

United States Department of the Interior
National Park Service
National Register of Historic Places Registration Form

1. Name of Property

Historic Name: Gage Hotel
Other name/site number: Hotel Parkway (1946-1965)
Name of related multiple property listing: N/A

2. Location

Street & number: 102 NW 1st Street, U.S. Highway 90 W
City or town: Marathon State: Texas County: Brewster
Not for publication: [ ] Vicinity: [ ]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
[ ] nomination [ ] request for determination of eligibility) meets the documentation standards for registering properties in the
National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my
opinion, the property [ ] meets [ ] does not meet) the National Register criteria.

I recommend that this property be considered significant at the following levels of significance:
[ ] national [ ] statewide [ ] local

Applicable National Register Criteria: [ ] A [ ] B [ ] C [ ] D

Signature of certifying official / Title: Mark Wolfe, State Historic Preservation Officer
Date: 11/11/2020
Texas Historical Commission
State or Federal agency / bureau or Tribal Government

In my opinion, the property [ ] meets [ ] does not meet the National Register criteria.
Signature of commenting or other official
Date
State or Federal agency / bureau or Tribal Government

4. National Park Service Certification

I hereby certify that the 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

Gage Hotel, Marathon, Brewster County, Texas

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**5. Classification**

**Ownership of Property**

|                                     |                  |
|-------------------------------------|------------------|
| <input checked="" type="checkbox"/> | Private          |
| <input type="checkbox"/>            | Public - Local   |
| <input type="checkbox"/>            | Public - State   |
| <input type="checkbox"/>            | Public - Federal |

**Category of Property**

|                                     |             |
|-------------------------------------|-------------|
| <input checked="" type="checkbox"/> | building(s) |
| <input type="checkbox"/>            | District    |
| <input type="checkbox"/>            | Site        |
| <input type="checkbox"/>            | Structure   |
| <input type="checkbox"/>            | Object      |

**Number of Resources within Property**

| Contributing | Noncontributing |            |
|--------------|-----------------|------------|
| 1            | 2               | Buildings  |
| 0            | 0               | Sites      |
| 0            | 0               | Structures |
| 0            | 0               | Objects    |
| 1            | 2               | Total      |

Number of contributing resources previously listed in the National Register: N/A

**6. Function or Use**

**Historic Functions:** DOMESTIC/hotel; Commercial: business, restaurant

**Current Functions:** DOMESTIC/hotel; Commercial: business, restaurant

**7. Description**

**Architectural Classification:** Late 19<sup>th</sup> and Early 20<sup>th</sup> Century Movements: Commercial Style

**Principal Exterior Materials:** Brick, concrete

**Narrative Description** (see continuation sheets 7-6 through 7-12)

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## 8. Statement of Significance

### Applicable National Register Criteria

|                                     |          |  |
|-------------------------------------|----------|--|
| <input checked="" type="checkbox"/> | <b>A</b> | Property is associated with events that have made a significant contribution to the broad patterns of our history.   |
|                                     | <b>B</b> | Property is associated with the lives of persons significant in our past.  |
| <input checked="" type="checkbox"/> | <b>C</b> | 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. |
|                                     | <b>D</b> | Property has yielded, or is likely to yield information important in prehistory or history.  |

**Criteria Considerations:** NA

**Areas of Significance:** Commerce, Architecture

**Period of Significance:** 1927–1967

**Significant Dates:** 1927

**Significant Person** (only if criterion b is marked): NA

**Cultural Affiliation** (only if criterion d is marked): NA

**Architect/Builder:** Trost, Henry C., Trost & Trost (architect); H. T. Ponsford & Sons (contractor)

**Narrative Statement of Significance** (see continuation sheets 8-13 through 8-26)

## 9. Major Bibliographic References

**Bibliography** (see continuation sheets 9-27 through 9-32)

**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
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey #
- recorded by Historic American Engineering Record #

**Primary location of additional data:**

- State historic preservation office (*Texas Historical Commission, Austin*)
- Other state agency
- Federal agency
- Local government
- University
- Other -- Specify Repository: Bryan Museum

**Historic Resources Survey Number** (if assigned): NA

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## 10. Geographical Data

**Acreage of Property:** Less than one acre

### Coordinates:

#### Latitude/Longitude Coordinates

Datum if other than WGS84: NA

1. Latitude: 29.426095° Longitude: -98.499705°

**Verbal Boundary Description:** The nominated boundary is the current legal parcel (Property ID# 24101, Brewster CAD): OTM, BLOCK 15, LOT 1 2 3 & PT OF NAVE C MARATHON and (Property ID# 24102) OTM, BLOCK 15, LOT 4-6 4,5 & W/15'-6 MARATHON as shown on Map 10.

**Boundary Justification:** The boundary includes all property historically associated with the building and the adjoining property that includes non-historic addition.

## 11. Form Prepared By

Name/title: Steph McDougal, principal consultant; Kelly Little, associate consultant; and Bratten Thomason  
Organization: McDoux Preservation LLC  
Street & number: 18214 Upper Bay Road #58114  
City or Town: Houston State: TX Zip Code: 77508  
Email: Steph.McDougal@mcdoux.com  
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Date: June 19, 2020

## Additional Documentation

- Maps** (see continuation sheets MAP-33 through MAP-36)
- Figures** (see continuation sheets FIGURE-37 through FIGURE-56)
- Photographs** (see continuation sheets PHOTO-57 through PHOTO-67)

**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.

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## Photographs

### Gage Hotel

102 NW 1<sup>st</sup> Street, U.S. Highway 90 W, Marathon, Brewster County, Texas

Photographed 2018 by Bratten Thomason.

**Photo 1** (TX\_Brewster County\_Gage Hotel\_0001.tiff)  
South (primary) elevation. Camera facing north.

Hotel lobby with reception desk in background.  
Camera facing east.

**Photo 2** (TX\_Brewster County\_Gage Hotel\_0002.tiff)  
South (primary) elevation Camera facing north.

**Photo 13** (TX\_Brewster County\_Gage Hotel\_0013.tiff)  
Original wood corner guards in lobby.

**Photo 3** (TX\_Brewster County\_Gage Hotel\_0003.tiff)  
West and south elevations. Camera facing northeast.

**Photo 14** (TX\_Brewster County\_Gage Hotel\_0014.tiff)

**Photo 4** (TX\_Brewster County\_Gage Hotel\_0004.tiff)  
West elevation. Camera facing east.

Public sitting room to the east of the main lobby.

**Photo 5** (TX\_Brewster County\_Gage Hotel\_0005.tiff)  
North elevation of Gage hotel wing inside walled patio.  
Camera facing south.

**Photo 15** (TX\_Brewster County\_Gage Hotel\_0015.tiff)  
Meeting room to the west of the main lobby.

**Photo 6** (TX\_Brewster County\_Gage Hotel\_0006.tiff)  
North elevation. Camera facing south.

**Photo 16** (TX\_Brewster County\_Gage Hotel\_0016.tiff)  
Staircase leading from lobby to second floor.

**Photo 7** (TX\_Brewster County\_Gage Hotel\_0007.tiff)  
East elevation. Camera facing west.

**Photo 17** (TX\_Brewster County\_Gage Hotel\_0017.tiff)  
Second-floor guest room #7, which served as Alfred Gage's office; windows face out to U.S. Highway 90W.

**Photo 8** (TX\_Brewster County\_Gage Hotel\_0008.tiff)  
Rear (north elevation) view of hyphen that connects the hotel on its eastern façade to the non-historic addition. Camera facing south.

**Photo 18** (TX\_Brewster County\_Gage Hotel\_0018.tiff)  
Another example of a typical guest room.

**Photo 9** (TX\_Brewster County\_Gage Hotel\_0009.tiff)  
Junction of historic hotel and 1990s addition, camera facing northwest.

**Photo 19** (TX\_Brewster County\_Gage Hotel\_0019.tiff)  
Guest bathrooms are a non-historic interior alteration.

**Photo 10** (TX\_Brewster County\_Gage Hotel\_0010.tiff)  
Gabled front entryway. Camera facing northwest.

**Photo 20** (TX\_Brewster County\_Gage Hotel\_0020.tiff)  
The c. 1915 bungalow is a non-contributing resource, camera facing northwest.

**Photo 11** (TX\_Brewster County\_Gage Hotel\_0011.tiff)  
Original French doors with arched window openings and view of front porch seating area. Camera facing northwest.

**Photo 21** (TX\_Brewster County\_Gage Hotel\_0021.tiff)  
The rear service building (shown left) is a non-contributing resource. Camera facing northeast.

**Photo 12** (TX\_Brewster County\_Gage Hotel\_0012.tiff)

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## Narrative Description

The 1927 Gage Hotel is a two-story masonry commercial building facing south toward 1st Street (U.S. Highway 90) in Marathon, Brewster County, Texas. It is a landmark building and destination hotel for the rural, West Texas town that has fewer than 500 residents. The Gage Hotel is a two-story rectilinear building with a one-story, L-shaped wing that extends from the west elevation. Constructed of load-bearing masonry walls, the building is faced in wire-cut brick and rests on a reinforced concrete foundation. A low brick parapet wall encloses the flat, built-up roof, and a semi-circular arch that at the centerline of the primary façade. Metal letters mounted atop the parapet on either side of the arch spell out "GAGE HOTEL." Designed by architect Henry C. Trost, the Gage Hotel exhibits subdued Spanish Colonial Revival design elements in the arcaded porch and arched main entrance. Interior features include two floors of guest rooms, reconfigured to accommodate modern bathrooms, and original woodwork. The current owners restored the hotel in the 1980s, bought neighboring property for free-standing guest rooms, and converted a c. 1915 bungalow into a restaurant. A non-historic hyphen now connects the hotel's east elevation to the bungalow, but the hotel retains its essential form and integrity. Landscaping and stucco walls unite the various outbuildings of the hotel complex and help minimize the visual impact of modern infill to the 1927 building. The nominated boundary, a portion of the modern hotel complex, includes the 1927 hotel and two non-contributing resources: a historic-age rear service building and the bungalow. The Gage Hotel retains good integrity to communicate its historical and architectural significance.

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## General Setting

The Gage Hotel is in the rural community of Marathon in the Trans-Pecos region of Far West Texas. This portion of the Trans-Pecos contains the Chihuahuan Desert Grasslands ecoregion, which historically has been used for cattle grazing on large ranches. Marathon is at the intersection of U.S. Highway 90 West and State Highway 385, along the Southern Pacific Railroad's "Sunset Route" from New Orleans to California. The towns of Marathon and Alpine are just east of Paisano Pass, the high point on the Sunset Route. The elevation climbs gently from 4,043 feet above sea level in Marathon to 4,484 feet in Alpine before peaking at 5,074 feet in Paisano, approximately 40 miles away. Marfa, Texas, is on the other side of the pass.<sup>1</sup> U.S. Highway 90 runs roughly parallel to the railroad on the north side of the tracks.

The original town plat laid out a grid of 300-by-300-foot-square blocks oriented parallel to and on either side of the railroad, which runs generally east-southeast to west-northwest along its route. The original Marathon townsite consisted of Blocks 1–18 north of the railroad track and Blocks 19–42 south of the railroad. Today, the North Heights Addition and Burnham Addition have doubled the northern section of the original townsite, while the Hess Addition increased the south side by just nine blocks. In the original townsite and adjacent additions, numbered streets run parallel to, and lettered avenues perpendicular to, the railroad. The location of streets and avenues relative to the railroad are indicated by the descriptors "North" and "South" before street names and after avenue names.<sup>2</sup>

The modern Gage Hotel complex is on Blocks 14 and 15, which are located near the western edge of town on the north side of North 1<sup>st</sup> Street that runs concurrent with U. S. Highway 90 West. One of Marathon's two public squares (Block 9) is north of Block 16; the other public square is south of the railroad. While most blocks were divided into 10 lots, five on either side of a generally "east-west" alley, the blocks surrounding the public square in Block 9 and those fronting North 1<sup>st</sup> Street were different. The blockfaces facing the public square and North 1<sup>st</sup> Street, and the north sides of Blocks 14, 15, 16 and 17 were divided into 10 lots per blockface, with an "east-west" alley bisecting each

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<sup>1</sup> *Sunset Route: Maps and Description, New Orleans–Los Angeles*, brochure (Southern Pacific Railroad, 1961), 7, streamlinermemories.info.

<sup>2</sup> H. R. Gard, Brewster County Surveyor, "Map of Marathon, Brewster County, Texas," traced from print by J. T. Roberts, Jr., February 1961. The Anderson Addition shown on this map to the west of the original townsite was never developed as planned, and only Lee Street is extant.

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block. On the east and west sides of Block 9, Blocks 8 and 10 feature a “north-south” alley behind the lots facing the square, and an “east-west” alley between two sets of four larger lots behind them and facing the east-west streets. Any early intention that those smaller square-facing lots would become a commercial core were unrealized; the public square today holds the Marathon Public Library, Marathon Museum, fire department, three churches, and several residences, and is surrounded by mostly residential buildings.

Avenue C North originally separated Blocks 14 and 15. Each block was identically platted with 10 lots fronting North 1<sup>st</sup> Street and North 2<sup>nd</sup> Street; over time, the north side of these blocks changed to match Blocks 8 and 10, but turned 90 degrees, so that by 1961 two sets of four larger lots fronted North 2<sup>nd</sup> Street on each block with a north-south alley separating the two sets of larger lots. Today, the short north-south alleys are no longer visible; the east-west alley bisecting Block 15 is still extant. Avenue C North (now rerouted) no longer connects North 2<sup>nd</sup> Street to North 1<sup>st</sup> Street but instead turns west and runs along the former alley in Block 14; the closing of Avenue C North in this location enabled the lots to the south of the new alignment to be joined with those in Block 15.

Historically, the Gage Hotel occupied one parcel (lots 1-3), and the modern complex grew as the owner acquired adjacent properties. **(Figure 1)** In 1992, owners of the Gage Hotel bought the southern 10 lots in Block 14 to expand its accommodations. Albuquerque architect Randall Walton of Walton and Walton Architects designed the resulting Los Portales addition, with construction by mason and carpenter Norman J. Dehmlow. Los Portales, five buildings designed in a Pueblo-Spanish Revival style, form a U shape around a central courtyard and fountain. Each building has a flat roof with stepped-up parapet walls with irregular, rounded edges and is clad in earth-colored stucco, punctuated by rough-hewn *vigas* and *canales* (rainwater gutters). Unpainted wooden double doors with hewn-wood lintels, traditional wood sash windows, flat-roofed porticos with exposed *vigas* and *latillas* (lath), unpainted rough-hew turned wood columns resting on low stone piers complement the historic hotel. The project was awarded the John Ben Shepperd Jr. Craftsmanship Award by the Texas Historical Foundation.<sup>3</sup>

During the period of significance, the Gage Hotel presented as a large (relative to its local setting) yet compact freestanding building along Marathon’s main thoroughfare. The primary (south) façade of the historic hotel faces the highway, a major route for travelers to the Big Bend National Park and other parts of West Texas. Undoubtedly the most prominent building in the small town of Marathon, the Gage Hotel is surrounded by a small number of other one- and two-story commercial buildings along U.S. Highway 90. Although the Sanborn Fire Insurance Company did not create maps for Marathon, properties behind the hotel along Avenue C North appear, in photos from both the original Gage Hotel and Hotel Parkway eras, to contain residential buildings, and this is still the case today. With houses on at least two sides, the hotel originally stood in a residential setting but on a commercial street. Today, masonry walls enclose the accumulated properties that flank the 1927 hotel. An approximately six-foot-high wall obscures the modern swimming pool and courtyard in the Los Portales addition, while the wall which surrounds the former front yard of the bungalow (fronting North 1<sup>st</sup> Street) is taller, obscuring the eaves of the bungalow and extending as high as its roof peak on its western end. The entire historic hotel remains visible and unconnected to the new wall, however, and the wall is set back from the street to create parking areas for guests, somewhat minimizing the barrier’s visual impact. Mature trees now shade portions of the entire property, reinforcing its historic, more-residential-than-commercial feeling.

The nominated boundary **(Map 4 and Figure 1)** is two parcels out of Block 15 that hold the 1927 Gage Hotel, a rear free-standing storeroom, and a c. 1915 bungalow that connects to the nominated building via a hyphen. Of the three resources, the latter two do not contribute to the historical significance of the property. Alterations to the rear service building, constructed before 1955, diminished its architectural integrity. The neighboring bungalow, built c. 1915 as a separate residential property, is not associated with the historical significance of the Gage Hotel, and was connected to the hotel after the period of significance.

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<sup>3</sup> Gene Krane, “The Ancient Art of Adobe,” *Heritage: A Publication of the Texas Historical Foundation*, Fall 1994, 14.

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## Gage Hotel - Exterior

### *South (Primary) Elevation (Photo 1)*

The principal facade of the Gage Hotel is two stories tall and five bays wide, with a front-gabled portico projecting from the left two bays of the ground floor. The portico has a semi-circular arched opening leading into an inset entry porch. Four stairs faced in tile lead up to the portico; the stairs are flanked by brick cheek walls topped with sandstone coping. The main entrance to the hotel is located within the porch and contains glazed double doors with Spanish-influenced wrought-iron detailing. All other bays on the façade (the three right-hand bays on the first floor and all five bays on the second floor) each contain a single window opening; these windows are evenly spaced across the elevation. Fenestration is three-over-three wood sash units resting on a continuous rowlock brick sill.

An L-shaped wing dating to the original 1926–1927 construction extends from the two-story building's left (west) elevation, set back two bays from the façade. The west wing's facade is four bays wide. The left-most bay, at the portion of the "L" projecting towards the street, has one sash window centered on the front elevation. The window is more decorative than the hotel's other fenestration; it is a three-over-three unit topped with a square-arched brick hoodmold and brick trim at the sides and bottom. Above the window, the west wing's parapet is slightly raised. The other three bays of the west wing are in the recessed portion of the "L." Each bay contains a glazed wooden double door with a four-lite arched transom. These doors mimic the appearance of an arcade and lead out onto a tiled patio that is enclosed by a metal picket railing set into brick piers. The patio can also be entered through an arched opening in the inset entry porch.

The Gage Hotel's facade displays modest decorative elements, largely consisting of ornamental brickwork embellishment. A rowlock brick coping tops the parapet wall, and an arched rowlock course of bricks rises from the bottom of the parapet up into the taller, semi-circular arched portion of the wall. A decorative course of bricks embellishes the base of the parapet, comprised of a header course of bricks over a sawtooth, a soldier, and a sailor course. A rowlock brick coping tops the roofline of the portico, and rowlock courses of brick line each of the arched openings. Four circular rowlock brick elements are spread across the façade – a vented louver over the window on the west wing, two masonry stars over the arched doorways on the patio, and a star over the arched portico opening.

### *West Elevation (Photo 3)*

The west elevation faces a courtyard between the historic hotel building and the Los Portales addition. The courtyard is enclosed by a stucco-and-adobe wall, accessed by an arched opening at the rear corner of the west wing. The west elevation is eleven bays wide at the two-story portion of the building. Each bay of the second floor contains a sash window; eight windows are three-over-three wood sash units, with three smaller two-over-two windows in an AAAABBAABAA pattern. On the first floor, the two right-hand bays are arched openings leading into the hotel's inset front entry porch from the patio. The west wing connects to the two-story building from the next two bays. Behind the west wing, the ground floor contains five three-over-three sash windows and one two-over-two in an AAAABA pattern. A brick chimney rises up this elevation between the last two windows. Three louvered vents are set into the parapet. There is a concrete stairwell leading down to the basement, the door opening is to the left of the chimney.

