

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

(Type all entries - complete applicable sections)

STATE:	New Mexico
COUNTY:	Santa Fe
FOR NPS USE ONLY	
ENTRY DATE	NOV 5 1974

H/3
 2113
 E 100040

1. NAME

COMMON:
The Pinckney R. Tully House
AND/OR HISTORIC:

2. LOCATION

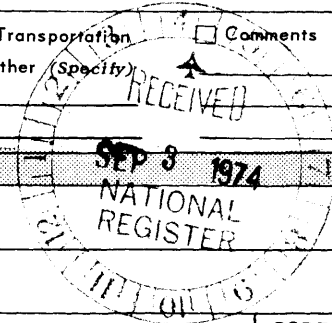
STREET AND NUMBER:
136 Grant Avenue,
CITY OR TOWN:
Santa Fe CONGRESSIONAL DISTRICT:
First
STATE: New Mexico CODE: 35 COUNTY: Santa Fe CODE: 049

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered <input type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input checked="" type="checkbox"/> Preservation work in progress	Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No

PRESENT USE (Check One or More as Appropriate)

<input type="checkbox"/> Agricultural	<input type="checkbox"/> Government	<input type="checkbox"/> Park	<input type="checkbox"/> Transportation	<input type="checkbox"/> Comments
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Private Residence	<input type="checkbox"/> Other (Specify)	
<input type="checkbox"/> Educational	<input type="checkbox"/> Military	<input type="checkbox"/> Religious		
<input type="checkbox"/> Entertainment	<input type="checkbox"/> Museum	<input type="checkbox"/> Scientific		



4. OWNER OF PROPERTY

OWNER'S NAME:
Historic Santa Fe Foundation
STREET AND NUMBER:
Box 2535
CITY OR TOWN:
Santa Fe STATE:
New Mexico CODE:
35

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.:
Office of the County Clerk,
STREET AND NUMBER:
Santa Fe County Courthouse
CITY OR TOWN:
Santa Fe STATE:
New Mexico CODE:
35

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
New Mexico State Register of Cultural Properties
DATE OF SURVEY: 5/23/69 Federal State County Local
DEPOSITORY FOR SURVEY RECORDS:
State Planning Office
STREET AND NUMBER:
200 W. DeVargas
CITY OR TOWN:
Santa Fe STATE:
New Mexico CODE:
35

SEE INSTRUCTIONS

STATE:	
COUNTY:	
ENTRY NUMBER	1074
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DATE	

7. DESCRIPTION

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

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

Constructed in the summer of 1851, the Pinckney R. Tully House is one of the oldest continuously occupied residences in Santa Fe. The original nine-room plan consisted of four rooms on the north side and two rooms on the south. A portal was built along the south side of the northeast room. A three-room extension adjoined the main house at the northwest corner. Sometime about 1884, the portal was removed and a tenth room containing a bay window was added to the southeast corner, making the main house rectangular in shape. The present portal on the east side, across the front of the house, as well as the covered entryway for the outside door on the south were also added at this time. During the same period a waterline was run into the northwest room of the main portion which was then partitioned to provide for a bathroom.

All rooms except for the bay window room have the original vigas although they are no longer exposed and have been covered with lowered plaster ceilings of a later date. The original milled beams in the bay window room did not suffer the same fate and remain exposed.

The floors are at different levels throughout the house. Those in the northwest extension are 32 inches below the floors in the main house. The bay window room floor is eight inches above those of the other house floors. The original plank floors have been overlaid with hardwood flooring except for a room on the north.

The Tully House was apportioned into four apartments in 1923, with two in the main house and two in the extension.

One apartment in the main house contains the bay window room and the rooms on the south. Identical fireplaces are in the first two rooms, the third having been partitioned into a kitchenette and a bath. There is an enclosed porch and a small adobe storeroom attached at the rear.

The rooms on the north side of the main house constitute another apartment. Two fireplaces of different styles are in the first two rooms. A large cabinet has been set into a wall of the second room, a closet similarly set in the next room, and two small cabinets in a wall of the kitchen which was installed opposite the bathroom. The four doorways connecting the rooms of the two apartments have been converted into closets and bookshelves with the doors left in place.

The last two apartments each consist of a room and a half of the three-room extension. The east apartment of the extension consists of the room adjoining the northwest corner of the main house and a half of the middle room where the kitchenette and a bath are located. The doorway leading from this apartment and into the main house was closed and converted into a closet in 1923. The kitchenette and bath in the other half of the middle room and the end room of the extension comprise the west apartment.

