion C in the area of architecture because the mercantile, with its northern New Mexico adobe construction, milled-wood windows and doors, and corrugated metal roof, is an excellent representative example of a rural 20th-century mercantile that includes interior space for the mercantile, warehouse, and a residence.

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

In 20th-century rural New Mexico, mercantile stores provided essential goods and services to farming, ranching, lumbering, mining, and petroleum communities throughout the state. The appearance of these stores varied from large brick-and-stone buildings such as in Cimarron's New Town, to smaller adobe-and-frame buildings such as the Cimarron Mercantile in Old Town. Most had display windows and porches, with storage rooms at the rear. The interiors were lined with shelves of goods and crowded with the necessities of everyday life, including medicine and household goods and more substantial items, such as farm equipment and sometimes gasoline and postal service.

In her description of the Davis Mercantile in Roosevelt County, Sharon January states this eastern New Mexico store, "like many rural stores throughout the state, "served the commercial needs of the local farmers and ranchers with sundry products":

The mercantile carried the necessities required of a store in a remote area, including windmill supplies, stock medicine, stock salt, livestock feed, and groceries. They bought cream and eggs twice a week from community suppliers. . . . They sold ice cream, chewing tobacco, ballpoint pens, motor oil, tweezers, caps, hammers, candy bars, gloves, hunting supplies, hunting permits, guns, ammunition, and reloading supplies. A Coca-Cola machine dispensed soft drinks. Many remember the large cheddar cheese wheel wrapped in red wax that was kept in the back (January 2018:8/12).

Additional mercantiles that operated in rural communities in New Mexico during the 20th century include: the Brooks Mercantile and Crocker Mercantile, New Town Cimarron (c. 1906); Española Mercantile Company, Española (c.1915); Hughes Mercantile Company, Moriarty (1905); Coury Mercantile Company, Duran (n.d.); Hillsboro General Store, Hillsboro (1914);

Cimarron Mercantile

Name of Property

Colfax, New Mexico

County and State

Craig & Keele General Merchandise Store, Pie Town (n.d.); Frisco Store, Lower San Francisco Plaza, Catron County (n.d.); General Store, Mogollon (n.d.); Roberts & Leahy Mercantile Company, Lordsburg (n.d.); and Stiens Mercantile, Stiens, Hidalgo County (n.d.).

Rural mercantiles previously listed in the State Register and National Register include: Coate's and Howard General Store, Mogollon (1898), SR 536; Cassidy Mercantile, Cleveland, (c.1863) SR 518; Gavilan Mercantile Company, Lindrith, Rio Arriba (1927) SR 1636; Pfleuger General Merchandise Store and Annex Saloon, Lamy (1881-1894) SR 1230; Stalder Mercantile Company, Grenville, Union County (1919) SR 1807; L.B. Bentley General Merchandise, Organ, Doña Ana County (1884-1909) SR 1879; and Huning Mercantile Incorporated, Los Lunas (late 1840s) SR 130.

The Cimarron Mercantile closely fits descriptions of "the tin-roofed adobe style" identified in Beverley Spears (1986:6,73) *American Adobes, Rural Houses of Northern New Mexico*. It also followed the traditions of the gable-front configuration when originally built as two buildings, described by Virginia McAlester (2013:135,136) in *A Field Guide to American Houses*. Each building unit of the current Mercantile originally presented a simple rectangular plan with adobe walls, milled-and-painted wood windows and doors, and corrugated-metal gable roofs. Spears (1986:4,83), along with Robert Adams (1974:35) in *Architecture and Art of Early Hispanic Colorado*, emphasized that the tin-roofed adobe gable-front tradition also encompassed churches, schools, barns, government buildings, and commercial buildings, including mercantile stores.

Spears (1986:2-4), in explaining the significance of the tin-roofed adobe architecture in northern New Mexico villages, noted the popularity of these buildings in linear settlements in wide river valleys with irrigation systems, such as in Old Town Cimarron.

The [northern New Mexico village] houses, which are a product of this cultural fusion, have a distinct architectural style different from the Spanish Colonial homes from which they evolved, and different from the typical American house which has been a source of influence for more than a century and a half. These village houses are typically adobe with colored stucco on the exterior, colored plaster on the interior, painted woodwork and trim, and pitched corrugated metal roofs.... Similar houses, which are closely related and have common origins, can be found elsewhere in New Mexico and Colorado, but the central area of northern New Mexico is unquestionably the predominant source (Spears 1986:4).

Bainbridge Bunting, in his *Early Architecture in New Mexico* (1976:108), observed the Hispanic tradition of joining adobe with industrial materials from the Eastern U.S. and in the New Mexico Territory after 1880. Bunting's context applied to the Cimarron Mercantile in the late 19th century because of its strategic location between a transcontinental railroad 20 miles southeast, and gold mines 25 miles west.

Cimarron Mercantile

Name of Property

Colfax, New Mexico

County and State

The railroad . . . brought New Mexico into the mainstream of American [U.S.] culture and resulted in a flood of American architectural fashions . . . A wide selection of building materials and manufactured items, available to New Mexico builders for the first time was also conducive to change . . . but . . . largely confined to communities with access to the railroad. . . . Remote villages were hardly affected. Mining towns were the exception... inasmuch as miners had to provide good transportation to get their ore to market, they possessed the facilities to haul building products back from the railway depot.

The Cimarron Mercantile conveys the history of these cultural and material influences and its significance in the areas of commerce and architecture.

Developmental history/additional historic context information

The history of the Cimarron Mercantile begins with stage service at the end of the 19th century. Service began at the Springer railhead, continued northwest to Cimarron, into Cimarron Canyon, and west to Ute Creek and Elizabethtown. The Springer and Moreno Valley Stage Company began service in 1894, which was joined in 1896 by the Moreno Valley Stage and Freight Company. The *Santa Fe Daily New Mexican* newspaper reported (quoted in Murphy 1972) during these years that the Wells Fargo Express company was operated these stage routes from Springer through Cimarron to Elizabethtown (Murphy 1972:152–153). Wells Fargo, a renowned Western stagecoach operator expanded into railroad-express services by the 1890s.