The L-shaped west wing is four bays wide on the west elevation (at the bottom of the "L"). The bays contain a door opening and three windows evenly spaced across the elevation. The door is wood batten and topped with a two-lite transom, accessed by concrete steps with a simple metal pipe railing. Fenestration is three-over-three wood sash windows. A small wood-fenced enclosure extends out from this elevation, approximately one bay wide. The west elevation has minimal decorative elements, largely consisting of a decorative course of bricks at the base of the parapet (continued from the primary elevation) and a rowlock brick sill under each window opening.



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*East Elevation (Photo 7)*

The east elevation of the Gage Hotel faces the bungalow and two small courtyards. The elevation is ten bays wide and two stories tall. Each second-floor bay contains a wood sash window, eight three-over-three units and two smaller two-over-two units in an ABAAAABAA pattern. The first four ground-floor bays contain a sash window; the fourth window has a metal cooking vent installed in the upper sash. A one-story hyphen (**Photo 8-9**) connects the hotel to an adjacent bungalow behind the fourth bay. Clad in stucco, the hyphen has a sawtooth brick coping at the top of the wall echoing the decoration of the historic resource in a simplified manner. The hyphen encompasses two bays of the east elevation. Behind the hyphen, the elevation has five sash windows. The east elevation has minimal decorative elements, consisting of a decorative course of bricks at the base of the parapet (continued from the primary elevation) and a rowlock brick sill under each window opening. Three louvered vents are set into the parapet. A chimney rises up at the center of the elevation, covered at the ground floor by the hyphen.

*North Elevation (Photos 5-6)*

The north (rear) elevation of the building faces a courtyard behind the building and an alley. The rear elevation of the two-story portion of the resource is two stories tall and three bays wide. The central bays on both the first and second floors contain a glazed wooden door topped with a transom. The ground-floor door is accessed by five concrete steps with a simple metal pipe railing on the left side. The second-story door leads out onto an iron landing and a set of metal stairs leading to the ground. The outer bays on both floors contain three-over-three wood sash windows with brick sill. Two louvered vents are set into the parapet, and scuppers pierce the parapet wall at the outer edges. The north (rear) elevation of the west wing is five bays wide. The bays contain: four-lite paired casement windows with an arched transom, French doors (in what was originally a window opening) with an arched four-lite transom, another set of paired casement windows with arched transom, and two sets of three-over-three wood sash windows. The window openings all have brick sills and headers. The doorway contains glazed wood French doors with wood screens doors on the exterior. Two circular louvered vents with a rowlock course of bricks pierce the wall on either side of the second bay. A small concrete landing extends out the door opening in the second bay, with brick piers and a metal railing. An accessible ramp with a wrought-iron railing leads from the landing to the west corner of the building. The railing opens at the middle of the run, where a flat landing leads into the courtyard. The landing and ramp are not original to the hotel and were added for accessibility.

**Gage Hotel – Interior**

When Bryan purchased the hotel in 1978, paint covered the woodwork, oak floors were covered with linoleum, ceilings had been lowered covering the transoms, and the lobby area had been reconfigured. Bryan located the original blueprints from the contractor's firm, H.T. Ponsford & Sons, who were still in business, and designed a restoration project based on the original design. The project restored the front desk area to its original configuration, removed dropped ceilings, replaced window screens, stripped and resurfaced lobby floors, and added air conditioning.

*First Floor (Figure 2)*

Guests enter the main entrance through the front porch and directly into the centrally located lobby. The lobby has been restored to its original configuration, with a rounded, oak-topped reception desk to one side and an open wood staircase that connects to the second-floor guest rooms. A small office is located behind the reception desk. The lobby opens into a lounge area located within the west wing. The lobby and lounge feature original oak woodwork, including floors, ceilings, wood beams with decorative corbels at the ends, ornamental columns with highly decorated capitals and bases, wooden corner guards, and window and door trim. The lounge features an elaborate fireplace on the west wall, facing the lobby. West of the lounge, two small rooms, originally an office and a barber shop, now function as a small private office and a conference room/meeting space. A sitting room occupies the southeast corner of the

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building, to the right of the reception desk, in what was originally a coffee shop. Guest rooms north of the lobby line a double-loaded corridor with an exit door at the north end. Historic wooden doors with original hardware, topped by transoms, lead into each room. Decorative corbels sit at the outer top corner of the transoms where they meet the ceiling. The rooms have stucco walls and oak ceilings, some with wood beams. Painted stenciling adorns the tops of the walls and some of the ceilings. Bathrooms are tiled.

*Second Floor (Figure 2)*

The second floor contains ten guest rooms lining a double-loaded corridor running north-south for most of the length of the building; at the north end of the corridor is an exit door. Historic wood doors with original hardware, topped by transoms, lead into each room. Decorative corbels sit at the outer top corner of the transoms where they meet the ceiling. The rooms have stucco walls and oak ceilings, some with wood beams. Painted stenciling adorns the tops of the walls and some of the ceilings. Bathrooms are tiled.

*Basement*

The Gage Hotel has a small basement, located just north of the junction between the two-story portion and the west wing. The basement historically contained the fuel, boiler, and store rooms, with ingress via an exterior stair on the west elevation and an interior stair from the kitchen, originally located behind the lobby. The basement is currently used for storage and houses some of the mechanical services for the building.

**Secondary Buildings**

The hotel complex has been enlarged to incorporate adjacent tracts, as further described below. An adobe wall, constructed in the 1990s, encircles the hotel complex and serves as a connector to a series of outdoor patios. This adobe wall is distinguishable from the original building and could be removed without damaging the historic fabric of the hotel. The nominated boundary includes two non-contributing resources: a bungalow and rear service building.

*Craftsman Bungalow (Non-Contributing) (Photo 20)*

East of the original hotel building, a historic-age Craftsman bungalow currently houses the kitchen for the restaurant and dining services associated with the hotel. Built c. 1915 as a separate property, the bungalow is internally connected to the hotel by the hyphen that connects at the bungalow's rear corner. The bungalow has a moderately-pitched, front-gabled roof. A front-gabled bay, originally a porch, projects from the left side of the facade. The stucco-clad building has wide eave overhangs decorated with exposed rafter tails. Composite shakes cover the roof. On the north (rear) elevation, the peak of the gabled roof remains visible along with two exposed roof beams and paired wood sash windows; the hyphen's flat roof intersects with the bungalow's roofline on the right (west) side and an L-shaped addition (White Buffalo Bar) extends from the left (east) side. Fenestration is one-over-one wood sash windows.

Historic photos from the 1950s show that the building originally had a traditional Craftsman-style, partial-width porch located within the projecting bay on the left side of the façade. The porch roof was supported by short, square columns resting on battered piers that continued to the ground. Photos from the 1980s indicate that the front porch had been enclosed by that time. The roof was also covered in corrugated metal panels. The bungalow's left (west) elevation originally had a cross-gable extending west; this projecting bay is where the hyphen is now located.

*Service Building (Non-Contributing) (Photo 21)*

A small, free-standing rectangular one-story building is behind the main hotel at the rear of the property. Believed to have been built in 1927, its original design complimented the Gage Hotel in the masonry construction and rowlock

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coping at the flat roofline. Alterations to building diminished its historic integrity. The façade now shows stucco wall treatment, arched window openings, and an adobe tile shed porch is on the front elevation. Owners renovated the interior for it to function as the Alfred Gage guest suite.

### Rehabilitation and Additions

Current owner J. P. Bryan Jr. and his wife Mary Jon purchased the Gage Hotel in 1978. He obtained the original blueprints for the hotel from Ponsford & Sons, a building contractor used by Trost. The first phase of its restoration removed dropped ceilings, linoleum flooring, and many layers of paint from original wood trim. George T. Crawford of Alpine managed the project, and the Bryans oversaw the restoration and interior design of the hotel, its lobby, and guest rooms. The project uncovered signature Trost design elements, such as: arched wood doors, wood ceiling beams, and the original check-in desk. Existing in-room bathrooms were updated, along with the shared common women's and men's bathroom down the hall. The hotel's restoration was completed in 1982 and its grand reopening celebrated with a parade on Main Street.

In 1992, Bryan added 20 guest rooms to meet increasing demand for accommodations. First, he purchased the southern half of Block 14 and worked with local officials to reroute Avenue C North along, what had been, the east-west alley through the block. Randy Walton (Walton & Walton Architects, Albuquerque) designed the Los Portales addition, and master mason Norman J. Demlow constructed five, four-room buildings out of adobe bricks made on site with soil from the land on which they were built. Bryan also installed a modern swimming pool between the historic hotel and the new Los Portales addition and constructed an adobe stucco wall to enclose the addition, swimming pool and courtyard areas. At the same time, Bryan converted an adjacent ca. 1915 bungalow, which he had purchased in 1985, into the hotel's new restaurant. A kitchen addition connects the bungalow to the hotel, and an adobe addition to the house's east elevation contains the White Buffalo Bar.

In 2013–2014, Eleanor Halff (EH & Company Architect & Interior Design, San Antonio) reconfigured guest rooms on the first and second floors in the 1927 hotel, which reduced the number of rooms to increase room size and incorporate *en suite* bathrooms.

### Integrity

The Gage Hotel's exterior retains a high degree of integrity and is substantially unchanged since the hotel's opening in 1927. The hotel retains its integrity of setting, feeling, and association; the building remains in its original setting at the heart of Marathon's commercial core, adjacent to the only highway through town and facing the railroad. Although Marathon has changed and grown since the Gage was constructed, the building's relationship to the town remains unaltered. The building's exterior materials and design are remarkably intact. Although the hotel complex has been expanded and the adjacent Craftsman bungalow functionally connected to the historic hotel, this was sensitively accomplished through a hyphen that is set back from the historic façade, minimal in size, and does not destroy historic materials that characterize the property. The hyphen's stucco exterior is differentiated from, yet compatible with, the original brick hotel. The "GAGE HOTEL" lettering that was added to the parapet (sometime after 2003, based on photos) and the lion statues added to the front stairs are reversible alterations that do not detract from the overall design. The historic resource's exterior materials and finishes are retained to a high degree. Original doors and windows are intact. Second-floor window frames were repaired and/or replaced in-kind during sensitive rehabilitation work conducted from 2013 to 2015; double-pane glass was installed in the upstairs guest-room windows at that time to help mitigate noise from the nearby Southern Pacific Railroad line and traffic on U.S. Highway 90. Although the original blueprints indicate that the front doors were designed to be simple six-lite glazed wood French doors, matching the others currently on the hotel, the current front doors are glazed French doors overlaid with decorative wrought-iron. These new front doors are only nominally visible within the inset porch, however, and this change does not impede the resource's ability to convey its significance. As noted in the elevation description above, a window

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opening on the rear elevation of the west wing was converted to an accessible entrance; the window opening was lengthened to accommodate the door but otherwise the change was minimal. Second-floor window frames were repaired and/or replaced in-kind during sensitive rehabilitation work conducted from 2013 to 2015. The wood railing on the front patio was replaced with a metal railing that matches the pattern of the original.

The first floor of the hotel originally housed the lobby, lounge, barber shop, office, coffee shop, kitchen, in addition to guest rooms. Although the uses of the spaces which contained the coffee shop, kitchen, and barber shop have changed, the spatial configuration of all public areas have been retained, as well as the historic materials, finishes, and decorative elements. The original blueprints show a total of 21 guest rooms —7 on the first floor and 14 on the second floor—20 of which would have been rented to guests, while Alfred S. Gage was said to have used one room (Room 7, per the *Chronicle*) as his office. The number of guest rooms on the second floor was reduced from fourteen to ten to expand several rooms and provide each guest room with a private bath, but this change does not alter the resource's character-defining interior features.

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## Statement of Significance

The Gage Hotel is nominated to the National Register of Historic Places at the local level of significance under Criterion A in the area of Commerce and Criterion C in the area of Architecture, as the work of the esteemed El Paso architecture firm of Trost & Trost. Since its completion in 1927, the Gage Hotel has been the prominent commercial landmark building in Marathon. It is an excellent local example of a 1920s small-town hotel designed by Henry C. Trost, an El Paso architect prominent throughout the American Southwest during this era. The Gage's small scale and limited ornament were in keeping with Marathon's size, yet its regional flavor echoes other contemporary hotel buildings Trost designed in the 1920s. It stands as an important local example of a commercial lodging establishment that complements the other early 20<sup>th</sup>-century buildings of a similar scale along U.S. Highway 90 in Marathon. Designed to meet the needs of traveling businessmen and local ranchers, the hotel offered basic amenities at affordable prices and provided a place to conduct business, have a meal, or get a haircut. Originally one of several hotels in Marathon, the Gage Hotel survived the Great Depression and was bolstered in the 1940s by the opening of Big Bend National Park approximately 40 miles to the south. During that period (1946-1967) it operated as the Parkway Hotel. Marathon is the closest and most convenient Texas town to the park. The hotel was purchased and renovated beginning in 1978 and enlarged with an addition of freestanding guest rooms in the early 1990s. The period of significance is 1927–1967, beginning with the date of the hotel's construction and ending with the last known date when it was used as a hotel prior to the current owner's acquisition of the property.

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## Development of Marathon, Texas

### *Early Commercial Activity (1881–1919)*

Marathon, Texas, was founded along the route of the Galveston, Harrisburg & San Antonio Railroad. The 1854 state “act to encourage the construction of railroads in the state of Texas” granted land to railroad companies for every mile of railway built within the state.<sup>4</sup> Following the Civil War and Reconstruction, the 1876 Texas Constitution granted railroad companies 16 sections of land (640 acres each, a total of 10,240 acres) for every mile of rail constructed, following the completion of at least 10 miles of railway.<sup>5</sup> The Buffalo Bayou, Brazos, and Colorado (BBB&C) Railway Company—the first railroad to operate in Texas—was chartered in 1850, but by 1868 was sold at sheriff's sale; the purchasers created a new company combining the BBB&C with the Columbus Tap Railroad and the Brazos Iron Bridge Association.<sup>6</sup> The resulting Galveston, Harrisburg & San Antonio (GH&SA) Railway was chartered on July 27, 1870, and concurrently received authorization from the state legislature to build track to Houston and Galveston, as well as the ultimate goal: San Antonio, which it reached in February 1877. In 1880, in collaboration with the Southern Pacific Railroad system (a network of smaller rail companies), the GH&SA began to plan and build a route west from San Antonio to El Paso. Southern Pacific-affiliated construction crews that had been laying track in an easterly direction across Arizona and New Mexico reached Texas in May 1881;<sup>7</sup> the track finally arrived at what would become the Marathon town site in March 1882. At that time, the area was sparsely populated by livestock ranchers. One of the railroad's surveyors, Albion Shepard, purchased land nearby that same month<sup>8</sup> and established the 37,120-acre Iron Mountain Ranch, where he raised sheep.<sup>9</sup> He applied for a post office in September 1882, which was established in February 1883 under the name “Marathon;” the surrounding land apparently reminded Shepard, a former

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<sup>4</sup> *Galveston, H. & S.A. Ry. Co. v. Texas*, 170 U.S. 226, U.S. Supreme Court opinion summary (1898), [supreme.justia.com](http://supreme.justia.com).

<sup>5</sup> H. P. N. Gammell, *The Laws of Texas, 1822-1897, Vol. VIII* (Austin, TX: The Gammel Book Company, 1898), 823–824.

<sup>6</sup> George C. Werner, "Buffalo Bayou, Brazos and Colorado Railway," *Handbook of Texas Online*, accessed May 23, 2020, [tshaonline.org](http://tshaonline.org).

<sup>7</sup> George C. Werner, "Galveston, Harrisburg and San Antonio Railway," *Handbook of Texas Online*, accessed May 23, 2020, [tshaonline.org](http://tshaonline.org).

<sup>8</sup> Martin Donnell Kohout, "Marathon, TX," *Handbook of Texas Online*, accessed May 23, 2020, [tshaonline.org](http://tshaonline.org).

<sup>9</sup> “Albion E. Shepard House,” Recorded Texas Historic Landmark marker file, Texas Historical Commission, 2013.

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sea captain, of the eponymous city in Greece.<sup>10</sup>

The town site of Marathon was established in 1886, after Albion Shepard sold Section 18 (a 640-acre parcel) of Survey Block 4<sup>11</sup> to his son Ben in December 1885.<sup>12</sup> The first map of the town site, dated March 16, 1886, was created by surveyor Frank Aston and GH&SA draftsman Otto Peterler of San Antonio.<sup>13</sup> Peterler purchased the first lot on March 25, 1886.<sup>14</sup> After the GH&SA completed the rest of its track construction across Texas, connecting El Paso to San Antonio, in 1883,<sup>15</sup> Marathon quickly became a shipping point and important supply center for the booming cattle ranching industry.<sup>16</sup> Marathon also served as a shipping center for the mining town of Boquillas del Carmen, just south of the Texas-Mexico border, until mining ceased there in 1919.<sup>17</sup> Natural resources around Marathon supported a rubber manufacturing business in the early 1900s, but the town's population never exceeded 1,000, and the last local newspaper folded in 1919.<sup>18</sup>

*Road Building, U.S. Highway 90, and Early Tourism (1920–1927)*

Although cattle ranching remained the primary economic driver for Marathon and the surrounding area, the town's location along major transportation routes helped to support local businesses. The Marathon Commercial Club formed in 1920 to pursue civic improvement projects, including street grading and the construction of a downtown hotel. Several small hotels already served the town, but the Club reported its intention to have built a 40-room hotel. Although they ordered plans and specifications from San Antonio, that project apparently did not go forward.<sup>19</sup> This was to replace the two-story Yarbrow Hotel, which burned to the ground along with Luther Yarbrow's adjacent bungalow home during the overnight hours of May 25, 1920.<sup>20</sup> The fire was the third to strike Marathon in several weeks; the Davis Garage burned to the ground almost exactly a week earlier.<sup>21</sup> Although the number and circumstances of the fires were suspicious, officials were unable to prove arson or apprehend a perpetrator.<sup>22</sup> Civic leaders responded to the crisis with an advertisement in June 1920: "Great opportunity for hotel in Marathon, Tx., by reason of the only hotel in town was destroyed by fire and further by reason of oil development. Write H. Wegwart, Marathon, Tx."<sup>23</sup> In addition to the Yarbrow Hotel and Davis Garage, fire claimed the North Side Hotel and its annex.<sup>24</sup> According to deputy U.S. marshal A. J. Woelber in July 1920, "the recent Marathon fire had practically destroyed the entire town."<sup>25</sup> The following year, the W. J. McIntyre and Sons store (formerly J. J. Hess & Brothers), which housed the Marathon State

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<sup>10</sup> *Handbook of Texas Online*, "Marathon, TX."

<sup>11</sup> Texas General Land Office, Land Grant Records, abstract 3269, certificate 2244, file number 202878. Albion Shepard also owned Section 8, Block 3, which he patented to himself on March 26, 1910, under file number 016460, [glo.texas.gov](http://glo.texas.gov).

