¡El Boletín!

Winter 2016 | Old Santa Fe Association | Commemorative Edition (1926-2016)

Celebrating Santa Fe since 1926

John Gaw Meem

Nancy Meem Wirth

Old Santa Fe Association... Then and Now

Oliver La Farge

John Pen La Farge

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2016 Heritage Preservation Awards to OSFA

Loeffler Recognized for Cultural Preservation

Photo: Melanie West

Mayor Javier Gonzales presents OSFA with the 2016 Mayor's Award for Excellence in Preservation, with OSFA VP Randall Bell (left) accepting.

At the 2016 Heritage Preservation Awards ceremony co-hosted by the city, OSFA, and the Historic Santa Fe Foundation, OSFA received the Mayor's Award for Excellence in Preservation. The prestigious award honors the association's 90th anniversary and its exceptional contributions to the preservation of the cultural heritage of one of the nation's most historic cities.

At a ceremony on May 19, at La Fonda on the Plaza, Mayor Javier Gonzales saluted OSFA for striving to keep Santa Fe authentic in its architecture, its neighborhoods, and its traditions—the best of Old Santa Fe for generations of Santa Feans to come.

OSFA honored aural historian and musicologist Jack Loeffler with its 2016 Cultural Preservation Award for his life-long commitment to preserving and celebrating the distinctive aural heritage of New Mexico.

Earlier in May, the New Mexico Historic Preservation Division recognized OSFA with a 2016 Heritage Organization Award for 90 years of pioneering preservation advocacy, including establishment of one of the first local preservation ordinances in the nation. The award also recognized OSFA for "leading the charge to save several significant historic buildings and sites from destruction."

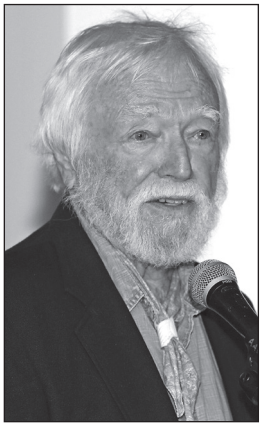
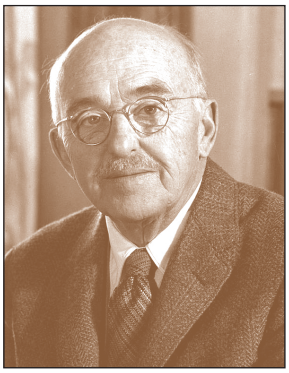


Photo: Melanie West

Aural historian Jack Loeffler received OSFA's 2016 Cultural Preservation Award



Top: Alice Corbin and William Penhallow Henderson

Middle: Mary Austin

Bottom: John Gaw Meem

This commemorative edition was compiled and edited by Barbara Harrelson, with the help of John Pen La Farge and Randall Bell.

As published in the Santa Fe New Mexican, *April 24, 1926*

Opposition to Club Cultural Colony Holds Meeting and Petitions the City Council

Move to Get Land Back of Sunmount Results in Mass Meeting at Which Speakers Say Project is Not Desirable

OLD SANTA FE ASSOCIATION FORMED

The move to secure land as a site for the proposed cultural colony, or Chautauqua, in the cove in the foothills just east of Sunmount Sanitarium resulted in a mass meeting at Sunmount last night, which petitioned the City Council for a special meeting at which objections and protests against the establishing of the colony here could be heard. At the meeting attended by between 60 and 75 persons, tentative organization was also effected of the Old Santa Fe Association.

TO PRESERVE THE BEST OF OLD SANTA FE

The brief statement of purposes to which the organizers attached their signatures, in order to get the tentative association going, was as follows:

"We, the undersigned, do hereby organize ourselves into a permanent body to be known as the Old Santa Fe Association, for the purpose of working for the preservation of Old Santa Fe, and of guiding new growth and development and advancement in material welfare, in such a way as to sacrifice as little as possible of the unique charm and distinction of this city, born of age, tradition and environment, and which are Santa Fe's most priceless assets."

THE PETITION

Santa Fe, New Mexico
April 23, 1926
To the Honorable Mayor and City Council of the City of Santa Fe:

We, the members of the Old Santa Fe Association, desire an opportunity to register our emphatic disapproval of the proposal to establish a so-called Cultural Colony or Chautauqua here; and our protest against the City Council's conveying any land for this purpose. We respectfully request that a special public meeting of the City Council be called within a week, for the purpose of hearing our objections and the reasons therefore; and we further respectfully request that pending such special meeting, no action be taken by the Council covering this matter.

