¡El Boletín!

Fall 2008 — The Old Santa Fe Association Preservation News

Preserving Santa Fe since 1926

ANNUAL MEETING

OSFA will hold a brief annual meeting on December 15, 12:00 pm, El Zaguan, as required by law. All members and the public are invited to attend.

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One of many historic buildings razed at the Santa Fe Indian School (see page 6)

Court Ruling Supports OSFA In Old Taos Highway Dispute

A July 2008 ruling in New Mexico District Court upheld the position of OSFA and the Vista Encantada Neighborhood Association (VENA) in their efforts to block the construction of a north side condominium development near the Old Taos Highway that did not conform to Santa Fe's zoning-density regulations.

The July 18 decision, issued by District Judge James Hall, overturned a Santa Fe City Council vote in May 2007 to allow a 19-unit condominium to be built on a 2.2-acre tract in an area where normal density is limited to one house per acre. The developers requested a variance based on the argument that seven of the units would fall in the "affordable housing" range, in an expensive part of town that has little affordable housing. The council voted 5-3 to grant the variance.

In June 2007, however, VENA, representing 173 area homeowners, filed in District Court an appeal of the council decision. The lawsuit contended that in addition to the almost-tenfold increase in density, the proposed condos would be built on craggy, steeply sloping land environmentally unsuitable for development, would provide insufficient parking, and would create unacceptable levels of noise and pollution. The council vote was derided as illegal "spot zoning."

The OSFA board later voted to support VENA's position, and in March 2008 filed an *"amicus curiae"*--"friend of the court"--motion against the council ruling. Explaining OSFA's involvement, President Marilyn Bane said in a statement that approval of the project was "a violation of the city's general plan, a violation of the city's zoning codes and a violation of the integrity of the city's entire zoning

(Continued on page 7)

Public Lecture

This winter, OSFA will host a public lecture on the latest archaeological discoveries in downtown Santa Fe—those around St. Francis Basilica and Marion Hall. If you've seen the recent news, you know that the state's Office of Archaeological Studies is finding new evidence for what Santa Fe's earlier days were like; information not found in history books. New discoveries seem to be happening daily. OSFA is arranging for a public presentation by Eric Blinman, director of the office, on these new finds.

Watch for your invitation in the mail!

Message from the President

As one new prospective member said, "I get it. You're the group that fights for the Santa Fe we want to live in."

It's been a very long and busy year for us all, and that includes those of us on the board of the Old Santa Fe Association. Just when we thought one problem was solved and we could relax a bit, several others popped up to demand our immediate attention.

We're not ready to throw out our formal mission statement quite yet, but I was very taken with a prospective new OSFA member's recent quip. She said, "I get it. You're the group that fights for the Santa Fe we want to live in." Yes, we are. OSFA is the voice that speaks for all of you, and we're very grateful for your continuing encouragement and support for our efforts.

Now it's that time of the year to renew our memberships. It's possible that a handful of our members are blissfully unaware that they are behind in renewing their annual memberships. If we've managed to untangle the mysteries of new software, there will be a year printed alongside your newsletter mailing address. That year will reflect the calendar year our records indicate you're paid through. Please check it out!

And again, our thanks for keeping OSFA growing and thriving in what will soon be our 83rd year of working for the city we love.

Warmly,

Marilyn Bane
President

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Our New, Improved Website

OSFA is changing and upgrading our Website. The site we have been using, www.theoldsantafe.com, will expire on December 18.

Our new site, www.oldsantafe.org is already online, and can be visited and used now. But it is still "in development," which means that its features will steadily be filled out, polished, enlarged and enhanced. Please check out the new site regularly, and let us know what you think in a quick e-mail!

It's Membership Renewal Time

This newsletter, with the membership card and envelope enclosed, is our official renewal notice for 2009.

Please note that OSFA is now offering two new membership categories.

The *Benefactor* category ($250) was added for members who have increased their financial support for OSFA above the Leader level.