<sup>12</sup> Buchel County (Texas) deed records, Vol. 1, page 316. In 1887, Brewster County was created out of Presidio County, as were Jeff Davis, Buchel, and Foley Counties; ten years later, Buchel and Foley Counties were added to Brewster, making it the largest county by area in Texas.

<sup>13</sup> Presidio County (Texas) deed records, Vol. 6, page 20; also recorded in Brewster County deed records, Vol. 1, page 98. Note that Otto Peterler's name is frequently misspelled as Peterles in other historical accounts; the correct spelling is verified by Peterler's entry in the 1885 San Antonio City Directory, page 252, [ancestry.com](http://ancestry.com).

<sup>14</sup> *Handbook of Texas Online*, "Marathon, TX."

<sup>15</sup> *Handbook of Texas Online*, "Galveston, Harrisburg and San Antonio Railway."

<sup>16</sup> Martin Donell Kohout, "Brewster County," *Handbook of Texas Online*, accessed May 23, 2020, [tshaonline.org](http://tshaonline.org).

<sup>17</sup> John MacCormack, "For Boquillas del Carmen, The Wait for Electricity Was A Long One," *San Antonio Express-News*, March 15, 2015, [expressnews.com](http://expressnews.com).

<sup>18</sup> *Handbook of Texas Online*, "Marathon, TX."

<sup>19</sup> *Marathon Oil Reporter*, supplement to the *Alpine Avalanche*, June 24, 1920, 4, [newspaperarchive.com](http://newspaperarchive.com).

<sup>20</sup> AnneJo P. Wedin, *The Magnificent Marathon Basin: A History of Marathon, Texas, Its People and Events*, (Austin: Nortex, 1989), 64.

<sup>21</sup> "Fire Fiend Again Visits Marathon," *Alpine Avalanche*, May 27, 1920, 3, [newspaperarchive.com](http://newspaperarchive.com).

<sup>22</sup> *Handbook of Texas Online*, "Marathon, TX."

<sup>23</sup> "Great opportunity for hotel in Marathon," *El Paso Herald*, June 28, 1920, 10, [newspapers.com](http://newspapers.com).

<sup>24</sup> Wedin, 84.

<sup>25</sup> "Woelber Gets Prisoner," *El Paso Times*, July 20, 1920, 12, [newspapers.com](http://newspapers.com).

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Bank and the post office, burned in 1921, leaving the bank vault still standing.<sup>26</sup>

Replacing the hotels lost to fire was likely a high priority for local leaders. A business that provided lodging for travelers historically boosted the economic credibility and competitiveness of a town or city. First located along stagecoach lines, navigable waterways, and railroads, the presence of a hotel signaled economic opportunity to both potential residents and investors. In the late 1800s and early 1900s, hotels became relatively standardized in terms of their amenities, such as private rooms and meal service, offering to (at that time, primarily rail) travelers a lodging experience that consistently met expectations. Unlike other forms of transient lodging—inns and taverns left over from the stagecoach days, as well as boarding houses and “guest houses and tourist homes run by ‘gentlewomen who have fallen on hard times’”<sup>27</sup>—a *hotel* offered “a house of public entertainment for the accommodation of transient proper persons with wholesome meals and sanitary lodging.”<sup>28</sup> The perceived propriety of both the landlord and the persons staying at the hotel was of utmost importance. While attempts to differentiate hotels from other types of lodging were largely unsuccessful, the 1930 Census defined *hotels* as having at least 25 guest rooms and excluded from that enumeration “apartment houses, boarding houses, clubs, Y.M.C.A.’s, Y.W.C.A.’s, tourists camps, Turkish baths, or farmhouses having accommodations for paying guests.”<sup>29</sup>

Although individual entrepreneurs developed and managed early hotels, after World War I corporations increasingly became involved in the hotel business. Out of the 13,328 hotels operating year-round in the United States which reported to the U.S. Census in 1930, corporations owned nearly 23%,<sup>30</sup> while in Texas, that number was only 16.7%.<sup>31</sup> The hotel business brought in \$33 million annually in Texas, with nearly two-thirds of the revenue coming from room rentals and the rest split between dining and other sources.<sup>32</sup> Hotels in Dallas<sup>33</sup> and Houston<sup>34</sup> alone accounted for more than one-third of the total hotel revenue across the state. In small towns, hotels were initially located near the railroad, but increasingly moved toward the primary commercial street as automobile travel began to overtake rail in the early 1900s. As the century progressed, the most advantageous location for a hotel migrated to the edge of the commercial district, particularly if the hotel building was relatively large and would stand out among smaller surrounding downtown buildings.<sup>35</sup> Hotels served not just transient motorists but also the local community. A hotel’s public spaces (dining room, lounge, event space, etc.) served as neutral locations for meetings and events, without political or religious overtones.<sup>36</sup>

In 1920, rail travel—particularly for long distances—was still very popular. Auto travel was only just beginning to become more prevalent, in part due to the widespread improvement of local and interstate roadways. This was bolstered by the discovery of domestic sources of asphalt in the early 1900s, including “a rich bed of asphalt” discovered in Brewster County in 1911, replacing material which had previously been imported from Colorado.<sup>37</sup> After several years of debate and the introduction and negotiation of bills in the U.S. Congress, the Federal Aid Road Act of 1916 appropriated \$75 million over five years to improve rural “post” roads for the purposes of improving mail

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<sup>26</sup> Wedin, 47.

<sup>27</sup> John A. Jakle and Keith A. Sculle, *America’s Main Street Hotels: Transiency and Community in the Early Auto Age* (Knoxville: University of Tennessee Press, 2009), 8.

<sup>28</sup> *Ibid.*

<sup>29</sup> U.S. Department of Commerce, Bureau of the Census, *Census of Hotels, 1930; Fifteenth Census of the United States* (Washington, DC: U.S. Government Printing Office, 1931), 1.

<sup>30</sup> *Ibid.*, 5.

<sup>31</sup> *Ibid.*, 9.

<sup>32</sup> *Ibid.*, 62.

<sup>33</sup> *Ibid.*, 81.

<sup>34</sup> *Ibid.*, 84.

<sup>35</sup> Jakle, 11, 16.

<sup>36</sup> *Ibid.*, 20–21, 44.

<sup>37</sup> “Same in Brewster County,” *Alpine Avalanche*, March 30, 1911, 1, newspaperarchive.com.

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delivery.<sup>38</sup> Although that work was deferred due to World War I, Texas established a state Highway Department in 1917 to manage the distribution of funds for construction and maintenance to the counties.<sup>39</sup> In 1919, the *Alpine Avalanche* newspaper reported, “The entire available federal allotment for good roads in Texas has been set aside for the present—that is, until other appropriations are made, but the state highway commission has used extraordinary care to see that there has not overstepping and every allotment has been made will be paid as it is due. No further allotments will be made until there are other funds and the commission has no idea when this will be.”<sup>40</sup> The Federal Highway Act of 1921 again appropriated \$75 million, and this time earmarked some of that money for the construction of interstate highways that would cross the United States—the first system of national roads.<sup>41</sup>

Road building became a topic much covered in newspapers during the early 1920s, as federal and state governments pursued that activity. The City of Alpine, near Marathon, began discussing paving its streets in 1922 and finally got around to starting that project three years later.<sup>42</sup> The state required counties to come up with their share of the cost of highway building through the sale of bonds, and then apply to the Texas Highway Department for funding; once approved, each county was responsible for surveying the approved route. The County Engineer then managed the highway construction, with oversight from the state.<sup>43</sup>

The work to create a numbered national highway system began in 1924, the same year that the Texas Highway Department began taking responsibility for the maintenance of state highways.<sup>44</sup> In 1926, the San Antonio Chamber of Commerce commissioned a local dealer of Franklin automobiles to travel and evaluate three different routes to El Paso; “the southern route” through Marathon was deemed “the best from every standpoint, the scenery along this route is itself enough to convince anyone of the most desirable route.”<sup>45</sup> By 1927, U.S. Highway 90, the southernmost transcontinental route in the U.S. numbered highway system, served Marathon; motorists embarking from the town could reach El Paso in six hours and San Antonio in twelve via “Highway No. 90.” The Mexican Border Highway Association organized to distribute literature “over the country,” promoting towns along “the scenic southern road.”<sup>46</sup> From that point forward, newspaper advertisements highlighted the proximity of Brewster County businesses and land to Highway 90.

### *The Gateway to Big Bend National Park*

Big Bend National Park is located 36 miles south of Marathon. The legislative history of the park began in 1933, when the Texas legislature inaugurated Texas Canyons State Park on fifteen sections of land in southern Brewster County. Later that year, the state changed the park’s name to Big Bend State Park, and added the Chisos Mountains to its acreage. The National Park Service investigated the site in 1934 and recommended establishment of both a Civilian Conservation Corps camp and a national park. The NPS regarded Big Bend as “decidedly the outstanding scenic area of Texas.”<sup>47</sup> Many West Texas towns advocated for the national park, which was projected to bring a half million tourists annually and “pour millions of dollars of new money into the trade channels of the state and enable Texas

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<sup>38</sup> Richard F. Weingroff, “Federal Aid Road Act of 1916: Building the Foundation,” *General Highway History*, Federal Highway Administration, Office of Infrastructure, [fhwa.dot.gov](http://fhwa.dot.gov).

<sup>39</sup> Kirk Kite, “Highway Development,” *Handbook of Texas Online*, accessed May 24, 2020, [tshaonline.org](http://tshaonline.org).

<sup>40</sup> “Texas Items,” *Alpine Avalanche*, December 4, 1919, 2, [newspaperarchive.com](http://newspaperarchive.com).

<sup>41</sup> Richard F. Weingroff, “Good Roads Everywhere: Charles Henry Davis and the National Highway Association,” *General Highway History*, Federal Highway Administration, Office of Infrastructure, [fhwa.dot.gov](http://fhwa.dot.gov).

<sup>42</sup> “Street Paving,” *Alpine Avalanche*, September 28, 1922, 2, and “Asphalt Topping Is Proposed For Streets,” *Alpine Avalanche*, September 3, 1925, 1, [newspaperarchive.com](http://newspaperarchive.com).

<sup>43</sup> J. D. Fauntleroy, “Work of State Highway Department Outlined,” *San Antonio Express*, September 24, 1922, 28, [newspaperarchive.com](http://newspaperarchive.com).

<sup>44</sup> *Handbook of Texas Online*, “Highway Development.”

<sup>45</sup> “Furlong and Birdsong Guests of Rotarians,” *Alpine Avalanche*, March 26, 1926, 1, [newspaperarchive.com](http://newspaperarchive.com).

<sup>46</sup> “Mexican Border Highway Association Organized,” *Alpine Avalanche*, August 5, 1927, 1, 10, [newspaperarchive.com](http://newspaperarchive.com).

<sup>47</sup> John Jameson, “Big Bend National Park,” *Handbook of Texas Online*, accessed June 04, 2020, [tshaonline.org](http://tshaonline.org).



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merchants to cash in on the nation's third largest industry."<sup>48</sup> Congress passed legislation enabling the park in 1935 and NPS had purchased most of the land for it by 1942.

Big Bend National Park opened to the public in 1944, with a staff of five and a modest appropriation of \$15,000.<sup>49</sup> The park did not immediately bring the huge number of tourists to West Texas that were hoped for. In 1944 and 1945, the park had 1,409 and 3,205 visitors respectively.<sup>50</sup> This may be due to the "limited facilities for tourists" reported by the *Fort Worth Star-Telegram* in 1946.<sup>51</sup> One tourist in 1949 noted, "No offense please, but Marathon is asleep and has been too long; not just Marathon but the whole Big Bend area."<sup>52</sup> This slow start may have been partially attributed to the "carpetbagger clause" of the Texas Constitution of 1876, which made it unlawful to expend state funds to attract immigrants; various court interpretations classified tourists as immigrants. Even so, tourism emerged in 1950 as the state's fifth largest industry. After Texas's tourism industry began declining, while tourism spending was increasing throughout the rest of the United States, a 1958 constitutional amendment finally allowed the use of tax money to attract visitors (Senate Joint Resolution 4, 55th Texas Legislature, Regular Session; Texas Constitution, Article XVI, Section 56).<sup>53</sup>

Road improvements also contributed to the growth of Big Bend National Park. When the park was established, a maintained gravel road, State Highway 227, which led south toward Big Bend from Marathon, served as its primary access.<sup>54</sup> The highway traversed Persimmon Gap, an opening in the Santiago Mountains about 40 miles south of Marathon. In 1947, SH 227 was paved and dedicated with a large celebration in Marathon. The new highway established Marathon as the "'cow-county' city [that] attains the dignity of being the east entrance to Big Bend National Park."<sup>55</sup> In 1947, Big Bend had 28,652 visitors, and the number continued to increase almost every year, reaching a peak of 378,600 in 1976 before dipping through the late 1970s and 1980s.<sup>56</sup>

Today, Marathon's proximity to Big Bend continues to support its economy and commercial businesses, with more than 450,000 visitors to the park each year.<sup>57</sup> Businesses in Marathon continue to be tourist-oriented, including gas stations, cafés and restaurants, recreational vehicle rentals, and lodging, as well as attractions, art galleries and gift shops, and hunting and birding outfitters and guides. Now restored to its former glory, the Gage Hotel has become a destination in and of itself.

### Alfred S. Gage (1860–1928)

Among the prominent cattlemen who came to have ranching interests in the Marathon area was Alfred S. Gage (1860–1928). A native of West Townsend, Vermont, Gage first came to Texas in 1878,<sup>58</sup> following his older half-brother Edward Lewis Gage (1846–1892), who had established a real estate and land surveying business in Dallas with Ernest

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<sup>48</sup> "Half Million Tourists Will Pour Into Big Bend National Park Annually When Project Is Finally Developed." *Alpine Avalanche*, March 14, 1941, 1, newspaperarchive.com.

<sup>49</sup> *Handbook of Texas Online*, "Big Bend National Park."

<sup>50</sup> National Park Service. "Annual Park Recreation Visitation (1904 – Last Calendar year)," <https://irma.nps.gov>.

<sup>51</sup> Robert Wear, "Limited Facilities for Tourists Are To Be Provided In The Big Bend National Park Area This Summer," original to the *Fort Worth Star-Telegram*, March 16, 1946; reprinted in the *Alpine Avalanche*, March 22, 1946, 1, newspaperarchive.com.

<sup>52</sup> "Park Visitors." *Alpine Avalanche*, August 19, 1949, 6, newspaperarchive.com.

<sup>53</sup> "Texas Tourist Development Agency," Texas State Library and Archives, [legacy.lib.utexas.edu](http://legacy.lib.utexas.edu).

<sup>54</sup> United States Department of the Interior, Report of Investigations: Terlingua Mercury Deposit Brewster and Presidio Counties, Texas., January 1947.

<sup>55</sup> "Marathon Becomes East Entrance to Big Bend Park," *El Paso Herald Post*, September 20, 1947, 16, newspaperarchive.com.

<sup>56</sup> National Park Service. "Annual Park Recreation Visitation (1904 – Last Calendar year)," [irma.nps.gov](http://irma.nps.gov).

<sup>57</sup> "Plan Your Visit," Big Bend National Park website, National Park Service, accessed June 24, 2020, <https://www.nps.gov/bibe/planyourvisit/index.htm>.

<sup>58</sup> Marton Donell Kohout, "Gage, Alfred Stevens," *Handbook of Texas Online*, accessed July 22, 2019, [tshaonline.org](http://tshaonline.org).

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M. Powell.<sup>59</sup> The *Vermont Journal* reported at the time that “Mr. Alfred Gage is now in Texas, assisting his brother in the survey and sale of wild lands.”<sup>60</sup> Alfred briefly worked as a ranch hand in Shackelford County (about 150 miles due west of Dallas) and owned a small ranch in nearby Archer County before moving to the Big Bend in 1882 to manage part of Edward’s ranching operation, the Presidio Live Stock Company (Rolling W Bar brand), in what was then Presidio County.<sup>61</sup> On his own or in partnership with E. M. Powell, Edward Gage accumulated a significant amount of land in the area through more than 250 separate transactions<sup>62</sup> before dissolving the partnership in 1883, in order to concentrate on the cattle business.<sup>63</sup> Officers of the Presidio Live Stock Company included Edward, Alfred, their younger brother Seth, and S. A. Thompson.<sup>64</sup>

Following the Civil War, would-be cattle ranchers like Edward Gage flocked to Texas and, by the early 1880s, range land was becoming overgrazed and depleted.<sup>65</sup> A two-year drought in 1884–1885 ravaged the American West,<sup>66</sup> followed by blizzards on the southern plains during the winter of 1885–1886,<sup>67</sup> another early winter in 1886, and a blizzard in January 1887 that killed as many as 90% of the millions of cattle grazing across the Great Plains, an event known as the “Big Die-Up.”<sup>68</sup> Additional years of drought continued into the 1890s.<sup>69</sup> Many Presidio County cattle ranches did not survive these events, but the Gage brothers’ cattle operation somehow held on while they attempted to diversify its sources of income, including purchasing a mercantile store in Alpine, Texas, to be run by Seth Gage. Edward also made several attempts to reorganize the business, but these were not successful, and in April 1892, while on a trip to Chicago during which he hoped to sell stock, he committed suicide.<sup>70</sup>

Following Edward’s death in 1892, Alfred consolidated Edward’s holdings as the Alpine Cattle Company. Alfred also personally acquired thousands of cattle under his Lightning brand, as well as a great deal of acreage in the Trans-Pecos region. “In 1913, he bought out the other stockholders, merged Alpine’s 170,000 acres with more than 230,000 that he owned and created the A. S. Gage Ranch.”<sup>71</sup> Ultimately, Gage would accumulate 503,000 acres of land.<sup>72</sup>

Alfred met his wife, Ida Julia Swan, 14 years his junior, when she visited her uncle in Brewster County;<sup>73</sup> they married near her family home in Elgin, Illinois, near Chicago, in 1894.<sup>74</sup> By 1900, they were living at 315 West French Place in San Antonio, where their daughters Dorothy and Roxanna were born in 1897 and 1905, respectively.<sup>75</sup> Gage would continue to live there until his death. He was a leading businessman in San Antonio, serving for many years as the President of the San Antonio Water Company, as well as president of the Lockwood National Bank, a member of the

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<sup>59</sup> “Powell, Ernest Malapert,” Texas state historical marker #1496, Texas Historical Commission, 1991; Atlas number 5105001496, atlas.thc.state.tx.us.

<sup>60</sup> “Vermont Local News: Ascutneyville,” *Vermont Journal*, November 23, 1878, 5. newspapers.com.

<sup>61</sup> *Handbook of Texas Online*, “Gage, Alfred Stevens.”

<sup>62</sup> “E. L. Gage,” Surname Index, General Land Office Land Grant Records, glo.texas.gov.

<sup>63</sup> Handbook, “A.S. Gage Ranches,” *Handbook of Texas Online*, accessed May 24, 2020, tshaonline.org.

<sup>64</sup> *Handbook of Texas Online*, “Gage, Alfred Stevens.”

<sup>65</sup> H. Allen Anderson, “Big Die-Up,” *Handbook of Texas Online*, accessed May 24, 2020, tshaonline.org.