Nearly all of the windows are set in large, wood panel frames which show the average two-foot thickness of the adobe walls.

(See Continuation Sheet #3)

SEE INSTRUCTIONS

6. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- | | | | |
|--|---------------------------------------|--|--|
| <input type="checkbox"/> Pre-Columbian | <input type="checkbox"/> 16th Century | <input type="checkbox"/> 18th Century | <input checked="" type="checkbox"/> 20th Century |
| <input type="checkbox"/> 15th Century | <input type="checkbox"/> 17th Century | <input checked="" type="checkbox"/> 19th Century | |

SPECIFIC DATE(S) (If Applicable and Known) 1851, 1923

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

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

STATEMENT OF SIGNIFICANCE

The Pinckney R. Tully House is one of the finest examples of Territorial style architecture in New Mexico and one of the few structures in Santa Fe which has undergone no major alteration since its construction in 1851. The list of owners and occupants of the house, as well as the names of those citizens, both of whom were involved in the many complicated land transactions concerning the property, reads like a veritable Who's Who of Santa Feans, especially during the 19th century. Conveyed, bargained, sold, rented, mortgaged and re-mortgaged, it came into the hands of traders, a printer, an excommunicated priest, Indian fighters, the Surveyor-General, Confederate and Union officials, a doctor, bank presidents, attorneys and other controversial politicians.

The property on which the house stands was owned by José Albino Chacón, a prominent Santa Fe civil and military figure, and "Judge of the First Instance" in the latter years of Mexican rule; and was sold by him sometime before January 1, 1851, to James Conklin, a trader of French-Canadian birth who had come to Santa Fe in the 1820's shortly after the opening of the Santa Fe Trail and who married Juana Ortiz, member of a leading Santa Fe family. Two of their daughters, María Trinidad and Isabel eventually lived in the Tully House.

María Trinidad married Pinckney R. Tully, another Santa Fe Trail trader, on January 5, 1848, and in the summer of 1851, the couple was allowed by her father to build the original nine rooms of the present structure fronting "the road from the Plaza to Tesuque." They remained there for three years only, until February 18, 1854, when Tully gave his father-in-law a quitclaim deed for the sum of one dollar and moved his family south to the Mesilla Valley. There he became the first person to fulfill the requirements for a Donation Claim on public domain by filing for a 160 acre tract in the Doña Ana area on December 22, 1858, and was a leading Confederate sympathizer when the Civil War broke out. In 1863 he left the Mesilla Valley and became a partner of Estévan Ochoa in the Tully and Ochoa freighting company, with headquarters in Tucson, Arizona, one of the largest such firms in the Southwest.

Conklin immediately mortgaged the house and property to Secretary of the Territory, William S. Messervy and his business partner James T. Webb, both of whom had also been

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Abel, Annie Heloise, "Indian Affairs in New Mexico under the Administration of William Carr Lane. From the Journal of John Ward," New Mexico Historical Review, XVI, 1941.
 Adjutant-General Records. Muster Rolls of New Mexico Records, State Records Center and Archives, Santa Fe, New Mexico.
 Chavez, Fray Angélico. "New Names in New Mexico, 1820-1850." El Palacio, IXIV, 1957.
 Clinton E. Brooks and Frank D. Reeve, eds., Forts and Forays
James A. Bennett: A Dragoon in New Mexico 1850-1856, 1948.
 (See Continuation Sheet # 4)

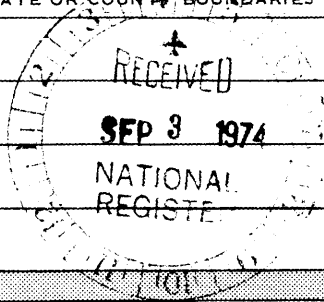
10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees	Minutes	Seconds
NW	° ' "	° ' "		105 °	56 ' 27 "	35 ° 41 ' 26 "
NE	° ' "	° ' "				
SE	° ' "	° ' "				
SW	° ' "	° ' "				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: **0.360 acre**