If the figurative historic dots between Old Town Cimarron, Wells Fargo stage services, and the current Mercantile building can be connected, the building was built to serve the Wells Fargo company about 1895. That company's stage and express office occupied the commercial block, with the adjacent residence block serving its agent and family, and perhaps other staff.

When a connection from the AT&SF Railway at Raton—the St. Louis, Rocky Mountain & Pacific Railway—arrived in Cimarron in 1906 to tap its nearby forests for lumber, “New Town” Cimarron northeast of Old Town developed around the new railroad depot, locomotive roundhouse, and sawmill. Stagecoach traffic from Springer through Cimarron thus ended, and Wells Fargo freight services would have moved from the Mercantile to the new Cimarron railroad depot at Washington and 10th Streets (Murphy 1972).

After 1906 the current north block of the Mercantile building became the Juan Charette's Saloon (Scott 1986, quoting local historians) while the south block remained a separate residence. An undated photograph from c.1910, shows a large family on the porch of the free-standing residence, not yet joined to the store (McDonald, et al. 2012:25).

Local produce grower Lorenzo “Pop” Rosso (1870-1952), who arrived from Dawson in 1922, saw thriving mercantile businesses in prosperous villages and towns as well as new towns

Cimarron Mercantile

Name of Property

Colfax, New Mexico

County and State

formed around railroad stops. These proprietors opened mercantiles, which quickly became the geographic and social centers of a community. Rosso grew much of his own produce raised farm animals, next to the mercantile and nearby.

In 1923 Rosso purchased the two c.1895 buildings in Cimarron for his new Cimarron Mercantile Company. Two years later, in c.1925, he connected the south and north blocks together as one building. Oil tycoon Waite Phillips arrived in Cimarron in 1922 to develop his nearby Philmont Ranch. Phillips bought supplies and foodstuffs from Rosso's Mercantile and remained a customer for many years (MacDonald, et al. 2012:2).

Rosso's success led to his purchase of more nearby property along the Cimarron River, where he planted an apple orchard and built a stone house. He then purchased the south-block residence. He and his wife, Orsola (1881-1960), resided elsewhere in Cimarron. Their daughter, Emma Rosso (1924-2009), in her informal "Rosso Family History," credited Pop with building the free-standing one-room apartment building in 1933 as a "small cabin" for his five sons, which they called "the boys hangout."

Most mercantiles thrived through the 1920s, but many struggled through the Dust Bowl and Great Depression. Few stores continued to operate after the 20th century, typically those providing essential services, such as gasoline and postal services. Rossos' Cimarron Mercantile defied these trends and operated through 1961 as Old Town's traditional general store. It then became the family's hardware store, which specialized in farming supplies and irrigation equipment. The Rosso family managed the mercantile from c.1923 through 1961, selling groceries and supplies. From 1961 to 1997 the Rosso family operated a hardware store in the Cimarron Mercantile.

Cimarron Mercantile
Name of Property

Colfax, New Mexico
County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Adams, Robert. *The Architecture and Art of Early Hispanic Colorado*. Niwot, Colorado: University Press of Colorado, 1974.

Brown, William E., Ray H. Mattison, Roy E. Appleman, and Robert N. Utey. "Westward Expansion and Extension of the National Boundaries 1830–1898, [subtheme] The Santa Fe Trail." Washington, D.C.: Government Printing Office, 1963. Part of NPS "The National Survey of Historic Sites and Buildings" during the Mission 66 program.

Bunting, Bainbridge. *Early Architecture in New Mexico*. Albuquerque: University of New Mexico Press, 1976.

"Cimarron Historic District." 1970a. State Register of Cultural Properties. *State Register Registration Form*. On file at the Historic Preservation Division, Santa Fe, New Mexico.

January, Sharon. "Davis Mercantile." National Register Registration Form, 2018. On file at the Historic Preservation Division, Santa Fe, New Mexico.

MacDonald, Randall M., Gene Lamm, and Sarah E. MacDonald. *Cimarron and Philmont*. Mount Pleasant, South Carolina: Arcadia Publishing, 2012.

McAlester, Virginia Savage. *A Field Guide to American Houses, The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. New York: Alfred A. Knopf, 2013.

Murphy, Lawrence R. *Philmont, A History of New Mexico's Cimarron Country*. Albuquerque: University of New Mexico Press, 1972.

"Office Building & Express Office of the Barlow & Sanderson Stage Line." 1970b. State Register of Cultural Properties. Not listed. *State Register Application Form*. On file at the Historic Preservation Division, Santa Fe, New Mexico.

Purdy, James H. "Cimarron Historic District." 1973. *National Register Registration Form*. On file at the Historic Preservation Division, Santa Fe, New Mexico.

Rosso, Emma. "Rosso Family History." Unpublished manuscript, undated.

Sanborn Fire Insurance Company. "Cimarron, New Mexico." 1929.

Cimarron Mercantile

Name of Property

Colfax, New Mexico

County and State

Scott, Glenn R. "Historic Trail Maps of The Raton And Springer 30' X 60' Quadrangles,
New Mexico And Colorado."

Spears, Beverley. *American Adobes: Rural Houses of Northern New Mexico*. Albuquerque:
University of New Mexico Press, 1986.

Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67) has been requested

☐ previously listed in the National Register

☒ previously determined eligible by the National Register
(Part 1, Federal Tax Incentives Program, 2018)

☐ designated a National Historic Landmark

☐ recorded by Historic American Buildings Survey # _____

☐ recorded by Historic American Engineering Record # _____

☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

☐ State Historic Preservation Office

☐ Other State agency

☐ Federal agency

☐ Local government

☐ University

☒ Other

Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property Less than one acre

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude: 36.503971

Longitude: -104.920877

Cimarron Mercantile

Name of Property

Colfax, New Mexico

County and State

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

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

Boundary Justification (Explain why the boundaries were selected.)

The National Register boundary includes the intact property historically associated with the Cimarron Mercantile.

