

¡EL Boletín!

Fall 2012

The Old Santa Fe Association Preservation News

Preserving Santa Fe since 1926



What does the future hold for these two Santa Fe buildings: the old County Courthouse and Manderfield School? OSFA is following the possibilities.

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Numerous Local Preservation Challenges!

An unprecedented collection of well-known historic buildings in Santa Fe are in the midst of either unresolved sales transactions, planning processes, or active rehabilitation, which will greatly impact their historic integrity, for better or worse. Each comes with their own unique jurisdictional complexities and, as such, distinct challenges for the preservation community. Here's a list of some of the more well known:

St. Catherine's Indian School has, in spite of all the legal troubles of its owner, Max Tafoya, attracted other interested suitors. HOPE 4 TODAY, a Missouri-based Youth Literacy Group envisioned the campus as home for its

new headquarters but apparently lacked funding. An application by Arizona-based StarShine Academy to use the campus as a school was rejected by the Public Education Commission, though the academy may appeal. As more organizations express interest in the campus, OSFA will be compelled to remain engaged in the development review process over the long term.

The **Manderfield School** has laid vacant for the past five years leading the school board to take the unprecedented measure of placing the property on the private market. After

(Continued on page 4)

Our Appreciation

The Old Santa Fe Association wishes to express its appreciation for Dr. Timothy Maxwell, archeologist. Dr. Maxwell has been on our board since 2003. The membership will recollect that he was, also, our president, from 2010 to 2012.

We feel Tim Maxwell has been an especially valuable and active member of an active and energetic board. His passion, energy, and organizational skills have been evident in the many positions he has held to the benefit of Santa Fe and of New Mexico: member of the Historic Design Review Board, Director of the New Mexico Office of Archeological Studies, the state Cultural Properties Review Committee,

and as a board member and president of our association.

Maxwell's career has taken him in varied, if related, directions. He began with the School of American Research, worked at the Laboratory of Anthropology, and became director of the Museum of New Mexico's Office of Archaeological Studies when it was established in 1990. Over his career he worked from Tucumcari to Gallup and Abiquiu to Casas Grandes, Mexico.

Concerning Santa Fe and the preservation of its past, Maxwell's engagement began when the Santa Fe

(Continued on page 11)

Plaza Chamisal Won't be Rezoned

Plaza Chamisal is one of the more historic properties in Santa Fe, and is one of our most unusual and handsome compounds.



One of the Plaza Chamisal homes designed and built by Katherine Stinson Otero.

On July 25th, the city council reversed a recommendation made by the Planning Commission to allow a change in zoning for one unit in Plaza Chamisal, from residential use to commercial.

Plaza Chamisal is one of the more historic properties in Santa Fe, and is one of our most unusual and handsome compounds. The compound sits in the heart of the historic district, the east side, at the conjunction of Acequia Madre and Paseo de Peralta surrounded by a high adobe wall. It was built in the 1930's by Miguel A. Otero, Jr., son of governor Otero, and his wife, aviatrix Katherine Stinson Otero. One of its more notable tenants was Mary J. Colter, the architect whose work with the Harvey House hotels, including La Fonda, is much admired. Although the plaza's landscape was changed in the 1990's, it has remained largely unaltered.

Earlier this year, architect Mark Hogan's requested that his unit be split off, legally, from the rest of the plaza, then re-zoned from residential to Residential Arts and Crafts, the same zoning as Canyon Road and Paseo de Peralta. The Historic Neighborhood Association and OSFA argued against the change as a potential danger to the historic character of the plaza, stressing that

the intrusion of commercial zoning into a residential district is dangerous and potentially destructive to the neighborhood. Everywhere commercial intrusion has occurred in the past—Old Santa Fe Trail, Marcy Street, Canyon Road, and the Paseo, itself, commercial uses have driven out residential uses. We made clear, also, that the request was for a spot-zoning. Spot-zoning is, effectively, disallowed by Chapter 14 the city's Land Use Code.

The neighborhood association and OSFA made it clear that they did not want re-zoning of any kind.

The last element of the mix, one suspects, was the peculiarity of the plaza not having already voted to rewrite its condominium agreement to accept the change in use. This omission was telling.