<sup>66</sup> Laura Clark, “The 1887 Blizzard That Changed the American Frontier Forever,” *Smithsonian Magazine*, January 9, 2015, smithsonianmag.com.

<sup>67</sup> *Handbook of Texas Online*, “Big Die-Up.”

<sup>68</sup> Clark, “The 1887 Blizzard.”

<sup>69</sup> Richard Seager and Celine Herweijer, “Causes and consequences of nineteenth century droughts in North America,” Lamont-Doherty Earth Observatory of Columbia University, Drought Research division, <http://ocp.ldeo.columbia.edu>.

<sup>70</sup> *Handbook of Texas Online*, “A.S. Gage Ranches.”

<sup>71</sup> Erin Davies, “The Biggest Ranches: A. S. Gage Ranch,” *Texas Monthly*, August 1998, texasmonthly.com.

<sup>72</sup> *Handbook of Texas Online*, “A.S. Gage Ranches.”

<sup>73</sup> *Handbook of Texas Online*, “Gage, Alfred Stevens.”

<sup>74</sup> *Illinois, County Marriage Records, 1800-1940*, film number 001481109, ancestry.com.

<sup>75</sup> 1900 U.S. Federal Census, San Antonio, Texas, 8<sup>th</sup> Precinct, Supervisor District No. 5, Enumeration District No. 89, Sheet 4B; also 1910 U.S. Federal Census, San Antonio, Texas, 4<sup>th</sup> Ward, Supervisor District No. 14, Enumeration District No. 50, Sheet 8B, both via ancestry.com.

## Gage Hotel, Marathon, Brewster County, Texas

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board of directors of Frost Bank, and president of the San Antonio Country Club.<sup>76</sup> Gage frequently needed to travel from San Antonio to Brewster County to oversee his vast ranching interests. He also traveled to Vermont each year to visit his mother Olivia and brother Seth, a judge, sometimes staying for much of the summer.<sup>77</sup>

By 1924, both Gage daughters had married: Dorothy to Edward R. Holland in 1920 and Roxanna to William Walter Negley in February 1924.<sup>78</sup> On June 14, 1924, Alfred and Ida, along with Roxanna and Walter Negley, embarked on a six-day transatlantic crossing from New York City to Cherbourg, France, on the newly recommissioned S.S. Leviathan, a luxurious steam-powered ocean liner owned by the United States Lines. The family's passport applications indicated that they intended to visit England, Scotland, Ireland, Holland, Switzerland, Italy, Belgium, France, Luxembourg, Austria, Germany, and Spain.<sup>79</sup> Alfred returned to New York on August 27, while Ida remained in Europe with Roxanna and her husband until October 1; she died at sea during the return trip, two days before reaching New York on October 8, 1924.<sup>80</sup>

### The Gage Hotel: Early Years (1927–1946)

In June 1926, Gage was part of a group who planned to commission a hotel in Marathon, “just west of Clay Roberts [sic] residence where the old [Davis] garage was burned several years ago.” He was joined in that endeavor by Guy Combs, (Jim?) Roberts, Dick Arnold, and S. P. (Sidney) Skinner.<sup>81</sup> They attempted to form a company and sell stock to finance the project, but “as there seemed to be some difficulty in raising the entire amount of funds necessary; Mr. Gage took the project in his own hands and furnished the money necessary, some \$45,000, to erect the Gage Hotel, well knowing that at the present time it would not pay a fair rate of interest on the investment.”<sup>82</sup> Gage apparently moved quickly once his decision was made; in July 1926, he purchased the property where the hotel now sits—Lots 1, 2, and 3 in Block 15—from G. W. Hess for \$2,250.00,<sup>83</sup> and the next month, he commissioned Henry Trost of the El Paso architectural firm of Trost & Trost to design the Gage Hotel.<sup>84</sup> It was a busy month for Gage, who also married Mrs. Kathleen Schultze on August 27, 1926, in San Antonio.<sup>85</sup>

Work on the property began in October 1926, under the supervision of George Corning, the El Paso-based foreman for H. T. Ponsford & Son, contractors. “A large force of local Mexican labor” was put to work clearing the site in preparation for digging a basement, where the “lighting and heating plant” would be located. Water would be supplied by “the pipeline from the large concrete tank located on the Gage residence property up on the hill.”<sup>86</sup> The residence was located on the western half of Block E, Lots 4–9 in the Burnham addition, bounded by North 7<sup>th</sup> and 8<sup>th</sup> Streets and Avenues D and E North; the Craftsman bungalow extant there today with the address 101 North 7<sup>th</sup> Street East was part of Gage's estate.

Trost's design for the Gage Hotel incorporates some Spanish Colonial Revival and Mission Revival elements,

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<sup>76</sup> *Handbook of Texas Online*, “Gage, Alfred Stevens.”

<sup>77</sup> Various local newspapers—the *Vermont Tribune*, *Vermont Journal*, and *Vermont Standard*—recorded the nearly yearly visits of “Alfred Gage of Texas” (newspapers.com).

<sup>78</sup> “Mrs. Gage Funeral to be Held Saturday,” *San Antonio Express*, October 10, 1924, 8; “Society,” *San Antonio Evening News*, November 13, 1920, 3; and “Society,” *San Antonio Express*, February 3, 1924, 40, newspaperarchive.com.

<sup>79</sup> Alfred Gage, United States Passport application, file number 412734, issued May 12, 1924, via ancestry.com. Brochure: *United States Lines Sailing Schedule, Sailing List No. 26*. May 1, 1924, Hoboken (New Jersey) Historical Museum, hobokenmuseum.org.

<sup>80</sup> Ida Swan Gage, Texas death certificate number 31350, October 11, 1924, ancestry.com.

<sup>81</sup> “Improvements Being Made,” *Alpine Avalanche*, June 18, 1926, 3, newspaperarchive.com.

<sup>82</sup> Mrs. Earl Clark, “A. S. Gage Dies Sunday, San Antonio,” *Alpine Avalanche*, June 29, 1928, 1, newspaperarchive.com.

<sup>83</sup> Brewster County (Texas) deed records, Vol. 53, 359.

<sup>84</sup> “Plans Being Made for New Hotel,” *Alpine Avalanche*, August 13, 1926, 9, newspaperarchive.com.

<sup>85</sup> “Gage-Schultz,” *San Antonio Express*, August 28, 1926, 6; “Week in Social World is Marked by Many Brilliant Gatherings,” *San Antonio Light*, October 28, 1926, 22; “Social Calendar,” *San Antonio Light*, September 6, 1926, 8, newspaperarchive.com.

<sup>86</sup> “Work is Begun on the New Gage Hotel, Marathon,” *Alpine Avalanche*, October 29, 1926, 6, newspaperarchive.com.

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particularly on the interior, but the exterior ornamentation is less pronounced than some of the other Trost-designed hotels in the region such as the Holland in Alpine, the El Paisano in Marfa and the El Capitan in Van Horn. The Gage Hotel is a simpler building, but its purpose was different as it was built to serve the needs of its owner as an office and a place to do business. The Gage is also an example of Trost's willingness to embrace alternatives to a particular style and his design flexibility. The building is typical of many smaller commercial hotels constructed in towns across the United States in the early 1900s to 1930s as highways and railroads connected rural areas across the country.

The Gage Hotel opened on April 1, 1927 to great fanfare. A newspaper article noted that:

without a doubt, the largest number of people that has ever been in Marathon at one time before assembled Tuesday night to attend the dance and reception at the new Gage Hotel, given by the proprietor, Mr. A. S. Gage... and it was estimated that 500 to 600 people milled in and out of the hotel during the first four hours of the opening. Marathon is to be congratulated on having this modern hostelry added to its growing array of modern buildings and institutions.<sup>87</sup>

Alfred Gage died in San Antonio in June 1928 from complications following appendicitis surgery, just a little over a year after the hotel opened.<sup>88</sup> His will disbursed \$10,000 to "a sister of Mrs. (Kathleen) Gage," and the remainder of his estate, valued at more than \$1,000,000, went to his two daughters, Roxana Gage Catto and Dorothy Gage Forker.<sup>89</sup> Following their father's death, daughters Dorothy (1897–1985) and Roxanna (1905–1997) took possession of the A. S. Gage Ranches and the Gage Hotel. Dorothy and her husband were by then living in Fort Davis, while Roxanna and Walter Negley were still residing in San Antonio. Walter died in 1933, at the age of 37,<sup>90</sup> and Edward Holland in 1936; both sisters remarried, Roxanna to John Catto Jr. and Dorothy to Donald Forker. The Cattos and Forkers maintained ranch homes near Marathon, although Dorothy and her family returned to live in San Antonio. The hotel was managed by Charles J. and Maude Pacetti, previously an insurance agent and dress fitter in San Antonio<sup>91</sup>, who would go on to manage the Hotel Boston in El Paso by 1934.<sup>92</sup> Mae Starr succeeded the Pacettis as manager and remained in that role from 1936 to 1948.<sup>93</sup>

On May 10, 1944, Roxanna Gage Catto and Dorothy Gage Forker sold the hotel and residence to Mrs. Zetha Hicks (née Decie),<sup>94</sup> who sold her home in El Paso and moved to Marathon.<sup>95</sup> Hicks' family—parents, Mary and Edward Decie, and brothers—were prominent ranchers in Brewster County, between Alpine and Marathon.<sup>96</sup> The 1940 U. S. Census notes that her "inferred residence" in April 1935 was in Marathon, where she had a farm.<sup>97</sup> The price of the hotel and house was \$10.00 "and other good and valuable considerations." When Hicks sold the house to D. W. Collins a few days later, on May 20, 1944, the deed specified that she reserved the water rights "for the specific purpose of furnishing water to what was formerly known as the Gage Hotel" and retained an easement for accessing the well.<sup>98</sup> Hicks sold the hotel and water rights to her youngest brother, Zoye Decie, for \$20,606.00 on October 19, 1944.<sup>99</sup> By January 1945, Decie had changed the establishment's name to the Hotel Parkway,<sup>100</sup> probably in

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<sup>87</sup> "Many Attend Opening of New Gage Hotel," *Alpine Avalanche*, April 1, 1927, 1, newspaperarchive.com.

<sup>88</sup> "A.S. Gage Dies Sunday, San Antonio," *Alpine Avalanche*, June 29, 1928, 1, newspaperarchive.com.

<sup>89</sup> "State Collects Tax on Two Big Estates," *Daily Court Review*, Houston, Texas, August 27, 1925, 3, newspaperarchive.com.

<sup>90</sup> William Walter Negley, Texas death certificate number 30855, dated July 13, 1933, ancestry.com.

<sup>91</sup> *San Antonio City Directory* 1921, 596, ancestry.com.

<sup>92</sup> *El Paso City Directory* (El Paso: Hudspeth Directory Co., 1934), 428, ancestry.com.

<sup>93</sup> "Presidio Resident's Funeral Rites Set," *El Paso Herald-Post*, February 3, 1958, page 16, newspapers.com.

<sup>94</sup> Brewster County deed records, Vol. 104, pages 610–611.

<sup>95</sup> "Marathon News," *Alpine Avalanche*, June 16, 1944, 3, newspaperarchive.com.

<sup>96</sup> 1930 U. S. Census, Brewster County, Texas, Justice Precinct 3, Enumeration District 22-8, Supervisor's District 20, Sheet 9-B.

<sup>97</sup> 1940 U.S. Census, El Paso, Texas, J. P. Township #1, Supervisor District 16, Enumeration District 256-9, page 61A.

<sup>98</sup> Brewster County deed records, Vol. 104, page 626.

<sup>99</sup> Brewster County deed records, Vol. 110, pages 562–563.

<sup>100</sup> "Marathon News," *Alpine Avalanche*, January 26, 1943, 3, newspaperarchive.com.

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recognition of the new national park nearby.

### **The Gage Hotel: Middle Years (1947–1978)**

Perhaps due to the unrealized potential of tourism to Big Bend, on April 26, 1947, Zoye and Lucile Decie sold the hotel and water rights to Earl Fallis and his brother-in-law J. Neeland Allebrand for \$10.00 cash in hand and a six-month promissory note in the amount of \$30,000.00 plus 5% annual interest.<sup>101</sup> Decie immediately sold the note to Harris Smith for the same terms.<sup>102</sup> The hotel continued to serve travelers and its “party room” was a popular venue for meetings of community organizations, such as the bridge club. The owners remodeled the coffee shop in July 1952,<sup>103</sup> and in 1956, Fallis and Allebrand took out a \$12,300.00 loan on the hotel from the First National Bank of Alpine, with payments of \$1,500.00 due annually.<sup>104</sup> The Allebrands, who managed the hotel, did very little advertising, perhaps because they primarily served local families and their guests. According to various news items published in the *Alpine Avalanche*, the Allebrands began to suffer from health problems in the late 1950s, and it appears that the Fallises stepped in to run the hotel. They would be the last long-term owners of the property until its purchase in 1978. Between 1959 and 1978, the hotel property changed hands every few years, with some owners returning the property to the grantor after only a few months, possibly because it was encumbered with a great deal of debt. It continued to operate as the Hotel Parkway or Parkway Hotel until at least 1967.

The property’s uses between 1967 and 1978 are not clear. A newspaper article in the 1990s reported that the building had served as a boarding house, apartments, engineering office, record store, and a general merchandise store before it was finally boarded up.<sup>105</sup> Current Gage Hotel employee Michelle West reports that her father-in-law, Gene West, maintained an office for his cattle company in the hotel during the early 1970s. The current owner, J. P. Bryan, purchased the deteriorating structure in 1978 and embarked on a major rehabilitation project soon thereafter. Great care was taken to remove insensitive interior alterations, such as lowered ceilings and laminate flooring, and to restore and protect the historic materials and finishes whenever possible. Original blueprints from the Trost & Trost architectural firm guided the rehabilitation process, and the hotel reopened in 1982.

The Gage is architecturally significant for its aesthetic qualities and its association with Henry Trost. It was designated as a Recorded Texas Historic Landmark (RTHL) by the Texas Historical Commission in 1981. In 1994, the Texas Historical Foundation presented the owners of the Gage with the Judge James E. Wheat Award, which recognizes a business for its outstanding contribution to the preservation of Texas history.

### **Trost & Trost (1903–1946)**

Henry C. Trost was born on March 5, 1860, in Toledo, Ohio, where he attended art school and worked as an architectural draftsman until 1880. For the next 20 years, Trost restlessly criss-crossed the country. He moved to Colorado where, in 1881, he partnered with architect Frank A. Weston in Denver to form Weston & Trost. He continued traveling the south and west for additional work (including Pueblo, Colorado Springs, Fort Worth, Galveston, New Orleans, and Dodge City); this included a stint working for architect Nicholas J. Clayton in Galveston in 1883–1884. Trost’s partnership with Frank Weston ended in 1887, and the architect relocated to Chicago. From 1888 to 1896, he worked in ornamental metal, forming the American Art Metal Company with partner Emil Henry Seeman and then serving as vice president of the Chicago Ornamental Iron Company. Trost is said to have been influenced by the work of Frank Lloyd Wright and Louis Sullivan while in Chicago. He then relocated to Tucson,

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<sup>101</sup> Brewster County deed records, Vol. 111, pages 25–27.

<sup>102</sup> Brewster County deed records, Vol. 111, pages 27–28.

<sup>103</sup> “Hotel Parkway Coffee Shop,” *Alpine Avalanche*, July 11, 1952, 8, newspaperarchive.com.

<sup>104</sup> Brewster County deed records, Vol. 136, pages 1–3 notes that the mortgage is recorded in the Brewster County deed records, Vol. 129, page 453.

<sup>105</sup> “West Texas ‘Sleeping Beauty’ Hotels Offer Keys to History,” *San Angelo Standard Times*, June 4, 1991, 8A, newspapers.com.

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Arizona, in 1899 and formed a partnership with architect Robert Rust. Trost and Rust worked on several significant commissions, including the Carnegie Library and multiple buildings for the University of Arizona. Trost visited El Paso several times while living in Tucson and finally relocated there in 1903, joining his brother Gustavus Adolphus Trost, also an architect. Henry and Gustavus formed the architectural firm Trost & Trost, which was first listed in the El Paso City Directory in 1904. Gustavus' twin brother, structural engineer Adolphus Gustavus Trost, joined the firm in 1908 and nephew George Ernest Trost assisted as well.<sup>106</sup>

Trost & Trost was quickly successful in El Paso and throughout the region. Over the next 30 years, while Henry served as chief designer, the firm built at least 300 buildings in El Paso and hundreds more throughout West Texas, New Mexico, and Arizona. Notable among these are Trost's own residence (El Paso, 1909), the Hotel Paso del Norte (El Paso, 1912), the Mills Building (El Paso, 1911), Bassett Tower (El Paso, 1930), El Paso High School (El Paso, 1916), San Angelo City Hall (San Angelo, 1928), and the high-rise addition to the Driskill Hotel (Austin, 1930). Trost & Trost's eclectic portfolio ranged from soaring, reinforced-concrete skyscrapers to diminutive bungalows and one-room schoolhouses. In addition to designing a variety of building types and sizes, Henry C. Trost fluently designed his projects in almost all of the popular styles, ranging from Victorian, Beaux Arts Classicism, Venetian Gothic, and Art Deco, to the Prairie School; he "brought the most sophisticated American building styles to a locale that might otherwise have been fated to architectural provincialism and isolation."<sup>107</sup> Trost also developed a regionalist style of architecture based on the desert landscape, climate, and native and colonial building traditions of the Southwestern region he termed "Arid America." Trost's regionally inspired designs utilized the Mission Revival, Spanish Colonial Revival, Pueblo Style, and include the Franciscan Hotel (Albuquerque, 1923), La Tuna Federal Correction Institution (Anthony), and the El Paso Country Club (El Paso, 1909). Henry C. Trost died in El Paso on September 19, 1933. His brothers continued the firm until the early 1950s, but their later buildings did not rise to the significance of the Henry C. Trost period.

Trost & Trost developed plans for almost 60 hotels in Arizona, New Mexico, Texas, and Mexico during Henry C. Trost's 30-year tenure at the head of the firm. The firm's designed around 13 hotels from 1900 to 1910 and 11 more between 1910 and 1920. His output then more than doubled between 1920 and 1930, with 27 hotel designs completed. In all, Trost designed 26 hotels in Texas. All of Trost's 11 Texas hotels before 1920 were located in El Paso. However, after 1920, the firm branched out and began designing hotels in smaller towns throughout West Texas, including Barstow, Pecos, Marathon, Big Spring, Alpine, Van Horn, and Marfa, as well as an addition to the Driskill Hotel in Austin and six more hotels in El Paso. Many of these small-town hotels were the largest, most modern buildings in each town at the time of their construction.

Hotels appear to have been an area into which Trost & Trost deliberately sought to expand. In 1921, Henry C. Trost spoke to the New Mexico hotel board about the construction methods he found most suitable in the region.<sup>108</sup> Trost also patented several designs which would increase capacity or improve the hotel experience. His "outside-inside" bed, patented in 1922,<sup>109</sup> was designed to allow a hotel to double its accommodations without adding rooms.<sup>110</sup> His valet service wardrobe for hotel doors, patented in 1925 with Richard B. Orndorff, would allow guests to deliver clothing to the hotel valet without the personal attention of the guest.<sup>111</sup> Trost & Trost promoted their work on hotels with

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<sup>106</sup> Mary A. Sarber, "Trost, Henry Charles," *Handbook of Texas Online*, accessed May 05, 2020, tshaonline.org, and "Henry C. Trost," Henry C. Trost Historical Organization, accessed May 05, 2020, henrytrost.org.

