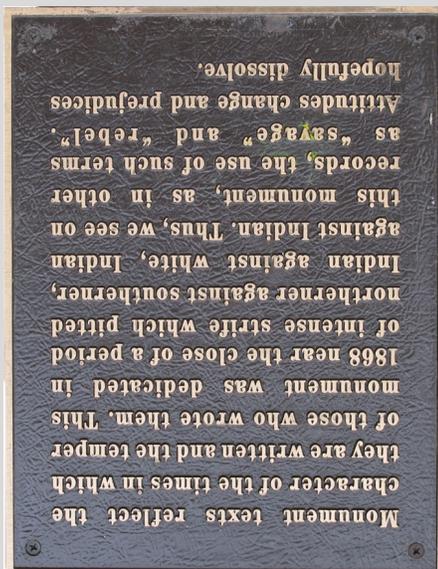




Preserving Santa Fe since 1926



Santa Feans find incomplete history upsetting.

INSIDE

- President's Message 2
- Santa Fe Plaza 3
- Opinion: What's Going On in SF? .. 5
- The Alameda wall 5
- 2022 Preservation awards 6
- OSFA at Spanish Market 10
- Cornerstones/San Miguel Chapel 11
- OSFA's Locomotive 12
- NM Arts school dormitory 13
- Bainbridge Bunting 14
- My Friendship with Bain 15
- Membership 16
- Summer Garden Party 18
- Las Cajas de los Rios 20
- Old Santa Fe Today review 21
- My CHART Experience 22
- Affordable Housing 24
- Midtown and LINC 26
- Unión Protectoriva 27
- Whose Fiesta is it? 28
- What OSFA is watching 30
- From the OSFA archives 31

Old Pecos Trail Rezoning Case, a "Bellwether" for Santa Fe?

By Bruce Throne

It is true, as a City official has said, that "the future of Santa Fe runs through the City's Land Use Department." The current 2200 Old Pecos Trail rezoning case provides good reasons for Santa Feans to be concerned about the land use review process that is being conducted by that Department and the City Attorney's Office.

Unfortunately for residents who want and expect City officials to preserve this City's unique "sense of place," recognized by the *National Geographic Society* in 2017, the developer application review process established by the City's Land Use Department and relied on by the City Council and Mayor has become unreasonably and unfairly biased toward developers' financial preferences and against community public input.

As Old Santa Fe Association (OSFA) Board member John Pen LaFarge eloquently testified, at the Planning

Commission's July 21 hearing addressing an Albuquerque developer's request for City rezoning of 9.59 acres of vacant land at 2200 Old Pecos Trail located within the "Old Pecos Trail Scenic Corridor" from R-1 (one dwelling unit per acre) to R-3 density (three dwelling units per acre) to allow his proposed 25-lot subdivision there, City approval of that request would "kill the goose that laid the golden egg."

This property also is located within the City's South Central Highway Corridor Protection District, described in the City's Land Use Code as "a special asset that should be retained as the area develops." Coming on the heels of the Governing Body's approval last spring of a developer's request to rezone property in the Candlelight neighborhood along south St. Francis Drive, also within that "Protection District," now on appeal to the New Mexico Court of Appeals, how the Governing Body decides the "2200 Old

(Continued on page 7)

What is Next for the CHART Project?

Opinions by Elizabeth West (OSFA board member) followed by a "My View" by Dylan Weller

"And now what?" is a question that many Santa Feans have pondered since the required project, informally called "the CHART process," has been completed.

The Santa Fe CHART process was unanimously co-sponsored and unanimously



approved by the entire City Council and the Mayor in January, 2021, with a City of Santa Fe Resolution #2021-6. This was part of the response to the destruction on October 12, 2020, of the Plaza obelisk, an important memorial monument and a centerpiece of the Plaza, which is a National Historic Landmark listed in the National Register. The destruction profoundly affected

(Continued on page 23)



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This issue of *¡El Boletín!* was edited by Elizabeth West with the help of John Eddy, John Pen La Farge, Rick Martinez, Frank Katz, April Montoya, Hilario Romero, and Judy Klinger

Design/Production by Tim Maxwell

Printing by AllPrint Graphics

Message from the President

Fall Greetings to our membership, at this most beautiful time of year in Santa Fe!

