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Bulletin ...

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Vol. 1

No. 2

Photograph — Hope Curtis



THE GEORGE CUYLER PRESTON HOUSE 106 Faithway Street

An excellent example of Queen Anne architectural style, the George Cuyler Preston House is probably the only such residence extant in New Mexico. The only other known structure of Queen Anne style in the state is the Montezuma Hotel north of Las Vegas. The Preston House is architecturally unique for the Santa Fe area and is worthy of preservation.

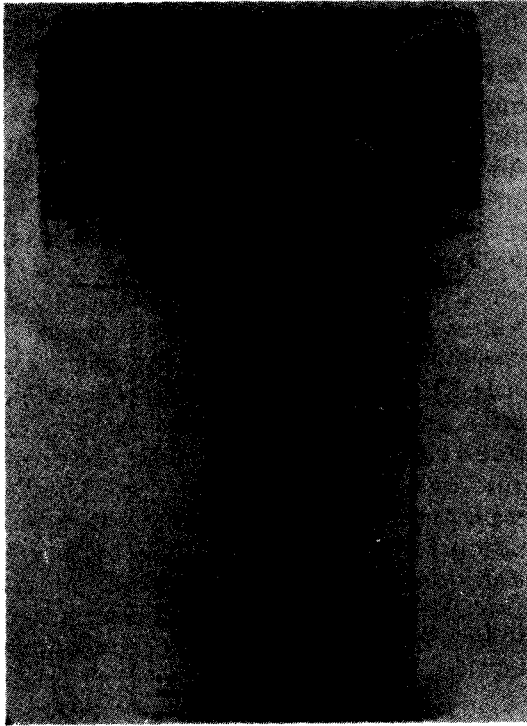
The first mention of the land upon which the house sits appears on February 21, 1865 when Mariquita Montoya conveyed a large tract of land to Francisca Hinojos for the consideration of \$500.00. The Federal Census of 1870 lists Francisca Hinojos as being 35 years of age with property valued at \$6,500.00. Living in her household was Mariquita Montoya, who was possibly her grandmother. The Francisca Hinojos House at 355 E. Palace Avenue has been plaqued by the Historic Santa Fe Foundation.

Francisca Hinojos on March 15, 1876 sold a portion of her large holdings to Enos Andrews and his wife, Kate. A dentist, Andrews, who was born about 1833, came to New Mexico from New York. The father of two sons, Eddy and Frank, Enos was also interested in the dairy industry and by 1906, the Enos Andrews Dairy was a thriving local concern. On November 30, 1885, Kate Andrews conveyed land to George Cuyler Preston for \$3,250.00. Until Preston and his wife, Margaret T., relocated in Denver, Colorado, he was the law partner of Charles H. Gildersleeve. Gildersleeve, Chairman of the Democratic Party's Central Committee in New Mexico, was a speculator in land grants and according to Governor Edmund G. Ross (1885-1889) was "the main Democratic manipulator for the Santa Fe Ring and the most unscrupulous of all that combination." The Santa Fe Ring was a group of men who, following the Civil War, politically and economically dominated the Territory of New Mexico.

Preston constructed his palatial three-story brick home in 1886. Facing Palace Avenue, the Preston House was built on a stone foundation utilizing fired bricks which are now hidden by a coat of stucco. The second-story is clad not with shingles as it first appears but with sheets of pressed metal. The roof is also of metal. A large letter "P" on the main chimney has been attributed to Preston but may date from the later occupancy of Dr. Louis E. Polhemus.

Preston and his wife speculated in building lots in the Santa Fe area and used the house as collateral in their several dealings. One promissory note dated February 20, 1891 for \$14,000.00 from the Second National Bank of New Mexico resulted in the bank taking possession of Preston's property for an unpaid balance of \$11,194.40. The Second National Bank of New Mexico located in Santa Fe was chartered in 1872 by the Spiegelberg brothers and James D. Proudfit, cashier and agent for the bank, testified in district court that Preston was no longer living in the territory. A quitclaim deed transferring the property to the bank and dated March 6, 1899 lists Preston's residence as Denver.