The *Lifetime Membership* category ($1,000) was requested last April by a very community-involved Santa Fe family. The TT&G Family Trust wrote us, *"We really hope that a number of people will take advantage of this, and that it will benefit OSFA. Tax-deductible is always nice, but we would rather OSFA be active on the political front."*

Because OSFA has a politically flexible 501(C)(4) status, rather than the charity 501(C)(3), dues payments are not tax-deductible, except as business or advertising expenses. But this tax distinction enables OSFA to take stands and get involved with issues. No doubt impressed by the fact that no more dues ever need to be paid, three subsequent members have availed themselves of Lifetime Memberships.

Except for the Lifetime Members, every other member needs to renew for 2009.

The OSFA board thanks every member, at every level, for your allegiance and your renewal for 2009. And welcome to all new members. There is more work to be done!

OSFA Takes Several Bows For Heritage Preservation

At a gala City of Santa Fe Heritage Preservation Awards ceremony in La Fonda's elegant La Terraza Room on May 15, OSFA both gave and got a number of the evening's honors.

An annual event, the awards ceremony always takes place in May, which has been designated National Preservation Month. The three local sponsors are OSFA, the Historic Santa Fe Foundation, and the city's Historic Preservation Division. Recognized for outstanding contributions are individuals, organizations, institutions, programs and structures. A total of 22 awards were presented during this year's ceremony, the largest by far in the history of the Heritage Preservation program.

George Gonzalez was given a Mayor's award for the bilingual KSWV-AM "Qué Suave" radio station.

After a period of socializing and dining, the awards began to flow. OSFA bestowed five of them. The Service Award went to former board member **Jane Farrar**, for her ongoing work on the city's Historic Design Review Board. Before returning to her seat, Farrar was also given the Sara Melton Award, named for the late tireless champion of preservation, who also served on the OSFA board for decades. Community Service awards went to the **Kiwanis Club**, which builds and burns Zozobra each year, and to **Santa Fe Government TV Channel 28**, for broadcasting vital governmental and civic programs. The Cultural Preservation Award went to longtime activist **Ray Herrera**, for ceaseless efforts to preserve what's right for Santa Fe and resist things that are wrong.

The Historic Santa Fe Foundation's Stewardship Award was presented to the owners of Sena Plaza in downtown Santa Fe, **Katie and Gerald Peters**, for their commitment and work to scrupulously maintain the lovely and historic property. Three Mayor's Awards for Excellence in Preservation were given. The first went to **George and Celine Gonzales and family**, who since 1991 have owned and operated the bilingual **KSWV-AM** radio station (nicknamed *Qué Suave").* The second went to **Ana Pacheco**, publisher of ***La Herencia,*** a quarterly magazine dedicated to New Mexico's Hispanic heritage and culture. And the third went to none other than **OSFA President Marilyn Bane**.

No fewer than 13 honors were given by the Historic Preservation Division. Once again OSFA legend Sara Melton was invoked, in the city's own award in her memory, which went to former city councilor **Karen Heldmeyer**. Cultural Preservation Awards went to the landmark **Johnnie's Cash Store** on Camino Don Miguel, and to flamenco dance legend **Maria Benitez**. Archaeology Awards were given to **Cervantes and Irene Roybal**, for an archaeological reconnaissance of their property on Old Santa Fe Trail, and to **Alan Osborne and Connie Eichstadt of Southwest Seminars**. Service Awards went to **Catherine Spude of the Archeological Review Committee**, and to Historic Design Review Board members **Charles Newman II** and--once again--**Jane Farrar,** taking her third bow. Architectural Preservation Awards went to restorations of a commercial structure on **Don Gaspar Avenue**, residential compounds on **Camino Sin Nombre** and **Victoria Street**, and a single-family residence on **Canyon Road**. And Compatible New Construction Awards were given to sites on **Acequia Madre** and **Arroyo Tenorio**.