2022 has been a year of great gifts and challenges and engagement on the part of OSFA.

The year began with the gift of a generous, anonymous grant given to us expressly to fund an Executive Director, our first in our nearly century-long existence as an association. The OSFA Board hired Dr. Adam Fulton Johnson in May and he began work in June. We are excited to see progress already in our outreach and in facilitating our Board functions. Welcome Adam! (For more information, see page 17.)

Following up on our coverage of recent modifications at San Miguel Chapel in the previous issue of *¡El Boletín!* we understand that the new administration of St. Michael's High School has decided to use the Chapel more actively than during previous decades. Their plan to have more student-centered activities on site includes a long-postponed restoration of adobe walls in the former gift shop, recently converted into the History Center, which will be de-installed for protection of artifacts; it may be partially reinstalled with improved signage at a future date.

We are watching the "Midtown" Site development plan process. The City is moving forward quickly, bringing applications before the Planning Commission in October then after approval going to the Governing Body in November. This is a hugely important issue for the City, and we must get it right. You are encouraged to go to the City's website to examine their plans.

The CHART process, initiated by the City in response to the shock of the destruction and removal of downtown

monuments in October, 2020, has concluded. OSFA board members participated in many of the long sequence of meetings which resulted in a report. Many consider it an imperfect attempt by the City, but better than nothing, and most people really want more complete history, both the good and the bad. See the piece, opposite, by David Rasch, former Santa Fe Historic Preservation Officer, on "Our Santa Fe Plaza" for his thoughts on the still misunderstood Plaza controversy.

The huge Zia station project which was approved by the City, and in doing so threw out the limitations imposed by the Scenic Corridor for that portion of St. Francis Drive, remains on appeal by the Candlelight Neighborhood. The Court of Appeals decision will likely affect the City's due process requirements going forward.

In another matter, we have supported the Old Pecos Trail Neighborhood's objection to the proposed rezoning of a large open parcel of land along that Trail. It is the most historic and only remaining, relatively unspoiled Scenic Corridor. It served for several thousand years as the trail between Santa Fe and Pecos Pueblo and beyond, as well as being a prime entry point for locals and visitors to our beautiful city. See the Cover article by Bruce Throne on what's at stake in that application.

OSFA has been connecting with various organizations and groups including, for example, the United Communities of Santa Fe; we are reprinting their excellent position statement on Affordable Housing in this newsletter.

And, as always, we are monitoring the projects coming before the Historic Districts Review Board (HDRB.) One project of great concern is the needed

dormitory for the New Mexico School of the Arts (NMSA,) which recently came before the HDRB on a consultation basis, since the State believes that as the primary funder of the NMSA, they need not submit to the HDRB's jurisdiction; however, because the HDRB unanimously declared the design inappropriate, it is likely to go through further hearings. On a more positive note, the Modern Elders Academy, which has purchased the campus adjacent to the Carmelite convent on Camino de Monte Sol, will be submitting their plans to the HDRB; it is a project we have supported as presented so far, with its emphasis on quality restoration of existing buildings, sensitive revision of landscaping and parking, with one modest building added to the campus, a compatibly designed Pueblo Revival structure by architect Eric Enfield, who worked under John Gaw Meem, and was inspired by him. Interestingly, this property is where the Sunmount tuberculosis sanitorium was located when Meem arrived in Santa Fe to take the cure in 1920; he stayed and became one of Santa Fe's most prominent architects, promoting "Santa Fe style" architecture.

Finally, we were happy to see the beautiful new 5th edition of the Historic Santa Fe Foundation's *Old Santa Fe Today* by Audra Bellmore, with mostly new text. OSFA was pleased to be one of the many organizations and individuals to provide support for this important project.

Please see our Watch List for what we are involved in currently, and let us know of your interests.