11. Form Prepared By

name/title: James W. Steely
organization: Cimarron Mercantile LLC
street & number: 1003 N Emerson Street
city or town: Denver state: Colorado zip code: 80218
e-mail: jwsteely@gmail.com
telephone: 602-692-6394
date: October 15, 2018

State Historic Preservation Office

name/title: Steven Moffson, State and National Register Coordinator
organization: New Mexico Historic Preservation Division
street & number: 407 Galisteo Street, Suite 23
city or town: Santa Fe state: New Mexico zip: 87501
telephone: 505.476.0444
date: November 1, 2018

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Cimarron Mercantile

Name of Property

Colfax, New Mexico

County and State

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Maps

Map 1. Location Map.

Map 2. National Register Boundary Map.

Map 3. First Floor Plan.

Map 4. Second Floor Plan.

Figures

Figure 1. Earliest known photograph of Cimarron Mercantile, residence block, c. 1910.

Figure 2. Cimarron Mercantile, commercial (left) and residence (right) now joined, c. 1935.

Figure 3. Cimarron Mercantile, north storefront, interior expanded to east, c. 1930.

Figure 4. Cimarron Mercantile, east additions on residence block, Rosso family, , c. 1935.

Figure 5. Cimarron Mercantile, south garden and dormer added in residence c. 1940.

Figure 6. Cimarron Mercantile store interior, c. 1940.

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Cimarron Mercantile

Name of Property

Colfax, New Mexico

County and State

Photo Log

Name of Property: Cimarron Mercantile
City or Vicinity: Cimarron
County: Colfax State: New Mexico
Photographer: Harvey Kaplan. (Jim Steely, photo 10)
Date Photographed: February 2018

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

1. Main (west) façade with Mercantile (left) and residence (right), photographer facing east.
2. North and west sides, photographer facing southeast.
3. North side with Mercantile storefront, photographer facing south.
4. West side with residence (left) and Mercantile and warehouse (right), photographer facing west.
5. Residence and Mercantile and warehouse, photographer facing northeast.
6. Rear entrance, photographer facing west.
7. Rear of residential block, photographer facing west.
8. Residential block (left) and warehouse (right), photographer facing northwest.
9. Rosso Cabin, photographer facing southeast.
10. Main and north sides, photographer facing northeast.
11. Interior, Mercantile, photographer facing northwest.
12. Interior, Mercantile with storefront, photographer facing southwest.
13. Interior, warehouse, photographer facing east.
14. Interior, warehouse with freight elevator, photographer facing west.

Cimarron Mercantile

Name of Property

Colfax, New Mexico

County and State

15. Interior, Mercantile, photographer facing south.
16. Interior, living room with nonhistoric stair, photographer facing west.
17. Interior, kitchen, photographer facing southeast.
18. Interior, residential corridor, photographer facing east.
19. Interior, bedroom No. 1, photographer facing southeast.
20. Interior, Bedroom No. 2, photographer facing southeast.
21. Interior, bathroom, photographer facing south.
22. Interior Bedroom No. 4, photographer facing northeast.
23. Interior, second floor, stair landing, photographer facing south.
24. Interior, second floor, stair landing with dormer (right), photographer facing southeast.
25. Interior, second floor, attic room, photographer facing east.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Cimarron Mercantile
Name of Property

