¡El Boletín!

Winter 2022 Old Santa Fe Association ● Preservation News

Preserving Santa Fe since 1926

San Miguel Chapel *(Photo by Melanie West)*

INSIDE

Message from the President..... 2

OSFA watch list..... 3

CHART dialogue sessions..... 4

San Miguel Chapel timeline..... 7

Old Alvord School development 8

Letter to a developer..... 9

Members 10

Legal standing challenge..... 12

My View–Zia Station..... 13

City government update 14

Concerned voices on growth 15

Preserving Santa Fe..... 17

Important acronyms..... 18

New plaza benches 18

Overcoming ignorance 19

What's New at the "Oldest Church"?

History Center and Long-Term Exhibitions at San Miguel Chapel

By Julianne Burton-Carvajal, Ph.D.

San Miguel Chapel, owned and stewarded by the Christian Brothers teaching order since 1859, has a 400-year history. During the past several decades, the attached annex has been a museum and also a gift shop. As of 2021, it has become a multifaceted History Center.

From the 1950s to the 1970s, Christian Brother Anthony Gabriel—born and baptized in New Mexico as Francisco C de Baca—created and oversaw a museum in the annex to the Chapel. For fifteen years of the present century, a gift shop occupied the space. In January of 2020, when vacating as per contract, the concessionaires removed lighting fixtures as well as panels covering the longest wall, exposing an unsightly patchwork of surfaces and gaps.

On a visit to the space soon afterward Taylor Gantt, president of St. Michael's High School at the time, authorized Chapel director Dave Blackman to have walls and cupboards repainted, carpeting replaced, antique air conditioner and partition wall removed, a lockable pocket door installed, wiring updated and track-lighting added prior to the creation of a new History Center according to a previously approved plan. Among those consulted during the prolonged planning process were OSFA member Linda Tigges, and Board members John Pen LaFarge and Hilario Romero.

In addition to patching and repainting slat-walls and cupboard doors, adobe conservation expert Don Sena supervised restoration of the exposed long wall, using traditional techniques and materials before hand-finishing it with a reflective coat of lime plaster. When initially restored during the thoroughly documented reconstruction and re-roofing of 1710, that was the Chapel's south-facing *exterior* wall. Now, its hand-contoured surface silently enhances the largest room in the annex—a 312-year-old artifact on foundations that date back to the early 1600s.

During 2020, curatorial modifications

(Continued on page 5)

CHART in 2022

By John Eddy

Surely, the most pressing issue facing any elected individual should be, not only how well a community knows itself, but also how it fosters respect among its citizens. These interpersonal dynamics have been sorely challenged in Santa Fe in recent years, with simmering tensions coming to the surface, and events, misguided in nature and sometimes perpetrated by individuals with incomplete understanding of our deep and complicated cultural history, forever altering our plaza, with no apparent remedies in sight.

New Mexico's foundational history and cycles of conquest provide opportunities for intense study in contextual understanding, should one be willing to embrace the work. Unfortunately for many, reliance on superficial communication gleaned from chat rooms and blog-spots seems to suffice. The Old Santa Fe Association sees the need for a better understanding of Santa Fe's history. These are some of the challenges which present themselves to anyone willing to engage in the city's CHART program, which was created in response to the removal and outright destruction of certain monuments in the city, as well as cancelation of the "Entrada" during Fiestas.

Board members of OSFA have for many months now been meeting via

(Continued on page 4)

OSFA BOARD OF DIRECTORS

OSFA Executive Committee

President: Randall S. Bell
Vice-President: John Pen La Farge
Secretary/Treasurer: Elizabeth West 984-1047
Past President: Wayne Nichols

2022 Board of Directors

Rad Acton
Randall Bell
Fletcher Catron
John Eddy
Robin Farwell Gavin
Frank Katz
John Pen La Farge
Wayne Nichols
Hilario E. Romero
David Valdo
Elizabeth West

Ex Officio

Eric Blinman, Ph.D.
NM Department of Cultural Affairs
Anne McDonald Culp
Chair
Historic Santa Fe Foundation
Pete Warzel
Executive Director
Historic Santa Fe Foundation

Others

Deanna Einspahr
Financial Assistant
Barbara Harrelson
PR/Communications and Events
Tim Maxwell
Layout and Design
Garret Vreeland
Website Management
Elizabeth Martin
Stenographer

Mary Ellen Degnan
Interim Executive Director

This issue of ***¡El Boletín!*** was edited by Elizabeth West and John Eddy with the help of John Pen La Farge, Rick Martinez, Mary Riseley, Judy Klinger, April Montoya, and Phillip Crump.

Design/Production by Tim Maxwell

Printing by AllPrint Graphics

Message from the President

Greetings to members of our association and our community of friends!

The Old Santa Fe Association Annual Meeting in December last year was the occasion for adding two new members to our OSFA Board of Directors, each very keen on our history: Fletcher Catron is a Santa Fe attorney and member of a family with deep family roots and participation in Santa Fe's history and cultural life. David Valdo, who grew up in Santa Fe, and is a member of Acoma Pueblo, has a distinguished career in Health and Safety planning for various agencies, including LANL, and currently FEMA. We also appreciate that in February, Robin Farwell Gavin, long-time curator at the Museum of Spanish Colonial Art, joined us. We are pleased to welcome these three to our Board, which continues to be a group of varied voices and talents.

This newsletter features a cover article about the new History Center at San Miguel Chapel, written by Julianne Burton-Carvajal. San Miguel Chapel has often been the setting for the annual May Heritage Preservation Awards event, jointly presented by OSFA, the Historic Santa Fe Foundation and the City of Santa Fe Historic Preservation Division.

As the City of Santa Fe pushes for large development projects, the community turns towards the fundamental issues of our culture and our climate, especially regarding water policy, supply and use. In our Summer 2021 newsletter, OSFA Board member, Hilario E. Romero, wrote a personal statement about water: "As Our Water Future Dries Up, Are We Paying Attention?" in which he touched on centuries-old New Mexico water practices as well as the necessity of realistic plans going forward. NM Governor Lujan Grisham's support of the development of a 50-Year water plan for New Mexico is ongoing and we will be particularly interested in its impact on Santa Fe. In this current issue of *¡El Boletín!* we have several opinions represented from members who are concerned about water and Santa Fe's growth management.

Recently, some OSFA members, as well as a number of our Board, attended the City's first public meeting of the launch of the CHART process. The kick-off event at Frenchy's Field was attended by a broad representation of the Community, and not without controversy. Perhaps this is a good sign that the community wants to be involved. As most of you know, the CHART project is an effort by the City of Santa Fe to come to terms with the divisions and controversies arising out of the destruction of several historic monuments and the need for better historical interpretation. (See our Winter 2020 newsletter.)

On the legal front, OSFA participated in the Planning Commission and City Council hearings on the massive Zia Station development; we are in support of the adjacent Candlelight neighborhood majority which has been concerned about height and density. Predictably, the City approved the project, and in doing so, unfortunately violated the Corridor Protection Ordinance. Candlelight neighborhood, and other individuals appealed the decisions to District Court and the matter is still pending.

Additionally, OSFA appealed an HDRB approval of a very modernistic design at 1023 E. Alameda which proposed a long portal with a large bare steel I-beam as well as steel posts, which has no precedent as traditional materials in the residential Historic districts. This appeal was resolved in a compromise by which the applicant agreed to sheath the steel in wood.

As always, we appreciate our members' support, and remind you that aside from dues and contributions, we have active committees which are open to non-Board members.

Let us know if there is an issue you would like to get involved in or wish to bring to our attention!

Randall Bell

Randall Bell

What OSFA is watching - 2022

A list of what we are involved in and what we are watching:

City of Santa Fe CHART process development -- continuing;

OSFA's ongoing CHART meetings including obelisk and monuments discussion;

Efforts to engage with the City re: Santa Fe Growth Management Plan;

Need for complete Santa Fe history available for locals and tourists on the Plaza;

Long-range water resource management plans, coordinating City/County Planning;

Old Pecos Trail Scenic Corridor Rezoning & Subdivision issues;

Historic Districts Review Board -- ongoing;

Barker development at Paseo de Peralta/Alvord school property;

Infill issues in the Historic Districts and impact on "sense of place";

Chapter 14 changes/Land Use, Planning and Historic Preservation in Santa Fe;

Affordable housing : " in lieu fee" (which is a pittance)

Short-term vs long-term rentals;

Multi-family complexes that are high quality, energy-conscious and affordable;

"Midtown Santa Fe" project;

Zia Station development project, next steps;

Highway Corridor Protection District/support of the Candlelight neighborhood;

St Michaels Drive and LINC, and St Michael's Drive and Rail-Trail underpass;

OSFA's support of neighborhoods and the Neighborhood Network;

Saving old compounds such as Del Monte;

Chavez plaque proposal for historic Loretto wall along the Alameda;

St. Francis Cathedral School property;

50 Mount Carmel Road property plans;

Impact of Los Alamos National Lab lack of oversight;

Proliferation of cell towers – design issues;

Neon signs, and other illegal signage;

Community solar interconnections and PRC rules;

Development in the City's northwest quadrant and sale of land;

Tierra Contenta Trail, South Meadows area and Homewise development;

Santa Fe airport renovation and enlargement;

"Innovation Village" plan --and height request (75');

Guadalupe Street reconstruction beginning in 2022;

Increased interest in historic styles (and in architect John Gaw Meem's influence)

CHART 2022 *(Continued from page 1)*

ZOOM to delve into these issues, among others, in the attempt to first, get a grip on our own understanding of these problems, and second, to attempt outreach to others in the community to engage in the conversation, wherever it may lead. In our last meeting, we were also joined by Valerie Martinez and Jenice Gharab, Co-Directors the CHART project, who were not only able to witness our process, but also join in where appropriate. Our gratitude goes to them for giving of their time in participation.