Randall S. Bell

Our Santa Fe Plaza: An Epicenter of Cultural and Procedural Meltdowns

Photograph and text by David Rasch

It all blew up in 2020 with the illegal event that occurred on Columbus Day/ Indigenous Peoples Day. A few people who misunderstand or don't appreciate the complexities of our past have partially destroyed the Soldiers' Monument, aka, the Obelisk, at the center of the Plaza. This folly has been "temporarily" covered up by a brown-painted plywood box that may be seen as another injury to our community. In

directly address those deep subjects of the colonization of North America by nomadic tribes, sedentary tribes, Europeans, and migrants from the eastern United States, the so-called Indian Wars, multicultural influences and amalgamations, and other topics, to name just a few of them. On a more practical level, there was or is a perception, whether it is right or wrong, that CHART and the Governing Body would be deciding what to do about the Obelisk. So, what is next for

This open space may have originally extended all the way east to the Cathedral area, more than double the size of the Plaza today.

The Spanish villa's accomplishments at this northern frontier of New Spain were administered through the Palace of the Governors, occupying the north side of the Plaza since the beginning of the 17th century. The Palace of the Governors and the Santa Fe Plaza were both designated as National



an attempt to rectify the situation, the Santa Fe Governing Body (Mayor and City Councilors) spent a lot of money on the CHART process (Culture, History, Art, Reconciliation, and Truth) to bring healing to Santa Fe. Perhaps, there has not been enough reconciliation and truth among us. Healing can only really be achieved when the difficult issues of two or more opposing people are brought out and discussed among themselves. CHART's programs did not intend to

the ideological and historic heart of Santa Fe? Our Plaza?

The Santa Fe Plaza was laid out by Spanish settlers next to the ancestral village of Tesuque Pueblo. Both cultures found the nearby perennial stream and other regional resources to be plentiful, providing a good place to live. Directed by the 1573 Laws of the Indies, Spanish colonies in the New World were to be organized around a central plaza with governmental, religious, and mercantile buildings.

Historic Landmarks in 1960. This designation comes with responsibilities in federal regulations, although these National Park Service sites have different ownerships. The Palace property is owned by the State of New Mexico, while the Plaza property is owned by the City of Santa Fe.

Legal jurisdictions on the Santa Fe Plaza are complicated because the issue is multilayered. All of the

(Continued on page 4)

Santa Fe Plaza (Continued from page 3)

pertinent information that is needed to have informed discussion about the Plaza and its future is incorporated into the Santa Fe Plaza Cultural Landscape Report. As a former City employee in the Historic Preservation Division, I was a member of the Project Review Committee that worked with the Project Team to produce this document and bring it to the Santa Fe Governing Body for approval around 2006.

As a City Park, the municipal Fire and Police departments and other City teams including Land Use, Public Works, and Parks and Recreation departments have the authority to perform their various tasks and administer City ordinances within their respective purviews. But there are established pathways that must be followed to gain the appropriate permissions before performing certain activities. Those jurisdictions include various city regulations, state regulations, and federal regulations. Activities that specifically affect the archaeological and historical values of the Plaza are of immense concern to the multilayered heritage preservation organizations and the citizens in and around the Santa Fe community.

The principal preservation authorities regarding the Plaza includes the following. Any proposed digging on the Plaza that goes deeper than 24 inches must be examined by a city-certified archaeologist and presented for approval by the City Archaeological Review Committee with final review by staff members at the State Historic

Preservation Office and/or the State Cultural Properties Review Committee (CPRC). Any proposed permanent alterations on the Plaza, including the demolition or construction of structures such as the Soldiers' Monument, must be presented for advisory approval by the City Historic Districts Review Board (HDRB) and brought to the CPRC for final approval. Along with a Santa Fe Governing Body Resolution that requires the City to follow its own historic ordinance in its own projects, the City Land Development Code, aka, Chapter 14, provides the legal procedures. Neither the Mayor and City Council members nor the CHART committee members have unilateral authority over these activities, and especially what to do about the Obelisk. Chapter 14 would require changes through legal public process in order to give the Governing Body temporary, limited, and/or complete City authority in the procedures to remove, replace, or restore the Soldiers' Monument.