Signed: *Frank E. Mera, Robert O. Brown, Frank F. Gormley, Alice Corbin Henderson, James A. Massie, John Zook, Hubert Galt, Mrs. Ashley Pond, Cassius D. McCormick, Gustave Baumann, B.J.O. Nordfeldt, Mrs. Burton Thompson, Mary Austin, K. M. Chapman, Sara W. McComb, Elizabeth E. Massie, Marie C. Robinson, Howard Huey, Florence Davey, Margaret McKittrick, Theodosius Meyer O.F.M., Mrs. F. Gormley, A.F. Field, Edwin Brooks, Isabel L. Eckles, Vera E.W. Johnson, Kate Chapman, Mary V. Conkey, H. P. Mera, William Penhallow Henderson, Francis C. Wilson, Margaret D. Nordfeldt, Helen B. Stevens, John Meem, Kate G. Rolls, Mary H. Eckles, Teresa Dorman, Raymond Jonson, Marjorie C. Holmes, Josef G. Bakos, Madeline Galt, Edna R. Mera, Janet Lewis, G..D. Holmes, F. G.. Applegate, Charles J. Little, Louise Leigh Hunt, Theodore Van Soelen, Anna V. Huey, Adelina Otero Warren, Carlos Vierra, Ida Rauh, Mrs. H.P. Mera, Mrs. Edwin Brooks, Grace Johnson, Lewis Riley.*

Celebrating Santa Fe Since 1926

Margretta Stewart Dietrich and an OSFA-inspired float in the first Pasatiempo Parade, Fiesta de Santa Fe, 1926 (NMHM/DCA:NN010932)

The Old Santa Fe Association is one of the nation's oldest community preservation groups, with a 90-year record of advocacy and accomplishment. Since its beginning in 1926, OSFA has helped to preserve the authenticity of architectural heritage and cultural traditions of one of the nation's most historic cities.

It all began in April 1926, when a group of Santa Fe artists and writers joined with other community leaders to prevent the development of a Chautauqua-like "summer culture colony" on city land near present-day St. John's College. OSFA, along with *La Union Protectiva,* the Rotary Club, other community groups, and "at least half of the city's population" convinced the Chamber of Commerce and the City Council to deny the land sale. In that victory, OSFA preserved not only that site for local purposes, but also Santa Fe's unique culture and traditions, which, they argued, needed no such Chautauqua-like enrichment.

Gustave Bauman, c.1959

Again in 1926, OSFA members worked to expand public participation in the annual Fiesta de Santa Fe, calling for all celebrations to be open and free to all residents. They staged the first public burning of Zozobra, and initiated the first Pasatiempo Parade, later known as the Historical/Hysterical Parade, with floats and parodies of local issues and world events.

In 1946, an OSFA-led community coalition defeated a plan to build a highway directly through downtown Santa Fe, thus saving not only the historic Plaza, but also the revered *Santuario de Guadalupe* and nearby neighborhoods.

In 1948, with founding member John Gaw Meem at the helm of the City Planning Commission, OSFA helped draft the city's first Master Plan.

OSFA's leadership made Santa Fe a pioneer in enacting an historic preservation ordinance in 1957. (The National Historic Preservation Act was not enacted until 1966.) The city's landmark Historic Zoning Ordinance was one of a handful of such laws in the nation at the time.

In 1961, the Historic Santa Fe Foundation was founded by OSFA leaders to receive tax-exempt donations, to administer properties, and to engage in educational activities and research. (OSFA, as a nonprofit that advocates and lobbies, cannot participate in tax-exempt donations.)

In 1968, OSFA and the National Park Service saved the historic Barrio de Analco from urban renewal by having it named a National Historic Landmark.

In 2009, an OSFA-led coalition successfully changed the State Historic Districts and Landmark Act of 1964. The revised law, significantly, provides for a collaborative process between the state and cities of New Mexico to protect historic districts, including state capital-outlay projects that may fall in such districts.

Over the years, OSFA members have participated in most city and county committees or task forces. By city ordinance, OSFA has a dedicated position on the Historic Districts Review Board that continues today. OSFA members frequently give testimony before the City Council and other governing bodies. OSFA accomplishes its work through working in alliance with other community groups and regional officials.