The prize-giving event was distinctly "Santa Fe"--a city that distinctly prizes its heritage.

Boni and Johnnie Armijo received a Cultural Preservation Award for Johnnie's Cash Store.

Theo Raven, owner of Doodlet's, won the award for Architectural Preservation.

Karen Heldmeyer was given the Historic Design Review Board's Sara Melton Award by Mayor Coss.

Kristin Watson, Deanna Einspahr and Rick Martinez chat before the ceremony.

Mayor Coss announces the Mayor's Award for Excellence will go to OSFA President Marilyn Bane.

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John Midyette III -- Architect
Karen Walker Real Estate
Kitchen Dimensions
Kokopelli Property Management
Monroe Gallery
Neil & Cindy Lyon
Patricia Carlisle Fine Art
Plaza Hardwoods
Quinn Southwest/John Adams
Rancho Jacona
Statements
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Suby Bowden Assoc.
Susan Harris Realty
The Pinon Group Attn: Nic Smith
Tigges Planning Consultants
Tony Ivey & Associates
Veneklasen Property Mgmt.
Victor Johnson Architects
Western Equities, Inc.
Zago Papers
Zephyr Clothing

All-Pueblo Council Demolishes Historic Buildings at Indian School

OSFA President Marilyn Bane received a call early on a Saturday morning in late July from former city councilor Karen Heldmeyer, who had driven by the Santa Fe Indian School (SFIS) on Cerrillos Road and saw bulldozers tearing down its historic buildings. Marilyn raced to the site and found other Santa Feans incredulously watching the demolition from outside the school's fence. City and state officials had also arrived, and cell phones were busy as observers tried to learn what was going on.

There was no way to stop the bulldozers that morning, but various state agencies began looking into the situation. The Historic Preservation Division was concerned that preservation laws had been broken, while the Environment Department was concerned about asbestos contamination possibly emanating from the rubble. Meanwhile, the demolition continued. By mid-August,15 buildings had come down, and three more were slated to be destroyed.

Despite a public outcry, the school's governing body, the New Mexico-based All-Indian Pueblo Council, maintained that it was a sovereign body, not subject to local or state laws. The federal Bureau of Indian Affairs (BIA) concluded that it had no authority over the matter. The All-Indian council issued a short statement saying that the old buildings represented a repressive era in the U.S. government's policy on Indian education, and should be removed as reminders of that time.

Opened in 1890, SFIS went through decades of forcing Indian children to leave their homes and board at the Santa Fe campus, where they were forbidden to speak their native languages and were harshly forced into a program of "Americanization." In the 1930s that policy was replaced by one that recognized the value of original cultures. Santa Fe architect John Gaw Meem was hired to remodel many of the school's buildings first erected in various styles--Queen Anne, Victorian, California Mission--and make them Spanish Pueblo Revival, to honor New Mexico's early origins. Years later, SFIS students who had become well-known artists were commissioned to paint murals on walls at the school, and many of the murals were destroyed by the recent razing.

As the demolition proceeded swiftly, the local preservation community could not prevent it. Although 24 SFIS buildings were under consideration for listing on the National Register of Historic Places, the BIA said that bringing them to modern standards would be cost-prohibitive. The state historic preservation director concurred that the council was acting within its rights.

Unable to halt the disappearance of the buildings, many of them historic, local preservationists, including OSFA and the Historic Santa Fe Foundation, lamented that before the demolition, there should at least have been an opportunity to study, document and record the buildings, inside and out, in words and images, to make them a permanent part of Santa Fe history. That opportunity now is gone, and what remains along Cerrillos Road is piles of rubble, someday to be removed.

Board Member Jane Petchesky Pledges Ranch to Conservation

Longtime OSFA board member Jane Petchesky, a rancher, conservationist and philanthropist, has announced that in her estate planning, she will next year make the New Mexico Land Conservancy (NMLC) the beneficiary of her ranch house and surrounding property on the city's south side in the Santa Fe Community College area. The total area will be five and one-half acres.