The sandstone Obelisk resting on the Monument's square base was placed at the center of the Plaza in 1867 after the former central bandstand was relocated to the north side of the Plaza. The present bandstand structure is located there, also. The Soldiers' Monument is owned by the State of New Mexico. The State and the City cooperate on the care and maintenance of this Monument, although these tasks have typically been implemented mostly with City employees. This was the oldest existing structure on the Santa Fe Plaza.

The construction of a simple plywood box to cover and protect the Monument's remains from that notorious day in 2020 was not brought to the HDRB for approval before it was installed. The Land Development Code states that, in the historic districts, all structural alterations must be reviewed by the HDRB if they will be in place for more than 30 days. Would the HDRB have approved this design and materials? If so, then for how long could the box remain before a permanent solution should be achieved? Additionally, what does the State of New Mexico with the National Park Service have to say about the box and the future of the Soldiers' Monument at the center of the Plaza?

Ironically, that infamous plaque, disfigured since the late 1970s, remains at the center of the Santa Fe Plaza on the Monument's base and obscured from view by the plywood box. That small group of people have not yet been successful at their intent to remove a physical reference to that painful episode in our history and replace it with another painful episode. But that box is a disrespectful eyesore, which didn't get the public review that it was required to get. If we consider the crown jewels of New Mexico's treasures, then the Santa Fe Plaza is prominently one of them. And our diligent care for the Plaza is necessary for it to shine brightly into the future.

David Rasch is a lifetime member of OSFA, the former City of Santa Fe Historic Preservation Officer, and presently Chairman of the Haak'u Museum Foundation Board at Acoma Pueblo.



Photo by Elizabeth West.

The Plaza obelisk base enclosed in plywood, mid-October, 2022.

“WHAT IS GOING ON IN SANTA FE?”

By Sallie Bingham

It's enough to make anyone who has lived in our once beautiful little town weep with despair or scream with frustration: the ill-advised, out-of-control construction that is marring the neighborhoods and skylines we all hold dear. One has only to drive along Cordova Road to stare in horror at the enormous apartment building, breaking all our height restrictions, without a tree or a blade of grass or even a sidewalk to break its bulk, or drive along Montezuma Street and wonder what ordinances were abandoned to allow the building of the enormous structure that blots out the view of the mountains and dwarfs its neighbors. And why is it that only the brave, little newspaper *Las Vegas Optic* (Las Vegas, NM) has dared to raise the question of how and why Los Alamos is to be permitted to build three thousand "homes" in our cherished Caja del Rio area, accessed by a throughway disturbing the

plateau? And over and over we see neighborhood protests ignored and ordinances overthrown, cast aside in favor of the developer. The recent consideration of the abandonment of the last uncommercialized entrance to our city is seriously questionable.

Perhaps most egregious is the years-long delay in reaching realistic decisions about the "Midtown" site (the old College of Santa Fe Campus) which offers excellent opportunities for imaginative development. Unfortunately, the only developer on the scene with vision* was turned down, and now after spending approximately a quarter of million dollars on a laborious study, there is still only modest progress. Meanwhile the City pays heavily in taxes and the campus deteriorates.

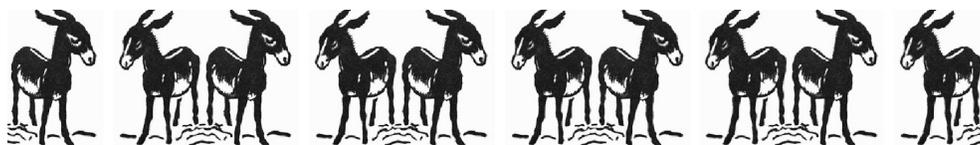
And what may be said about the dithering that has failed to resolve issues around the Plaza's historic monument, an obelisk, the destruction

of which was met with an unsatisfactory response?