If we at OSFA have any agenda at all to be considered here, it is to facilitate communication with others who share a deep concern for the direction Santa Fe seems to be headed. If you have a well-founded understanding of how we have come to be the community we are after generations of growth and personal struggles, we also welcome you to the discussion. If you know any Board Members personally, please let them know of your interest, or contact us through our website with an email: *oldsantafe.org*

CHART is the acronym for Culture, History, Art, Reconciliation and Truth.

John Eddy was born in Santa Fe and has been a long-term OSFA Board member as well as a Lifetime member of the Association.

UPDATE: CHART IN THE FIRST QUARTER OF 2022

Pre-register for Online Dialogue Sessions

January 4, 2022—During the first months of 2022, CHART will host a range of events designed to generate dialogue and to encourage listening, sharing, and storytelling. Originally designed as in-person, intergenerational gatherings, we are now minding Santa Fe County COVID numbers and adjusting accordingly. Look for online activities and in-person events when it's safe to gather in public places. Visit the CHART website for the most up-to-date information. If you would like to be scheduled for a public dialogue session, please register.

THE CULTURAL HISTORY SERIES RAMPS UP IN THE NEW YEAR:
The Cultural History Series engages with historians, artists, culture bearers, storytellers, scientists, makers and others who can add to our knowledge of our complex history and many cultures. Our first Cultural History Series event in November was a conversation between State Historian Rob Martinez and City Historian Valerie Rangel and used as its foundation the first question in the CHART survey: How can we come to a fuller understanding of the history of Santa Fe? If you missed it, a recording of the event is available on the CHART Santa Fe YouTube channel.

AGENDA: In the new year, we will continue our series with conversations and public events - live, if COVID permits - and expand it with online focused learning events, a Culture Blog, engagement with film, community story-sharing opportunities. and social media topic-focused campaigns. Please join us for these events. Keep an eye on our website.

Later in the spring and early summer of 2022, the wealth of information gathered through the community process will guide the creation of a report with recommendations to the City of Santa Fe Governing Body. Learn more about the "deliverables" for the CHART project at our website.

Visit the CHART website at: https://www.chartsantafe.com

San Miguel Chapel *(Continued from page 1)*

were accomplished in three contiguous spaces: minor in the nave, major in the hallway and annex. Black-and-white photographs from the 19th and early-20th centuries—framed at the initiative and expense of former docent Laura Parsons, who placed them throughout the nave—are now grouped together in a dedicated space, with explanatory labels for each cluster. Don Sena, descendant of renowned blacksmith and early 18th-century Chapel benefactor Bernardino de Sena, obligingly repainted walls and woodwork, refinished the floor, and installed track lighting for the new Hallway of Historic Photographs.

After careful deliberation and consultation, a number of items on display in the nave were selected as key artifacts for the evolving History Center. Inviting attention at close range, each of them helps fulfill the promise of "Treasures of 400 Years," subtitle on the "Welcome to the History Center" signage opposite the handicapped entrance at the southwest corner of the building. Once again, Don Sena patched gaps in the walls of the nave and spruced up the adobe brick alcove to the left of the main entrance. According to archaeological excavations from 1955, that alcove is the base of one of two bell towers that were added during the 1710 reconstruction.

The walls of the sanctuary went untouched with one exception. Our Lady of Perpetual Help, the Byzantine-style icon gifted to the Christian Brothers by Pope Leo XIII, was moved a few feet, from a side wall to the half-pillar "on the gospel side," consistent with photographs from previous decades. A head-and-shoulders print of Our Lady of Guadalupe, formerly displayed near the main entrance, now adorns the half-pillar "on the epistle side." The pine panel bas-relief of *La Conquistadora* (Our Lady of the Assumption/Our Lady of the Rosary) on view beside the hallway entrance is one of several devotional artworks recently unearthed by longtime Chapel associate and Mass coordinator Frank Romero.

Together, these three devotional images affirm Our Lady's round-the-world following. The Eastern Orthodox icon depicts mother and child against a conventional gold-leaf background. The New World Guadalupe, brown-skinned patroness of Mexico from its centuries as the Viceroyalty of New Spain, was black-skinned and African-derived in Old Spain—her name a composite of the Arabic "*wadi*" (valley or river) and the Latin "*lupus*" (wolf.) The relief carving of New Mexico's oldest and most cherished Holy Mother is encircled by an inlaid "rosary" of copper wire studded with pieces of local turquoise. (The original *La Conquistadora* resides in the colonial-era chapel *conserved for her* within Santa Fe's late-19th century Cathedral Basilica of Saint Francis.)

The most striking change in the sanctuary is notable upon entering the Chapel through the main doors. Thanks to readjustment of multi-headed light poles concealed behind the flanking half-pillars, the altar screen is fully illuminated at any time of day or year. Perched on a towering ladder, Héctor Hugo González of Bernalillo followed the cues of fine-art photographer and former theater-manager Thomas Dodge, secure on solid ground below. Both made numerous additional contributions to the curatorial effort, as did avocational photo-restorer David Geyer.

The History Center can be entered from the rear Hallway via handicapped ramp and railing, or by descending the shallow stairs to the right of the Chapel's main entrance. Before arriving at the principal section, which occupies the western end of that long annex room, hallway visitors pass a colorful montage of posters announcing "Community Outreach Activities" on their right, installed with expert assistance from docent and professional artist Sally Chiu. The 30-foot-long windowed wall on the left features a dozen devotional artworks and liturgical furnishings "Made for San Miguel Chapel" during recent decades—including several by recently-retired Father Ricardo Russo, a versatile craftsman in wood.

The u-shaped History Center consists of eight titled displays occupying 50 linear feet: from the southwest exterior entrance to the stairs leading up to the nave. As owners and stewards of the Chapel since 1859, the Brothers of the Christian Schools warrant a stand-alone panel. On the other side of the exterior door is the "Guest Exhibition" panel, designed to change at least twice a year in order to showcase, and sustain, community interest.

(Continued on page 6)

Photo by Thomas Dodge

San Miguel Chapel interior

San Miguel Chapel *(Continued from page 5)*

Themes of the six remaining permanent display panels are:

• Depictions of Archangel Michael

• Franciscan Missionaries as "men of the cross"

• Meso-American polities allied to the Spanish prior to and after conquest of the capital in 1521

• Barrio de Analco as a National Register Historic District since the mid-1970s

•Uses of the Chapel over the centuries

•Conservation through community support.

Rather than a museum, the History Center area is designed as a metaphorical memory-book, informal and dynamic. Two- and three-dimensional artifacts invite visitors to wander among them, beginning and ending wherever impulse may lead. Conceptualization, planning, and installation phases sought to create a supplementary space that would be accessible, engaging, and informative for all categories of visitors.

A painted Pueblo-style prayer stick in the shape of a cross with a sword-like tip, devotional sculptures embodying contrasting French and Hispanic New Mexican traditions, maps across centuries and cultures, period and contemporary photographs, and book jackets selected to showcase foundational scholarship all exemplify the goal of accessibility through variety. Upon entry, one or more objects are poised to attract any visitor's attention. At the top of each display panel, a single-word query in red letters—Who? Where? What? How?—offers everyone a choice of which panels to visit.

Photo by Thomas Dodge

Pueblo-style prayer stick

Display panels, which can be viewed in any order, may pose some questions as well as answering others. How has the Chapel survived the centuries? What do depictions of Archangel Michael have in common? What are the guiding principles of education espoused by the Lasallian Brothers of the Christian Schools, a teaching order active in over eighty countries worldwide? Why include a painting of Aztec Emperor Moctezuma II, or a King of Spain born and raised in the Netherlands, or examples of hand-painted maps that combine indigenous and European symbols? What subtle threads lead to 16th century German artist Albrecht Dürer, Spanish court painter Francisco Goya, pioneering American photographer Timothy O'Sullivan, New Mexico's first art historian and conservator of Hispanic popular arts Elizabeth (E) Boyd, as well as a *possible* self-portrait by Bernardo Miera y Pacheco, "renaissance man" of New Mexico's colonial era?

Visitors who seek information to answer such questions will find it on labels and text panels provided throughout. The blue background was chosen to evoke the uniquely colored robes of New Mexico's Franciscan missionaries; in other locales their order was consigned to gray homespun. The looping motif framing each explanation recalls the Franciscans' rope belts (cinctures), another sign of their collective vow of poverty. When framing the inside of the Chapel's main entrance in 1710, woodcarvers devised a similar motif.

A fundamental result of modifications made during portions of 2020 and 2021, when the Chapel was generally closed to visitors, is a circular pathway which did not exist during previous decades. Many visitors now navigate that circuit (nave to sanctuary to hallway to annex to History Center to nave) at least one and a half times.

Leaving the History Center via the steps that lead to the nave, visitors position themselves near the main entrance to contemplate the 1710 inscription elaborately carved into the choir beam, after viewing Spanish and English versions displayed side-by-side on the far countertop in History Center. Then they take another stroll down the aisle for a more informed look at the anonymous buffalo-hide paintings suspended from opposite walls of the nave, both reproduced in the History Center for close-at-hand viewing. One includes prominent Pueblo-style rainbow and cloud motifs, suggesting the hand of a Native American artist from the drought-prone Province of New Mexico.

