

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form



Continuation sheet

Item number 1, 2, 4, 7, 8

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Eddy County, Artesia  
Artificial Stone Houses of Artesia Thematic Group

1. Name: Hodges-Runyan-Brainard House (Artificial Stone Houses of Artesia Thematic Group)
2. Location: 504 W. Quay Avenue
3. Owner: Gladys Kelly  
504 W. Quay Avenue  
Artesia, New Mexico 88210
7. Description: The Hodges-Runyan-Brainard House is a small one-and-a-half story cottage with a gable ended roof built of artificial stone.

Rectangular in plan, the small cottage is of the "shotgun" type of working class housing common in the late 19th century, in which the rooms are lined up one behind the other.

The house has a porch across the front, and a wooden, shed-roofed room at the rear. The gabled roof is shingled and the gabled ends are sided with wood and contain windows. A pent roof runs across the base of each gable. The original front porch supports, which were probably wood, have been replaced with wrought-iron supports. These replacements somewhat detract from the character of the building, but they do not obscure the facade. The structure remains, otherwise, unaltered.

The "rock face" blocks with which the walls are constructed are the same as those used in the construction of the Hodges-Sipple House at 804 W. Missouri Street, and were undoubtedly produced by John Hodges' Hollow Stone Manufacturing Company. The door and window lintels and the window sills are smooth face concrete blocks. The walls are painted white.

The building is in good condition.

8. Significance: The Hodges-Runyan-Brainard House is significant as a good example of the smaller vernacular residential types built of artificial stone in Artesia soon after the founding of the town.

This small cottage is one of the oldest buildings in the City of Artesia. It appears on the 1905 Sanborn map of Artesia in its present form with front porch and rear frame section. It was probably built about 1904 by John Hodges as one of the artificial stone houses he built for sale or rental, using the concrete blocks produced by his artificial stone manufacturing company. Hodges was a large owner in the Artesia Improvement Company Townsite Addition and a chief promoter of the town. The Hodges-Sipple House at 804 W. Missouri Street is another extant example of Hodges' real estate construction.

Hodges sold this cottage in 1916 to David W. Runyan, a rancher born in Indiana who, at the age of 12, had gone to Texas to hunt buffalo. It is said that in Texas he was raised by the Texas Rangers. As a young man he became a cowboy and drove cattle herds into Kansas and Nebrasks, then settled as a rancher near Artesia. Runyan became associated with the founding of the town of Artesia and helped organize the First

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Eddy County, Artesia

Artificial Stone Houses of Artesia Thematic Group  
Hodges-Runyan-Brainard House

National Bank of Artesia in 1903. He served on the Artesia City Council for 20 years.

According to local tradition, David Runyan purchased this cottage as a gift for his daughter, Mary, when she graduated from high school. By 1918, Mary had married and had acquired ownership of the cottage from her father. She married Reed Brainard, who was associated with his father in the hardware business and in the operation of a large artesian farm southeast of Artesia. Brainard Brothers Hardware Store (which later became Brainard and Corbin Hardware) was located on Main Street and specialized in agricultural implements.

10. Geographical Data: The nominated property consists of Lot 6 in Block 11 of the Clayton-Stegman Addition. The lot measures 25' by 140'.

Quadrangle name: Artesia

Quadrangle scale: 7.5 minute

UTM References:

Zone 13 Easting 555930 Northing 3633660