The Land Conservancy is committed to preserving New Mexico's heritage by protecting significant wildlife habitat, agricultural land, and scenic open space throughout the state. The Petchesky Ranch will become the base of operations for NMLC beginning sometime in 2009, when Jane moves to the El Castillo retirement community in downtown Santa Fe. The ranch will also serve as an area where NMLC can conduct field studies and host educational seminars on land conservation and stewardship.

Jane has worked for years on the OSFA board in support of historic preservation and water management, and has taken that same commitment to land conservation.

Jane's planned gift to NMLC is the culmination of her long-term desire and collective efforts to permanently protect her beloved ranch. In 2006, Jane granted a conservation easement for more than 240 acres of the ranch to the Forest Trust, including a recreational trail easement to Santa Fe County Open Space along Arroyo Hondo, which runs through the center of the property. The ranch, protected by this easement, will provide an outstanding setting for the future conservation center into which Jane's house will be converted, and is a perfect reflection of NMLC's mission.

Jane has worked for years on the OSFA board in support of historic preservation and water management, and has taken that same commitment to land conservation.

Court Ruling *(Continued from page 1)*

process. Further, it is a violation of our community's trust that the city will protect its citizens' health, safety and welfare from hazards such as noise, traffic, fumes and pollution."

Legal representation for OSFA was provided *pro bono*--free of charge--by the nonprofit Santa Fe Neighborhood Law Center, in that young organization's first case. The lawsuit filed by the center called the council vote "precedent-setting" and "unlawful."

In his recent Memorandum Opinion agreeing with the two appeals, Judge Hall ruled that a "general" need throughout Santa Fe, such as affordable housing, "cannot justify rezoning of a specific tract." He added that the city's approach "would undermine the purpose of the zoning ordinances" designed to allow "residents to rely on predictable, stable land-use policies for their area." Above all, he emphasized, "the city may not ignore or revise its stated policies and procedures for a single decision, no matter how well-intentioned the goal may be."

Calling the ruling "a huge victory for neighborhood protection," OSFA president Bane added: "The intent of our involvement was to compel reforms of the city's development-review process. We support affordable housing throughout our city, but we do not support developers who offer extra affordable-housing units in an attempt to gain approval of bad projects that are contrary to code restrictions and harmful to neighbors' quality of life."

OSFA extends gratitude to attorneys Fred Rowe and Daniel Yohalem of the Neighborhood Law Center for the excellent pro bono representation of our organization's concerns.

"The city may not ignore or revise its stated policies and procedures for a single decision, no matter how well-intentioned the goal may be."
—Judge Jim Hall

People at OSFA's Heritage Preservation Public Lecture

Lois Snyderman, Cecilia Rios, and Deanna Einspahr attended OSFA's public lecture.

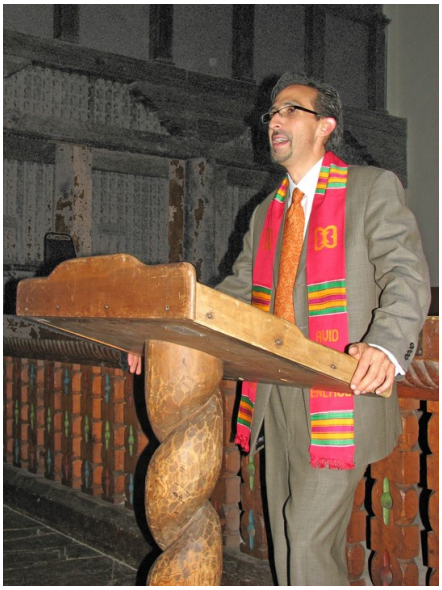
Some of the audience chats with Dr. Rael-Galvez.

Some of the audience was interested in learning more about ENLACE.