The council decided that the property belongs more to Acequia Madre and to the neighborhood than it does to Paseo de Peralta and the commercial uses, thereof. It voted the request for re-zoning down, unanimously.

Plaza Chamisal, with its unique charm and importance, seems safe.

— Pen La Farge

A typical plan might involve designating a UR area, bulldozing most of in it, and then erecting modern structures, including parks and walkways.

Saving Barrio de Analco from Urban Renewal

When the federally funded Urban Renewal Agency set up shop in Santa Fe in the mid-1960s, it ran into a buzz saw—a buzz saw called the Old Santa Fe Association.

Urban Renewal was a major component of the Great Society initiative launched in 1965 by President Lyndon B. Johnson. In most of the places where UR operated, it sought to halt inner-city decay and reduce flight to the suburbs. Little thought was given to the concept of historic preservation.

A typical plan might involve designating a UR area, bulldozing most of in it, and then erecting modern structures, including parks and walkways. And that's pretty much what the program had in mind for Santa Fe.

Most of the money for UR came from the federal government, but each city exercised local control. In Santa Fe a five-person commission, chaired by Realtor and insurance agent Frank Gomez, was named in October 1965. In

(Continued on page 3)

Barrio Analco (Continued from page 2)

November the city hired Cleatus Richards, who had run an urban-renewal program in Illinois, to direct the city's Urban Renewal Agency (URA).

A 24-acre portion of downtown Santa Fe—stretching from Guadalupe Street to Galisteo Street and encompassing West San Francisco Street and parts of West Alameda, Water and Agua Fria streets, and reaching north to West Palace Avenue—was quickly declared the official urban renewal area. Within it also was the western Barrio de Analco.

Settled between 1620 and 1640, and occupied by Indians who served the Spanish, the Barrio lay just south of the Santa Fe River. Its name derives from the native Nahuatl language, and means "the place next to the water." In the Pueblo Revolt of 1680 the Barrio was abandoned and destroyed, but when the Spaniards returned in 1692 it was restored. Through many stages of historical evolution, it remained in place in 1966, stretching along the narrow De Vargas Street.

One URA idea being considered was extending West Palace Avenue to connect with St. Francis Drive, widening San Francisco Street to speed traffic, and expanding Sandoval Street southward to swallow the then-existing Hancock Street and to cut through Barrio de Analco, in a four-lane road with stoplights and medians.

In May 1966 URA asked the Old Santa Fe Association (OSFA) to survey the area and list properties it wished to have saved. OSFA submitted a report in November with an overriding concern that the URA plan was not in keeping with the historic character of the city.

OSFA also worried that tourism would be hurt if the historic downtown were altered. URA chairman Gomez responded that few tourists came to look at old buildings. Most came from Texas and Oklahoma, he said, to "cool off a bit." As requested, however, OSFA had given its input to the URA plan. But

then nothing happened.

In March 1967 OSFA's executive secretary, Sylvia Loomis, complained that OSFA's recommendations had been ignored, and no response from URA had come. OSFA's vice chairman, architect John Gaw Meem, said the first meeting with URA had made it clear that the whole area south of the Santa Fe River in the renewal zone, an area with many historical properties, was to be razed.

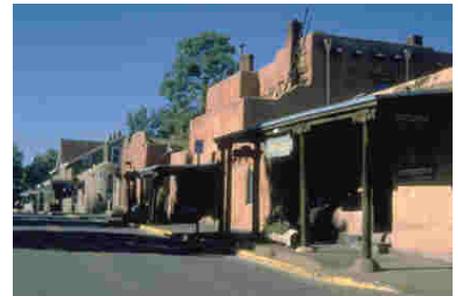
OSFA put together an alternative plan designed to spare many historic sites. It protested to Santa Fe's mayor that its concerns were not being heeded or even listened to. But despite opposition, the City Council voted unanimously in July to proceed with the official URA proposal, at a cost of \$4.5 million.

As 1967 moved into 1968, the struggle continued. A focus of OSFA's concern was the planned demolition of a 200-year-old structure called the Curry House, which stood in the path of the Sandoval Street extension. In May OSFA chairman Rex Arrowsmith and Meem persuaded Nathaniel Owings, one of the country's most prominent architects and a part-time Santa Fe resident, to study the URA plan and report on it. Owings agreed, and his study concluded that the plan was "doomed to failure." He suggested several modifications, but they all were rejected.