When protests avail us of nothing, it is time to turn, with vigor, to the vote. Those in our government, no matter who they may be, who do not uphold our standards, must find some other line of work. Otherwise, future generations will never forgive us for failing to protect and preserve what, they heard, had been precious and even unique.

* Allan Affeldt was a popular early prospective developer of the "Midtown" site who called his group's proposal "Central Park Santa Fe." They were named one of the three finalists selected in 2020. Note: see "Santa Fe agrees to terminate midtown development project" by Sean P. Thomas, *Santa Fe New Mexican*, 1/28/2021, updated 3/5/2022.

Sallie Bingham is a Lifetime member of OSFA and a writer living in Santa Fe.



"Burros," linoleum block cut by Harold E. West, ca. 1930s.

The Alameda Wall

By Miguel Chavez

Along the Santa Fe Alameda, south of Loretto Chapel, is a wall, segments of which are historic, and the wall all along there is part of Santa Fe's cultural history. There was a boundary which enclosed the gardens and orchard created by Bishop Lamy southeast of the Loretto Chapel and the cathedral, in the 1800s, where fruit trees, a large carp pond and even salamanders thrived. The Loretto Academy for Girls existed in this area from 1853 to about 1968.

When the Academy needed a wall built around their property in 1937, two brothers and their sons offered to build

it in exchange for the tuition for their young relative, Gertrude Patricia Chavez, to attend the Academy. She graduated and became a nurse. The wall they built incorporated and attached old chicken coops that still may be seen. Unfortunately, the gardens are now a parking lot. However, the wall helps not only mask the lot, but it is a reminder of what used to be behind it.

Some of us are working with the Old Santa Fe Association and the Historic Santa Fe Foundation to honor the wall with a plaque which we hope will help in a small way for locals' and visitors' appreciation of our town, and its culture. First steps toward placing the

plaque will include getting permission from the property owners, and we have successfully begun negotiations with them.

The plaque will describe a little bit of Santa Fe history, and it will be a contribution to preserving Santa Fe's culture. Think about this as you walk along that part of the Alameda.

Miguel Chavez is a member of the Old Santa Fe Association, a past City Councilor and County Commissioner. His family has lived in the Santa Fe area for 13 generations and he grew up here. He is also a furniture maker.

2022 Historic Preservation Awards

By Mary Ellen Degnan

The Old Santa Fe Association, the Historic Santa Fe Foundation and the City of Santa Fe Historic Preservation Division collaborated, as we usually do in May each year, in honoring the preservation of architectural and cultural history, and celebrating Preservation month. We join others across the United States in this effort, and it is always good to be part of the honorable commitment to preservation. The Santa Fe Heritage Preservation Awards ceremony was held on May 19th, 2022, at San Miguel Chapel on 401 Old Santa Fe Trail.

This year OSFA presented two awards:

Cordelia Thomas Snow Community Service Award:

Honoring an individual who has demonstrated a strong commitment to the preservation and advancement of Santa Fe's priceless traditions and who has contributed significantly to the community spirit of our city. Archaeologist, Cordelia Thomas Snow

(Dedie) was awarded our highest honor in preservation, for a lifetime of scholarly research, which has immeasurably contributed to our understanding of Santa Fe's past, contributing to an appreciation of our many cultures and traditions. Dr. Snow has also served as the New Mexico State Archaeologist and continues her dedication to our past as chief archivist for the Old Santa Fe Association's Historic Archives, now in active research and development at OSFA's historic home base on Canyon Road, the Irene von Horvath House.

The Museum of Spanish Colonial Art and the Spanish Colonial Arts Society Cultural Preservation Award:

For having made a significant contribution toward preserving and maintaining the cultural assets and traditions of Santa Fe over nearly a century, and for its adaptive reuse of an historic home designed by John Gaw Meem in 1930, into an important museum. The house museum, once the Director's residence for the

Laboratory of Anthropology, found this gem of a Pueblo-Spanish Revival building in the Recent Santa Fe style a perfect home as their base for capturing the history of Santa Fe and our historic traditions. Few other cities in the United States can claim to have as many historic buildings that are still in use. The scale that these many hundred-year-old structures provide is one of the magnets that draws visitors from all over the world to Santa Fe. The John Gaw Meem designed residence is an outstanding example of useful preservation, fortunately open to the public as a museum.