<sup>107</sup> John Pastier, "A Legacy for Arid America," *Texas Architect*, July/August 1981: 71-73, usmodernist.org.

<sup>108</sup> "Architects talk building styles to hotel board," *Albuquerque Morning Journal*, April 19, 1921, 1, newspaperarchive.com.

<sup>109</sup> Trost, Henry Charles. Sleeping porch construction. US Patent 1,409,623, filed August 19, 1920, and issued March 14, 1922.

<sup>110</sup> "Trost Invents 'Outside' Bed for Hotel Use," *El Paso Herald*, April 11, 1922, 12, newspapers.com/; and "Trost 'Outside-Inside' Bed Means Revolution in Hotel Construction," *Southern Architect and Building News*, Volume 48, No. 4, April 1922, 57, University of Texas Libraries Collections, collections.lib.utexas.edu.

<sup>111</sup> Trost, Henry Charles and Orndorff, Richard B. Valet-Service Wardrobes for Hotel Doors. US Patent 1,546,762, filed February 11, 1925, and issued July 21, 1925.

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advertisements illustrating their accomplishments in the area (Figure 25).

Trost designed several hotels in larger cities; however, this nomination seeks to place the Gage in the context of Trost's other small-town hotels. Architecturally, Trost & Trost's small-town hotels can be broken out into two categories, as described by Trost himself: *conventional types* versus *revival types*. The conventional hotels are rectilinear buildings with an overall simple form and decoration, typically Spanish Colonial Revival, applied to the facades. These tend to be multiple stories in height, clad in brick, adorned with circular plaster medallions between the windows and rectangular medallions above the top floor windows, and covered by flat roofs with sloping tiled parapets. Examples of the conventional type include the Gage Hotel, the Holland Hotel, and the Hassayampa Hotel. Trost & Trost "revival" hotels are Pueblo Revival- or Mission Revival-inspired complexes with more complex, sprawling forms. These tend to have a horizontal influence; they may be multiple stories, but low horizontality is emphasized, the façade features setbacks and varying parapet heights, and the buildings are clad in stucco with ornamental details such as exposed *vigas*. Examples include the Franciscan Hotel, Hotel El Capitan, and La Caverna Motor Inn. The divide between the conventional and revival types of hotels may have been due to site constraints: when Trost and other architect spoke to the New Mexico hotel board about suitable regional construction methods in the region, it was noted that "if the mission or Pueblo Indian type is selected, the full seven lots will undoubtedly [sic] be needed for the comparatively low building which would be constructed. If the conventional type is used, the structure is likely to run from four to six stories in height and a smaller plot of ground will be needed."<sup>112</sup> Undoubtedly, client preference and budget influenced the design as well.

The Gage Hotel was designed by Trost & Trost in 1926–1927, during the firm's most productive time in the hotel industry – the late 1920s. It is an example of the firm's conventional type of design. The building's Spanish Colonial Revival design is subdued compared to Trost's more exuberant hotels, but the building was still notable for the small town of Marathon at the time: "Everything about the hotel is modern in every respect, and we are sure that under the able management the project is going to prove a successful one. The hotel would be a credit to a town a great deal larger than Marathon."<sup>113</sup> With 21 rooms, the Gage appears to be the smallest hotel designed by Trost & Trost. The closest in size are the Hotel Hidalgo in Lordsburg, New Mexico (48 rooms), the Meadows Hotel in E. Las Vegas, New Mexico (49 rooms), and the Hotel Randle in Tucumcari, New Mexico (50 rooms).

### *Private Commissions*

Trost & Trost designed several Southwest hotels for clients who, like Alfred Gage, were local ranchers and businessmen. The Crawford Hotel in Big Spring, Texas, completed in 1927 for A. J. Crawford, was substantially larger than the Gage: seven stories tall with 150 rooms. The Crawford (now demolished) was another example of the 'conventional' type – a rectilinear building with brick walls, a Plateresque cast stone entry, and a galvanized iron cornice with Spanish tile coping. The hotel was a much-needed addition to Big Spring after the Cole Hotel burned and the influx of people following the discovery of oil tripled the population from 1920 to 1930.<sup>114</sup>

Rancher Clay Holland commissioned the construction of the 70-room Holland Hotel in Alpine, Texas—located just 30 miles west of the Gage on Highway 90—in 1928. The Holland Hotel is another example of the conventional type: a rectilinear brick building with circular medallions between the groupings of windows and squared medallions above each column of windows, wrought-iron details, and topped by a flat roof with a clay-tiled parapet. H. T. Ponsford and Sons was the general contractor. The building is extant and located near the original Holland Hotel, built in the 1880s.

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<sup>112</sup> "Architects talk building styles to hotel board," *Albuquerque Morning Journal*, April 19, 1921, 1, newspaperarchive.com.

<sup>113</sup> "Many Attend Opening of New Gage Hotel," *Alpine Avalanche*, April 1, 1927, 1, newspaperarchive.com.

<sup>114</sup> "Hundreds at Hotel Opening in Big Spring," *Abilene Morning News*, November 26, 1927, and "Many Attend Opening of New Gage Hotel," newspaperarchive.com/; also Claudia Hazlewood and Mark Odintz, "Big Spring, TX," *Handbook of Texas Online*, accessed June 04, 2020, tshaonline.org.

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*Civic Organizations*

The Hassayampa Hotel in Prescott, Arizona, completed in 1927, was entirely financed through more than 400 public subscriptions organized by the Prescott Kiwanis Club to make the town a nationally known and attractive tourist and pleasure resort. The Hassayampa Hotel Company selected and purchased a lot for the hotel; Trost & Trost won the commission through a design competition. The three-story building contained 100 rooms and is an example of the conventional type adapted to a sloping corner lot. The brick-clad building has decorative brick embellishment above the storefront windows, string courses, rectangular medallions above each column of windows, and a flat roof with a sloping tiled parapet. A four-story tower is offset on the east façade, topped with a tiled pyramidal roof set on four brick columns.<sup>115</sup>

*Corporate Clients*

From 1928 to 1930, Trost designed five hotels for the Gateway Chain of Southwestern Hotels. Charles Bassett, a prominent El Paso banker and son of El Paso pioneer O.T. Bassett, formed the Gateway Chain in 1927, possibly to spur tourism in the 100-mile radius surrounding El Paso.<sup>116</sup> Stakeholders in the company were C. N. Bassett, H. L. Birney, R. E. McKee, Trost & Trost, Haymon Krupp, W. F. Ritter, W. Crombie, L. Sanders, Gus Momsen, Clarence North, and F. R. Bryant.<sup>117</sup> (R. E. McKee, an El Paso general contractor, built all five of the chain's hotels.) The Gateway Chain's first project rehabilitated the El Paso Guaranty Trust Building in El Paso into the 104-room Gateway Hotel. Gateway completed La Caverna Motor Inn in Hobbs, New Mexico, in 1928; that 150-room hotel was a revival type, designed in the Mission Revival style with a complex façade with multiple levels, wall planes, arches, and towers leading to a four-story central volume. The building was clad in stucco with exposed *vigas*. Gateway built the Hotel Hidalgo in Lordsburg, New Mexico, in 1929. This was a simpler, two-story revival-type building with recessed and projecting wall planes on the primary façade, a one-story entrance, a corner tower, stucco cladding, and exposed *vigas*. Both the Hotel El Capitan in Van Horn, Texas, and the Hotel El Paisano in Marfa, Texas, were completed in 1930. The Pueblo-inspired Hotel El Capitan was located on the Bankhead Highway and had 60 rooms. This U-shaped revival type was designed in the Pueblo Revival style with a central courtyard enclosed by thick stucco walls with ogee-arched openings, a flat roof with stepped-up walls at the inner corners of the U, and stucco walls punctuated by *vigas*. Marfa's El Paisano contained 60 or 65 rooms; accounts from its opening differ. It is a more exuberant example of Trost's conventional type with Spanish Revival style detailing including ornately decorated entrance surrounds, wrought-iron balconies, a sloping clay-tile parapet, and a large courtyard accessed through arcades on the south elevation.

**H. T. Ponsford and Sons (1916–1942)**

Henry T. Ponsford was a prominent El Paso general contractor and civic leader. Born in St. Thomas, Ontario, Canada in 1867, Ponsford emigrated to El Paso in 1898. He and wife Kate Ponsford had nine children.<sup>118</sup> Ponsford began his professional life as a bricklayer before starting the general contracting and building firm of H. T. Ponsford Contractor in 1901.<sup>119</sup> All five of Ponsford's sons joined the family business; in 1916, the firm's name was changed to H. T.

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<sup>115</sup> "The Hassayampa Hotel at Prescott," *Arizona Republic*, December 25, 1927; and Jim Woodward, "Hassayampa Hotel," National Register of Historic Places Nomination Form (Washington, DC: U.S. Department of the Interior, National Park Service, 1979), Section 8.

<sup>116</sup> Crysti Couture, "The Curious History of the Gateway Hotel," *Fusion Magazine*, thefusionmag.com.

<sup>117</sup> "Imposing West Texas Hotels Planned," *El Paso Herald*, October 23, 1929, 20, newspapers.com.

<sup>118</sup> 1910 U.S. Federal Census, El Paso, Texas, Precinct 1, Supervisor District No. 16, Enumeration District No. 74, Sheet 8A and 1940 U.S. Federal Census, El Paso, Texas, Precinct 1, Supervisor District No. 16, Enumeration District No. 256-22, Sheet 2-A, ancestry.com.

<sup>119</sup> "Union Honors E. P. Builder," *El Paso Evening Post*, August 6, 1927, 2, newspapers.com.



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Ponsford & Sons General Contractors.<sup>120</sup> After Ponsford died in 1942<sup>121</sup>; the firm rebranded as Ponsford Brothers Construction Company.

H. T. Ponsford and Sons worked with Trost & Trost on numerous commissions, including the Gage Hotel, the Plaza Motor Hotel, Hotel El Fidel, the Holland Hotel, and the Franciscan Hotel. The Ponsfords are responsible for the extensive trove of Trost & Trost drawings available; after Trost & Trost was no longer active, Ponsford Brothers took ownership of the firm's drawings and other materials and, in 1979, Harry Ponsford donated all of the drawings to the El Paso Public Library.<sup>122</sup>

### **Gage Hotel (1978–present)**

Current owner J. P. Bryan Jr. and his wife Mary Jon purchased the Gage Hotel in 1978. He was able to locate the original Trost & Trost drawings for the hotel at the El Paso Public Library. The initial restoration of the hotel, which spanned several years, included removing dropped ceilings, linoleum flooring, and many layers of paint from wood trim. George T. Crawford of Alpine managed the restoration work; George O. Jackson, Jr. (Houston) designed the updated interiors. Bryan reduced the number of guest rooms from 21 to 19 in order to expanded the size of some guest rooms to add *en suite* bathrooms, although other rooms still shared the common women's and men's bathrooms down the hall. He also installed air conditioning. The restoration was completed in 1982, and the hotel opened for business. To incorporate a restaurant into the hotel, Bryan purchased the bungalow adjacent to the historic hotel in 1985<sup>123</sup> and subsequently connected the buildings with a small hyphen. Deed records suggest that the bungalow was built sometime between 1915 and 1922.<sup>124</sup>

Ten years later, another renovation reconfigured the guest rooms within the historic hotel again so that each room had its own private bath; this reduced the number of rooms to 17. During that project, Bryan also purchased the southern half of Block 14 and worked with the City to reroute Avenue C North along what had been the east-west alley through the block. Randy Walton (Walton & Walton Architects, Albuquerque) designed the Los Portales addition, and master mason Norman J. Demlow constructed the five four-room buildings out of adobe bricks made on site with soil from the land on which they were built. Bryan also installed a modern swimming pool between the historic hotel and the new addition in 1992 and constructed a wall around Los Portales, to the west, and around the bungalow/12 Gage Restaurant and White Buffalo Bar to the east. Recent renovations, completed in 2016, have expanded outdoor spaces and added a spa and fitness center, as well as a garden gate to rooms in the adjacent Captain Albion Shepard House. These buildings and spaces are all located outside the boundaries of this nomination.

### **Conclusion**

Since its completion in 1927, the Gage Hotel has been Marathon's landmark building. It is an excellent local example of a 1920s small-town hotel designed by Henry C. Trost, a prominent Texas architect of the era in the American Southwest. Its scale and limited ornament were in keeping with the size of the town, yet the Gage Hotel also illustrates the characteristics of contemporaneous hotel buildings Trost designed with its picturesque massing and faint regional flavor. The Gage Hotel played a significant role in the growth and development of Marathon. In the 1920s, fires destroyed several of Marathon's most important buildings, including its hotel. Local boosters, like area rancher Alfred S. Gage, promoted the construction of a new hotel in a period when state highway construction and the developing oil

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<sup>120</sup> "This is to announce that the business of H. T. Ponsford," Advertisement, *El Paso Times*, January 23, 1916, newspapers.com.

<sup>121</sup> Henry Thomas Ponsford, Texas death certificate number 21418, May 11, 1942, ancestry.com.

<sup>122</sup> Engelbrecht, Lloyd C. *Trost Symposium Presentation, May 8, 2014*, Trost symposium, University of Texas at El Paso.

<https://scholar.uc.edu/> and "2 El Pasoans receive praise for civic work," *El Paso Times*, November 16, 1981, 6, newspapers.com.

<sup>123</sup> Brewster County deed records, Vol. 250, page 453.

<sup>124</sup> Brewster County deed records, Vol. 9, page 189; Vol. 32, pages 453–454; Vol. 92, pages 502–503, 515–516.

**Gage Hotel, Marathon, Brewster County, Texas**

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industry improved the town's economic prospects. The Gage Hotel accommodated ranchers, traveling businessmen, and tourists traveling to Big Bend National Park. It is nominated to the National Register of Historic Places at the local level of significance under Criterion A in the area of Commerce and under Criterion C in the area of Architecture. The period of significance is 1927-1967, which spans the year of its completion to the last known date of its operation as a hotel.

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**Maps**

Map 1. The Trans-Pecos region (shaded) includes Marathon (indicated with the white star) in the northern part of Brewster County. (*Wikipedia; annotated by the authors*)

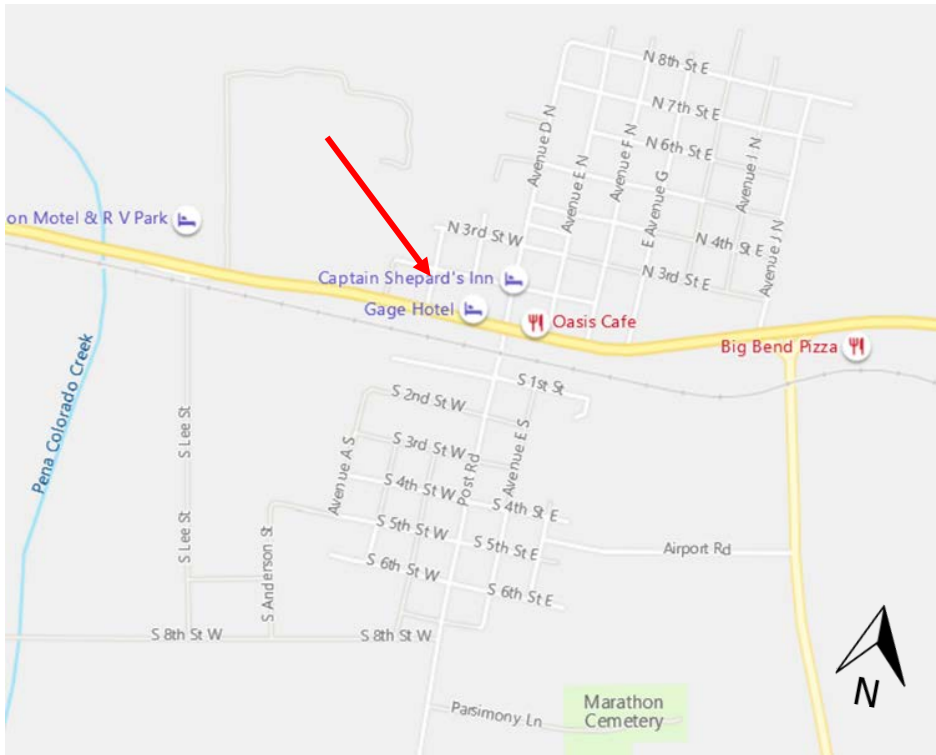


Map 2. Marathon, Texas is at the intersection of U.S. Highway 90 West and State Highway 385. It is approximately 250 miles east of El Paso, 330 miles west of San Antonio, and 40 miles north of Big Bend National Park.

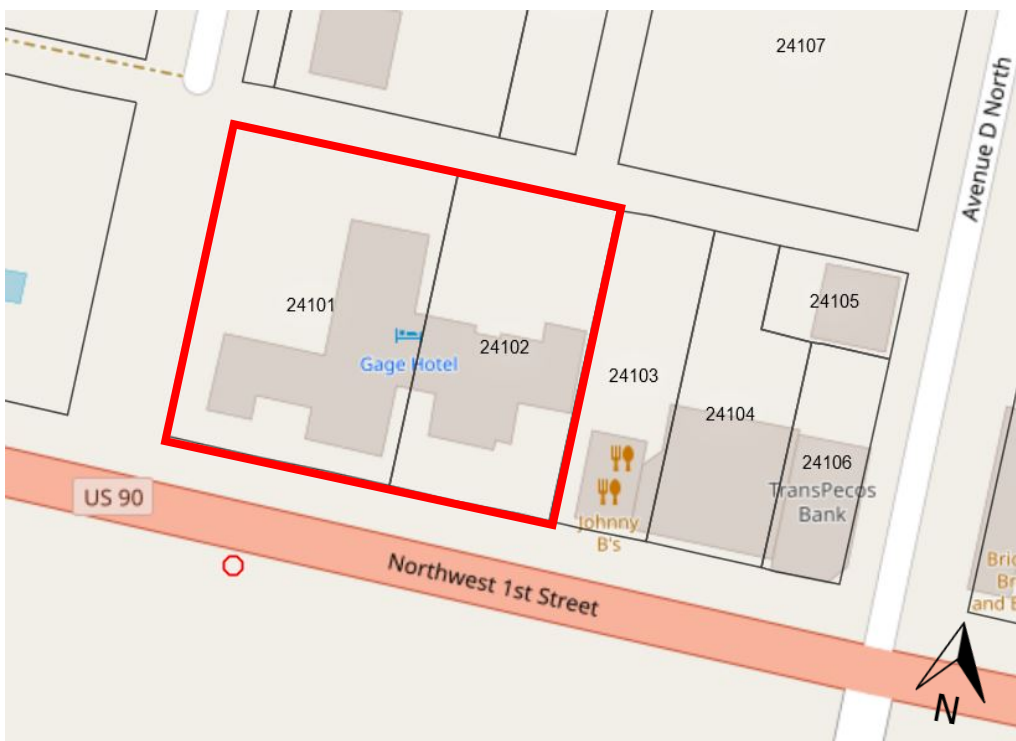


Gage Hotel, Marathon, Brewster County, Texas

Map 3. Gage Hotel in Marathon, Texas. Source: Bing Maps, annotated by the authors.