All such assessments failed to deter URA. Late in May Chairman Gomez, resigned, saying that the post required too much of his time. He declined to comment on what role OSFA opposition may have played in his decision.

OSFA chairman Arrowsmith emphasized that the group was not opposed to the full URA plan, but instead sought to preserve historic sites in the area. Most particularly, it was working with the Museum of New Mexico seeking a \$2 million Ford Foundation grant to make Barrio de Analco a "living museum," such as Williamsburg, Va., in order to show the living conditions of working-class Santa Feans of days gone by.

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Old Santa Fe Trail as it runs through Barrio de Analco today.

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Numerous Challenges (Continued from page 1)



The old Hydroelectric plant has undergone a transformation and will be open for use in the not too distant future. .



nearly a year, a serious buyer has come forth, in the form of a Chicago-based charitable non-profit. The Carl and Marilyn Thomas (also SF residents) Foundation has entered into an agreement to purchase the property with the intent of opening a family educational foundation and possibly an art museum. The City's Historic Districts Review Board and Planning Commission have yet to see any submittals for what will be of great interest not only to the historic Canyon neighborhood, but for the City as a whole.

The **State Executive Office Building** (EOB) planners have accepted input from both OSFA and the City of Santa Fe which affirms that the required 57,000 sq. ft. building can be laid out in a manner and scale (three stories) that preserves the four historic small houses located on the site. The soon to be published request for proposals, to be given to prospective design-build contractors, will likely reveal whether the State is receptive to proposals that

will preserve the historic structures – a feature which OSFA strongly advocates.

The **Old County Courthouse** is now the subject of great conjecture by the public as County Commissioners wrestle with continued budgetary and office space challenges. Once the move into the new County Courthouse occurs in the coming year, pressure will continue to build as to the disposition of this significant downtown property.

The **Old Hydroelectric Plant** is well along in its transformation from a long vacant and forgotten structure into a beautifully rehabilitated water history museum and community space, thanks to a second infusion of City of Santa Fe Capital Improvement Bond money. The current work includes completion of the interior space and the creation of an "interpretive concept" for the museum and surrounding park. The planning team is currently conducting meetings with "stakeholders" to further that worthwhile process.

— Rad Acton

Threats to historic properties come from many sources, even those that appear very benign.

Message From the President

It has been busy and productive year for the Old Santa Fe Association. While the efforts to save St. Catherine's School have slowed, OSFA was there testifying at the City Council meeting on February 29, when the owners of the property asked the Council for permission to move historic adobe structures. Seven OSFA Board members commented on the proposal, each with a different perspective on the issue. In the end, the Council voted 8-0 to deny the request. While the status of the School is still to be determined, OSFA is watching the developments carefully and is ready to weigh in again. The City of Santa Fe is enforcing its ban on "demolition by neglect," and we will see what happens.

Threats to historic properties come from many sources, even those that appear very benign. When the owner of a property in historic Plaza Chamisal

wanted to rezone one of the units in this Compound, OSFA was present at the City Council meeting to testify against the change. The idea that a commercial enterprise could be zoned within this complex would have opened the door to future changes in the rest of this historic area; when one change is made, the precedent is set for another. "You just approved this zoning change, why not approve mine?" And so it goes; we will continue to watch these kinds of efforts all throughout the Historic Districts. In this case, the Council rejected the rezoning request, again by an 8-0 vote.

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President's Message (Continued from page 4)

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The Executive Office Building of the State of New Mexico continues to be developed, and we talked about this in

our last newsletter. OSFA's objectives are two; preserve the four historic houses on Don Gaspar, and keep the height of the proposed building approximately the same as the adjacent garage.

You saw our plan in the last newsletter, demonstrating that the Property Control Division of the State can indeed create a building that meets their square footage needs and still save the houses. We have also shown this plan to the Land Use Department of the City of Santa Fe. As we go to press, we are awaiting the presentation of the plans of the Division to the Historic Districts Review Board and we will be there to see how things develop. Our relationship with the division and the Land Use Department has been a good one and I am optimistic about a good result.