On December 2, 1898, Lehman Spiegelberg, president of the bank, conveyed the property to Levi A. Hughes. Hughes, a businessman and banker, came to Santa Fe in 1878 from St. Paul, Minnesota and was associated with wholesalers P.F. Harlow and Ifeld and Co. until 1882 at which time he became Deputy Collector of Internal Revenue and Collector from 1889-1893. Traveling to California to gather documentation for the Court of Private Land Claims, Hughes helped to expose the gigantic Peralta-Reavis land grant fraud. With the death of Rufus J. Palen, Hughes became the president of the First National Bank. He also owned the Pinckney R. Tully House from January 2, 1902 to October 1, 1904.



On January 24 of 1899, Hughes sold the Preston property to Grant Rivenburg, member of the Board of Trustees of the School for the Deaf, and his wife Ida, member of the Woman's Board of Trade. The Rivenburgs also used the property as security on several occasions and sold it to Santa Fe physician James A. Rolls and his wife Kate G. on December 31, 1908 for \$6,700.00. Rolls conveyed the property to the Episcopal Church on April 13, 1921 for \$3,000.00 and purchased it back for \$10.00 two days later. On January 30, 1922, Rolls transferred the property to Margaret Ethel Rolls of Toronto, New York for \$15,000.00 and on April 28, 1923 she in turn sold the property to the Episcopal Church for \$10.00.

The church also utilized the house as security for several loans. On May 10, 1926 the property was mortgaged to Miguel Chavez for \$10,000.00. Chavez is responsible for erecting the statue of Archbishop John B. Lamy located in front of the Cathedral of St. Francis. An orphan, Chavez was allowed to attend St. Michael's grade school through the charity of the archbishop. In 1927, after a fire partially damaged the Christian Brothers' school, Chavez built a new brick school which was dedicated to him as the Chavez Memorial. The

THE TULLY HOUSE is not the only project that the Historic Santa Fe Foundation has, although some of our readers may suspect this to be the case. As a matter of fact, and you members will be pleased to know, the Foundation has many extremely important activities and projects afoot. Saving the **TULLY HOUSE** from inevitable destruction was one of the largest projects which have been attacked and put into motion. Supporters of historical preservation know of the paperwork and the obvious dedication to the attitude of preservation which must be accomplished in order to carry out such a large program as the **TULLY HOUSE** is. Progress is the key word! The Foundation still has \$25,000.00 to raise to complete the purchase of the **TULLY HOUSE**. This amount does not include any improvements to the existing structure. The Foundation is trying to complete the drive this year. If you have not already given a donation to the **TULLY HOUSE FUND** — or, if you have given and want to add to that donation, please send your contribution to The Historic Santa Fe Foundation, Box 2535, Santa Fe, N.M., 87501. It will be greatly appreciated.