Chronology: Fifty Years of Santa Fe Style

(Modified from the article by Tom Sharpe, commemorating the 50th anniversary of the City's Historic Zoning Ordinance, Santa Fe New Mexican, *October 28, 2007)*

1957 — Santa Fe City Council on Oct. 30 unanimously adopts the Historic Zoning Ordinance [written primarily by OSFA members Irene von Horvath and Oliver La Farge, aided by attorney Sam Z. Montoya] that requires Pueblo-Revival or Territorial-Revival styles for new construction in the Downtown and Eastside Historic District, the oldest part of town (about 20 percent of the city). It does not authorize the city to stop demolition of historic buildings or regulate remodeling them. Enforcement is by the Historic Styles Committee of the Planning Commission.

1960 — Plaza and Palace of the Governors designated as National Historic Landmarks.

1961 — Despite efforts to save it, the city demolishes the Simon Nusbaum House, a Civil War-era Territorial-style building at the corner of Nusbaum St. and Washington Ave. This spurs amending the ordinance to protect existing buildings considered historic.

1964 — New Mexico Supreme Court upholds Historic Zoning Ordinance in a challenge brought by Gamble-Skogmo, a national retail chain.

1966 — Historic Zoning Ordinance invoked to stop the demolition of the Padre Gallegos House, now Santacafé, on Washington Ave. The Planning Commission had refused to allow the owner to tear down the building, and the City Council upheld the decision.

1972 — Hilton Hotel opens on old Five Points site near Santa Fe River after a series of small structures demolished.

1974 — Plaza renovated with federal grant, using plans that architect John Gaw Meem helped to develop.

1978 — Commission blocks proposal for apartment complex on Canyon Rd.

1980 — Trammell Crow Co. of Dallas proposes to raze one-story shops between Washington and Lincoln avenues to make room for multistory First Interstate Plaza. Committee gives "concept approval" to plan despite a public hearing where a significant majority opposed it.

1982 — Historic Design Review Board, now separated from the Planning Commission, denies request from Inn at Loretto to replace 1880s wrought-iron fence on stone wall. As First Interstate Plaza goes up, people complain it is too massive. "Ugly" buttons appear around town; former members of committee regret approving the building.

1983 — Amendments to the ordinance expanded the historic districts, adding four more; requests for demolition, new construction, and exterior alterations are reviewed by the Historic Design Review Board.

New York City developer William Zeckendorf proposes to tear down Big Jo Lumber to make room for the largest hotel in town, the Eldorado. Developers pledge to preserve parts of an old house (c. 1830), but after part of an adobe wall collapsed, the rest of the house is razed. Board creates regulations for solar panels, satellite dishes and other rooftop appurtenances in historic zones.

1984 — Effort to allow board to designate historic landmarks outside the historical districts without the owners' consent is tabled because councilors deemed it unfair to landowners. (The authority is given years later.) Amended sign ordinance reduces maximum size of signs from 20 to 12 square feet.

1985 — Board gets the authority to regulate flags and banners used in historic zones.

1988 — Board seeks charges against sculptor Glenna Goodacre for demolishing garage and gate on Camino del Monte Sol, originally the home of artist Willard Nash, after the board had denied it. Board approves changes for Inn at Loretto that includes new shops around historic Loretto Chapel. Board refuses to allow second floor on home of artist Will Shuster on Camino del Monte Sol.

1989 — Board gives conditional approval to plans for Hotel Santa Fe at northwest corner of Paseo de Peralta and Cerrillos Rd. Board approves canopy for gasoline pumps at Allsup's convenience store at northeast corner of Guadalupe St. and Cerrillos Rd. Mayor Sam Pick calls for Betsy Baten to resign from board because of her decisions. Los Angeles firm that planned to buy Inn at Loretto says it will pull out due to board rejection of plan to remodel hotel.

1990 —More than 140 local businessmen petition the city to use its historic-styles ordinance to stop street vendors from creating a "flea market" downtown. More questions arise about second-story additions. Mayor Pick clashes with board, saying it takes too long to make decisions and bases its rulings on personal tastes rather than the law. Board narrowly approves renovation of old Sears building on Lincoln Ave. into restaurants and shops.

1992 — City Council gives board authority to regulate heights in historic zones (previously, heights were regulated by zoning ordinance). Council also implements system to classify structures in historic zones as "noncontributing," "contributing" or "significant," depending on whether they are at least 50 years old and whether their original architectural features remain undisturbed. The council also set up a system to designate historic landmarks outside the historic zones.

1993 — Board cites problems created by the Eldorado Hotel's height in rejecting Maloof family's plan for four-story Sandoval Hotel at the northeast corner of W. Alameda and Sandoval St. The proximity of another tall building, the First Northern Plaza, would create "another Johnson St.," said the board, referring to the often-shadowed street north of the Eldorado. Board rejects La Fonda's plans for expansion due to its proximity to Cathedral Place; hotel owner Sam Ballen says he will direct his architect "back to square one."