At the altar rail, visitors pause again in order to discern the slender silver sword held aloft by the carved and gilded Archangel Michael who occupies the altar screen's central niche, as well as the heads of a pair of cherubic "fallen angels" carved in relief on his crimson pedestal. They also locate the "flaming sword" fragment in the upper left-hand corner of the uppermost rectangular canvas. Bernardo Miera y Pacheco's long-effaced interpretation of the warrior-archangel, painted for this Chapel in the mid-1700s at the request of donor Manuel Sáenz Garvisu, was gradually freed from its 19th century overpainting in 1955–56, thanks to the diligence of art conservator F. duPont Cornelius of the Taylor Museum in Colorado Springs. After a close look in the History Center, visitors can also identify the Prince of Heaven's equally emblematic scales of justice as well as the shield that echoes his Old Testament motto: "*Quien como Dios* / He Who is Like God." Since the late 20th century, the versatile Miera y Pacheco has been recognized as New Mexico's foremost colonial-era artist.

Photo courtesy of Blair Clark

Archangel Michael painted for San Miguel Chapel by Bernardo Miera y Pacheco, mid-1750s

(Continued on page 7)

San Miguel Chapel *(Continued from page 6)*

Treasures recovered and rearranged in dialogue with one another?

Unexpected revelations and unsuspected multinational connections?

A renewed sense of tranquility in the nave?

A new level of engagement in the newly modified spaces?

An emerging sense that the Chapel's origins are more multifaceted than previously recognized?

San Miguel Chapel docents and staff invite you to consider how you would respond to these questions, during your next visit.

Current hours: Monday–Friday 1-3pm; Sundays 3-5pm

<SanMiguelChapelSantaFe.org> website maintained by Laurianne Fiorentino

Prospective docents should contact the author (julianne@ucsc.edu) or Director Dave Blackman (dkblackman47@gmail.com)

Articles of interest:

March 22–28, 2019: "An Ode to Old Santa Fe: Talks at San Miguel Chapel" by Paul Weideman, *Pasatiempo,* p.12.

December, 2019: "A New Era for Santa Fe's San Miguel Chapel?" by Julianne Burton-Carvajal, *Green Fire Times,* pp 7-10.

October 6, 2021: "Three Questions for the San Miguel Chapel Historian-Curator," interview by Riley Gardner, *Santa Fe Reporter*.

December 28, 2021: "Spreading the Word" by Robert Nott, *Santa Fe New Mexican* "Local & Region" section, pp A7, A8.

December 29, 2021: "Our View: Historical Chapel a Reminder of a Faithful Past," *Santa Fe New Mexican* editorial, p A-10.

Julianne Burton-Carvajal has been Consulting Historian and Curator at San Miguel Chapel since 2018. During a forty-year teaching career, she published a dozen books, including two in Spanish. Since 1998, she has curated a score of exhibitions combining art and history.

San Miguel Chapel Timeline

Original construction: initial decade of the 1600s

First documented reference: an Inquisition record from 1628

First dismantling: by order of the anticlerical Governor Luis de Rosas in 1640

Second destruction: roof set aflame to initiate the Pueblo Revolt on August 10, 1680

Most recent reconstruction: autumn of 1710

Granted to the Lasallian Brothers of the Christian Schools for a boys' "college" in 1859

Complete copy of 1710 reconstruction report discovered in 1939 and published in 1940

Commissioned interior archaeological investigation, and conservation of art works: 1955–56

Relocation of St. Michael's High School campus: 1968–1969 academic year

Preservation alliance with Cornerstones Community Partnerships (CCP): 2008–present

Partial archaeological investigation of front courtyard: 2011

Low-profile solar panel roof installation *and* re-coating of exterior walls scheduled for 2022, coordinated and supervised by Cornerstones Community Partnerships of Santa Fe

Barker Development at old Alvord School

By the Ferrocaril Neighborhood Association

[Note: It is the hope of the Ferrocaril Neighborhood Association that the following letter be used as a template by other neighborhoods as a productive tool to communicate with developers and the city. We understand that our input does not determine the outcome of this project. We aim to work within the ENN process to contribute our vision and preferences for the neighborhood's evolution, with the understanding that this documentation may or may not be considered by the governing body in making their decision.]

The Alvord School mural was created in 1988 as part of a collaboration with the local community, who shared stories that informed the imagery, along with Warehouse 21 and the City of Santa Fe Youth Mural program; the lead artists were Chrissie Orr and Ken Wolverton. (Courtesy of the Santa Fe New Mexican).

TO: David Barker
CC: Dan Esquibel
FROM: Ferrocaril Neighborhood Association
February 8, 2022

Dear Mr. Barker,

The Ferrocaril Neighborhood Association (Ferrocaril) met on Saturday, February 5th 2022 to discuss the proposed master plan amendment on the Alvord property. Twenty-six neighbors attended and gave feedback that we are sharing with you in this letter.

As background for the discussion, two of the representatives of Ferrocaril told the group that the Barker family has been a friend to the Railyard development for many years, particularly to the Railyard Performance Center, and that the purpose of the meeting was not to bash Barker. Additionally, the representatives provided background information on the Alvord master plan that was approved by the City in 2018, the ENN information provided on January 19, 2022, and the Railyard development's master plan, particularly the portion that was meant to address traffic circulation. It was understood by the group that the development of the Alvord property would not undo the current traffic issues created as a byproduct of the Railyard development programming. However significant concerns were expressed on the impact of the Alvord development on already problematic parking and traffic in the railyard, particularly given the lack of information on the build-out on parcel B. Finally, the group did not use the ENN proposed master plan as the entire basis for discussion because it is our understanding that the layout in the ENN documents are already being revised. Therefore, the group aimed to provide higher-level feedback on how we would like to see the property developed so that our concepts could be best utilized by you and your design team.

The group in attendance had a productive discussion that was captured on flip charts so that the group could revise or edit the comments being noted. The group discussed how the Alvord site has served the neighborhood over the last century. Is it our hope that some of the historic functions be re-inserted into the new Alvord master plan.

HISTORIC FUNCTIONS:

- Community meeting facility
- Voting center
- Playground/open space
- Community mural
- Community school
- Railyard Development overflow parking
- Historic John Gaw Meem building
- Child care

The group tried to identify the future functions that would best fit into and serve the neighborhood, while also serving the City at large. Some of these, especially the need for affordable housing, are themes that have been reiterated many times in City forums.

WANTS:

HOUSING

- Housing on-site for working class individuals and families
- Opportunity for young people and families to buy into the site and build wealth
- Affordable units built in conjunction with or exclusively by Habitat for Humanity/Homewise/other affordable housing developer
- Provision for a portion of housing to be made available to City/County/State/SFPS employees (search for lottery housing based on points system assigned for public service)
- BCD -C2 zoning changed to residential zoning so that neighbors have assurance about the property not switching uses

DESIGN

Compact, mid-height building design, including single family, multi-family, and condo-style buildings to be consistent with neighborhood (and current Railyard development) density and height

- Design of the Alvord site that fits with existing neighborhood character
- More options for keeping and redeveloping the existing Alvord building

(Continued on page 9)

Alvord School *(Continued from page 8)*

TRAFFIC

- Collaboration/support from City in developing/bolstering more parking and traffic mitigation
- Ingress/egress onto Camino de la Familia

There were a few things about the ENN proposal that the neighbors particularly did not like and we are including these concerns. As mentioned above, the ENN proposed design and dislikes were not the primary focus of the discussion.

DISLIKES:

- Proposed designs (large single-family homes/lots and high-rise) do not fit with neighborhood's historic or community character
- Adolfo cannot accommodate an avenue or through-way traffic
- 48' height limit would create canyon effect- should not even be considered for approval
- Don't want a gated community in the neighborhood

We would like to meet with you in-person to discuss the community's preferences. Please let us know if you are available to meet sometime soon so that we can further discuss how these concepts can be incorporated into your revised master plan amendment.

Sincerely,

The Ferrocaril Neighborhood Association

A Letter to a Developer

By Barbara Fix

Dear David,

I considered it a sweet privilege to attend the meeting yesterday (February 5) at the Performance Center at the Railyard about this property. The respectfulness and thoughtfulness by which the Gents engaged the attendees in considering this project were heartening. The Gents fully expressed their respect for you and their gratitude to you for the good relationship that got them into the place we were meeting. The attendees agreed with that thought and spoke in the hope that dialogue with you could come up with a better solution than your initial proposal. The loss of this place from public ownership and benefit cannot be totally rectified now. However, a way to provide for fairness and appreciation for both the private and public interests was ventured and surely deserves mutual thought before there is an irreversible loss of opportunity for this unique place.

Kim Shanahan's column in today's New Mexican is about how tiny houses are not an urban solution to the housing crisis compared to more aggregate residences like townhouses. I suggest that the same reasoning can be flipped and applied to the initial proposal here of 10 residences on lots much larger than the ones in the abutting, old neighborhood. Continuing the civility and thoughtfulness that went into planning the adjacent Railyard makes this an opportunity to provide realistic benefit to all. I was struck by the one possibility Lucy Gent Foma described: A donation of part of the property to a non-profit such as Habitat for Humanity for affordable housing and the rest for your private interest development. My expertise in such matters is limited, but I know there are many financial vehicles by which good profits can be made using them, e.g., charitable tax deductions, marketable tax credits as in the financing of the Tres Santos Apartments, etc.