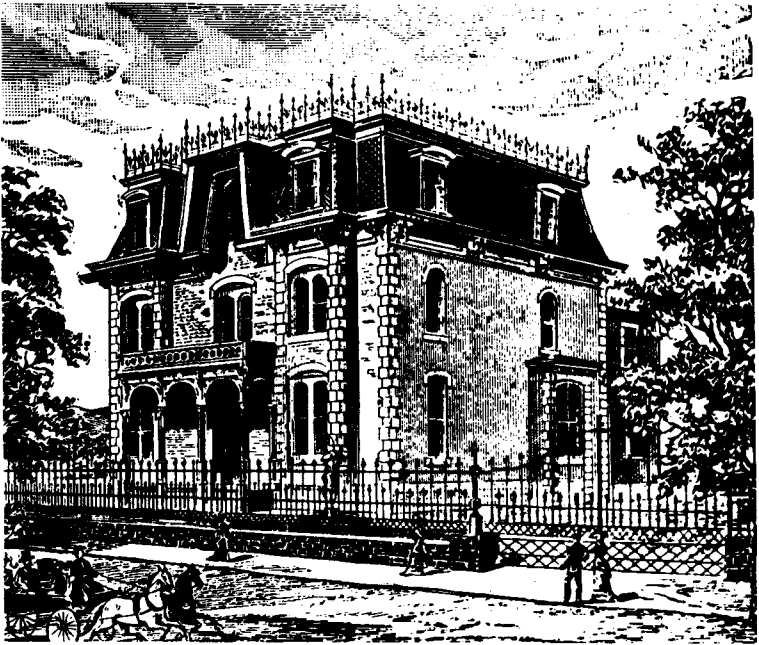
MEMBERSHIP DRIVE IS ON

The Historic Santa Fe Foundation was formed in 1961 to help preserve our architectural patrimony which is presently in danger of being destroyed. One of our goals is to create concern for Historic Preservation and to develop an appreciation of the architecture in Santa Fe.

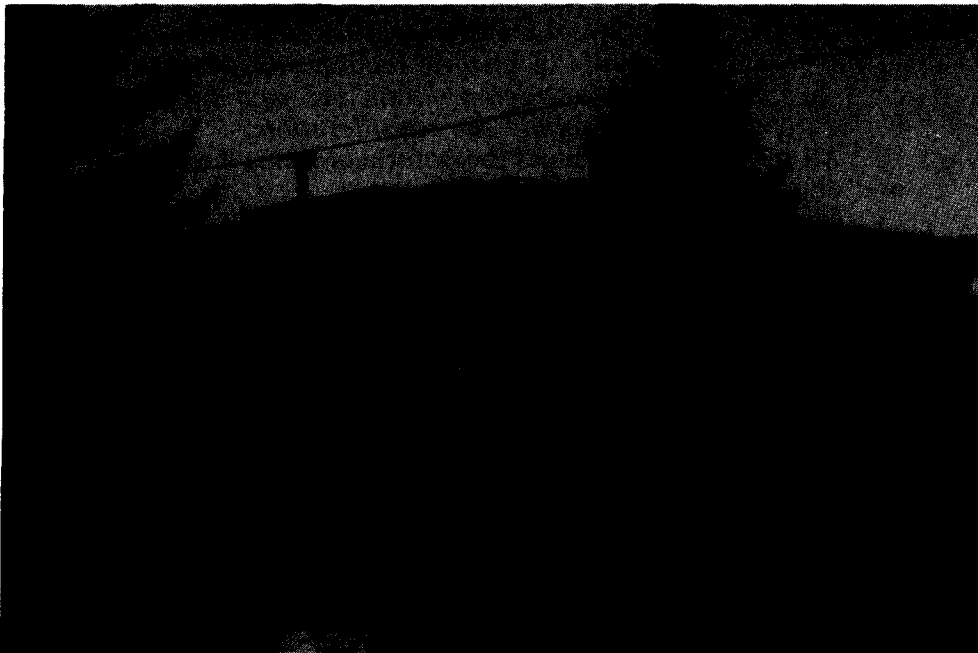
We are proud of what has been accomplished so far and invite you to assist us in this important endeavor. A membership is a significant contribution to the preservation of Santa Fe's heritage.

If you know of any resident, or residents who would be interested in the Foundation's work, will you please fill out the attached stamped card with names and addresses and drop it in a mailbox. Your effort would be appreciated by the Membership Committee.

OLD SANTA FE Yesterday and Today



The Abraham Stabb House at 330 East Palace Avenue as it appeared in 1885.



The Abraham Stabb House now encompassed in La Posada Inn as it appears today.