Colfax, New Mexico
County and State

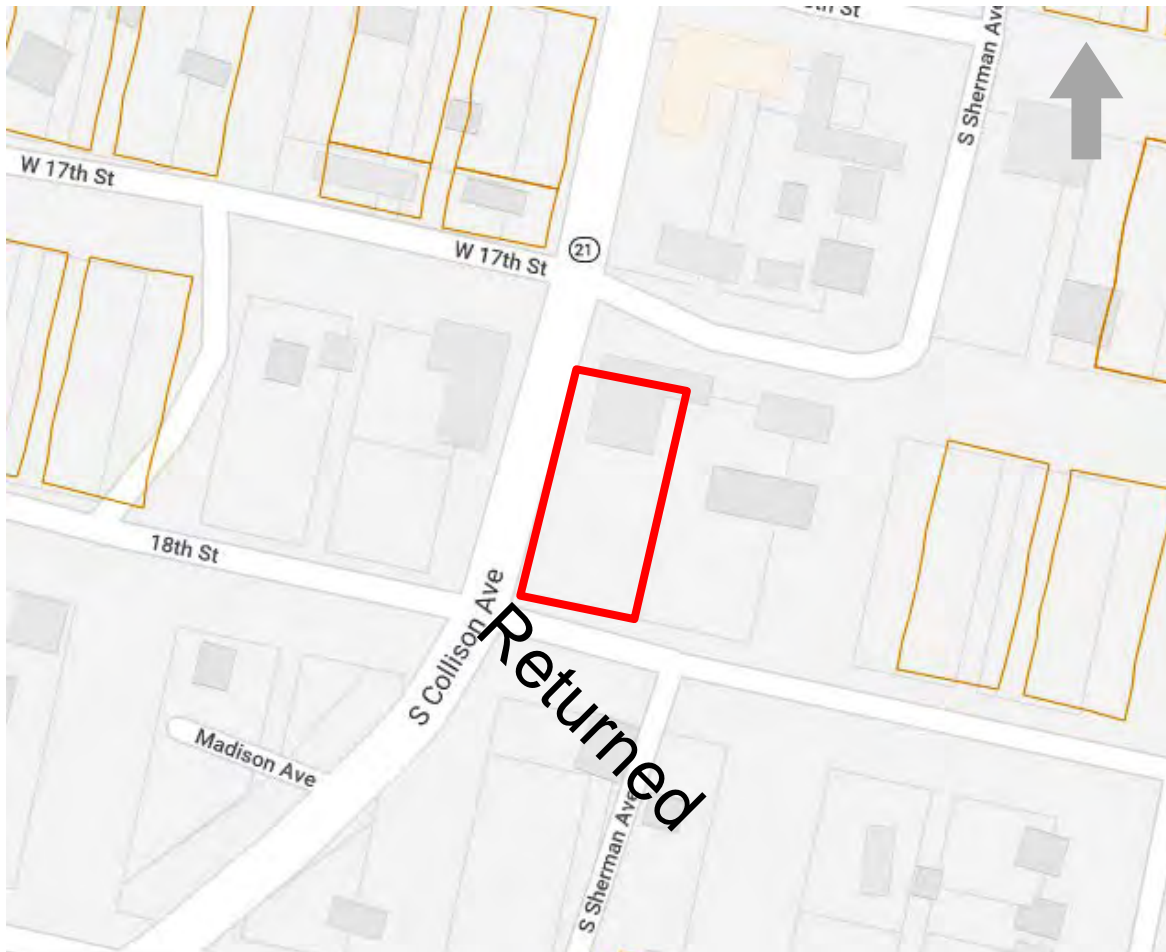


Cimarron Mercantile
Colfax County, New Mexico


Location Map 

Cimarron Mercantile
Name of Property

Colfax, New Mexico
County and State

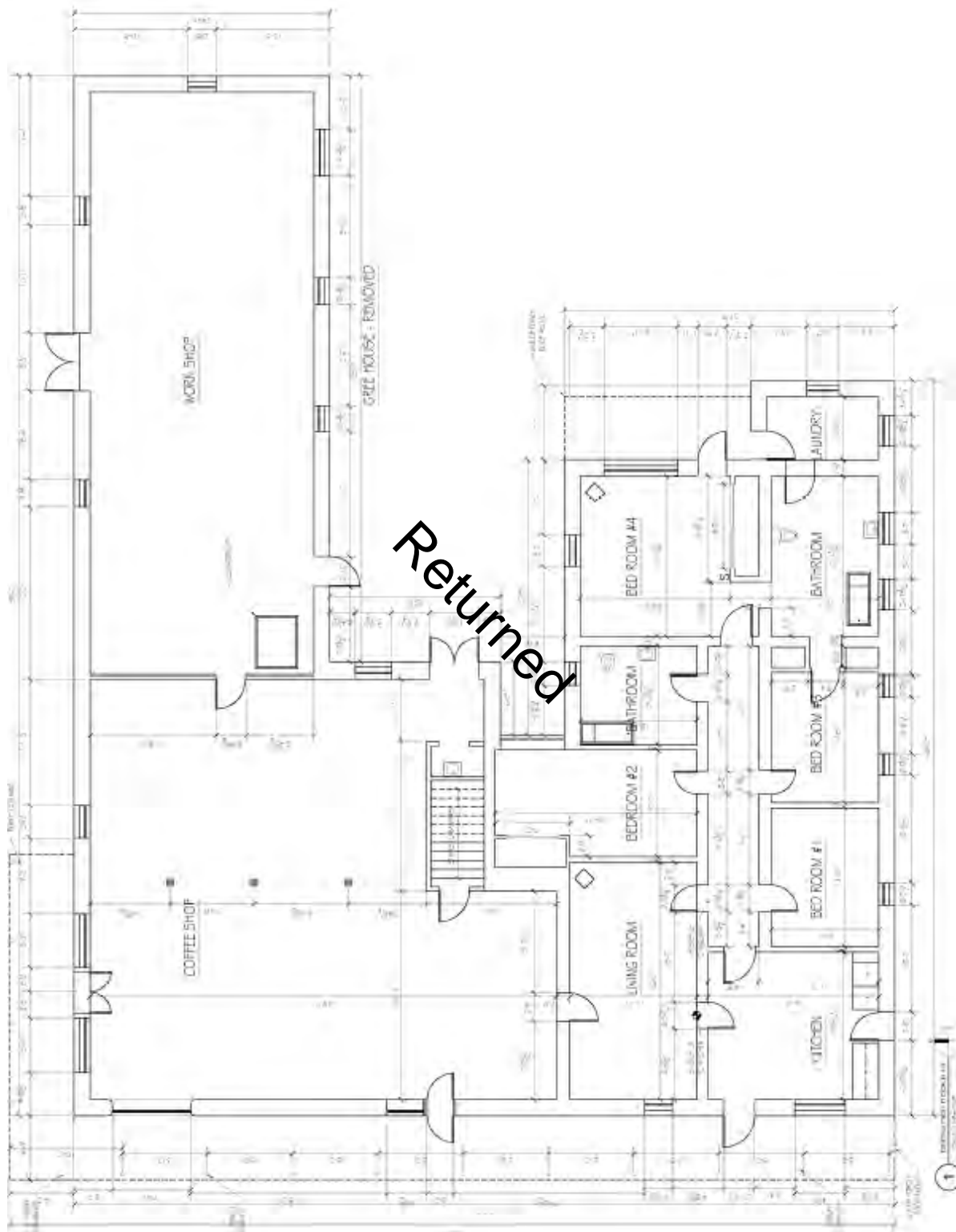


Cimarron Mercantile
Colfax County, New Mexico

National Register boundary 

Cimarron Mercantile
Name of Property

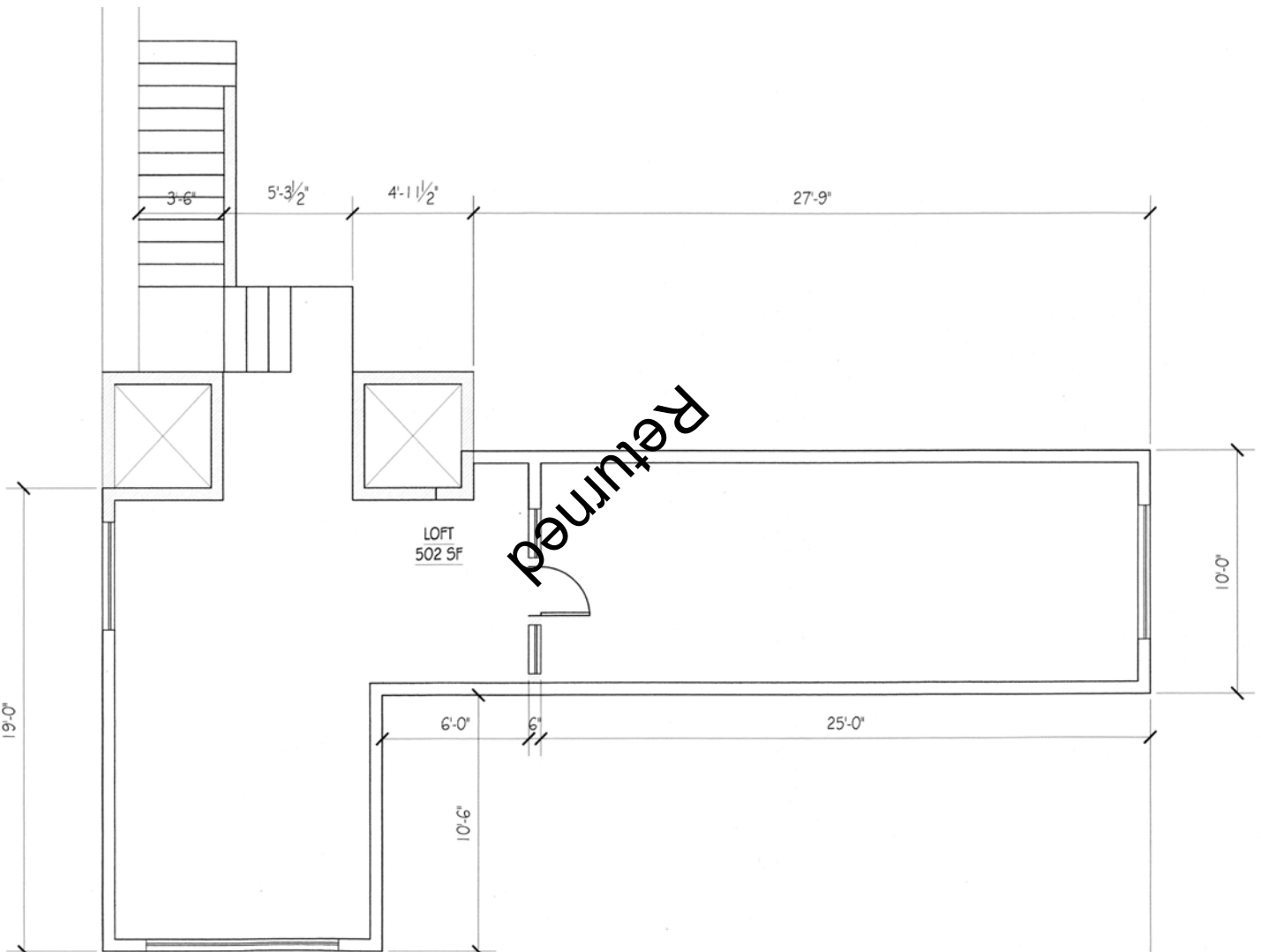
Colfax, New Mexico
County and State



First Floor Plan.

Cimarron Mercantile
Name of Property

Colfax, New Mexico
County and State



Cimarron Mercantile
Name of Property

Colfax, New Mexico
County and State



Figure 1. Earliest known photograph of Cimarron Mercantile. Residential block before it was joined to the Mercantile, c.1910.



Figure 2. Cimarron Mercantile, commercial block (left), residence (right), a decade after the Mercantile and residence were joined, c.1935.

Cimarron Mercantile
Name of Property

Colfax, New Mexico
County and State



Figure 3. Cimarron Mercantile, storefront on north façade, c.1930.



Figure 4. Cimarron Mercantile, east additions on residential block, Rosso family, c.1935.

Cimarron Mercantile
Name of Property

Colfax, New Mexico
County and State