There are many other projects and potential situations that the OSFA Board of Directors continues to monitor. We will never lack for challenges, I'm afraid, but that is why this organization was founded 86 years ago. You can be confident that we will continue to be vigilant in preserving the best of Santa Fe.

Sincerely,



Tom Spray

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Please Renew and Support Historic Preservation

Share your email address with us to be notified of critical events. Send it to info@oldsantafe.org

John Mattson

As we go to press we have learned of the passing of John Mattson, former OSFA board member. John is remembered as a thoughtful man and a great asset to the board. Our condolences to his wife, Stephanie Greene, and his family.

Correction!

The mailing label on our last newsletter stated that you have been "a member since 20XX". This was incorrect. That date on the mailing label showed your most current year of membership. We apologize for the confusion.



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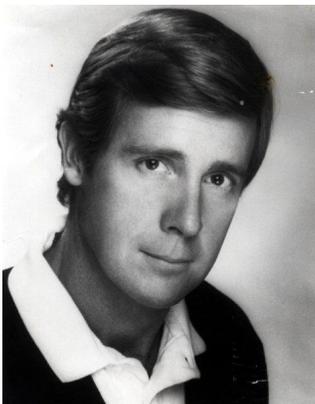
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WH Studio LLC
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Zago Papers

Welcome to Our New Lifetime Members

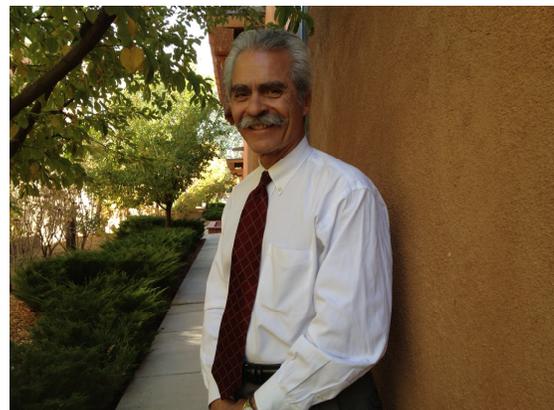
OSFA welcomes two new Lifetime members — Alex Rochelle and the Los Alamos National Bank!



Alex Rochelle

Together we can work to protect Santa Fe's character.

Thanks to all of our new and continuing members!



Mark French, Senior Vice-President, Los Alamos National Bank

Our Thank You to Members Party

This past July provided us an ideal summer afternoon for a "Members Thank You" party. Long time supporters of the Old Santa Fe Association as well as newer members of OSFA gathered at Irene von Horvath's home off of Canyon Road.

prohibits development of any sort. This garden area was brought to life again, for this party, by Teresa Neptune, OSFA's valued tenant/photographer and Wayne Nichols, a 40 year board member!!

Watch for other events in the garden next summer!

— Karen Walker

Irene's land, west of the house, is under a conservation easement which



Truel and Joanie West pose in the garden.



Members Ed Reid and Ellen Bradbury with board member Karen Walker (center).



New board member John Eddy, new member Barbara Fix, Rick Martinez, Conci Bokum and Marilyn Bane.

Rick Martinez and Marilyn Bane (rear) enjoy the chocolate cake being cut by Conci Bokum.



Board member Will Powell and family.



Harris and Harriet Barber talk with board member Mac Watson (right).

OSFA Efforts in 2012

January

OSFA executive committee meets with Mayor Coss to discuss the city's position and possible plans for St. Catherine's Indian School.

OSFA establishes a Facebook page.

February

OSFA expresses support to the mayor and city council for the plan to purchase St. Catherine's Indian School for a lease to the New Mexico School for the Arts.

OSFA attends meetings with the state General Services Department about the proposed construction of a new Executive Office Building on Don Gaspar Avenue, across from the State Capitol.

March

OSFA requests that the City Council deny an appeal allowing the relocation of historic houses at St. Catherine's Indian School. The council votes to deny the appeal.

OSFA expresses its concerns to the state General Services Department about the proposed razing of historic homes on Don Gaspar Avenue as part of the plan for construction of the new Executive Office Building.

April

OSFA discusses the rezoning request for the Paloheimo Estate on Acequia Madre and the proposed expansion of the School for Advanced Research on Garcia Street.

OSFA tells the County Commission of its concern that a new development in the Eldorado is threatening an ancient pueblo shrine.