Information about the HSFF and City Awards may be found on their websites.

After the event at San Miguel Chapel, everyone was invited to gather at the Historic Santa Fe Foundation's home, El Zaguan, at 545 Canyon Road, for a delicious reception.

Mary Ellen Degnan is Vice President of the Old Santa Fe Association.



Jennifer Berkeley receives the Cultural Preservation Award on behalf of the Museum of Spanish Colonial Art and the Spanish Colonial Arts Society



People arriving at San Miguel Chapel for the awards.



Archaeologist Dedie Snow receives hug from Alysia Abbott after receiving the Community Service

Photos by John Eddy

Old Pecos Trail Rezoning (Continued from page 1)

Pecos Trail" rezoning request this fall will truly be a bellwether for Santa Fe's future character.

First, some background.

The City's 23-year-old 1999 General Plan (now arguably outdated considering the latest Colorado River allotment conditions for New Mexico) was approved by a City resolution (No. 1999-45)—not an ordinance. Thus, that Plan does not have the force of law, developers have no right to City approval of any of the zoning designations proposed in the City's "Future Land Use Map" adopted in that Plan, and the City Council has the discretion to reject rezoning requests based on the often-conflicting policies or "themes" in that Plan.

For example, that Resolution and Plan state that two City "desires" they are intended to accomplish are to "[f]oster a Santa Fe tradition which enriches everyday life by providing urban space conducive to public life, establish an ecological basis for urban design, while continuing to build *and preserve in accordance with the history of Santa Fe*" and "[p]romote a compact urban form that creates affordable housing, reduces automobile dependence, provides a mix of land uses in all areas of the city, diversifies the economy, *and enhances the unique personality, sense of place and character of Santa Fe*, while maintaining a regional growth management perspective." (My emphasis.)

The City's 1999 General Plan (§ 1.1) states that it is supposed to operate as a guide for City officials that "[o]utlines a vision through the Plan themes that reflects the aspirations of the community" and "[e]stablishes a basis for judging whether development proposals and public projects are consistent with the Plan themes."

One of that Plan's "implementing policies" is to "[a]dopt an Old Pecos Trail 'Scenic Corridor' designation and development standards for Old Pecos Trail between Cordova Rd. and I-25." The Plan's section addressing "Corridor Protection Areas" states: "The Old Pecos Trail Scenic Corridor designates

Old Pecos Trail between Cordova Road and I-25, as a scenic roadway and recognizes its importance as an unspoiled entryway into downtown. Development standards, including land uses, density, and design controls will be developed through a public participation process."

One of the "guiding policies" in that General Plan is allowing "infill development at densities that support the construction of affordable housing." The Plan's "themes" include creation of affordable housing, but also to "[m]aintain and respect Santa Fe's unique personality, sense of place, and character."

Further, one of the stated principles shaping that Plan (§ 3.3) is "protection and conservation" of "neighborhoods with individual identities...integrated into the overall fabric of the community." One of the historic neighborhoods identified in that Plan, "with no sidewalks and a rural feeling," is Sol y Lomas, adjacent to 2200 Old Pecos Trail.

The general "infill" guidance in that Plan is intended to benefit this community by providing additional affordable housing and limiting "urban sprawl." As recognized in the City Code's provisions addressing the City's Early Neighborhood Notification (ENN) process, however, a developer must show that the density requested is "appropriate" infill. Like water, too much infill in the wrong place can do more harm than good to this community.