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

STATE:	CODE	COUNTY	CODE



11. FORM PREPARED BY

NAME AND TITLE: Michael McCachren, Archivist I and James H. Purdy, Historian

ORGANIZATION: State Records Center and Archives DATE: August 28, 1974

STREET AND NUMBER: 404 Montezuma

CITY OR TOWN: Santa Fe STATE: New Mexico CODE: 35

12. STATE LIAISON OFFICER CERTIFICATION NATIONAL REGISTER VERIFICATION

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

National State Local

Name Daniel W. King

Title State Historic Preservation Officer

Date August 29, 1974

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

Arthur H. Hester
 Director, Office of Archeology and Historic Preservation

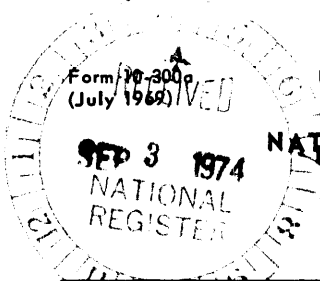
Date 11/5/74

ATTEST:

Charles Coffey
 Keeper of The National Register

Date 10.31.74

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UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet #1)

STATE	New Mexico
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(Number of entries) 8. SIGNIFICANCE (Continued):
engaged in the Santa Fe Trail trade. Six months later, on August 27, 1854, this mortgage was cancelled and the property re-mortgaged to Webb only.

The next important occupant of the house was William Pelham, the first Surveyor-General for New Mexico who arrived in Santa Fe in December of the same year. Pelham apparently rented or made arrangements to purchase the house since he purchased a piece of property northwest of the Tully property on February 17, 1855.

Two years later the Conklins deeded the house and property to their other son-in-law, Oliver P. Hovey. A conflict over the title resulted in an agreement by which Pelham, in return for \$2,650 cash, was to have possession of the property until August, 1858. Hovey had come to Santa Fe shortly after U.S. occupation and served in Ceran St. Vrain's "Mountainmen Militia Company" which aided Colonel Sterling S. Price in crushing the Taos Revolt in 1847, involving the assassination of Charles Bent, the first Territorial governor. A printer by trade, he was the editor of the Santa Fe Republican, 1847-1848, New Mexico's first English language newspaper. He also served in the Territorial legislature and as a Major General of the Second Regiment of the Territorial Militia U.S.A. during the Civil War.

Pelham, on the other hand, was a Confederate sympathizer during that conflict. He was arrested by Union commander E.R.S. Canby in August, 1861 and thrown into the Santa Fe guardhouse, only to be freed by the Texans under General H.H. Sibley and appointed the Confederate Governor of New Mexico on March 19. He was returned shortly afterward to the guardhouse after the Union re-occupation of the capital in early April.

After the agreement with Pelham, Hovey continued to mortgage the house until his death in 1862, often using it as security for other property transactions. Among the mortgage holders were Army Captain Andrew J. Lindsey, Territorial Supreme Court Associate Justice John S. Watts, and Santa Fe merchant Joseph Mercure, Pelham and Alexander M. Jackson. Jackson had been appointed Secretary of the Territory, September, 1857 and served until 1861 when he was removed by President Lincoln because of his Southern sympathy. He went to Texas but returned as a Major in the Confederate Army, and as an Adjutant to Brigadier-General H.H. Sibley and took part in the Battle of Glorieta, March 26-28, 1862.

Hovey mortgaged the land for the last time on January 9, 1861, and a much larger tract to the northeast, to "Padre" José Manuel Gallegos, controversial ex-priest and delegate to Congress (1853-1855, and 1871-1873), Santa Fe merchant Anastacio Sandoval, Jose Guadalupe Gallegos, and James L. Collins, newspaper man, former trader and Superintendent of Indian Affairs. These four men were bondsmen for Hovey to whom a deed of trust was executed to protect the bond.

After Hovey's death Gallegos, as trustee, sold the portion of the property to Major J. Howe Watts for \$4,000 who had been renting it for some time. (See Continuation Sheet #2)

SEP 3 1974

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet #2)

STATE	New Mexico
COUNTY	Santa Fe
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(Number all entries)

8. SIGNIFICANCE Continued:

Major and Mrs. Watts continued to occupy the house and property for a few years, deeding it on March 1, 1871, to attorney William Breeden who lived in it until 1881.

During this period, Breeden was one of the most controversial political figures in Santa Fe, and one of the leading members of the "Santa Fe Ring." For many years he was chairman of the Republican Territorial Party's Central Committee in New Mexico, and Attorney-General from 1872-1878, and 1881-1889, when he was removed by reform governor, Edmund G. Ross.

