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United States Department of the Interior
National Park Service

AUG 1 1988

National Register of Historic Places
Registration Form

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Garrett, Patrick Floyd House

other names/site number _____

2. Location

street & number See continuation sheet

N/A not for publication

city, town Roswell

N/A vicinity

state New Mexico

code NM

county Chaves

code 005

zip code 88201

3. Classification

Ownership of Property

☒ private

☐ public-local

☐ public-State

☐ public-Federal

Category of Property

☒ building(s)

☐ district

☐ site

☐ structure

☐ object

Number of Resources within Property

Contributing

1

Noncontributing

 buildings

 sites

 structures

 objects

1

0

Total

Name of related multiple property listing:

Historic Resources of Roswell, New Mexico and
outlying environs of Chaves County

Number of contributing resources previously
listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. ☐ See continuation sheet.

Signature of certifying official

Date

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

☒ entered in the National Register.

☐ See continuation sheet.

☐ determined eligible for the National

Register. ☐ See continuation sheet.

☐ determined not eligible for the

National Register.

☐ removed from the National Register.

☐ other, (explain:)

Alvina Byers

Entered in the
National Register

8/24/88

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic/single dwelling

Current Functions (enter categories from instructions)

Domestic/single dwelling

7. Description

Architectural Classification

(enter categories from instructions)

Other: New Mexico vernacular

Materials (enter categories from instructions)

foundation Not visible

walls Stucco

roof Asphalt

other Wood

Describe present and historic physical appearance.

SUMMARY

The Garrett House is a one-and-a-half story, side-gable-roofed dwelling with a cross-gable extension at the rear. It is built mostly of adobe and surrounded by undeveloped land. It is in apparently good condition and later modifications have not diminished its historic associations.

DESCRIPTION

The main facade of the building is roughly symmetrical with one window on either side of the central doorway and entry porch. There are gable-roofed dormer windows in the main roof on either side of the porch. There is also a similarly-shaped, symmetrically-placed dormer window on either side of the cross-gable roof at the rear. The two-story gable-roofed, entry porch is probably a later addition. The porch's lower story is supported by four, square, tapered columns which were present as early as 1924. (See photo in Adams, For Old Times' Sake, p. 4.) The adobe walls of the lower portion of the building are eighteen inches thick. The front door has three side lights on the top half of each side and a window in the transom. The original wooden windows have been replaced with 1/1 single-hung aluminum-framed windows.

The interior has original vigas in the hallway and original woodwork throughout. Two original fireplaces remain; one is brick with a wooden mantle and stone hearth, and the other is adobe.

The house appears to be fundamentally sound despite some deterioration of the exterior plaster.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

☐ nationally ☐ statewide ☒ locally

Applicable National Register Criteria ☒ A ☒ B ☐ C ☐ D

Criteria Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)

Agriculture

Law

Period of Significance

1880-1891

Significant Dates

Cultural Affiliation

N/A

Significant Person

Garrett, Patrick Floyd

Architect/Builder

Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

SUMMARY

This building represents an adobe homestead of the early 1880's in the vicinity of Roswell. It has additional significance as the home of Pat Garrett, who gained national fame in 1881 when as the sheriff of Lincoln County, he killed the notorious Billy the Kid, an act which brought the nearly spent Lincoln County War to its symbolic conclusion. Of more far-reaching consequence to the development of the Pecos Valley, was Garrett's conception, while living in this house, of a vast irrigation scheme which, though brought to fruition by others, had a major impact on the course of settlement and agriculture in the region.

SIGNIFICANCE (1880-1891)

The Garrett house is representative of the early homesteads of those who came into the Pecos Valley in the early 1880's and attempted to farm. The ground floor of the house is constructed of adobe, the only readily available building material, using methods of wall and ceiling construction adopted by the Spanish Colonists from the techniques of indigenous Pueblo Indians. However, the t-shape of the building and cross-gable roof construction are more typical of the pre-railroad era in other parts of the United States.

This homestead has added significance as the home of Patrick Floyd Garrett. Born in 1850 in Alabama and raised in Louisiana, Garrett had, like many other young men in the post-Civil War South, ventured west to Texas while still in his late teens and found work as a cowhand and a buffalo hunter. In 1878 he had come to Fort Sumner in San Miguel County, New Mexico where he tended bar. There he earned the nickname "Juan Largo" for his impressive height of six feet, four inches in his stocking feet, and probably made the acquaintance of Billy the Kid. In January of 1880 he married a local girl, Apolinaria Gutierrez and settled on this farm east of Roswell, (O'Connor,

☒ See continuation sheet

9. Major Bibliographical References

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 # _____

☒ See continuation sheet

Primary location of additional data:

- ☒ State historic preservation office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Specify repository: _____

10. Geographical Data

Acreage of property Less than 1 acre

UTM References

A

1	3
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5	5	2	2	6	0
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3	6	9	6	0	0	0
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Zone Easting Northing

C

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B

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Zone Easting Northing

D

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☐ See continuation sheet

Verbal Boundary Description

The boundary includes the Garrett house and a contiguous strip of land ten feet from the perimeter of the house as shown on the sketch map.