On October 14, 2015, the Governing Body issued Resolution No. 2015-92. Introduced by Mayor Javier Gonzales and City Councilors Patti Bushee, Peter Ives, Signe Lindell and Joseph Maestas, it stated that "the Old Pecos Trail, with its panoramic views of the Sangre de Cristo and Jemez Mountains, and its historic connection to the Old Santa Fe Trail, is iconic and irreplaceable" and that the City's failure to adopt specific development standards to protect the Old Pecos Trail Scenic Corridor, *as directed in its 1999 General Plan*, had resulted in concerns that this Corridor "is imperiled and needs immediate attention." That Resolution therefore

directed City Staff "to immediately reconvene" the "public participation" process called for in that (then 15-year-old) Plan to develop specific development standards to protect that Corridor and present them to the Governing Body for adoption in the City's Land Use Code.

We are told that "words matter" in our daily lives. And so they should in such City advisory growth management plans which, New Mexico's courts have recognized, require municipal decision-makers to consider and reconcile their often conflicting objectives.

So, what *has* the City done since 2015 to protect this "iconic and irreplaceable" Scenic Corridor asset benefitting the Santa Fe community-at-large?

Though City Staff did "reconvene" a public participation process to develop specific development standards for this Scenic Corridor after that 2015 City Resolution, the Governing Body has not acted on that Resolution to date. Thus, Santa Feans are now faced with decisions by that Body addressing rezoning requests by developers for vacant land within this Scenic Corridor on a case-by-case basis, such as the pending "2200 Old Pecos Trail" case.

Importantly, 4.8 acres of vacant land adjacent to this property is *currently* posted by its owner as "available" for sale. *Another* 7.4 acres of vacant land lies across Old Pecos Trail on the east side of this section of this Scenic Corridor.

Thus, City approval of this 2200 Old Pecos Trail rezoning request also would set a precedent for additional higher density development of those and possibly other properties within this Scenic Corridor that would further change its existing character forever, making this case a bellwether not only for this Corridor, but also for other future development proposals that would adversely affect this City's unique "sense of place" and historic neighborhoods like Sol y Lomas.

City Code provides that developer rezoning requests are presented first to the City's appointed Planning

(Continued on page 8)

Old Pecos Trail Rezoning (Continued from page 7)

Commission members who, after considering public input and the recommendation of the City's Land Use Department Staff and conducting a public hearing, issue their recommendation regarding approval or denial of such requests by majority vote and recommended "findings of fact." This *ad hoc* City review process for addressing rezoning requests for vacant land within the Old Pecos Trail Scenic Corridor makes the fairness of the processes used by the City's Land Use Department in these "quasi-judicial" City proceedings, where members of the Planning Commission and the Governing body act like judges weighing the facts presented and applying applicable law to them, critical.

The fairness of that Department's process for presenting information to the Planning Commission and Governing Body is particularly critical for the Santa Fe community-at-large in this "2200 Old Pecos Trail" rezoning case due to the developer's acknowledged reliance on the criteria in the City Code for approval of rezoning requests requiring that the developer present facts "sufficient to show that" the rezoning requested "is more advantageous to the community, as articulated in the general plan or other adopted city plans."

Thus, in this case, the developer must show that the rezoning of this property to the greater R-3 density requested in order to provide twenty "market"-priced homes and five "affordable" homes (compliant with the Santa Fe Homes Program) is "more advantageous to the community, as articulated in the City's 1999 General Plan and City Resolution No. 2015-92, than its existing R-1 density which allows the owner of this property to subdivide/"infill" it into nine new lots for nine "market"-priced homes and an equal number of "accessory" guest homes, and also would require that the developer pay a fee into the City's affordable housing fund "in lieu of" providing "affordable" home lots on this property.

Considering the above-noted provisions in the City's General Plan and Land Use Code, one would expect both the developer and City Staff to address the impacts of this rezoning request on the visual openness and character of this section of the Old Pecos Trail Scenic Corridor and the South Central Highway Corridor Protection District and measures proposed to mitigate those impacts. That, however, is *not* what occurred before the Planning Commission.

To the contrary, the developer's Application, which indicates he will need to remove 116 "significant trees" on the property to achieve his proposed density, *does not even mention* the Old Pecos Trail Scenic Corridor. City Staff's conduct in this case has been equally troubling.