The Significance of Place

On May 14, State Historian Estévan Rael-Galvéz gave a free public lecture at St. Francis Auditorium in the Museum of Art on the Plaza. His presentation, *Of Mud and Memory: The Narrative and Wisdom of Place,* was arranged by OSFA as a Heritage Preservation Month event. A large crowd attended, including OSFA members, interested Santa Fe citizens and visitors.

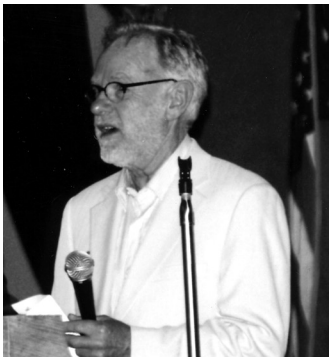
Emphasizing the importance of preservation for all communities, Rael -Galvéz spoke about the significance of place to those whose families have lived in northern New Mexico for many generations. He urged the audience to think not only of distinguished historic buildings as worthy of safeguarding, but also the landscapes and neighborhoods that comprise the basic environment in which a society lives daily. This is the context in which people record and remember personal histories, he said.



State Historian Estevan Rael-Galvez

Rael-Galvéz pointed out that most New Mexicans have an authentic consciousness about the history of their families and communities. This affects their core values and makes it important to remember and understand their stories. These stories reflect the fullness of human experience and should be another tool to guide us in how we think about preservation.

At the conclusion of his presentation, Rael-Galvéz was given a special award by ENLACE, the Electronic Network for Latin American Careers and Employment, in recognition of his efforts in supporting the organization. ENLACE is a collaboration between communities, non-profits, educational institutions, and businesses to support those K-16 students--from kindergarten through four years of college--at greatest risk of dropping out of the educational system. OSFA was pleased to provide the opportunity for presenting the award to New Mexico's state historian.



Mac Watson, new chair of the state cultural properties committee.

Mac Watson Heads State Cultural Panel

OSFA board member Mac Watson has been elected chair of the state's Cultural Properties Review Committee. The committee has a broad range of responsibilities in protecting New Mexico's cultural heritage. It reviews proposals for the preservation of properties, approves the listing of significant properties on the State Register, reviews tax-credit requests for work on historic properties, and approves historic highway markers. Mac was appointed to the committee by Gov. Bill Richardson in 2006. OSFA has another board member, Vice President Tim Maxwell, also serving on the seven-person panel, as well as longtime member Nancy Meem Wirth.

From Oil to 'Cool Cities': OSFA Efforts in 2008

JANUARY

OSFA board votes to thank Gov. Bill Richardson for moratorium on oil drilling in the Galisteo Basin

OSFA president and board members meet with developer of proposed *Paseo Santa Fe* project on archdiocese property; informally register concerns and offer advice on the process

OSFA raises 52-foot crane on Sandoval Street to show the public the height of the proposed county courthouse; front-page coverage by both Santa Fe newspapers as funding in support of the effort pours in; OSFA gains more new members

OSFA president and board members meet with state officials to discuss plans for the proposed state parking garage west of the Roundhouse

FEBRUARY

OSFA President Marilyn Bane and City Councilor Rebecca Wurzburger attend National Preservation Conference in Denver, and afterward brief OSFA board on various efforts involving youth summits, conservation districts and the new coordination of "green" building and historic preservation

OSFA members of an *ad hoc* group begin work with the county architects on designs for the new county courthouse

OSFA members of an *ad hoc* group and members of the city's Historic Neighborhood Association present a 15-point concept book to the *Paseo Santa Fe* developers and architects to show critical elements of Santa Fe's unique architectural heritage

MARCH

OSFA and the Neighborhood Law Center file *amicus curiae* brief in support of the Vista Encantada Neighborhood Association's appeal of the City Council's decision to approve inappropriate development near Old Taos Highway

OSFA board unanimously votes to accept Irene Von Horvath's home and property on Canyon Road offered to the organization in her will