☐ See continuation sheet

Boundary Justification

The boundary includes the only building on the property from the time of Garrett.

☐ See continuation sheet

11. Form Prepared By

name/title Corinne Sze (revisions and additions) John Petronis (original nomination)

organization _____ date July 20, 1988

street & number 1042 Stagecoach Road telephone (505) 983-5605

city or town Santa Fe state New Mexico zip code 87501

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jurisdiction. His writing in many Territorial newspapers and his letters to relatives back East provide an invaluable picture of life on the Pecos Valley frontier.

Garrett was not renominated when his term as sheriff ended. In the next several years he pursued a variety of activities without conspicuous success, never remaining long at anything. He tried the cattle business for a while, establishing a ranch in 1884 on the Eagle Creek. In 1885 he left Roswell briefly to accept an invitation to form a company of Texas Rangers. After a few months he disbanded his rangers and returned to cattle, managing the ranching interests of Captain Brandon Kirby, to whom he had sold his Eagle Creek property. A year later after conflicts developed with his cowboys and the owners of other ranches, Garrett resigned as manager to devote his time to farming his property near Roswell of which the nominated house was a part. He had an orchard of over eight hundred apple and peach trees, in addition to fields of alfalfa and grapes. However, the quiet life of a gentleman-farmer didn't agree for long with Garrett's restless nature.

Inspired by his own efforts to bring irrigation water from the Rio Hondo to his farm, Garrett devised a far-reaching irrigation and land development scheme involving a large part of the Pecos Valley. The banks of the Hondo were too steep to permit digging irrigation ditches down to the river level. However, Garrett realized from his own experience that a dependable water supply could be had by damming the Hondo and fluming the water across the arid plains in a canal. Land could be purchased cheaply by the builders of the canal and resold at a profit to settlers who would also pay the company annually for their right to use the water. Possessed of neither the personal skills, nor the financial resources required to mount such an effort, Garrett first invested in several mostly paper ventures begun by others. Then he elicited the interest of Charles B. Eddy, a wealthy cattleman, financier, skilled promoter. With Charles Greene, who had published Garrett's unsuccessful book, he and Eddy formed the Pecos Valley Irrigation and Investment Company. Only after three years and several trips east looking for capital, were they finally able to find sufficient financial backing to incorporate, with offices in Chicago and a board of directors who were mostly strangers to the Pecos Valley. Garrett, though presumably still on the board was pushed to the sidelines.

Work was begun on a canal system for which one thousand men, seven hundred teams, and an enormous ditching machine were brought in by the Colorado company contracted to do the work. As described by Ash Upson, this was by far the biggest construction project yet undertaken in the valley and people came from miles around to watch the digging. However, capital ran

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short and as more outsiders were brought in to supply needed funds, Garrett was pushed farther to the sidelines until 1899 when John James Hagerman rescued the company and Garrett was dropped completely.

The forty-mile Northern (now called Hagerman) Canal, which begins just west of the Garrett House, was completed in 1890. Today it runs past the back of the Garrett house, and is still used for irrigation of many acres along its course.

Garrett himself, having been outstripped by his own vision of irrigation and land development, hoped to become the first Sheriff of the newly formed Chaves County. Embittered after his defeat in the election of 1890, he and his household, which included Ash Upson, left Roswell for Uvalde, Texas in 1891. The Garrett House in Roswell was sold in 1892. In Uvalde, Garrett raised race horses and participated in local politics. Six years later he was back in Las Cruces, New Mexico, as Sheriff of Dona Ana County. In 1901 he was nominated by President Theodore Roosevelt and confirmed as Collector of the Customs at the Port of El Paso. After serving four years he returned to raising blooded horses in Las Cruces without much financial success. He was shot and killed in 1908 on the road from his ranch to Las Cruces.

This house, which Garrett owned throughout his Roswell years, well represents this important period of his life. Here he lived during his period of greatest notoriety. Here his book was written, and his Pecos Valley irrigation ideas developed, and here to his farm-home he always returned after brief periods away to pursue other short-lived activities.

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