PLAQUING — The Process

by

Roger W. Lengyel

The process employed in “plaquing” a building is neither mystical nor secretive. The process begins with the Foundation becoming aware, or being made aware, of a structure that has historic or architectural significance. The criteria the Foundation uses to judge this significance are:

1. *Sites or buildings where events occurred that contributed importantly to, and are prominently identified with, or which best represent, the cultural, political, economic, military, or social history of Santa Fe and from which the visitor may grasp the larger patterns of the city's heritage.*
2. Sites or buildings associated importantly with the lives of persons prominent in the history of Santa Fe.
3. *Buildings that embody the distinguishing characteristics of any of the architectural forms identified with the history of Santa Fe.*
4. Only sites or buildings will be selected which possess integrity of historic material, of historic workmanship, of historic location, and of the intangible elements of historic feeling and association.
5. *Properties constructed within the past fifty years will not be eligible for consideration.*

All selections must meet the criteria of Items 4 and 5 and one or more of Items 1, 2, and 3.

Members of the Foundation Board have specific committees to chair and are responsible to the Chairman of the Board for the task assigned to them. The task of researching a structure's historic and architectural significance is handled by the chairman of the Historic Research Committee, Jim Purdy. The main source of information is abstracts which trace the ownership of the property. Jim also uses the resource material at the State Records Center And Archives where he is employed as an historian. After compiling (at no cost to the owners) all available facts, Jim presents them to the Executive Board along with his recommendations. The Board then takes a vote on whether to “plaque” the structure or not. If the vote is affirmative, a representative from the Board will contact the owner, requesting that the Foundation be allowed to affix a shield-shaped (8½ x 11”) bronze plaque directly to the structure. The plaque reads — “The Historic Santa Fe

Foundation finds this building worthy of preservation"; it includes, of course, the name of the building. Plaqued structures are entered on the city's Register of Historic Sites.

A structure can achieve three levels of prominence: 1). local recognition, 2). entry in the New Mexico State Register of Cultural Properties, and 3). entry in the National Register of Historic Places.

The Foundation's plaque costs \$65.00. If installation is done by the Foundation there is an additional cost of approximately \$65.00. Or, the owners have the option of installing the plaque themselves. The owner of the building is entitled to a copy, free of charge, of all Foundation research involving his property.

The need for the plaquing of historic property will be covered in our next *Bulletin* in an article entitled "Plaquing, Its Significance To The Community And The Building."

History is a sacred kind of writing, because truth is essential to it, and where truth is, there God himself is, so far as truth is concerned. Cervantes

MEET THE EXECUTIVE COMMITTEE

Dr. Edward S. Cook, Chairman, moved to Santa Fe in 1952 to practice dentistry for children. He has become a prominent member of the community and has shown his interest in historic preservation through work with the Foundation and by his purchase and restoration of the Willie Spiegelberg House. The building now houses his offices and those of Olmsted and Cohen, attorneys. Dr. Cook's own home displays his sensitivity to historic preservation as many of the building components are historic.

James H. Purdy, historian, New Mexico State Record Center and Archives, is extremely active in historic preservation. His work with the Foundation includes historic research, an exacting and time consuming task. Among other achieve-

ments Jim was responsible for the preparation of Volume II of the Historic Preservation Plan For New Mexico.

Donna Quasthoff, architect and member of the City-County Planning Commission, moved to Santa Fe in 1954. She was nominated to the Board of the Foundation four years ago because of her architectural expertise. She has been active with the Foundation on such projects as the Eugenie Shonnard House and the Tully House. Donna was also the designer of the commemorative medals for the Fiftieth Anniversary of New Mexico Statehood and the 350th Anniversary of Santa Fe.

William A. Sawtell, attorney, became interested in historic preservation through Jim Adler who is a former Board Chairman. Bill and his wife, Glo, visited Santa Fe on a regular basis for twenty-five years. When they moved here in 1972 Bill became active in Foundation work.

Ken Bateman, Past Chairman, is a life-long resident of New Mexico. He became interested in historic preservation while on a Historic Homes Tour conducted by the Historic Santa Fe Foundation. He joined the Board of the Foundation in 1971 and was elected chairman in 1973 and again the following year. Ken has participated in many Foundation activities and has spearheaded the efforts to save the Tully House. The Loretto Chapel project has also been at the top of his list and he has contributed greatly to its success.