May

OSFA participates in CommUNITY Day on the Santa Fe Plaza, meeting with Santa Feans and explaining OSFA's mission.

OSFA joins with the Historic Santa Fe Foundation in its annual Mother's Day tours of historic homes by opening up its Irene von Horvath House on Canyon Road.

OSFA hears County Commission candidate Kathy Holian's views on historic preservation at the monthly board meeting.

OSFA, the Historic Santa Fe Foundation, and the City of Santa Fe host the annual Preservation Awards that recognizes the people and projects that best served historic preservation over the previous year.

June

OSFA has newly elected City Councilor Peter Ives visit with the board. The board expresses its concern over a city attorney decision that members of city boards and committees cannot give public testimony on appeals.

July

OSFA meets with Santa Fe New Mexican and arranges for centennial coverage of Santa Fe's historic preservation efforts that were initiated in 1912.

OSFA continues to meet with the state General Services Department about design of the proposed Executive Office Building at the request of the Department.

August

OSFA contacts our congressional delegation with concerns over future development at the Santa Fe Indian School.

OSFA decides to take a stand against a rezoning request for Plaza Chamisal that would allow commercial use.

OSFA shares its latest electronic development schematics for the Executive Office Building with the state General Service Department.

August

OSFA contacts our congressional delegation with concerns over future development at the Santa Fe Indian School.

Notice of the OSFA Annual Meeting

OSFA will hold its annual meeting for the election of board members on November 19, 12:00 pm, at 545 Canyon Road (El Zagan, home of the Historic Santa Fe Foundation).

All members are welcome!

PLEASE TAKE TIME TO RENEW FOR 2013

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OSFA Efforts (Continued from page 9)

OSFA takes a stand against a rezoning request for Plaza Chamisal that would allow commercial use. The City Council votes 8-0 to reject the rezoning request. OSFA shares its latest electronic development schematics for the Executive Office Building with the state General Service Department.

October

OSFA begins exploring what the County Commission's plans are for the old courthouse as the new one nears occupancy.

Then URA declared in June that Barrio de Analco had no historic value, because it had washed away in an 1872 flood.

Amid all the maneuvering, OSFA had a trump card to play. It asked the New Mexico Planning Office to nominate the Barrio for listing on the National Park Service registry of historic sites.

During the Sunday of Spanish Market in August 1968, URA director Cleatus Richards quietly removed all occupants of the Curry House and sent in the bulldozers to raze it.

Barrio Analco (Continued from page 3)

Then URA declared in June that Barrio de Analco had no historic value, because it had washed away in an 1872 flood. At once a historian engaged by OSFA found that the claim "fails to stand up to even a cursory examination." Newspaper articles in *The New Mexican* at the time reported that amid much laughter, area of the area had scurried to the banks of the river to watch it flow after a storm.

Amid all the maneuvering, OSFA had a trump card to play. It asked the New Mexico Planning Office to nominate the Barrio for listing on the National Park Service registry of historic sites. When the state made the nomination in June, the action put a temporary hold on the URA plan. The mayor and City Council were furious, passing a unanimous resolution condemning OSFA. The U.S. Department of Housing and Urban Development could still disregard the state's historical endorsement and allow URA to proceed. But more time had been bought to carry on the fight.

In July architect William Lumpkins, an OSFA leader, presented an alternate plan showing that the Curry House could be saved if the Sandoval Street extension were merely rerouted 10 feet to the west. But URA dug in its heels, saying "it is too late to start all over." And a contract was let for the demolition of the Curry House.

The summer 1968 OSFA newsletter spelled out the situation: "Legally, the decision is up to HUD. Morally, the issue is this: Should one agency of the federal government be allowed to ride roughshod over the law that was designed to protect the program of

another agency?"

The newsletter vowed: "OSFA is ready to demonstrate publicly in support of its principles. This means that we will urge all our members and supporters to join us on a picket line, including baby carriages, to stand in front of Tom's Earth Moving Company when it comes to bulldoze the Curry House. It will undoubtedly mean cameramen and reporters from local and national TV stations, periodicals and newspapers. It could mean that Santa Fe will set a precedent for Urban Renewal projects throughout the nation." The lines were drawn.