One of the beauties of Habitat for Humanity taking on building homes for non-rich, regular people is its requirement of sweat equity from the potential homeowners. I live in the Baca Sierra Vista neighborhood, which was split away from the Alvord neighborhood with the 1960s construction of St. Francis. That whole, formerly greater, neighborhood was working class, characterized by what some call vernacular architecture. Families built their own homes, out of the dirt on their lots, little by little with savings, neighborly help and sweat. I have been fortunate that my neighborhood continues that ethos, though threatened now with social disruption from outside financial interests, e.g., B & Bs, and unattainable real estate prices.

It would be unfair for the Barker interests not to make a reasonable return on your investment. You have taken risks that should be rewarded appropriately. You also have a grand opportunity to create what well could be marketable goodwill, nationally recognized as a win-win, in the development and integration of this unique space. I thank you so much for continuing to think together with your neighbors about what the future should hold. Enlightened self-interest is often rewarding, and I hope that you and the community can succeed in coming up with a mutually beneficial development.

(signed) Barbara Fix

Barbara Fix is a long-term OSFA member and has served as a Board member.

This personal message to the Alvord School property developer, David Barker, is printed with permission of the author.

OLD SANTA FE ASSOCIATION

LIFETIME MEMBERS

Marilyn Bane
Elaine Bergman
Sallie Bingham
Phillip Bové
Drury Plaza Hotel, Santa Fe
Ellen & Bill Dupuy
John Eddy
Deanna Einspahr & Rick Martinez
Enterprise Bank & Trust
Barbara Fix
Dan & Terri Guy
Anna Hansen
Kathleen Howard
Peter Ives & Patricia Salazar Ives
Frank Katz & Consuelo Bokum
La Fonda on the Plaza
Joanne McCarthy
Barbara Pohlman
David Rasch
Alex Rochelle
School for Advanced Research
Kenneth Stilwell
T, T & G Family
Elizabeth West
Nancy Meem Wirth
Sharon Woods (Woods Design Builders)

BENEFACTORS

Lauretta Adelo
Jennifer Berkley & Alan Jones
Mary Ellen Degnan & Judith Nix
Peggy & Jim Gautier
Catherine Joyce-Coll
John & Cynthia Kantner
William Loeb
Sandra Osterman
Doug Ottersberg
Brad & Mary Perkins
William & Betsy Ranck
B.C. Rimbeaux
Nicholas Wirth

LEADERS

Anonymous
José & Eileen Baca
Donald & Jocelyn Blair
Valerie Brooker & Melvin Duncan
Nina Butts & Paul Pearcy
Fletcher & Diane Catron
Steven Farber
Patricia Feather
Jeffrey & Bev Fornaciari
Anne & Bill Frej
John Pen LaFarge
David Matthews
Elizabeth Bradley & Daniel Merians
Charles Newman
Donna & Paul Plunket
Warren & Mickey Thompson
Alfred J. Walker
Alan (Mac) & Kristin Watson
Alan Webber & Frances Diemoz

PATRONS

Anonymous
David & Jane Anderson
Luis & Tiffany Baca
Peter Balleau
Harriett Barber
Marilyn Batts
John Baxter
Randall S. Bell
Lisa Bemis
John C. Bienvenu
Suby Bowden
Deborah Bristow
Liz & Miguel Chavez
Tom Chávez & Celia López
Saul Cohen
Philip Crump & Beverley Spears
Nancy Dahl
Margaret Detwiler
David Dix
David Dodge
Stephen Dubinsky
Brooke Dulaney
Stephen Earnest
Richard Ellenberg
James Faris
F. Harlan Flint
Neil & Judi Gader
Robin Farwell Gavin
John & Teresa Greenfield
Barbara Harrelson
Wendell & Harriett Harris
Karen Heldmeyer
Victoria Jacobson
Cheryl Alters Jamison
Michael Kerr
Judy Klinger
Pilar Law
Phyllis Lehmberg
Barbara Lenssen & Keith Anderson
Anne Lewis
Maurice & Virginia Lierz
Loren & Margaret Mall
Ann & Tim Maxwell
Maria Montez-Skolnik & Harry Skolnik
Sana Morrow
Jean Moss & David Margolis
Drs. Roger Moss & Gail Winkler
John & Kristine Murphey
Robert & Townley Neill
Wayne & Susan Nichols
Estévan Rael-Gálvez
Melanie & Ed Ranney
Carolyn Lamb & Steve Reed
Ellen Bradbury Reid
Kathleen & Robert Reidy
Sandy & Suzy Rhodes
Jerry Richardson
Cecilia Rios
Mary Burton Riseley
Hilario E. Romero & Montserrat Valles
Buddy & Irene Roybal
Judith Sellars
Frank Sharpless
Roy Snable
Cordelia Snow
Kenneth & Amy Sturrock
Linda Tigges
Todd van Dyke
Jeff & Ruthie Voluck
Pete Warzel
Jerry West
Joan & Truel West
Terrell & Hanneke White
Lyle York & Matt Wilson
Ann E. Yarick

REGULAR MEMBERS

Jim Baca
Stefanie Beninato
Jennifer Biedscheid
Joyce Blalock
Natalie Bokum
Arthur Brooks
Liane Brown
Richard Buffler & Christine Boss
Lisa Burns
Julianne Burton-Carvajal
Cathy Campbell
Barbara Canfield
Patricia Carleton
Blair Cooper
Mark H. Cross
Anne Culp
Tina Davila
Christi & Isaac Dean
Nate Downey & Melissa McDonald
John Dupuis
Connie Eichstaedt & Alan Osborne
Michael Ettema
Andrea Fisher
Richard Folks
Lucy & Okwen Foma
Joan Fox
Bonnie L. Garr
Sheila Gershen
Daniel Gibson & Kitty Leaken
James Harrington
Ray Herrera
Jack & Jackie Hiatt
Steve Kahn
Lawrence B. & Betsy Kilham
Margeaux Klein
Laurie Knowles
Carol Kurth
Dennis & Sharon Kurtz
Ann Lacy
Leslie LaKind
Flynn Larson
Pat Lillis
Signe Lindell
Lina Mann
Elizabeth Martin
Robin & Meade Martin
Phyllis Martinez & Justin Snee
William & Lois Mee
April Montoya
Lucy Moore
Eliot & Sue Nichols
Aku Oppenheimer & Margaret Marshall
Linda Osborne
Andy & Chris Otto
Penelope Perryman
Claude Phipps
Sam Pick
Joy Poole
Joan Potter
Nicholas Potter
Susan Phillips Reynolds
Donna Reynolds
Aarin Richard
Vel Richey-Rankin
Steve Robinson
Miriam Sagan
Gail Samota
Jean Schaumberg
Marc Simmons
Layne Vickers Smith
Corinne Sze
Michael Taylor
Kaye Theimer
Bruce Throne & Alaina Speraw
John Tollett

(Continued on page 11)

Regular Members *(Continued from page 10)*

Becky Touchett
David Valdo
Benedicte Valentiner
Marg VeneKlasen
Virgil & Edwina Vigil
Alfred Walker
Archie West
Melanie West
Paul White
Peter White
Melissa Williams
Charles Winston
Nina Tubis Wooderson

BUSINESS MEMBERS

Acton Architecture/Planning (Rad Acton)
Allá Bookstore (Jim Dunlap)
Angel's Bakery and Café
Archaeological Support Services (Eric Blinman)
Array Design Studio (Garret Vreeland)
Arthur Black Chimney & DE (Mark Black)
Atrisco Café & Bar
Building Adventures Unlimited (Bonafacio Armijo)
Capitol Computer & Network Solutions
Collected Works Bookstore & Coffeehouse
Conron & Woods Architects (Roy Woods)
Cornerstones Community Partnerships
Crocker, Ltd. (Ed Crocker)
Ernesto Mayans Gallery
Frameline Films (John Eddy)
Gayla Bechtol Architect PC
Suby Bowden + Associates
Geronimo Restaurant
Green Tractor Farm (Tom Dixon)
Historic Santa Fe Foundation
Melanie Peters and Associates
New Mexico Bank & Trust (Mary Chavez)
Plaza Café (Daniel Razatos)
Walter Burke Catering

IS THERE A DATE ON YOUR MAILING LABEL?

Please note that is the date of your most recent paid membership. We use rolling dues so please renew your membership accordingly.

Greetings to OSFA members

By Elizabeth West

I am honored to be part of the Old Santa Fe Association (OSFA.)

We each have stories about our Santa Fe time. Some of us are fortunate to have ancient family histories and connections here, and others of us are recent arrivals, happy, for the most part, to fit in, respecting what is special and still different about this place, and not wanting to take over and make over. I am fascinated by each story, each history.

Currently, in Santa Fe, local citizens are having the opportunity, provided by the city and our tax dollars, to participate in the CHART project, listening to each other's stories, with the aim of helping us heal after some major challenges in our recent past. I attended one of these CHART meetings, joining in an intelligently organized, small group discussion, and I found it was challenging and enlightening. The topic was "Monuments." I'll admit I wish for the Plaza obelisk back in some form, but with much more complete and inclusive history available so that we can help diminish misunderstanding and instead encourage respect. I prepared for the meeting, I got to speak from my heart, and I listened with interest and some wonder to others' remarks. I recommend giving the CHART process a try!

As you read through this newsletter, or back issues of *¡El Boletín!* available on the OSFA website, you will see some of the variety of topics and concerns that engage and confront us today. I will pick one that disturbs me: Los Alamos National Laboratory, while not in Santa Fe, impacts us, and perhaps will involve itself in Santa Fe more in the future. "Repeated safety lapses hobble [LANL's] work on the cores of U.S. nuclear warheads" is a quote from George Anastas, past president of the Health Physics Society, and cited by Patrick Malone in *Nuclear Negligence,* from the Center for Public Integrity, June 18, 2017. Anastas analyzed internal government reports on criticality problems at LANL, which described "a series of accidents waiting to happen," with LANL "dodging so many bullets that it's scary."