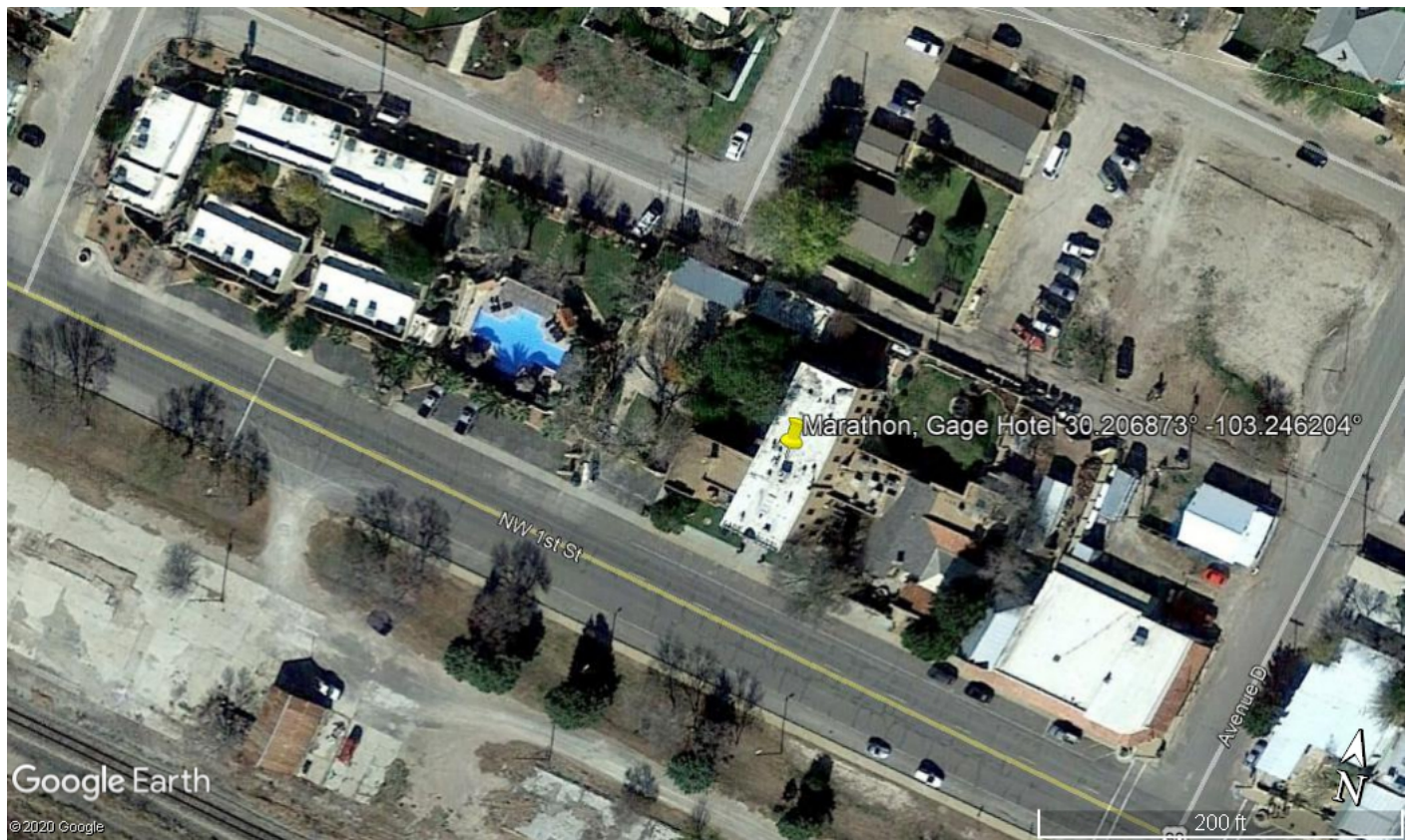


Map 4. The nominated boundary is two legal parcels (Property ID# 24101 and Property ID# 24102) outlined in red below. Source: Brewster CAD, accessed July 14, 2020.



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Map 5. Marathon, Gage Hotel 30.206873° -103.246204°. Source: Google Earth, accessed July 14, 2020.



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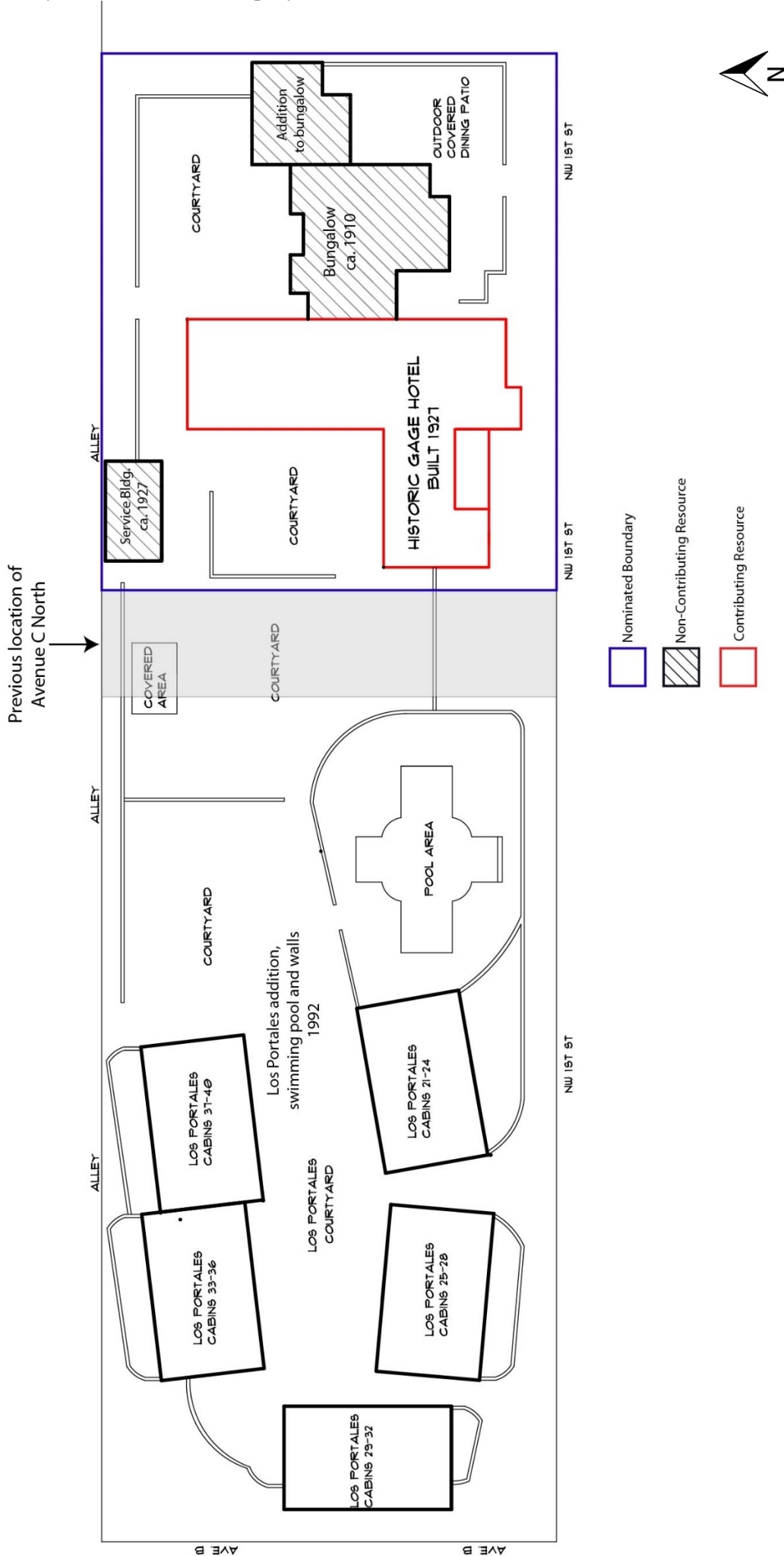
Map 6. Excerpt from map of Texas ecoregions, showing Trans-Pecos region, with approximate location of Marathon indicated by a star (G. E. Griffith, S. A. Bryce, J. M. Omernik, J. A. Comstock, A. C. Rogers, B. Harrison, S. L. Hatch, and D. Bezanson, 2004, Ecoregions of Texas, U. S. Environmental Protection Agency, Corvallis, OR)



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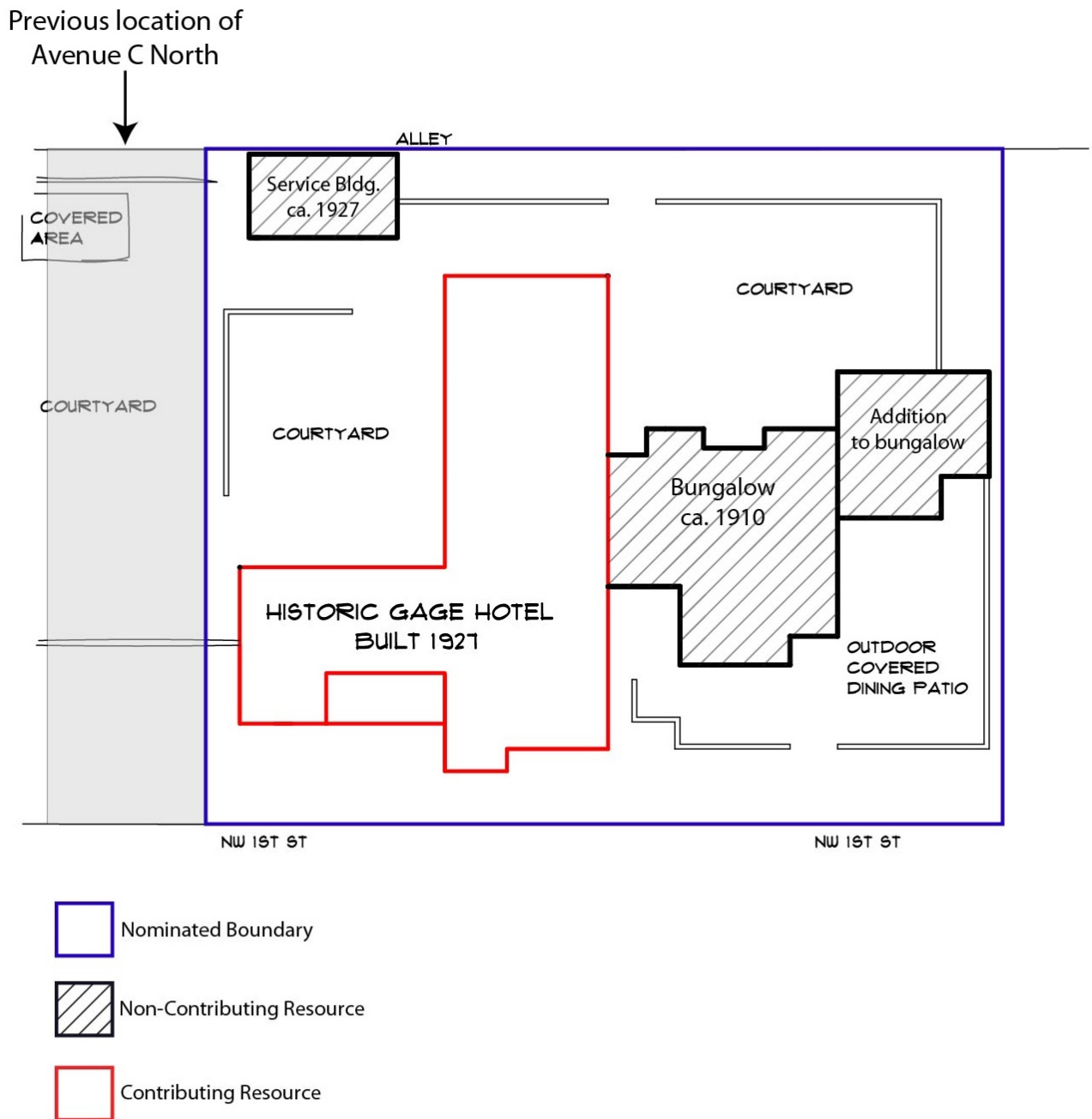
Figures

Figure 1a. Current site plan of the Gage Hotel complex with additions and dates of construction noted. The Original Storeroom (“Alfred Gage Suite) and Bungalow/White Buffalo Bar are non-contributing buildings in the nominated boundary. Source: E.H. & Company.



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Figure 1b. Site Plan Detail. The bungalow and service building are non-contributing resources.



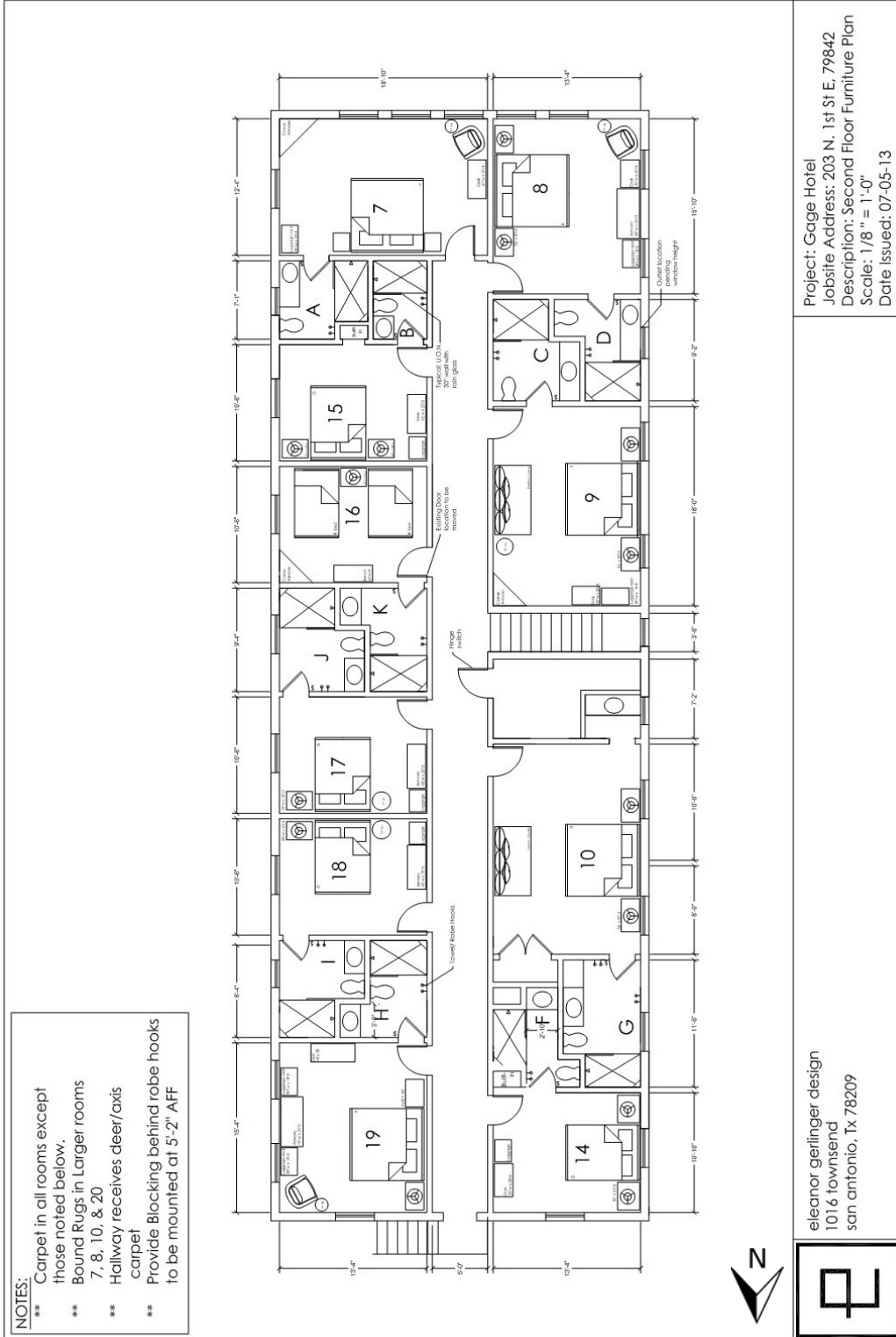
Gage Hotel, Marathon, Brewster County, Texas

Figure 2. Current First Floor Plan. (Not drawn to scale.)



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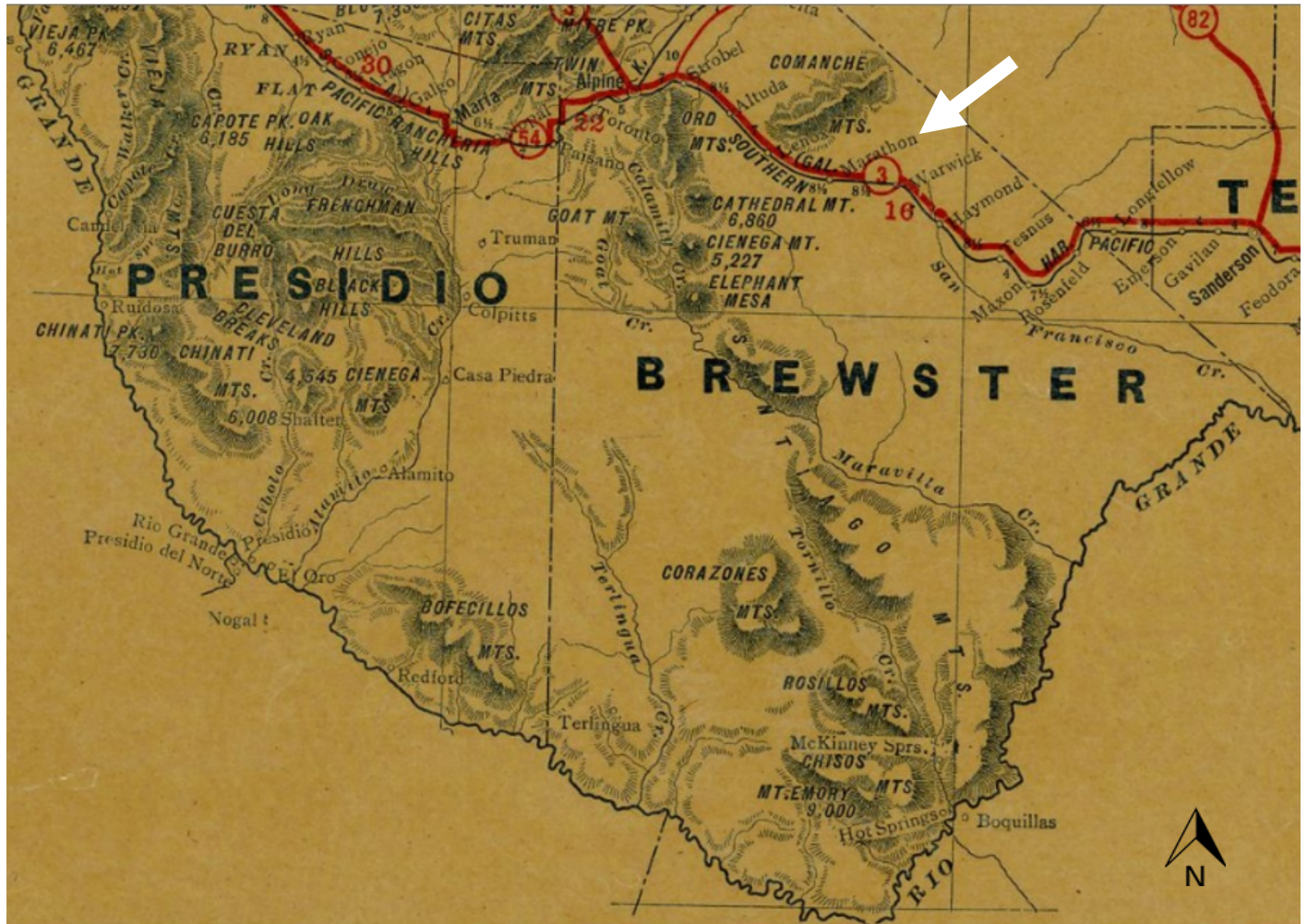
Figure 3. Current second floor plan, showing reconfiguration of some rooms to allow for bathrooms in each guest room. Source: Eleanor Gerlinger Design.