During the Sunday of Spanish Market in August 1968, URA director Cleatus Richards quietly removed all occupants of the Curry House and sent in the bulldozers to raze it. OSFA had no warning, and the promised picket lines did not form. When Market-goers on the Plaza heard of the demolition, they rushed to watch in disbelief as it was completed. But there was no chance of preventing or stopping the destruction.

Enraged, OSFA quickly gathered 1,200 signatures on a petition calling for Richards' removal, and in the Historical/Hysterical Parade during Fiesta, an OSFA float depicted him being hanged in effigy. Another float poked fun at OSFA, more gently, with a structure labeled "The Oldest House in the USA," which looked like an outhouse and bore a sign saying "Oñate sat here."

OSFA did not succeed in saving the western portion of Barrio de Analco or the Curry House. Major parts of the URA plan went through, the Sandoval Street

(Continued on page 11)

Barrio Analco (Continued from page 10)

extension was built, with expanses as wide as 80 feet, and with, as chairman Arrowsmith commented, "one notable success—designing the only median-divided speedway, three blocks long, with stoplights at all intersections, in the entire Southwest."

To make way for the road, the authentic historic structures in the western Barrio all came down, to be replaced by new buildings with adobe facades. The "living museum" never came to be. But none of this "victory" was won without a fight.

In November 1968 the eastern portion of Barrio de Analco was officially placed on the National Register of Historic Places,

giving it a great degree of protection from future attempts to remove or modify it. Plans to widen San Francisco Street and connect Palace Avenue to St. Francis Drive were dropped. The pressure on URA director Richards never relented, and in March 1971 his resignation was unanimously accepted by the agency's board.

A 2004 book titled *A Decent Look at the Great Society* deemed some aspects of it—Medicare, Head Start, the National Endowment for the Arts, poverty reduction, mass transit, educational advances—great successes. But Urban Renewal was declared a flop. And Santa Fe and OSFA had contributed significantly to that assessment.

— Richard McCord

Appreciation (Continued from page 1)

National Bank on Washington Avenue was torn down to put up the First Interstate Bank Building, informally known as The Ugly Building. He knew that the area was once been part of the Palace of the Governors. Happily, the public picked up his concern about the potential destruction of a unique archeological resource. The bank, then, hearkened to local concern and put up \$5,000 for a team of volunteers and archaeologists to create a dig.

Subsequently, in 1987, Maxwell, as a member of the Historic Design Review Board, chaired a committee that drafted an archaeological protection ordinance, the first of its kind in the United States. It passed the city council unanimously.

In 2003, OSFA president Philip Crump obtained Maxwell's name from Stuart Ashman and offered to put him up for OSFA board membership as an ex-officio member from the Department of Cultural Affairs, a position now held by his successor at the office, Dr. Eric Blinman.

As the president of OSFA, Maxwell feels most proud of our involvement in the attempted salvation of the St. Catherine's Indian School property and buildings, our bringing of the property and its importance to the attention of

the public, and alerting the citizenry to the fact that the property can yet contribute to our community. Of the association's concerns that remain current but, also, lie in the future, Maxwell is pleased with our involvement with the new state Executive Office Building. As we did with the state parking garage on the Paseo, but could not do with the new County Courthouse, he believes we can affect how and in what aesthetic the building will be built. Backed by the state ordinance we helped to pass, one that requires state governmental entities to consult with preservation groups, we hope to influence the height, size, and massing of the proposed new building. Should we be able to help define these properties, this can, Maxwell believes, set a precedent for future state buildings, both at the downtown campus and elsewhere in Santa Fe.

As the board will miss Maxwell's vision and energy--and we will--he expects to miss a board he finds interesting, thoughtful, and knowledgeable, a board that is reflective of its membership. One of the best aspects of our board, he says, is its ability to bring out the potential in its members.

We hope he is right, because we believe he has done just that.

— Pen La Farge

In November 1968 the eastern portion of Barrio de Analco was officially placed on the National Register of Historic Places, giving it a great degree of protection from future attempts to remove or modify it.



As the Santa Fe National Bank came down, archaeologists and volunteers literally worked under the wrecking ball to study the remains of the Palace of the Governors.

... in 1987... Santa Fe passed an archeological ordinance, the first of its kind in the United States.



Tim Maxwell



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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.”

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