Recent criticality problems have been reported as continuing: see "Panel will look into radioactive material leak at lab," by Scott Wyland, *Santa Fe New Mexican*, February 8, 2022. "A breached plutonium glove box last month [January] at Los Alamos National Laboratory released airborne radioactive material that was more than double the yearly limit for a work area." Despite a recent federal report that gave LANL a "good" rating, the report acknowledged that "lapses" and "concerns" were noted. LANL is evidently still not compliant enough with crucial oversight requirements, and the rating has been challenged by Jay Coghlan of *Nuclear Watch New Mexico* and Greg Mello from the *Los Alamos Study Group* and Joni Arends of Concerned Citizens for Nucelar Safety.

I attended a gathering of over 100 people near Santuario de Guadalupe, in December, 2021 when Catholic Archbishop John Wester made a personal plea for ending nuclear weapons development. We watched him unveil a new sign along the sidewalk near the statue of Our Lady of Guadalupe, not far from the Alameda. The sign quotes Pope Francis: "*The possessing of nuclear weapons is immoral /A poseer las armas nucleares es inmoral*," and I do agree.

We can each choose how we will engage in helping to preserve whatever it is we cherish about Santa Fe, and that includes, for me, promoting the understanding of Santa Fe's particular history, a convoluted and richly complex story, of which I have become a part. I was some sort of a naive "Harvey girl" when I first arrived here more than 55 years ago, working as a waitress at La Fonda, and now I am a solid supporter of OSFA and its nearly 100-year-old mission. (See the back cover of this newsletter.) When we pay our dues, make a donation, maybe volunteer or focus on an important issue, or even simply learn something about our town and its history, we add a bit of ourselves to the strength of this venerable Santa Fe association.

And we have a good time, as well. At least once a year, usually mid-July, OSFA invites members to a real Santa Fe party, to celebrate all of our efforts supporting Santa Fe's special sense of place — and we look forward to seeing you there. Expect an invitation this summer! Please find me at the event, and share your story.

Elizabeth West is a current OSFA Board member, serving as Secretary. She edited an informal history book: Santa Fe: 400 Years, 400 Questions.

LEGAL ALERT!

Candlelight Neighborhood appeals court ruling on Zia station

By Randall Bell

Recently Judge Katherine McGarry-Ellenwood for the First Judicial District Court in Santa Fe made several rulings in regard to the Candlelight neighborhood's appeal of the Santa Fe City Council's decision greenlighting the massive Zia Station development on the two western corners of the intersection of Zia road and South St. Francis Dr.

The Judge initially ruled that the Candlelight Neighborhood had no legal standing to sue given that they weren't duly incorporated through the Corporation Commission, though like most neighborhoods, the City has registered them as Associations for the purpose of notice and participation in the ongoing public process of advancing development projects. Steven Farber, attorney and former long-time City Councilor, intervened to file an Amicus Curiae brief on behalf of certain individuals, all former City Councilors: Patty Bushee, Miguel Chavez, Steven Farber, Karen Heldmeyer

Here is a quote from Steven Farber, regarding these decisions:

"I think this is a huge setback to manage and control development in Santa Fe given the composition of the current Planning Commission and Governing Body.

Unfortunately, it seems there is real confusion about the proper manner in which the City should conduct a quasi-judicial hearing before the Governing Body. This issue is in need or real clarification because the way it is being done negatively impacts and affects all public hearings to the detriment of neighborhoods and city character.

The City policies seems to be intended to limit public participation in favor of the developers and that is leading to changes in the essential historic character of Santa Fe.

The Judge didn't quite seem to understand that the right of cross examination exists in a quasi-judicial hearing and the public does not need to ask to cross examine. It is the presiding officer, the Mayor, who in any reasonable process should ask if anyone wants to exercise their right of cross examination."

We need to figure out a strategy to neutralize and slow things down before this city gets completely ruined. Very disappointing.

This opinion certainly can have an impact on how to approach upcoming ENN's and Planning Commission hearings.

And, we have the Judge's prior Order still sitting there finding that unincorporated and unregistered neighborhood associations are non-entities with no standing to appeal - despite the standing provisions of the City Code."

It remains to be seen whether the matter will be pursued on Appeal to the New Mexico Court of Appeals, but Santa Feans should be closely watching this important issue.

Randall Bell is current President of the Old Santa Fe Association.

FILED 1st JUDICIAL DISTRICT COURT
Santa Fe County
12/22/2021 3:46 PM
KATHLEEN VIGIL CLERK OF THE COURT
Liliana M Villalobos

FIRST JUDICIAL DISTRICT COURT
COUNTY OF SANTA FE
STATE OF NEW MEXICO

THE CANDLELIGHT NEIGHBORHOOD ASSOCIATION AND MARIE A. SHOOK,

Plaintiff-Appellants,

v. **No. D-101-CV-2021-01219**

THE GOVERNING BODY OF THE CITY OF SANTA FE,

Defendant-Appellee,

and

ZIA STATION, LLC,

Real Party in Interest.

EXPEDITED BRIEF OF AMICUS CURIAE FORMER CITY COUNCILORS HELDMEYER, BUSHEE, CHAVEZ AND FARBER IN SUPPORT OF APPELLANTS' MOTION FOR RECONSIDERATION OF COURT'S ORDER ENTERED DECEMBER 4, 2021

Respectfully, the Amicus Curiae Former Santa Fe City Councilors Karen Heldmeyer, Patti Bushee, Miguel Chavez, and Steven Farber (Hereinafter "Amici") in filing this Expedited Brief submit that they and the Santa Fe community have great interest in the issues posed by the Court's Order. The Expedited Motion for Leave to file this Expedited Brief in Support of a Motion for Reconsideration is incorporated herein by reference as if set forth in full, and inter alia, explains the interests of the Amici in seeking to file these Amicus pleadings. [1]

[1] No counsel for a party authored this Amicus brief in whole or in part. No counsel or any party made a monetary contribution intended to fund the preparation or submission of this brief. No person or group has made any monetary contribution regarding the preparation and submission of this Amicus Brief.

Copy of Amicus Curiae

"Amicus Curiae" is Latin for "friend of the court." The Amicus Brief here was prepared by local attorney and former City Councilor Steven Farber, on behalf of four former City Councilors, the Real Parties of Interest: Patti Bushee, Miguel Chavez, Steven Farber and Karen Heldmeyer. An Amicus Brief is usually submitted by a person or group who is not a party to an action, but has a strong interest in the matter, and wishes to inform the court of broader issues that are related to issues addressed by a pending appeal.

"My View" - *Context to the Zia Station development discussion*

By Cheryl Gardopée (from the Santa Fe New Mexican, February 13, 2021)

The article on the Zia Station development ("Decision delayed on Zia Station mixed-use development," Feb. 5, 2021) reported on the Planning Commission meeting held last week. I am a member of the Candlelight Neighborhood Association Board. Over the past 18 months, we have done extensive research on all the regulations and documents connected to this development. However, in the two-minute windows for speaking allowed in the Planning Commission format, much was lost.

One item quoted in the article is that the South Central Highway Corridor Protection ordinance dates to 1986. The developers use this date as well and make the point that it is antiquated. In fact, the first protection ordinance began to be developed in 1986, but the first document related to it was signed in 1999 and was 27 pages long. A second amendment was developed and signed into law in 2004, expanding both the corridor and protections.

Several public hearings on the corridor have been held over a 15-year period. It has always been upheld. In 2013, after the last attempt to develop this station by Merritt Brown in 2008-09, Mayor David Coss sent a letter to the Candlelight Neighborhood Association reiterating the zoning specifically derived from the corridor protection act.

In 2017, the city Urban Land Use Planning Committee, made up of dozens of professionals, officials and businesses, included the corridor protection plan as part of the general plan for the city. In 2019, JenkinsGavin Inc. was denied signage at the Rodeo Road intersection explicitly because it violated the corridor protection overlay. This development asks for a very extreme exemption from the current, well-developed zoning and protections.

It would also set a dangerous precedent by becoming the first example of a parcel of land being removed from the corridor for the sake of development. The ordinance that applies here is far from antiquated. However, within the pro-development context of the current city administration, even these recent enforcements of the ordinance become dim.

Our neighborhood association has supported six to eight other projects within a mile of our neighborhood in the past five years. They include more than 1,500 living units. In fact, the Candlelight Neighborhood Association would be delighted to have 100 percent affordable housing developments at that intersection at half the scale and half the height — *if* the extremely dangerous issues with the intersection and the several neighborhoods feeding into it could be solved, which they are not by the proposed plan.

Cheryl Gardopée is a 44-year resident of Santa Fe and a 30-year resident of Candlelight neighborhood. Her three children were all born and raised in Santa Fe.

Death of a Neighborhood's Legal Standing

By Aku Oppenheimer

During the process of approving the Zia Station development, to be built at the intersection of St. Francis Drive and Zia Road, the City of Santa Fe continued its alarming trend of reducing the constitutional rights of its citizens to due process in land use hearings.

During the Zia Station hearings, the developer's representative, Jennifer Jenkins, was accorded all the ways that she asked for to present the project to the Planning Commission and the Governing Body, including visibility by video camera whenever speaking, desktop sharing of documents, presenting witnesses, responding to questions by Commissioners and Councilors, and taking as much time as needed to present her case for the project.