APRIL

OSFA board is presented with updated design of the *Villas at the Lensic* project from architect Jeff Seres and developer Alexis Girard; board again registers OSFA's concern about the height

OSFA supports increases in land-use-permit fees, pushes for the addition of a director, administrative assistant and inspection and enforcement for the city's Historic Preservation Division

OSFA board asks Secretary Rad Acton to draft a proposal for customizing the submission process for government or other large-scale buildings in the historic downtown district; directs that the process must include appearance before the Historic Design Review Board

MAY

OSFA hosts public lecture by State Historian Estevan Rael-Galvéz, *"Of Mud and Memory: The Narrative and Wisdom of Place,"* in observance of National Preservation Month

OSFA co-sponsors annual Heritage Preservation Awards ceremony with Santa Fe's Historic Preservation Division and the Historic Santa Fe Foundation

OSFA congratulates the state and the Historic Design Review Board on a positive and productive planning process on the proposed state parking garage, which took into account historic district concerns

OSFA offers city's land-use director a suggested list of qualifications for the position of director of Historic Preservation Division

JUNE

OSFA contacts Santa Fe newspapers, corrects continuing statements by reporters that the state does not have to abide by the city's historic ordinance; quotes state statute for public clarification

OSFA submits letters to each of the recommending committees as well as the City Council supporting budgetary increases for added personnel in the Historic Preservation Division

OSFA board votes to design and work with the city to produce an informational pamphlet explaining the historic ordinance, as well as requirements for permits for both residential and non-residential building in the historic district

JULY

OSFA publicizes the Santa Fe Indian School's demolition of its historic buildings and murals; registers regret at lost opportunity for study and documentation

OSFA celebrates District Judge James Hall's court ruling supporting the Vista Encantada Neighborhood Association, the Neighborhood Law Center and OSFA's position in the Old Taos Highway case

OSFA board votes to support the city's Wall, Fence and Gate Ordinance before the Historic Design Review Board

OSFA joins Public Works Department, Historic Preservation Division and City Councilor Rebecca Wurzburger to resolve issues involving street construction in historic districts; streets, curbs, sidewalks now to be tinted

OSFA petitions the Historic Design Review Board to reverse decision approving yellow Americans with Disabilities Act (ADA) "sliders" in the historic districts; asks board to retain terra cotta ADA sliders for street harmony

OSFA formally requests city staff for status review of Manderfield School, to assess its historical significance

AUGUST

OSFA President Marilyn Bane and Secretary Rad Acton testify before the State Capital Property Committee on the New Mexico Department of Transportation Rail Runner project, to request community involvement in the process

OSFA board previews development plans for the Inn at Loretto OSFA board previews revised development plans for the Luna/Healy Matthews project at the intersection of Cerrillos Road and Sandoval Street

SEPTEMBER

OSFA testifies before county commissioners in support of the La Cienega Association against approval of the Canyon Ranch development

OSFA appears before the Historic Design Review Board, testifies against plans for the City Water Division's Remote Monitoring System; asks city to come up with other, less intrusive options for monitoring; requests each location be handled as a different case

OSFA members asked to join Chapter 14 Land Use Revision Committee

OCTOBER

OSFA appears before the city's Business and Quality of Life Committee, protests plan to replace existing Plaza benches with ones to be chosen from an artists' competition as part of the 400th-anniversary celebration; points out that the benches were donated by the Kiwanis Club in the 1960s and were representative of benches throughout Mexico and Spain, and thus reflect Santa Fe's cultural history and heritage

THE OLD SANTA FE ASSOCIATION, INC.
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"To promote the prosperity and welfare of the city and county of Santa Fe and their inhabitants, to preserve and maintain the ancient landmarks, historical structures and traditions of Old Santa Fe and to guide their growth and development in such a way as to promote that unique charm and distinction, born of age, culture, tradition and environment, which are the priceless assets and heritage of Santa Fe."