Figure 5. Cimarron Mercantile, south garden, with dormer added to residence, c.1940.



Figure 6. Cimarron Mercantile store interior, c.1940.

Cimarron Mercantile
Name of Property

Colfax, New Mexico
County and State

Photographs



1. Main (west) façade with Mercantile (left) and residence (right), photographer facing east.



2. North and west sides, photographer facing southeast.

Cimarron Mercantile
Name of Property

Colfax, New Mexico
County and State



3. North side with Mercantile storefront, photographer facing south.



4. West side with residence (left) and Mercantile and warehouse (right), photographer facing west.

Cimarron Mercantile
Name of Property

Colfax, New Mexico
County and State



5. Residence and Mercantile and warehouse, photographer facing northeast.



6. Rear entrance, photographer facing west.

Cimarron Mercantile
Name of Property

Colfax, New Mexico
County and State



7. Rear of residential block, photographer facing west.



8. Residential block (left) and warehouse (right), photographer facing northwest.

Cimarron Mercantile
Name of Property

Colfax, New Mexico
County and State



9. Rosso Cabin, photographer facing southeast.



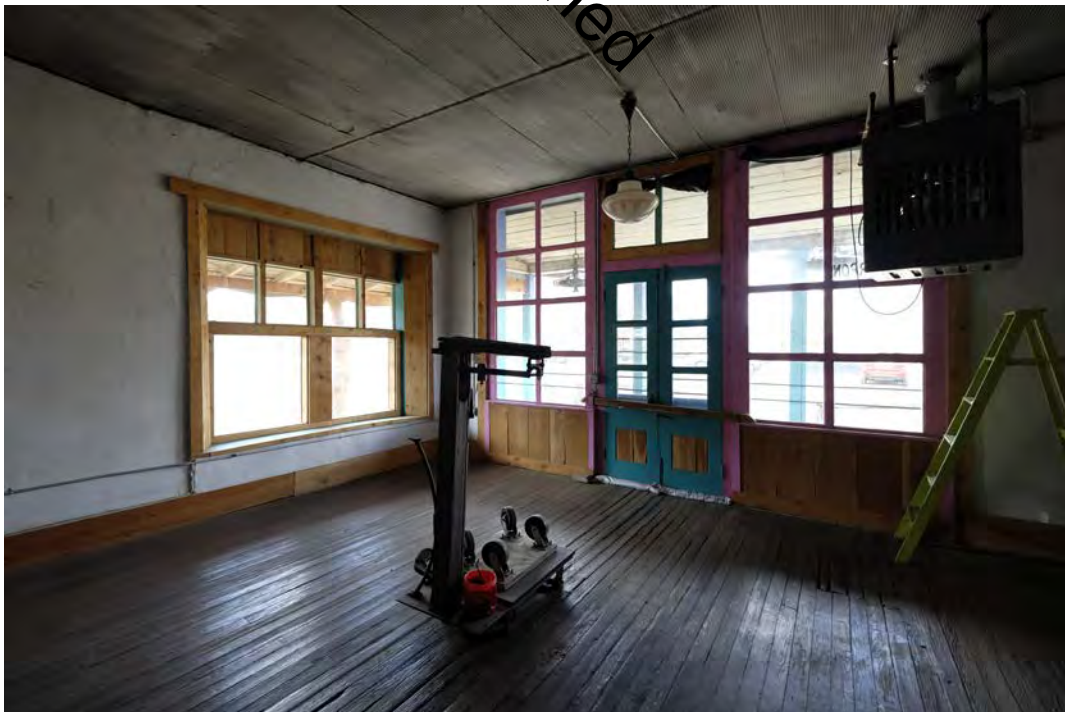
10. Main and north sides, photographer facing northeast.