At the same time, the Santa Fe community was shut out of the "quasi-judicial" process in every way possible. Citizens were not allowed to discuss the project in any way with their elected representatives on the City Council. During the hearings, citizens could not share their screens, obtain video coverage when they spoke, cross-examine the developer's or city's witnesses, and they could only speak for two minutes at each hearing. In fact, the mayor had intended to provide community members with one minute each for the final community testimony session during the April 6,2021, Governing Body meeting, but he relented, after extended negotiations with the Candlelight Neighborhood Association (CNA), and finally promised two minutes per speaker, with no right to cede minutes to another speaker.

The CNA filed an appeal in the First District Court on May 27, 2021, protesting this unequal delivery of right to due process, and the City of Santa Fe turned its defense over to the developer, whose attorney argued that the CNA had no legal standing to file an appeal because it is "not a legal entity," under 53-10-1, NMSA, 1978, having not registered as either a 501 C(3) corporation with the state, or as an unincorporated association with the County Clerk. The fact that the CNA had followed all city-specified rules for being a properly registered and recognized neighborhood association, he said, did not confer standing on the Association, according to state statutes. It is worth noting, that the CNA Board asked the County Clerk how to apply as an unincorporated association and was told that no neighborhood association in the entire state of New Mexico has ever done so and that there is no established County procedure for doing so.

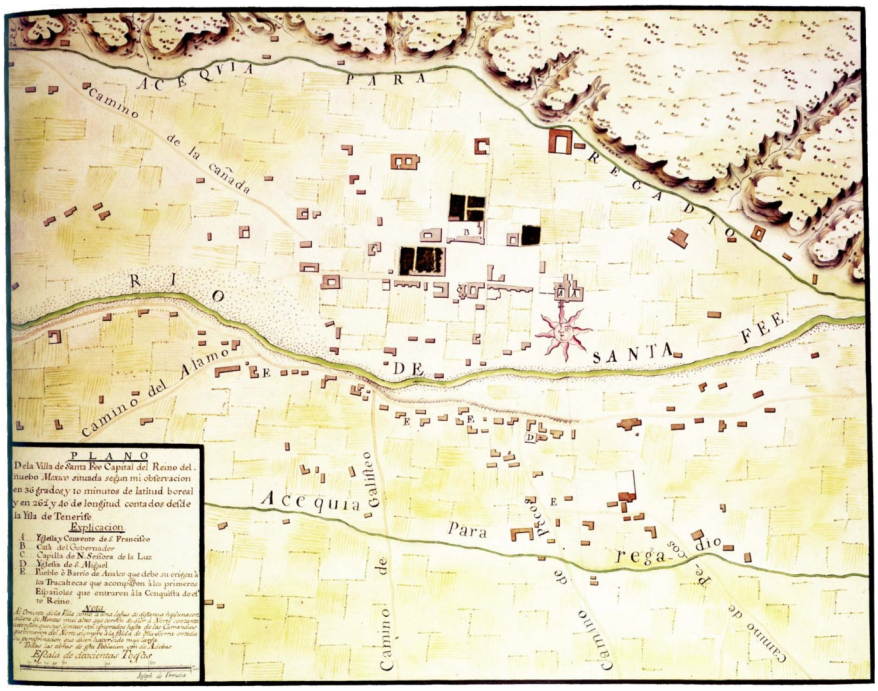
Early in the Zia Station process, the CNA asked the City Attorney who would have standing to appeal the Zia Station approval. **She had replied that a neighborhood association that had properly registered with the City would have standing. CNA had done so in 2009.** Nonetheless, the City subsequently let the developer's attorney argue otherwise, successfully, on its behalf.

Judge Kathleen McGarry-Ellenwood did allow the CNA to substitute individual residents as appellants, permitting the appeal to proceed. But she agreed with the developer's argument, that no neighborhood association even if it has complied fully with its municipality's requirements for registering as a neighborhood association, has any legal standing to appeal land use decisions. For that, it must register with its County Clerk. The Santa Fe County Clerk has acknowledged that under this ruling, **no neighborhood associations in the state currently have legal standing.**

On February 4, Judge McGarry-Ellenwood ruled against the CNA claiming that its members received adequate due process because, "It is important to…note that the Members of the Public were not **Parties** to the Application. There is no question they are Interested Persons, but being a party **provides more process than an interested person**." (emphases added)

This idea of unequal property rights violates Santa Fe's Home Rule Charter and prevents neighborhood associations throughout the state from contesting unfair land use decision-making practices.

Aku Oppenheimer is President of the Candlelight Neighborhood Association and the Zia Station Legal Initiative.



The earliest known map of Santa Fe (José de Urrutia, 1766-1768)

City Government Update

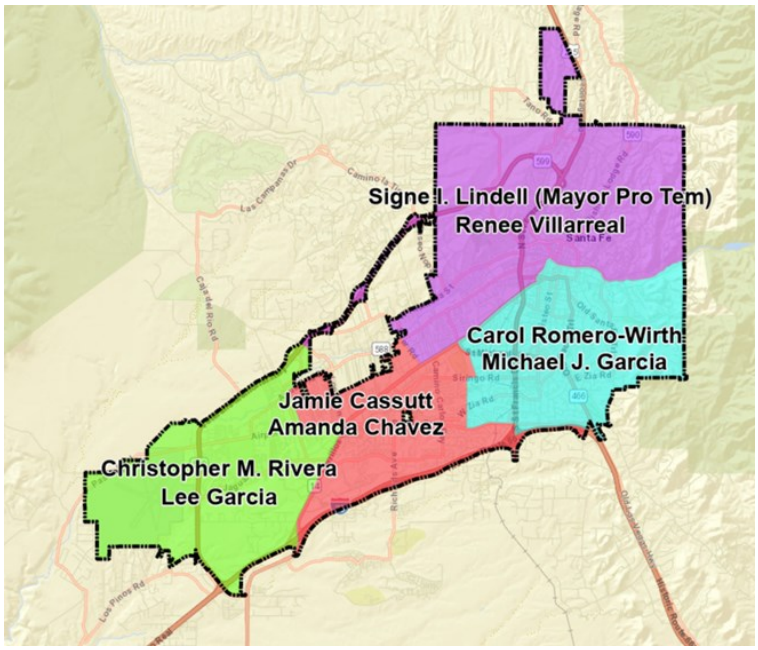
At a glance, one can see a rough layout of our city's outlines and its districts, and the councilors currently associated with them. An election at the end of last year has presented us with two individuals new to the Santa Fe City Council. We welcome Lee Garcia to the councilor's seat for District 3, and Amanda Chavez, who has been elected to represent District 4.

The Santa Fe map below is provided by the city and can be found online at

<https://www.santafenm.gov/elected_officials>

where you can find all the contact information necessary to connect individually with any or all council members.

The Old Santa Fe Association has tried to maintain good working relationships with our governing body through the years, and we hope that this continues in 2022. We encourage you to strive for the same, and let your representatives know that you are attentive and ready to speak out.



Concerned Voices on Future Growth

Climate action is part of preservation

By Leslie LaKind

If you are reading this, then you are probably interested in saving as much of what we love about Santa Fe as we can. Among the things we love are the people, the built environment, the natural surroundings, and our climate.

The Old Santa Fe Association usually focuses on the built environment, which impacts architectural esthetics, economics, growth, culture, and the still unbuilt environment, the respect for which is one key to mitigating our climate crisis. Until the past few decades, the climate and our biosphere were thought immutable. But now we know better. If humans are able to affect our biosphere adversely, then humans can act to alleviate those problems.

Often when the subject of the climate crisis comes up, a response is, "Well, I compost and recycle," or other comparable virtuous actions. And I'll bet virtually everyone reading this is making the same or similar efforts. Those efforts are necessary, but we know that they're not sufficient. We're not going to recycle our way out of this mess.

A recent struggle for the preservation of our town involves the opposition to a proposed change in an ordinance in

(Continued on page 16)

My Opinion of the Realities of Water Policy

By William H. Mee, Jr.

Hallelujah, all our water woes are solved! At least that was the message that the City of Santa Fe Water Department gave last year in its two April 29th *What's Up with Water*? meetings.

This rosy picture for water in the Southwest has never been realistic. The Southwest has always been an area that fought off drought and other horrible climatic conditions like strong winds and high temperatures. This is why Mesa Verde, Bandelier, and Chaco Canyon were abandoned.

In 2012, the Los Alamos National Laboratory (LANL) put out a study that said in 42 years, or in 2054, our beloved Sangre de Cristo Mountains would be treeless, and it is not that these mountains will not get precipitation---but they will not get enough precipitation to keep trees alive. A tree's minimum is about 35 inches a year of precipitation and they will only get 25 inches. It will change the rest of the environment around it. For instance, our snowpack for skiing and filling acequias will just evaporate away, because there are no shading trees. Forest fires will increase causing warming of the planet and silting of our streams and inlet valves

(Continued on page 16)

Prior Appropriation of Water

By anonymous OSFA member

In New Mexico, the state owns the water and the state engineer administers the allocation of water for beneficial use. In the NM Constitution, Article XVI, section II it establishes the prior appropriation doctrine under which the state engineer operates. More specific details are found in Chapter 72 of NM Annotated Statutes. (Go to nm one source then to current statutes and put in Chapter 72 or search on line Chapter 72 NMSA 1978.)