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Figure 4. National Map Company. "Highway Map of Texas, c.1920." #10750, General Map Collection, Texas General Land Office. <https://s3.glo.texas.gov/glo/history/archives/map-store/index.cfm#item/10750>, accessed July 14, 2020.



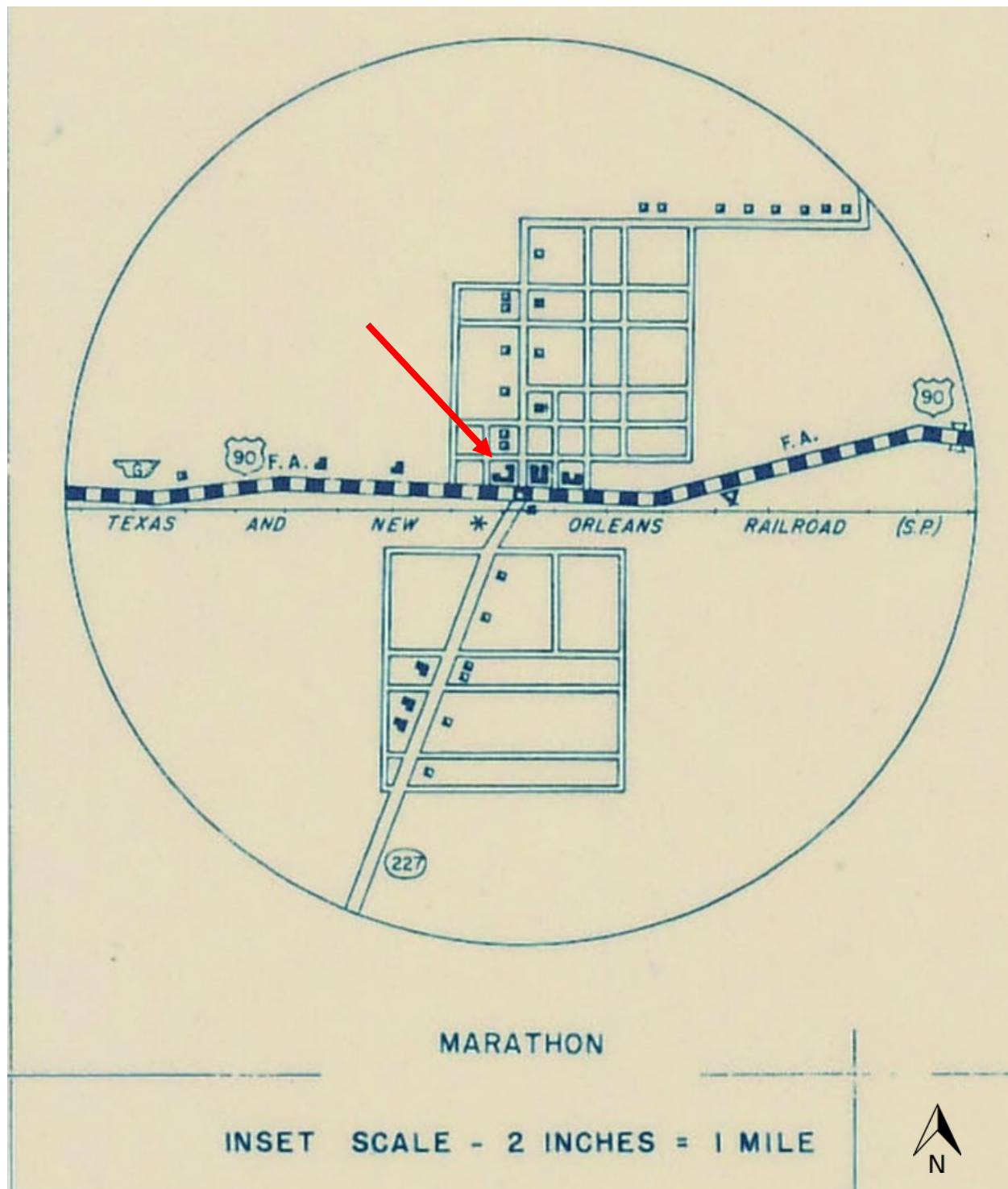
Gage Hotel, Marathon, Brewster County, Texas

Figure 5. Renamed the Parkway Hotel in the 1940s, the nominated building offered overnight accommodations to tourists visiting Big Bend National Park (designated 1944). Source: Texas Highway Department. "Texas: Official Highway Travel Map, 1951." Old Highway Maps of Texas, Dallas Freeways. Last modified June 1, 2015. <http://dallasfreeways.com/dfwfreeways/old-highway-maps/1951-official-cover.jpg>.



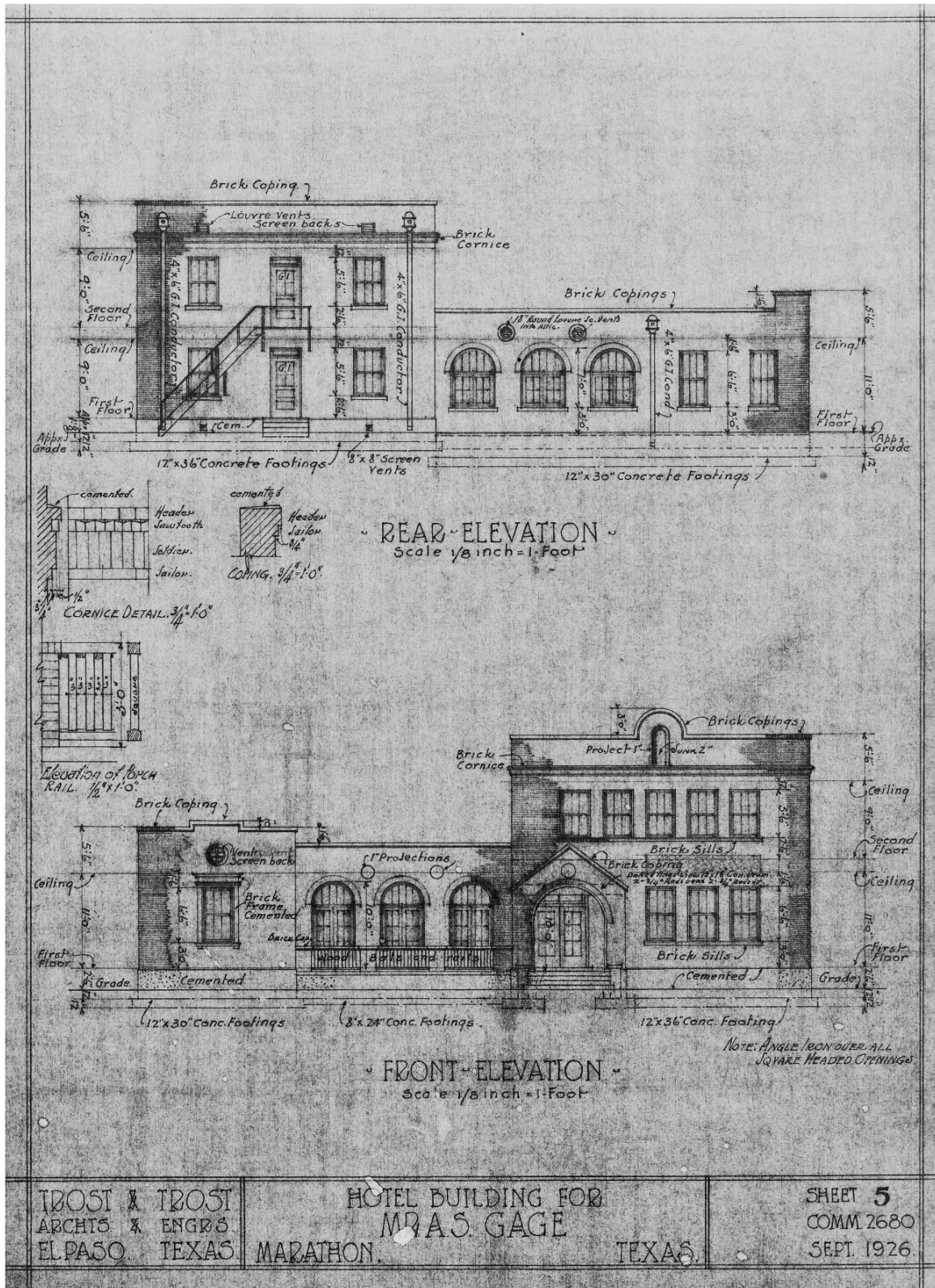
Gage Hotel, Marathon, Brewster County, Texas

Figure 6. 1936 map inset showing Marathon, Texas. The red arrow points to the Gage Hotel. Source: "General Highway Map, Brewster County, Texas, 1936," Texas State Highway Department, in cooperation with the U.S. Department of Agriculture, Bureau of Public Roads, 1936. Partially revised to February 1, 1940. #04803, Map Collection. Archives and Information Services Division, Texas State Library and Archives Commission. <https://www.tsl.texas.gov/apps/arc/maps/maplookup/04803>.



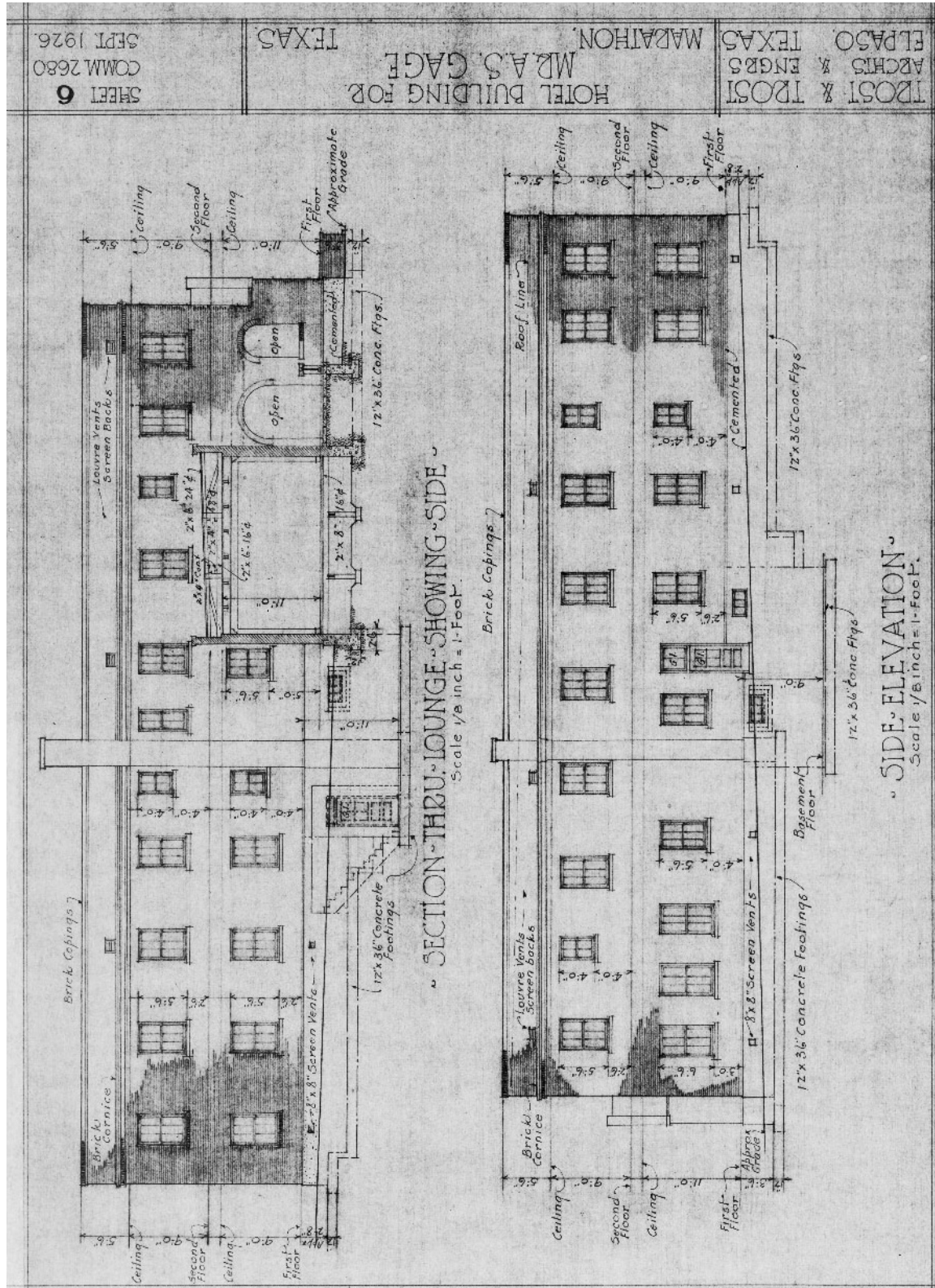
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Figure 7. Historic plans showing rear and front elevations. Source: Trost & Trost Architects. "Hotel Building for Mr. A.S. Gage, Sheet 5," 1926. The Bryan Museum.



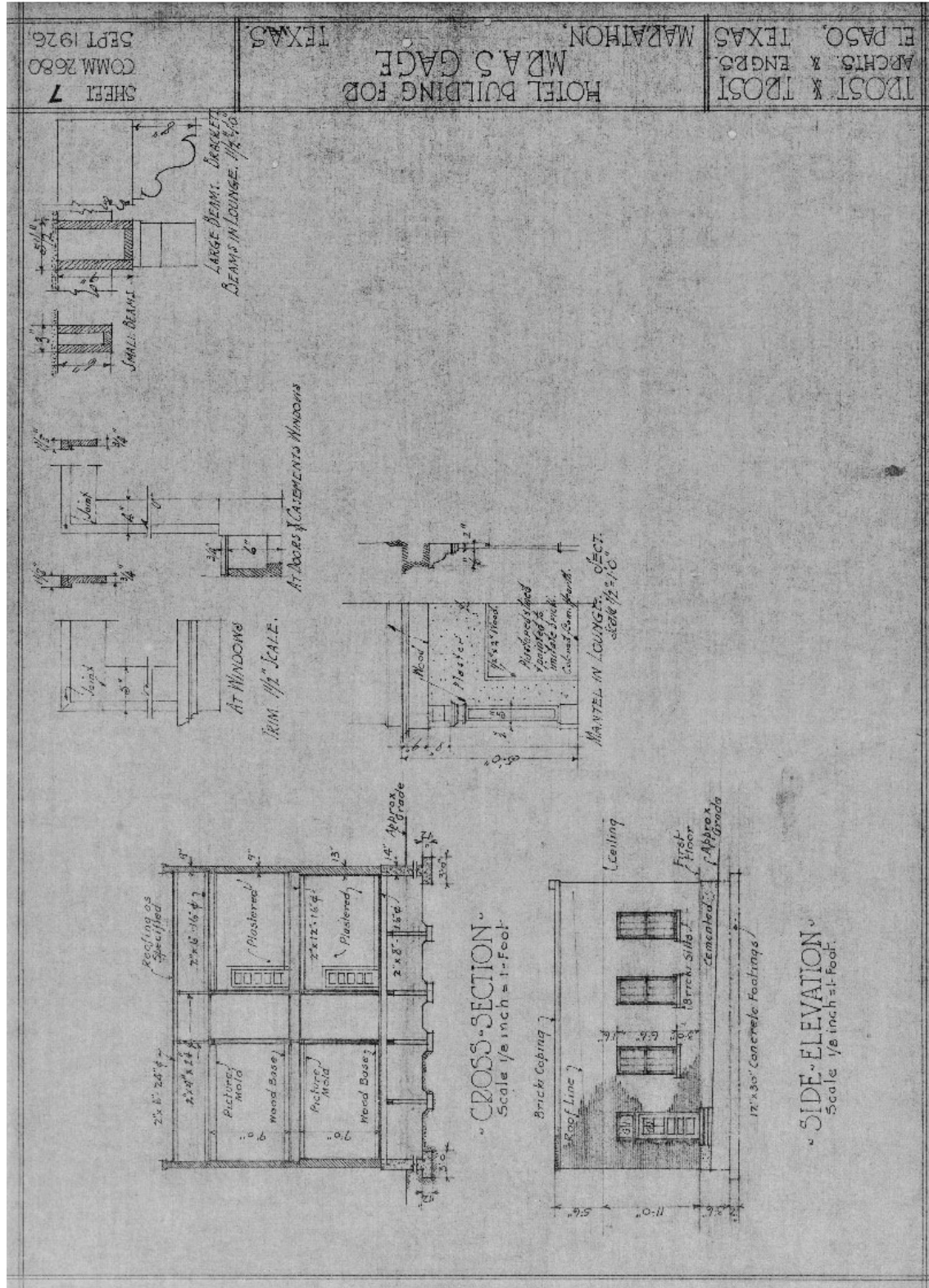
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Figure 8. Historic plans of side elevations. Source: Trost & Trost Architects. "Hotel Building for Mr. A.S. Gage, Sheet 6," 1926. The Bryan Museum.