Cimarron Mercantile
Name of Property

Colfax, New Mexico
County and State



11. Interior, Mercantile, photographer facing northwest.



12. Interior, Mercantile with storefront, photographer facing southwest.

Cimarron Mercantile
Name of Property

Colfax, New Mexico
County and State



13. Interior, warehouse, photographer facing east.



14. Interior, warehouse with freight elevator, photographer facing west.

Cimarron Mercantile
Name of Property

Colfax, New Mexico
County and State



15. Interior, Mercantile, photographer facing south.



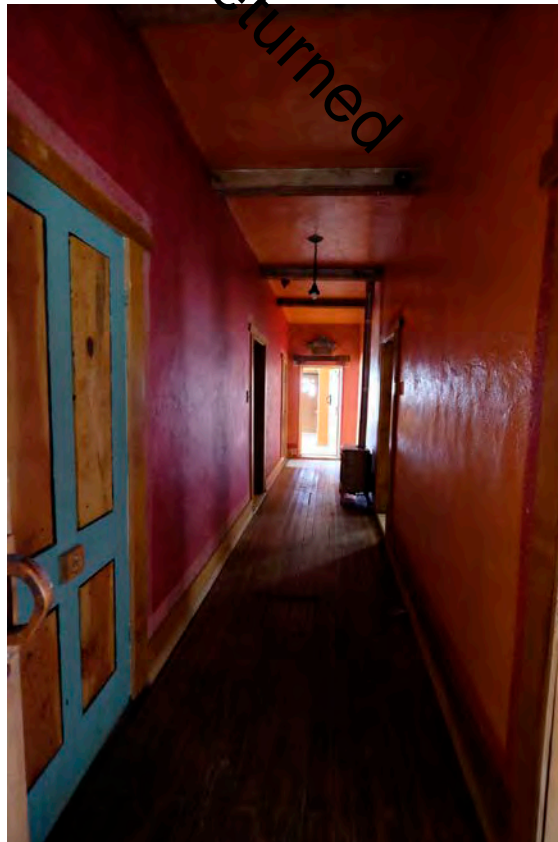
16. Interior, living room with nonhistoric stair, photographer facing west.

Cimarron Mercantile
Name of Property

Colfax, New Mexico
County and State



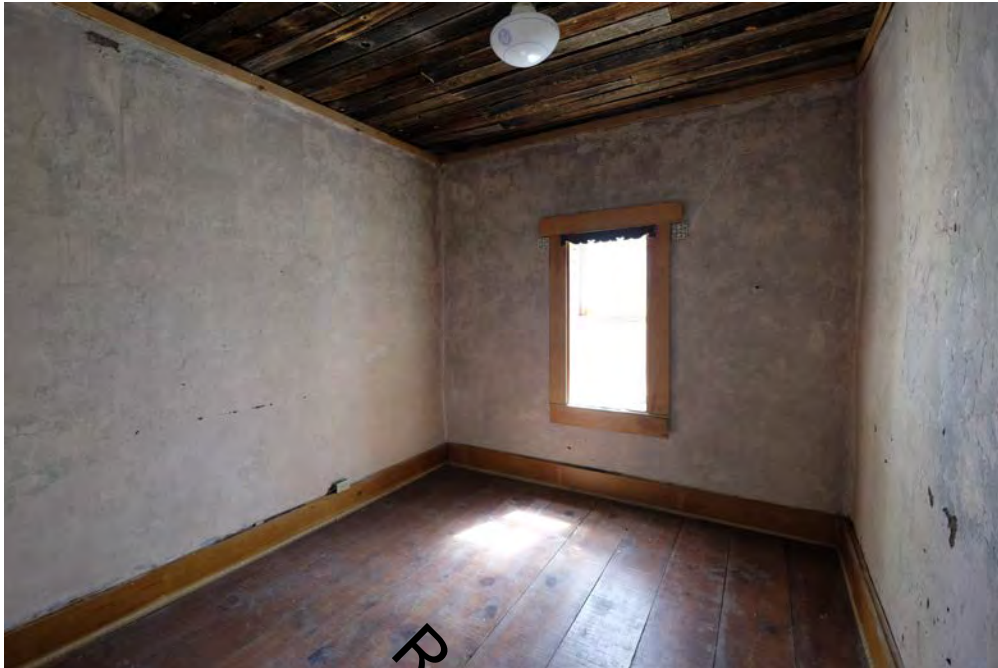
17. Interior, kitchen, photographer facing southeast.



18. Interior, residential corridor, photographer facing east.

Cimarron Mercantile
Name of Property

Colfax, New Mexico
County and State



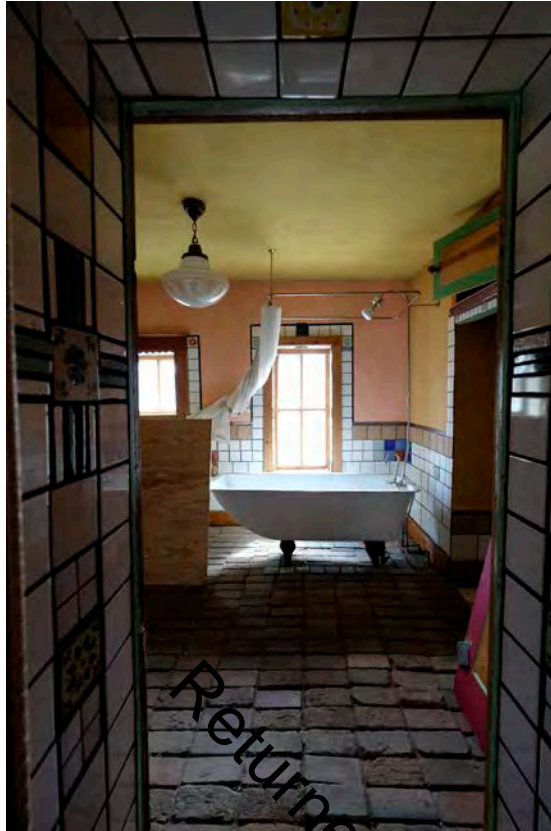
19. Interior, bedroom No. 1, photographer facing southeast.