The remaining members of the Board are as follows:

Jordie Chilson	John G. Meem
John Dendahl	Philippe Register
Jody Ellis	Forrest S. Smith
Roger W. Lengyel	Alan C. Vedder
A.B. Martinez, Jr.	Charlotte White

Executive Secretary: Mary M. Gilliland

The following are Committee Chairmen:

Christmas Lighting	Mrs. Van Soelen
Historic Homes Tour	Mrs. White
Historic Research	Mr. Purdy
Historian	Miss Quasthoff
Loretto Chapel	Mr. Smith
Membership	Mrs. White & Mrs. Chilson
Nominating	Mr. Register
Public Relations	Mr. Lengyel
Tully House Finance	Mr. Vedder

HISTORIC SANTA FE CARDS



Note cards of five historical buildings in Santa Fe are on sale at various local shops. A percentage of the profit from the sale of these cards goes toward the Tully House Fund. Get as many boxes of cards as you can — at only \$1.50/box it is an easy way to help in "Funding" the Tully House project. Available wherever fine cards are sold.



Preston House, cont'd from page 3

Chavez Memorial was razed when the State of New Mexico acquired the property for use as a parking lot. Before the building was destroyed, a commemorative bust of Miguel Chavez was moved from its old site and is now located in front of the new St. Michael's Gymnasium.

With Chavez's death, his attorney transferred the mortgage note to Mrs. Helen Chauncey Bronson Hyde. The note was satisfied on May 16, 1938. The daughter of Henry T. and Ellen Philips Bronson, Mrs. Hyde was the wife of Benjamin Talbot Babbitt Hyde, who died on July 27, 1933. A scientist, lecturer and philanthropist, he was the son of Frederick E. and Ida Josephine Babbitt Hyde and after retiring in Santa Fe devoted much of his time and efforts to the Boy Scout movement. The Hyde Memorial State Park bears his name and was given to the State by his widow. Mrs. Hyde sold the property on October 2, 1940 and Preston House passed through several more hands until 1973, when it was purchased by the present owners and residents, Mr. and Mrs. Charles Incendio of New York City. Chairman of the board of W.M.M.R. Corporation of Houston, Texas, Charles Incendio recently placed the property on the market for \$95,000.00. New plumbing and electrical systems as well as modernized baths and a kitchen have recently been added to the house. Otherwise, the building retains much of its original design.

Although several persons have owned the property, few of them actually inhabited the house, which was utilized as a rental. During the 1940's and 50's, Dr. Louis E. Polhemus and his wife Bessie Christian occupied the property. Polhemus advertised himself as a hygienist, herbalist and dietitian and claimed to have had forty years of experience curing the sick without prescribing drugs or employing operations. During this period, the Preston House was known as "the Palace of Health" and appeared on the reverse side of his business cards.

The Preston House has played a prominent role in the history and architectural development of Santa Fe and today remains as an example of a once elegant age.

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Mortgage Records — Book D, p. 40; J, p. 491; K, p. 578; I, p. 192, 195 and 216; L, p. 617; V, p. 334, 335 and 339; 13, p. 85 and 20, p. 625.

Book of Contracts — Book B, p. 32.

Book of Judgments — Book A, p. 6 and 14.

Book of Liens — Book E, p. 484; D, 345 and 410.

Miscellaneous Record Books — Book S, p. 662 and Book 18, p. 396 & 403.

Santa Fe District Court Records:

Civil Cases #2843, #2845, #3110, #3111, #3112, #3113, #3262, #16650, #15098, and #16137.

James H. Purdy
March 11, 1975

Any information about the
Historic Santa Fe Foundation
may be obtained by calling:
Roger Lengyel 471-3447 (night)
983-4333 (day)
or, by writing to P.O. Box 2535
Santa Fe, New Mexico 87501