In 1881, Major and Mrs. Breeden built a new home on Palace Avenue and sold the Tully House to Dr. Robert H. Longwill and Rufus J. Palen, then Assistant Cashier of the First National Bank later bank president (1894) and Treasurer of the Territory, 1891-1896, and 1911. Both were members of the "Santa Fe Ring."

Longwill, physician at Cimarron, New Mexico, was deeply involved as a director of the Maxwell Land Grant in the struggle between the settlers and company supporters. In 1872, he served as the Ute Indian Agent but was removed for abuses in contract purchases for Indian rations. After the murder of the Rev. Thomas J. Tolby, spokesman for the anti-grant faction in September, 1878, one of the assassins implicated Longwill and the Doctor found it expedient to make Santa Fe his home, and there to turn his attention to land speculation.

On March 2, 1878, he deeded his half of the Tully House to Henry L. Waldo, Territorial Supreme Court Justice from 1875-1878, partner of Breeden, 1879-1883, and the Solicitor for the Santa Fe Railroad. Two years later, Waldo deeded his half to Rufus J. Palen and his wife for \$1,000.

Later owners and occupants of the house included Santa Fe City Clerk James D. Hughes and his wife, 1899-1902, and long-time president of the First National Bank, Levi A. Hughes.

In 1904, Levi Hughes deeded the Tully House to Secretary of the Territory, James W. Reynolds and his wife who continued to live in it after her husband's death until 1914, when she sold the property to Belle Hanna. Six years later, Mr. and Mrs. R.P. Donahoo purchased it and in turn, sold it to Miss Grace Bowman on August 6, 1923. Miss Bowman converted a portion of the house to apartments, one of which was used by Erna Fergusson, prominent New Mexico writer, while she was training the Harvey couriers. The Harvey couriers rode on bus trips to the northern pueblos serving as guides for visitors on the "Indian Detours" program. Jennie M. Avery, co-owner of the pioneer Avery-Bowman Abstract Company, inherited the house and property on the death of Miss Bowman in 1951 and lived in it until 1965.

(See Continuation Sheet #3)

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SEP 3 1974

INVENTORY - NOMINATION FORM

(Continuation Sheet #3)

STATE	New Mexico	
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ENTRY NUMBER		DATE
		NOV 5 1974

(Number all entries)

8. SIGNIFICANCE Continued:

In December, 1972, the then owners, attorney Albert T. Gonzales and his wife applied to the Santa Fe City Council for a permit to demolish the Tully House so that the property could be sold for the construction of a commercial complex. Immediately a spirited effort was made by interested citizens and local historical preservation groups to save the structure.

On December 4, 1972, the Historical Styles Committee of the City of Santa Fe recommended that the permit to demolish be refused. The State Cultural Properties Review Committee strengthened this recommendation by pointing out that the Tully House had been registered as an historical site on the State Register of Cultural Properties since 1969. As a result of this public sentiment, the Santa Fe City Council voted to table the permit request to allow for a reasonable period of time for some concerned individual or group to come forth and purchase the Tully House at current market prices.

In response to the Council's action, the Historic Santa Fe Foundation, a non-profit organization, early in 1973 initiated a campaign to acquire the historic building. However, before the necessary \$104,000 could be raised the owner issued an ultimatum to the Foundation in mid-February, 1974 stating that the grace period had expired and that if the property was not purchased by March 1st of that same year, he would reapply for a permit to raze the house. Knowing that the Council would probably grant his second request, the Foundation assumed Gonzales' \$30,000 mortgage on the property and secured a \$60,000 short term note from a local bank. The remainder of the cost was paid for with contributions from concerned citizens and Foundation funds.

Cognizant of the architectural and historical significance of the Tully House, the Historical Santa Fe Foundation has attempted to save the structure but additional funds are necessary if the project is to be carried to a successful conclusion and the building saved.

7. DESCRIPTION Continued:

The interior walls are plastered smooth throughout the building and covered with a variety of faded coats of paint. Covered over by several layers of white paint, the outlines of the false brick veneer, originally etched into the plaster and painted red, can still be seen. And only the east portion of the decorative brick parapet, which once crowned the outside wall, remains. The plank floor of the portal at the front of the building was replaced in recent years with poured concrete, and concrete bases for the posts were installed.

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet #4)

STATE	
New Mexico	
COUNTY	
Santa Fe	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	NOV 5 1974

(Number all entries)

9. MAJOR BIBLIOGRAPHICAL REFERENCES Continued:

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