20. Interior, Bedroom No. 2, photographer facing southeast.

Cimarron Mercantile
Name of Property

Colfax, New Mexico
County and State



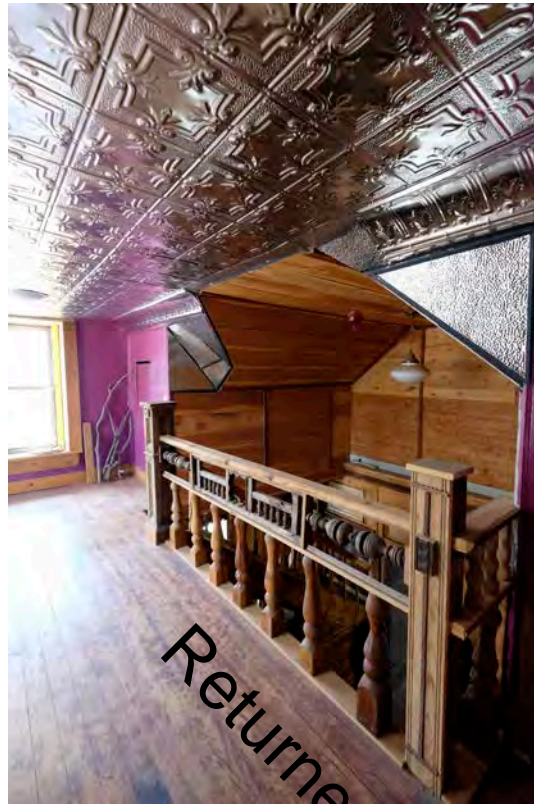
21. Interior, bathroom, photographer facing south.



22. Interior Bedroom No. 4, photographer facing northeast.

Cimarron Mercantile
Name of Property

Colfax, New Mexico
County and State



23. Interior, second floor, stair landing, photographer facing south.



24. Interior, second floor, stair landing with dormer (right), photographer facing southeast.

Cimarron Mercantile
Name of Property

Colfax, New Mexico
County and State



25. Interior, second floor, attic room, photographer facing east.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:	Nomination	
Property Name:	Cimarron Mercantile	
Multiple Name:		
State & County:	NEW MEXICO, Colfax	

Date Received: 1/28/2019 Date of Pending List: 2/12/2019 Date of 16th Day: 2/27/2019 Date of 45th Day: 3/14/2019 Date of Weekly List:

Reference number:	SG100003458
Nominator:	SHPO
Reason For Review:	

_____ Accept X Return _____ Reject 3/14/2019 Date

Abstract/Summary Comments:	<p>RETURN NOMINATION</p> <p>The current nomination is being returned for substantive revisions related to the documentation. Reconsideration will be completed upon modification of the items noted below and resubmission of the required materials to the National Park Service. The current nomination while outlining a potentially eligible property is not consistent with current National Register standards in several areas, as noted below.</p> <p>Prior Evaluations/NR Listing</p> <p>It appears that the Mercantile property may have been previously listed in the National Register of Historic Places as a component of the Cimarron Historic District, listed on April 3, 1973. While documentation for the 1973 listing is limited, the district was said to have comprised the greater part of the Old Town Cimarron area including the locations of the St. James Hotel, the courthouse and other resources including the Mercantile (see attached nomination forms and maps). The current nomination needs to directly address the fact that the building was previously included in a listed district, including a discussion of whether or not the building was correctly or incorrectly cited or categorized as historic. It is acceptable to nominate individually a property included in a district, but the nomination should make note of the previous designations.</p> <p>Under Bibliographic References the incorrect box was checked. For certified historic properties approved under the tax incentives program the box labeled "preliminary determination of individual listing (36 CFR 67) has been requested, should be checked and reference made to the certification date (9/20/18).</p> <p>Description</p> <p>Summary paragraph line 1 reading "...located on the west side of South Collison Street..." should read "east side." See also "western v. eastern" edge of the Great Plains in subsequent paragraphs.</p> <p>The Summary paragraph and the first two paragraphs of the narrative are almost exact duplicates, with little to no new or additional information conveyed. They should probably be revised to consolidate the relevant material into a single paragraph. In addition, it is difficult</p>
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from the current narrative description to differentiate exactly which portions of the building and which features are original to the 1890s and which reflect the c. 1925/1940 alterations. Perhaps the inclusion of citations (or coloring) on a sketch map or the floor plans would provide additional insight into the dates of various building components. This could also be done using the photographs, if preferred.

The narrative could also do a better job of outlining which component features represent original vernacular nineteenth-century "tin-roof adobe" construction and which are later elements. For instance, given the modern replacement roofing it is unclear where the original store ended in proximity to the residence and what represents later construction. Was the store entry always on the north end rather than directly onto South Collison? Why? Was the roof of the Mercantile store always an asymmetrical salt box profile or was this part of the c. 1925 or 1940 alterations. If original is this common to the property type? Figure 3 appears to show wood shingles in the gable? The c. 1910 picture of the residence does not show a second floor window on the façade or a southern dormer. Can we assume that they were built post-1925. It should be made clearer that the current porch was not original to the period of significance and replaced different period details, rather than highlighting the great integrity of the buildings as representative of a type. In addition, the southern-most window on the façade of the residence appears to have been widened at some point. Given the large number of small bedrooms in the residential section was the property used as apartments during the period, or was this typical of the tin-roof adobe property type?

Significance

The current narrative provides no discussion or justification for the selected period of significance. Did the mercantile enterprise remain significant as a commercial operation in Old Town through 1968/1969, or was it more a case of simply continuing use. Establishing a stronger context for the commercial significance could help define or justify an appropriate period of significance.