1994 — Board rejects plans from Inn at Loretto owner Jim Kirkpatrick to build a three-story building at southeast corner of Old Santa Fe Trail and Water St. After the City Council upholds board, Kirkpatrick appeals to District Court.

1995 — New Mexico Court of Appeals upholds board's authority to limit heights, overruling state District Judge Art Encinias who said the city "changed the rules in the middle of the game" by blocking plans for a two-story condominium on W. Manhattan St. The Supreme Court refuses to review case.

1996 — Inn at Loretto sold to Kirtland, Wash., firm, seven years after the remodel plan collapsed due to opposition from board. Council passes an ordinance with a new procedure for determining maximum height of buildings in historic districts. Board approves plan for Georgia O'Keeffe Museum after delaying approval for demolition of building at 217 Johnson St.

1998 — Board approves plan for major remodeling of Lensic Theater on San Francisco St. into performing arts space. State Museum of Fine Arts submits expansion plans to the board, even though state, like other governments, is not subject to the city's ordinance.

1999 — Board approves owner Gerald Peters' plan to redesign two-thirds of the front façade of the old Woolworth's on the Plaza. Council agrees to expand historic district into the Santa Fe Railyard. Board agrees to close Burro Alley to motorized traffic, leaving it open to pedestrians and outdoor dining.

2001 — The board allows First Presbyterian Church to demolish part of its building on Grant Ave. and gives the church a height exception for its expansion, a 31,000-square-foot building for church offices, meeting rooms, and a day-care center.

2002 — Board shows more attention to preserving the homes of historic persons, such as the Arroyo Tenorio house of archaeologist Sylvanus Morley, or the Acequia Madre compound of aviatrix Katherine Stinson Otero. Sara Melton, who for years monitored the board [and was an OSFA member], gives Historic Santa Fe Foundation a historic-preservation easement on her house. "This is a good tool for keeping the historic fabric available for future generations," she said.

2003 — Board approves plans for a bandstand on the Plaza, to look similar to one that existed there in the 19th century. City officials contemplate the first major rewrite of the styles ordinance in 46 years. A new study of the ordinance focuses on height regulations and the need to "freeze in time" the specific architectural style of a district. Board narrowly approves plan to raze El Seville apartments on Catron St. to make room for El Corazon condominium project, after developers agreed to designate 14, not 11, of the 76 units as affordable.

2004 — Board criticizes plans for new History Museum that "would overwhelm" the historic Palace of the Governors, but approves them, after a citizens committee recommends changes. Public debates proposed rewrite of styles ordinance, with some urging more contemporary design and others favoring strict adherence to centuries-old look. Board again rejects plans for multistory building at corner of Water St. and Old Santa Fe Trail.

2005 — City Council declares two more historic landmarks outside of historic districts: a 53-year-old, John Gaw Meem-designed home on Brownell-Howland Rd.; and Fairview Cemetery, 1130 Cerrillos Rd., including a caretaker house, wrought-iron fence and three mausoleums.

2006 — Archdiocese of Santa Fe proposes $200-million redevelopment project on six acres next to the Cathedral, the biggest project ever proposed in downtown Santa Fe. Board scales down heights of proposed buildings, limiting two- and three-story buildings. Archdiocese appeals to City Council, then appeal delayed, becomes moot as Mayor David Coss announces compromise with archdiocese. Board upgrades to "contributing" the historic status of Villa Theresa Clinic, which would have been razed in archdiocese plan.

Coss replaces outspoken board member Randall Bell, a lawyer, saying that Bell had contributed to the "polarization" of the board. Board approves scaled-back expansion for Inn at Loretto. Coss breaks tie to convey landmark status to 13 structures at the 10-acre campus of the former St. Catherine Indian School.