Prior appropriation means that a person claiming use of water must establish when that use began and the extent of the use of the water. In NM, if there is a severe drought or water shortage, the state engineer can institute a priority call giving senior users access to the water and shutting the junior users down. Cities are not senior users—acequias, pueblos and possibly other indigenous groups have senior rights. So far, senior and junior water users have entered into temporary water sharing agreements to prevent what would be an economically untenable solution of a priority call. Cities can and should have 40-year water plans under which the city can acquire water rights for future beneficial use.

Where do construction experts get the data that tell us we will have twenty years of water for residential use? Is it

(Continued on page 17)

United Communities of Santa Fe

By Aarin Richard

United Communities of Santa Fe is a coalition of communities and organizations located throughout the County. Our mission is to ensure that Santa Fe's future development, growth and water allocations are fully sustainable and fairly distributed, with community involvement that is heard, respected and honored.

We advocate for vibrant communities with plentiful water, clean air, open spaces and limitations on density to maintain Santa Fe and surrounding areas as livable communities, free of big city congestion. We seek equitable representation – as is afforded to developers – in the City and County approval processes, and importantly, a seat at the planning table so that all voices, concerns and desires are heard and considered. We are asking for realistic sustainability criteria for all development, with impact reviews and adjudication, as well as affordable housing that is not dependent on market rate over-building.

The United Communities of Santa Fe is a nonprofit 501(c)(4) and was originally formed in 2009 to represent 26 of the 36 Traditional Communities (those over 100 years old), 2 of the 6

(Continued on page 17)

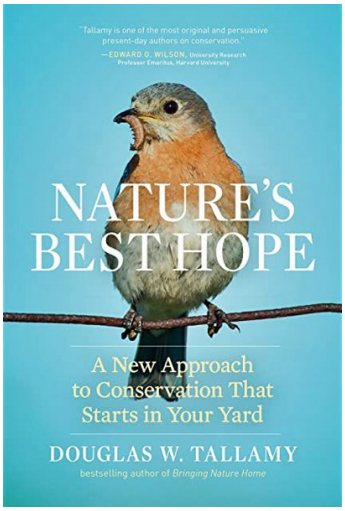
Climate Action *(Continued from page 15)*

order to develop about 22 houses at Zia and Old Pecos Trail, 3 blocks from my house. I don't love the idea. I've been impressed with the organizing that has sprung up around this, with petition drives, phone calls, door knocking, emails, and meetings. I'm hopeful that this organizing will have the desired effect, and there are several reasons it should, among them: existing rules and regulations, precedence, and very capable lawyers and foot soldiers, but also, and importantly, motivation, organizing and action. "Organized people are a worthy opponent to organized money," as the saying goes.

We've all seen the recognition of the climate emergency grow over the past decade. Yes, extreme weather events are harder to deny. (Sadly, for too much of our population, still deniable). However, what's moved the needle are the motivated efforts by groups and individuals organizing around specific actions.

If we really want to preserve what we love about Santa Fe, if we want to preserve it not just for us but for any future generations, then I believe we all must up our game when it comes to climate. A campaign is easier to organize around than something amorphous like climate change. Fighting 22 houses is a great campaign. It's targeted, time sensitive and achievable. And maybe it could be an inspiration for a growing conversation about how each of us can affect our local and global environmental future.

There are myriad ways to make a



contribution. For example, just talking about it is important. Climate Silence is a thing. One contribution for breaking that silence is the international movement for Climate Cafés, which interestingly are not a forum for organizing, but are instead places to share feelings about this profound problem. For many, just talking about it, or providing support for others, *is* action and perhaps a stepping stone for more actions. Acquiring knowledge is also action, which one can do by subscribing to news aggregators, such as *Inside Climate News*, or learning about the actions being taken by the Extinction Rebellion chapters all around the world.

Locally, one can learn about, and perhaps support, the work of YUCCA (Youth United for Climate Crisis Action) and The Global Warming Express. One can write a letter to the editor or call a congressperson. One can get involved in city, county and state politics to varying degrees. A great idea for either individual or collective action, in your own backyard, is to follow the recommendations of Doug Tallamy in his book, *Nature's Best Hope, a New Approach to Conservation that Starts in Your Yard*, and/or view one of his videos, about the importance of supporting our ecosystem by nurturing our pollinators on both public and private property, creating what he calls a "Homegrown National Park." Another important action to benefit our drying southwest is using the principle of harvesting rain, as local Nate Downey has written about in his book, *Harvest the Rain*. And consider contacting a landscaping business that is knowledgeable about rain capture, like The RainCatcher, a pioneering Santa Fe company that has achieved miracles with this mission.

Climate icon, Greta Thunberg, says it's a misconception that what we as individuals do doesn't have an impact, but she says, "I'm not talking about not using plastic and so on. I'm talking about going out onto the streets and making our voices heard, organizing marches, demanding change." We all have different capabilities and proclivities, and anyone can find a way to contribute, depending on one's level of concern. No one can do everything, but everyone can do something.

Let's continue to make climate awareness and shared environmental action all part of how we preserve Santa Fe!

Dr. Leslie E. LaKind is a retired dentist, who practiced in Santa Fe for 37 years. He is a well-known local climate activist. <LeftieLakind@gmail.com>

Water Policy *(Continued from page 15)*

along the Rio Grande.

This is all very dire and unfortunately unavoidable, but giving the green light to unrestricted development is NOT the responsible answer.

The airstream path is no longer at the New Mexico-Colorado border but now it's about midway in Colorado, so that the San Juan Mountains are feeling the effects of drought and lower snowpack. So, a water policy based on getting more San Juan-Chama water through our Buckman Direct Diversion project, goes against reality. The City of Farmington issued water restrictions in April of 2021 and they are on the San Juan River.

Santa Fe is about to kill the goose that laid the golden eggs. Recent high-rise apartment complexes in their hues of orange, green and mauve---instead of Santa Fe Style---and at $1,850 a month for a single apartment---do nothing to address our real Affordable Housing crisis. But instead, they help us chase the mythical 5,000 jobs from LANL.

There has to be some attempt to preserve some semblance of our history. That progress for progress' sake does not honor the three cultures. Nor does it make Santa Fe a top tourist destination. Tourists entering almost every approach to the city are consumed by the sight of big box stores and fast-food chains. This is not what is sold in the tour guides.

The lack of enforcement of the City's Short-term Rental policy for 1,000 units, has created an Airbnb/Vrbo paradise for what officials secretly estimate is at least a 3,000-unit market. Plus, it has removed those eastside quaint adobes that were being rented by the downtown tourist industry workers.

Santa Fe does not have a second home problem, but a 3rd, 4th and 5th home problem---as we were featured in a successful Wall Street broker's real estate portfolio. However, if we can curb this excess, and build homes that rely on black-water instead of fresh water, and rely on energy efficiency instead of lap pools (one building inspector told me he inspected 24 indoor "therapy pools" last year, exempt from the codes) we might stand a slim chance of survival.

William H. Mee, Jr. is an activist for Agua Fria Village.

Appropriation of Water *(Continued from page 15)*

because every city in the state has a well-designed 40-year water plan that includes wet water—not just paper water rights? Questions to sip on.

[Note: this was previously printed in an edited form that omitted source information and questions; apologies to the writer and readers. Editor.]

Communities *(Continued from page 15)*

Contemporary Communities, 35 of the 54 Mutual Domestic Water Associations, and 14 Acequia Associations in Santa Fe County. In addition, our member organizations included environmental and advocacy organizations.

Our affiliate, Santa Fe Basin Water Association (SFBWA) was organized in 1974 after incorporating the Agua Fria Water Association (AFWA), formed in 1971, into its ranks. The Mission Statement of the SFBWA remains: "We are a water sustainability advocacy association protecting the water rights and water quality of our membership."

We are knowledgeable on the issues surrounding water in Northern New Mexico. And we have accomplishments:

- SFBWA lead the effort to limit the water production of the 13 PNM-owned Buckman Wells in the constructed Rainey System of wells. This stopped the excessive water draw-down in the Aquifer that was affecting SFBWA member wells from Tesuque to La Cienega.

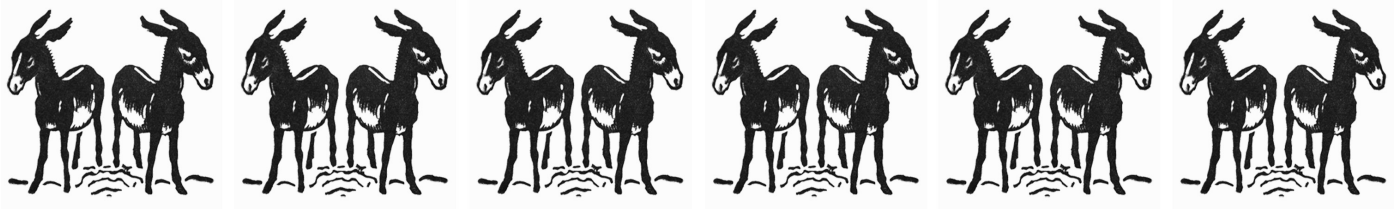
- SFBWA helped the City of Santa Fe in preparing the 1974/78 Southwest Sector Plan, the 1999 General Plan, the 2006 Arterial Roads Taskforce plan (ART), and the 2006 Southwest Sector Plan Update.

- In 2009, UCSFC stopped the million-and a half-dollar contract of Santa Fe County to a consortium of out-of-state land use planners that were updating the 1980 Land Use Code and the 1995 Growth Management Plan. Instead, we worked hand-in-hand with the County Planners to develop the 2013 Growth Management Plan and the 2015 Sustainable Development Land-use Code.