The 1973 nomination for the Cimarron Historic District, while problematic, does provided additional contextual information that could help bolster our understanding of the Old Town area and the general historic context of the commercial development of the region.

Geographical Data

The inclusion of the Map on page 21 is more confusing than useful. The map's various layers do not seem to match up resulting in a boundary that appears to cut through a shaded building resource. Either remove problematic layers or provide a substitute map.

Recommendation/
Criteria

RETURN

Reviewer Paul Lusignan

Discipline Historian

Telephone (202)354-2229

Date _____

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

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

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Cimarron Mercantile

Multiple Name: _____

State & County: NEW MEXICO, Colfax

Date Received: 1/28/2019 Date of Pending List: 2/12/2019 Date of 16th Day: 2/27/2019 Date of 45th Day: 3/14/2019 Date of Weekly List: _____

Reference number: SG100003458

Nominator: SHPO

Reason For Review: _____


 Accept X Return Reject 3/14/2019 Date

Abstract/Summary
Comments:

RETURN NOMINATION

The current nomination is being returned for substantive revisions related to the documentation. Reconsideration will be completed upon modification of the items noted below and resubmission of the required materials to the National Park Service. The current nomination while outlining a potentially eligible property is not consistent with current National Register standards in several areas, as noted below.
See attached comments.

Recommendation/
Criteria RETURN

Reviewer Paul Lusignan  Discipline Historian

Telephone (202)354-2229 Date 3/14/2019

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

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

CIMARRON MERCANTILE
Colfax County, New Mexico
National Register of Historic Places - Return Comments:

Prior Evaluations/NR Listing

It appears that the Mercantile property may have been previously listed in the National Register of Historic Places as a component of the Cimarron Historic District, listed on April 3, 1973. While documentation for the 1973 listing is limited, the district was said to have comprised the greater part of the Old Town Cimarron area including the locations of the St. James Hotel, the courthouse and other resources including the Mercantile (see attached nomination forms and maps). The current nomination needs to directly address the fact that the building was previously included in a listed district, including a discussion of whether or not the building was correctly or incorrectly cited or categorized as historic. It is acceptable to nominate individually a property included in a district, but the nomination should make note of the previous designations.

Under Bibliographic References the incorrect box was checked. For certified historic properties approved under the tax incentives program the box labeled "preliminary determination of individual listing (36 CFR 67) has been requested, should be checked and reference made to the certification date (9/20/18).

Description

Summary paragraph line 1 reading "...located on the west side of South Collison Street..." should read "east side." See also "western v. eastern" edge of the Great Plains in subsequent paragraphs.

The Summary paragraph and the first two paragraphs of the narrative are almost exact duplicates, with little to no new or additional information conveyed. They should probably be revised to consolidate the relevant material into a single paragraph. In addition, it is difficult from the current narrative description to differentiate exactly which portions of the building and which features are original to the 1890s and which reflect the c. 1925/1940 alterations. Perhaps the inclusion of citations (or coloring) on a sketch map or the floor plans would provide additional insight into the dates of various building components. This could also be done using the photographs, if preferred.

The narrative could also do a better job of outlining which component features represent original vernacular nineteenth-century "tin-roof adobe" construction and which are later elements. For instance, given the modern replacement roofing it is unclear where the original store ended in proximity to the residence and what represents later construction. Was the store entry always on the north end rather than directly onto South Collison? Why? Was the roof of the Mercantile store always an asymmetrical salt box profile or was this part of the c. 1925 or 1940 alterations. If original is this common to the property type? Figure 3 appears to show wood shingles in the gable? The c. 1910 picture of the residence does not show a second floor window on the façade or a southern dormer. Can we assume that they were built post-1925. It should be made clearer that the current porch was not original to the period of significance and replaced different period details, rather than highlighting the great integrity of the buildings as representative of a type. In addition, the southern-most window on the façade of the residence appears to have been widened at some point. Given the large number of small bedrooms in the residential section was the property used as apartments during the period, or was this typical of the tin-roof adobe property type?

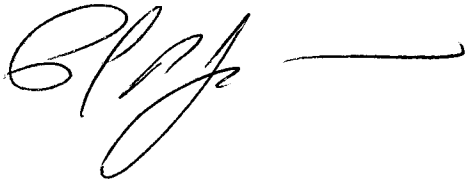
Significance

The current narrative provides no discussion or justification for the selected period of significance. Did the mercantile enterprise remain significant as a commercial operation in Old Town through 1968/1969, or was it more a case of simply continuing use. Establishing a stronger context for the commercial significance could help define or justify an appropriate period of significance. The 1973 nomination for the Cimarron Historic District, while problematic, does provide additional contextual information that could help bolster our understanding of the Old Town area and the general historic context of the commercial development of the region.

Geographical Data

The inclusion of the Map on page 21 is more confusing than useful. The map's various layers do not seem to match up resulting in a boundary that appears to cut through a shaded building resource. Either remove problematic layers or provide a substitute map.

Please contact my office if you have any additional questions.

A handwritten signature in black ink, consisting of a stylized, cursive 'S' followed by a horizontal line.



STATE OF NEW MEXICO
DEPARTMENT OF CULTURAL AFFAIRS
HISTORIC PRESERVATION DIVISION

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April 16, 2019

Keeper of the National Register
National Park Service
1849 C Street NW
Room 3316
Washington, DC 20240



To whom it may concern:

The enclosed disk contains the true and correct copy of the nomination Cimarron Mercantile in Colfax County, New Mexico to the National Register of Historic Places.

- ☒ Disk of National Register of Historic Places nomination form and maps as a pdf
- ☐ Disk with digital photo images
- ☒ Physical signature page
- ☐ Sketch map(s)/attachment(s) in hard copy
- ☐ Correspondence
- ☐ Other:

COMMENTS:

- ☐ This property has been certified under 36 CFR 67
- ☐ The enclosed owner objection(s) do ☐ do not ☐ constitute a majority of property owners.
- ☒ Special considerations: This is a returned nomination. See correspondence.

Sincerely,

Steven Moffson
State and National Register Coordinator
Enclosures