OLD SANTA FE ASSOCIATION

Members as of December 15, 2016

LIFETIME MEMBERS

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Elspeth G. Bobbs
Phillip and Eleanor Bové
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Deanna Einspahr
Barbara Fix
Dan and Terri Guy
Kathleen Howard
La Fonda on the Plaza
Los Alamos National Bank
Norma Lumpkins
Joanne McCarthy
Barbara Pohlman
David Rasch
Alex Rochelle
School for Advanced Research
T, T and G Family
Karen Walker Real Estate
Nancy Meem Wirth
Woods Design Builders

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Tom and June Catron
William Loeb

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Elizabeth Bradley and Dan Merians
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Cordelia (Dedie) Snow
William Thornton
Jeffrey Voluck
Alfred Walker
Pete Warzel
George Watson
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Truel and Joan West

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Suby Bowden
Deborah Bristow
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Ann Yarick
Lyle York and Matt Wilson

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La Vereda Owners Association
Montezuma Lodge AF & AM
Ed Reid and Ellen Bradbury Reid
Plaza Café
Things Finer
VeneKlasen Property Management
William Powell - WH Studio LLC

The President's Report

In 2016, the Old Santa Fe Association observed the 90th year of its founding, and continued our mandate of promoting Santa Fe's welfare. For our decades of work in preserving the architecture and traditions of Santa Fe, OSFA was recognized by both the state and the city in two awards ceremonies during May, Heritage Preservation Month.

OSFA welcomed three new board members—**Jack Hiatt,** an attorney with land use expertise, now serving on the city's Planning Commission; **Ellen Dupuy,** a neighborhood activist, experienced in communications; and **Cordelia (Dedie) Snow,** archeologist and author, who works in the NM Historic Preservation Division.

We bade farewell to three longtime board members, **Karen Walker, Deanna Einspahr,** and **Elizabeth Bradley.** Our heartfelt thanks go to all, and we are happy that Karen, illustrious preservationist and former OSFA president, will remain on our Executive Committee. Deanna has generously volunteered to keep OSFA's finances in order until we appoint a new treasurer.

The board endorsed the proposed **Old Pecos Trail Scenic Corridor Ordinance,** soon to be considered by the City Council. The proposal sets standards to protect the Trail as a semi-rural gateway into Santa Fe, avoiding the kind of development that has occurred on Cerrillos Road.

OSFA will participate in the task force to explore redevelopment of the **Garrett's Desert Inn** property downtown—which played a key role in the city's enactment of the Historic Zoning Ordinance in 1957. This property in the city's historic district now belongs to the State Land Office, after a land-transfer deal in 2016. The state will consult with business owners, preservationists, and citizens to determine the best use of this property with significant revenue potential. Let's hope that they will actually listen to the public.

The **Hinojos House,** threatened with demolition after fire damage in 2013, seems to be on its way to a worthy re-building by John Wolf, one that keeps the integrity of the old building largely intact. OSFA has advocated for this historic property to be saved—and we are thankful.

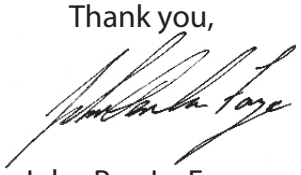
Other concerns remain under our watch: the outcome of current negotiations for a height exception on a building planned near the Loretto Chapel—this could affect the look of Santa Fe for generations to come; the future of any development of the St. Catherine Indian School property, acquired this year by the Santa Fe Civic Housing Authority; the prospect of adding electronic way-finding signs in the historic district; and more transparency and continued public access/comment evident in all city meetings and transactions.

With great pride and humility, we report that one of our members, **Kathryn Graham "Kook" Chester,** saw fit to leave one-half of her estate to six local nonprofits, including OSFA. OSFA is extremely grateful for this generous legacy, bestowed this year after her death in April. Kook, as she was known to her friends, was born in Ohio, had been a longtime Santa Fe resident, animal lover, and one-time "handyman" assistant to Agnes Sims.

Such a generous gift improves OSFA's financial position—based entirely on member dues and the work of a volunteer board—allowing us to use contract labor for certain administrative projects, and to consider legal action in significant cases when the board deems it appropriate.

In closing, I will say that we can always do better, and we will keep trying to do that, with your support.

Thank you,



John Pen La Farge

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Our Mission

"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."

2016 OSFA Executive Committee
President: John Pen La Farge
Vice-President: Randall Bell
Secretary: vacant
Treasurer: vacant
Past Presidents:
Marilyn Bane
Wayne Nichols
Karen Walker

2016 Board of Directors
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Randall Bell
Ellen Dupuy
John Eddy
Barbara Harrelson
Jack Hiatt
John Pen La Farge
Frank Katz
Maurice Lierz
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Richard McCord
Wayne Nichols
Brad Perkins
William Powell
Cordelia (Dedie) Snow

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Eric Blinman, Ph.D.
NM Department of Cultural Affairs

Alan (Mac) Watson,
Chair, Historic Santa Fe Foundation

Pete Warzel,
Executive Director
Historic Santa Fe Foundation

Thank You for your support! We couldn't do it without you.