Both UCSFC and SFBWA contributed members to the County Open Space, Trails and Parks Advisory Committee (COLTPAC), County Roads Advisory Committee, Water Policy Advisory Committee (WPAC), the 1989 Relief Route Study (NM599), the City-County 1985 and 1989 Affordable Housing Study, and some of the 80 various city committees.

We believe that water resources, in the era of climate change, are fundamental to any growth management plan the city and county considers. Santa Fe is experiencing an unprecedented surge in building that is changing the character of the city. Citizen's concerns and desires on these issues must be taken seriously.

Aarin Richard is a visual artist in Santa Fe, and he serves as Vice President on the UCSF's Board of Directors.



Linoleum block "Two Burros" cut by Harold E. West, 1930s

Preserving Santa Fe

By Ann Lacy

Old Pecos Trail, Santa Fe's last beautiful gateway and uncommercial entrance into Santa Fe, is at risk of going the way of St. Francis and Cerrillos roads with their latest planned developments.

Enchanting scenic vistas of the mountains and the natural environment along Old Pecos Trail which all Santa Fe locals and visitors enjoy will not remain for long without a special preservation designation to protect it from proposed higher-density rezoning, multi-story buildings and potential commercial developments.

There is now a proposal for rezoning and a subdivision at Zia and Old Pecos Trail.

For over 700 years, Native American trails, colonial trade routes, and state roadways evolved into today's most significant historic entrance into Santa Fe, the oldest capital city in the United States.

Miraculously, Old Pecos Trail still conveys its history, running through the Historic District, past the Roundhouse, through Barrio Analco and ending at the Santa Fe Plaza.

Like the Plaza, Old Pecos Trail gives us a memory of our long historical and multicultural journey as Santa Feans. This is why we need to preserve it.

For more information about Old Pecos Trail see: *An Archaeological and Historical Study of the Old Pecos Trail*, by Timothy D. Maxwell and Stephen S. Post, Museum of New Mexico, Office of Archeological Studies, 1992.

Ann Lacy received a city of Santa Fe 2000 Heritage Preservation Award and a Preservation Award from the Old Santa Fe Association in 2002. She is co-editor of the New Mexico Federal Writers' Project Book Series.

Important Santa Fe Acronyms: OSFA, HDRB, HSFF

What is the difference? Why does it matter?

By John Pen La Farge

There is continual confusion between (OSFA) the *Old Santa Fe Association*; the (HDRB) *Historic Districts Review Board* which was first called the Historic Styles Board, then called the Historic Design Review Board and now is focused on Santa Fe's many "historic districts"; and most recently, the (HSFF*) Historic Santa Fe Foundation*. We, therefore, think it wise to clarify the differences.

The Old Santa Fe Association was founded in 1926 "to promote the prosperity and welfare of Santa Fe City and County…to preserve the ancient landmarks…and traditions of Santa Fe and to guide their growth and development…". The association is a private entity engaged in advocacy work and is a 501 (c)4.

In 1957, The Historic Styles Board was deemed necessary to protect the downtown both from historic buildings being torn down and from inappropriate buildings being put up. The board and its regulations were created to protect the historic city; it was later updated by the City to implement Chapter 14 of the City's ordinance which governs the details of construction, renovation or proposed demolition in the City's Historic Districts. Thus, the HDRB is a public entity and part of the city's Historic Preservation Division (HPD).

By 1962, so many historic buildings were being lost that it was deemed necessary by the Old Santa Fe Association (OSFA) to found a sister organization to designate and preserve historic buildings, sites, and districts either by plaquing buildings and sites or by owning historic buildings. Thereby, the Historic Santa Fe Foundation (HSFF) was created as a separate 501 (c)3 so that donations to it could be fully tax-deductible. The foundation's current mission has recently been updated to emphasize preservation, education and training.

We live in an historic city, with a strong sense of place and authenticity; it is important to know about the entities that help preserve our Santa Fe, and knowing their acronyms is helpful.

John Pen La Farge is a past president of the Old Santa Fe Association, who served in that capacity for many years, and he is a current OSFA Board member. He grew up in Santa Fe and is the author of Turn Left at the Sleeping Dog, Scripting the Santa Fe Legend, 1920-1955.

A brief historical look at our plaza benches

By Tim Maxwell

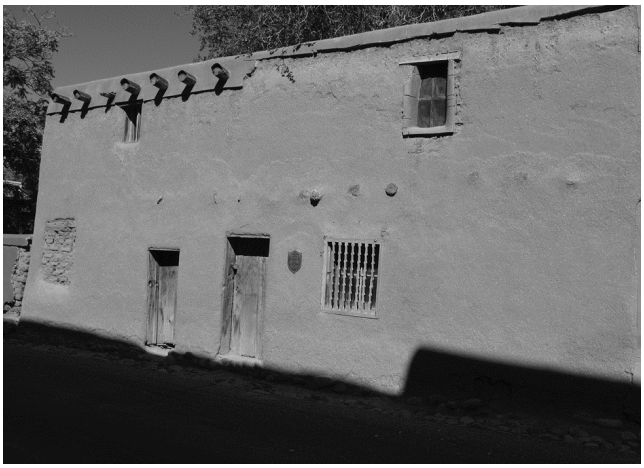
In January, thanks to Cervantes "Buddy" Roybal and his wife, Irene, members of the volunteer group, Friends of the Plaza, along with the Santa Fe Chamber of Commerce, City Parks Director, Melissa McDonald, and others from the city, the Santa Fe Plaza's aging benches were replaced with a newer, stronger version. The plan to sandblast the old benches was abandoned when the cast iron was found too weak to withstand the process. The new benches were produced from the same molds used to make the originals, installed eighty years ago. Revenue from the lodgers and gross receipts taxes paid for the new benches.

The bench design, commonly called the "four seasons bench," was registered in 1870 Victorian England by the Bath Foundry. The bench has four medallions depicting infant farmers working each season of the agricultural year. The inspiration for the design was the work of Godfrey Sykes, a master at the Sheffield School of Art. The motif also reflects the theme of the "honest worker," a principle of importance to artists of the Pre-Raphaelite Brotherhood who rejected the influence of the Royal Academy of Arts.

Tim Maxwell, Ph.D., a past OSFA president, grew up in Santa Fe and is director emeritus of the New Mexico Office of Archeological Studies.

(Portions of this report are abstracted from Sean Thomas' article in the January 27, 2022, Santa Fe New Mexican*.)*

"Oldest House in the United States," 1888. Photograph by Dana B. Chase. Courtesy of the Palace of the Governors Photo Archives (NMHM/DCA), #14044.



"Oldest House" in the shadow of San Miguel Chapel, 2011.

Photo by Elizabeth West.

Overcoming ignorance

Selected with a note by Philip Crump

The following selected quotations that refer to the Old Santa Fe Association and Santa Fe style architecture are taken from a 1964 interview with the esteemed Santa Fe architect, John Gaw Meem, and conducted by Sylvia Loomis, then manager of El Zaguan.

In these days of rampant development, new construction is too often devoid of any reference to the unique Santa Fe and northern New Mexico styles and character. Meem points out that the force of ignorance is the primary driver. It is up to OSFA and other parties to bring forward again--in a powerful and public manner--the need to honor, preserve and implement the unique heritage of our extended community.

SYLVIA LOOMIS: *"Now would you tell us something about these forces in Santa Fe that the Old Santa Fe Association has had to fight in order to preserve what heritage we have?"*

JOHN GAW MEEM: *"Yes. Well, of course, the principal one has been literally ignorance, I should say people just not knowing, not realizing that they've got something valuable."*

"The Old Santa Fe Association was born with the principal objective of preserving our heritage … as you know. Not just architectural but customs and ceremonies and the way of looking at things… and the Association has continued since 1926."

"Well, to have such a unique architecture as we have here in Santa Fe and one that is so well adapted to this country it would seem certainly to me a great tragedy to lose it and to make the architecture in Santa Fe the same as it is everywhere else."

(The Smithsonian, Archives of American Art, Reference Department, Washington, D.C.)

Philip Crump is a Santa Fe mediator and facilitator.

OLD SANTA FE ASSOCIATION, INC
PO Box 1055, Santa Fe, New Mexico 87504-1055

Address Service Requested

Visit us at
www.oldsantafe.org
or on Facebook

A date next to your name? See page 11.

OSFA'S 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."

CHART
Culture, History, Art, Reconciliation and Truth

SF County Commissioners

County District 1
Henry P. Roybal (Term 2019-2022)
986-6200

County District 2
Anna Hansen (Term 2021–2024)
986-6200

County District 3
Rudy N. Garcia (Term 2019–2022)
986-6200

County District 4
Anna T. Hamilton (Term 2021–2024)
986-6200

County District 5
Hank Hughes (Term 2021–2024)
986-6210

Mayor and City Council

Mayor Alan Webber 955-6590
mayor@santafenm.gov

City District 1

Signe I. Lindell 955-6812
silindell@santafenm.gov

Renee Villarreal 955-2345
rdvillarreal@santafenm.gov

City District 2

Michael Garcia 955-6816
mjgarcia@santafenm.gov

Carol Romero-Wirth 955-6815
cromero-wirth@santafenm.gov

City District 3

Lee Garcia 955-6814
lagarcia@santafenm.gov

Christopher Rivera 955-6818
cmrivera@santafenm.gov

City District 4

Jamie Cassutt 955-6817
jcsanchez@santafenm.gov

Amanda Chavez 955-6811
acchavez@santafenm.gov

Thank you for supporting the Old Santa Fe Association!