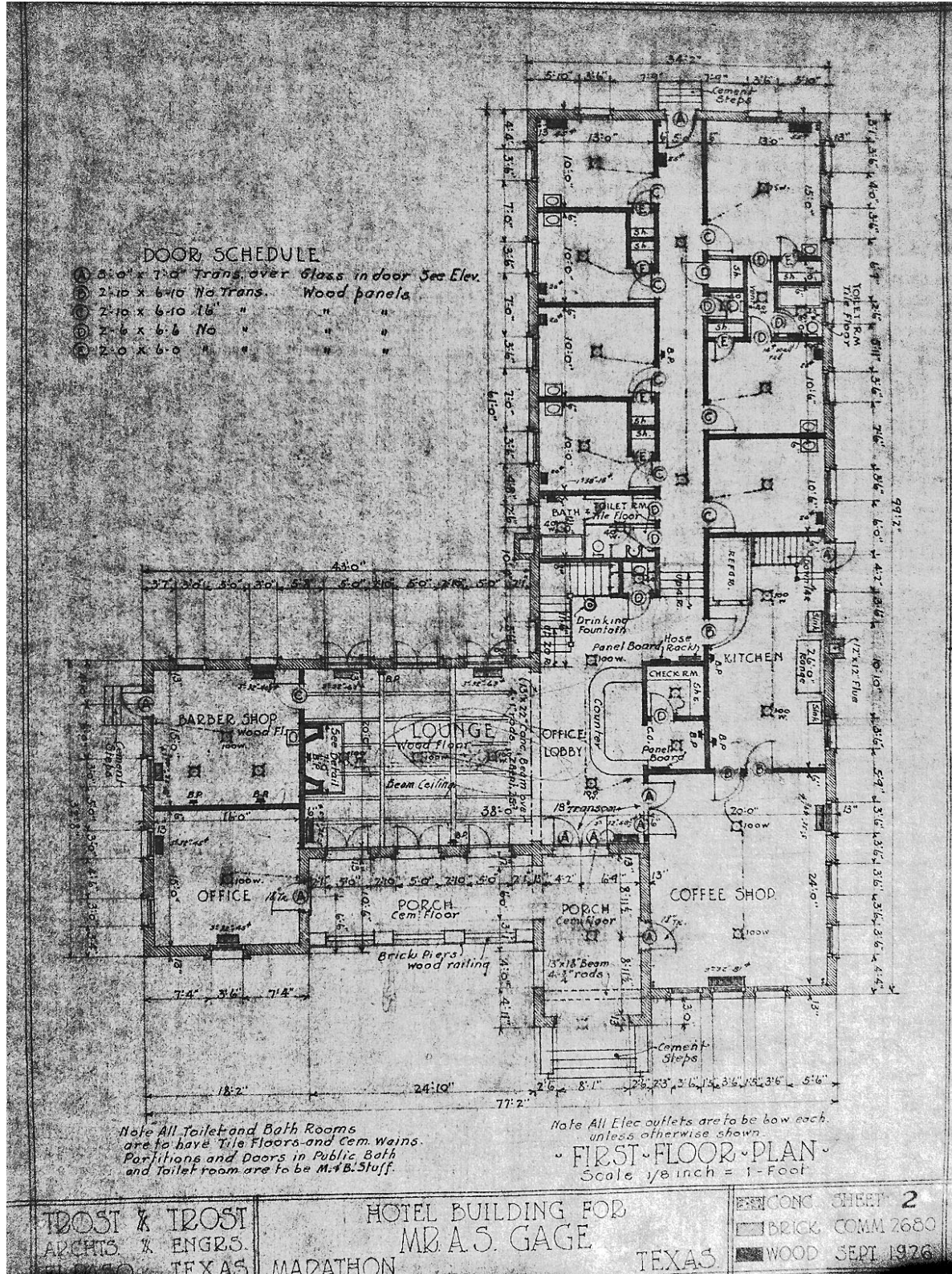
Gage Hotel, Marathon, Brewster County, Texas

Figure 9. Historic plans of side elevation and sections. Source: Trost & Trost Architects. "Hotel Building for Mr. A.S. Gage, Sheet 7," 1926. The Bryan Museum.



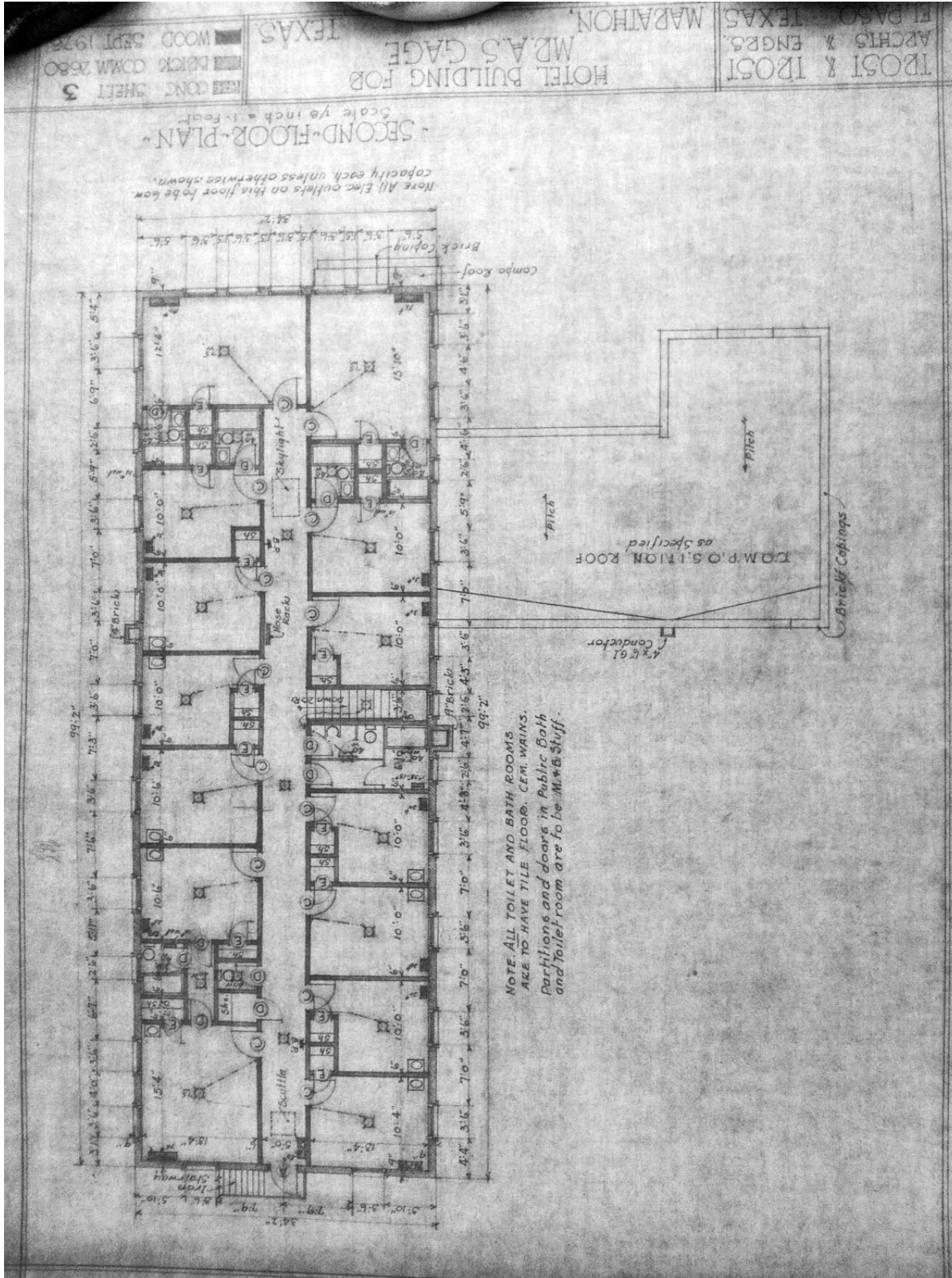
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Figure 10. Historic plan of first floor. Source: Trost & Trost Architects. "Hotel Building for Mr. A.S. Gage, Sheet 2," 1926. The Bryan Museum.



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Figure 11. Historic plan of second floor. Trost & Trost Architects. "Hotel Building for Mr. A.S. Gage, Sheet 3," 1926. The Bryan Museum.





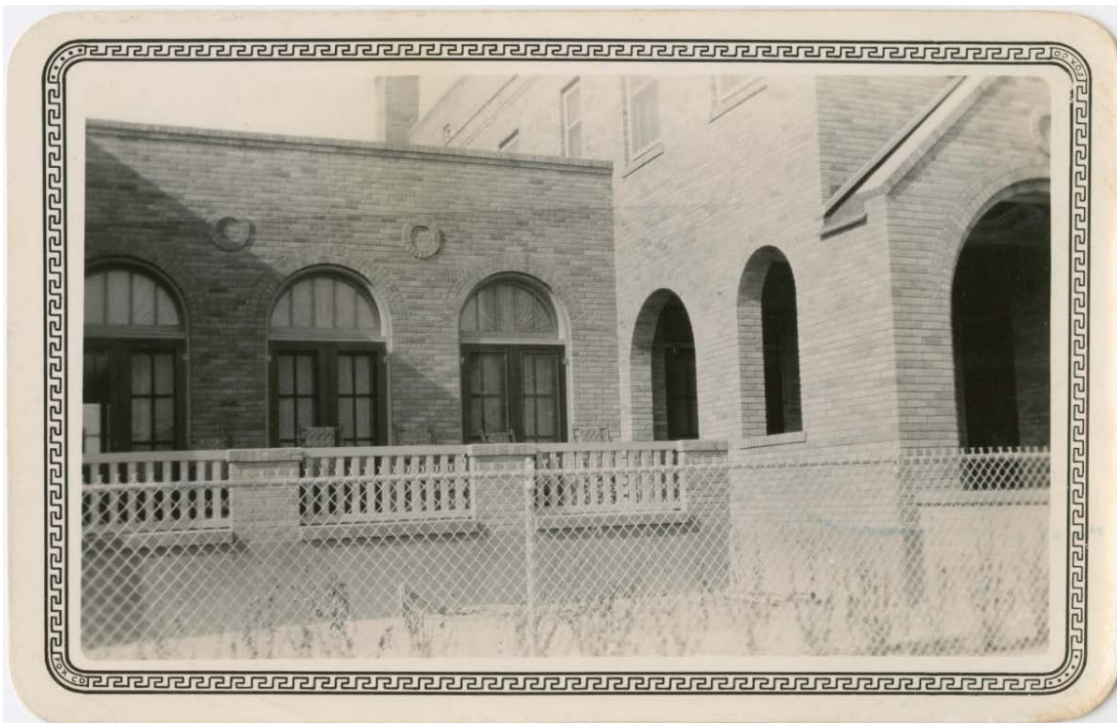
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Figure 12. Historic photograph depicting south and east elevations, c. 1930. Source: Recorded Texas Historic Landmark file, Texas Historical Commission.



Figure 13. Historic photograph depicting south elevation details, c. 1930. Source: Recorded Texas Historic Landmark file, Texas Historical Commission.



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Figure 1. Historic photograph depicting south and west elevations, c. 1940. Source: Recorded Texas Historic Landmark file, Texas Historical Commission.



Figure 25. Historic photograph depicting south and west elevations during period when hotel was known as Hotel Parkway, c.1945. Source: Archives of the Big Bend, Sul Ross State University.



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Figure 16. Marathon street scene facing west, including hotel during period when it was known as Hotel Parkway, c. 1945. Source: Archives of the Big Bend, Sul Ross State University.



Figure 16. Marathon street scene facing east including hotel during period when it was known as Hotel Parkway, c. 1950. Source: Archives of the Big Bend, Sul Ross State University.



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Figure 17. Historic postcard image of hotel during period when it was known as Hotel Parkway, c. 1955. Source: Archives of the Big Bend, Sul Ross State University.



Figure 3. Photo of south elevation of hotel, during rehabilitation, c. 1980. Source: Recorded Texas Historic Landmark file, Texas Historical Commission.



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Figure 19. Photo of hotel, during rehabilitation, c. 1980. Source: Recorded Texas Historic Landmark file, Texas Historical Commission.



Figure 20. Marathon street scene, c. 1990. Red arrow shows the bungalow east of the hotel before its integration into the hotel complex. Source: Archives of the Big Bend, Sul Ross State University.



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Figure 4. Alfred S. Gage: (left) as a young man, n.d.; (right) in middle age, n.d. Source: Archives of the Big Bend, Sul Ross State University.



Figure 5. Left: Gage family photo; A.S. Gage standing back row left, n.d.; right: Dorothy (right) and Roxanna Gage, n.d. (Archives of the Big Bend, Sul Ross State University)

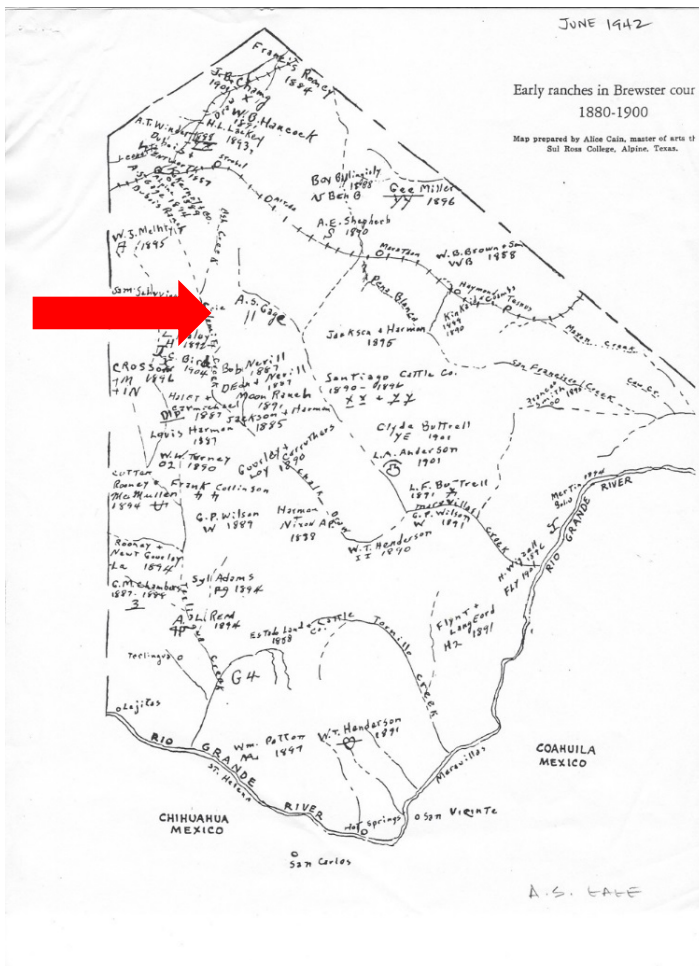


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Figure 63. Alpine Cattle Company business stationery, A.S. Gage, Manager, n.d. (Archives of the Big Bend, Sul Ross State University)



Figure 74. A.S. Gage Ranch, as depicted on 1942 map of 1880–1900 early ranches in Brewster County, Texas (Archives of the Big Bend, Sul Ross State University)



Gage Hotel, Marathon, Brewster County, Texas

Figure 85. Henry C. Trost, architect, n.d. (Archives of the Big Bend, Sul Ross State University)



Figure 96. 1929 advertisement for Trost & Trost, *El Paso Evening Post*, February 9, 1929, page 19.

HOTEL LA CAVERNA, Carlsbad, N. M.—Trost & Trost, Architects

**TROST & TROST**  
 ARCHITECTS & ENGINEERS  
 El Paso—Phoenix—San Angelo

Architects & Engineers  
 for the N.W.

La Caverna Hotel, Carlsbad, N. M.  
 Hotel Hidalgo, Lordsburg — Gateway Hotel, El Paso

And the following Hotels throughout the Southwest

|  |   |   |
|--|---|---|
| HOTEL HUSMANN<br>El Paso, Texas                | HOLLAND HOTEL ADDITION<br>Alpine, Texas | SHELDON HOTEL<br>REMODELING<br>El Paso, Texas |
| LENOX HOTEL<br>El Paso, Texas                  | GAGE HOTEL<br>Marathon, Texas           | HALL HOTEL<br>Magdalena, N. M.                |
| LOOKIE HOTEL<br>El Paso, Texas                 | HOTEL VAL VERDE<br>Socorro, N. M.       | WILLARD HOTEL<br>Tucson, Arizona              |
| HASSAYAMPA HOTEL<br>Prescott, Arizona          | NAVAJO HOTEL<br>Merced, Arizona         | CRAWFORD HOTEL<br>Big Springs, Texas          |
| SANTA RITA HOTEL<br>Tucson, Arizona            | CRAWFORD HOTEL ANNEX<br>Carlsbad, N. M. | Meadows Hotel<br>E. Las Vegas, N. M.          |
| FRANCISCAN HOTEL<br>Albuquerque, N. M.         | GILDER HOTEL ADDITION<br>Roswell, N. M. | HOTEL RANDLE<br>Tucson, N. M.                 |
| GARDEN HOTEL<br>Douglas, Arizona               | MCCOY HOTEL<br>El Paso, Texas           | JORNADO HOTEL<br>Hotel, N. M.                 |
| HOTEL WORTH<br>El Paso, Texas                  | HOTEL OREGON<br>El Paso, Texas          | STOUT HOTEL<br>Gila Bend, Arizona             |
| NEW HOTEL TERRAZAS<br>Chihuahua, Chih., Mexico | THE NEW DRISKILL<br>Austin, Texas       | GRAND HOTEL<br>El Paso, Texas                 |
|  | PASO DEL NORTE<br>El Paso, Texas        |   |



Gage Hotel, Marathon, Brewster County, Texas

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**Photographs**

Gage Hotel

102 NW 1<sup>st</sup> Street, U.S. Highway 90 W, Marathon, Brewster County, Texas

Photographed 2018 by Bratten Thomason, except as noted below.

Photo 1. South (primary) elevation, camera facing north.



Gage Hotel, Marathon, Brewster County, Texas

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Photo 2. South (primary) elevation, camera facing north. The nominated boundary includes the historic hotel (center) and a non-historic addition that connects to a c. 1910 bungalow. Stucco walls obscure the additions from the roadside.



Photo 3. West and south elevations, camera facing northeast.



Gage Hotel, Marathon, Brewster County, Texas

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Photo 4. West elevation, camera facing east. The stucco wall and gate on the west elevation separate the historic hotel building from modern additions.



Photo 5. North elevation of Gage hotel wing inside walled patio, camera facing south.



Gage Hotel, Marathon, Brewster County, Texas

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Photo 6. North elevation, camera facing south.



Photo 7. East elevation, camera facing west.



Gage Hotel, Marathon, Brewster County, Texas

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Photo 8. Rear (north elevation) view of hyphen that connects the hotel on its eastern façade to the non-historic addition, camera facing south.



Photo 9. Junction of historic hotel and 1990s addition, camera facing northwest.



Gage Hotel, Marathon, Brewster County, Texas

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Photo 5. Gabled front entryway, camera facing northwest.



Photo 6. Original French doors with arched window openings and view of front porch seating area, camera facing northwest.



Gage Hotel, Marathon, Brewster County, Texas

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Photo 12. Hotel lobby with reception desk in background, camera facing east.



Photo 13. Original wooden corner guards in lobby (Bratten Thomason)



Gage Hotel, Marathon, Brewster County, Texas

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Photo 14. Public sitting room to the east of the main lobby.



Photo 15. Meeting room to the west of the main lobby.





Gage Hotel, Marathon, Brewster County, Texas

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Photo 16. Staircase leading from lobby to second floor.



Photo 7. Second-floor guest room #7, which served as Alfred Gage's office; windows face out to U.S. Highway 90W.



Gage Hotel, Marathon, Brewster County, Texas

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Photo 18. Another example of a typical guest room.



Photo 19. Guest bathrooms are a non-historic interior alteration.



Gage Hotel, Marathon, Brewster County, Texas

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Photo 20. The c. 1915 bungalow is a non-contributing resource, camera facing northwest.



Photo 21. The rear service building (shown left) is a non-contributing resource. Camera facing northeast.