In August 2021, more than three months before the developer conducted his first ENN meeting addressing his plans and without any mention of the General Plan's Old Pecos Trail Scenic Corridor "implementing policy," a Staff member advised the developer's representative via email that he believed Staff would support an R-3 density request for this property.

Further, in this and other recent rezoning cases, City Staff has testified before the Planning Commission that, because developers pay the City a fee to process their applications, Staff interprets its role as helping developers obtain whatever City approvals they request. This Staff interpretation effectively makes Staff an agent of the developer. It hardly ensures Staff's objectivity regarding rezoning requests.

For example, when asked by Commissioner Pava at the Planning Commission's hearing if Staff considered an alternative "planned unit development" (PUD) approach, such as the innovative PUD approach used for The Plazas (Chapman) development nearby where the homes are practically invisible from Old Pecos Trail, rather than the simple R-3 rezoning requested to better address community concerns about the impacts of this development proposal, City Staff testified that they did not do so

simply because that was not requested by the developer.

Even more troubling, at the Commission's July 21 public hearing where City Staff recommended approval of the developer's rezoning request, Staff's Case Manager admitted removing the visible designation of the Old Pecos Trail Scenic Corridor expressly adopted in the 1999 General Plan from the City's Future Land Use Map relied on by the developer and by Staff to support its recommendation *after* the developer conducted his first ENN meeting. Inconsistently, Staff's Report conditioned Staff's approval of the developer's subdivision plan on the City prohibiting walls and fences within the required 75-foot building setback from Old Pecos Trail "to address the intent of the Old Pecos Trail Scenic Corridor"—a condition to which the developer objected.

To OSFA's credit, its Board submitted a letter opposing this rezoning request. Board member Hilario Romero presented an excellent video (by Pony Vigil) at the Commission's hearing showing the existing visual character of this section of the Old Pecos Trail Scenic Corridor from the perspective of users of that Corridor. OSFA's president, Randall Bell, also presented the Commission with architectural renderings, commissioned by OSFA, with his testimony showing quite clearly how 18-foot-tall homes proposed by the developer located at that 75-foot setback location would destroy the existing visual openness and character of this Scenic Corridor, *even without* such homeowner fencing.

Also troubling, when some of the commissioners conducted a visit to the property before voting on this rezoning request on August 18, they were shown 18-foot-high poles on lots facing Old Pecos Trail, erected by the developer the day before, that misleadingly were located at the centers of those lots, *well beyond the 75-foot required setback location*.

To prevent members of the public from communicating directly with commissioners or members of the

(Continued on page 9)

Old Pecos Trail Rezoning (Continued from page 8)

Governing Body outside of their respective public hearings during quasi-judicial land use proceedings such as this, City Staff requires that all written public comments be sent to them for presentation to those members. That's reasonable. However, that's where the reasonableness and fairness of City Staff's land use information process ends.

City Staff doesn't provide planning commissioners with the public input it has received or with the developer's Application, Traffic Impact Analysis and other supporting documentation or Staff's "Report" and

recommendation, leaving it to members of the Commission and Governing Body to sort that conflicting evidence out at their evening hearings.

Also troubling in terms of fairness to the community, the City limits testimony by the public at the Commission's and Governing Body's public hearings to 2-3 minutes per person while imposing no time limits on the developer's or Staff's testimony.

Even more troubling, the City Attorney's Office prohibits members of the public who assert they'll be directly affected by a rezoning request, as I did in this case, from questioning witnesses for the developer or Staff about their testimony before the Commission on the ground that only

Commission and Governing Body by preventing affected community members from testing the basis, accuracy and reliability of assertions by witnesses for the developer and City Staff.

Kudos to Commissioner Hinojos-Fall who opined at the Commission's August 18 hearing that the developer had *not* provided facts showing that the rezoning if 2200 Old Pecos Trail requested would be "more advantageous to the community" than its existing R-1 zoning density. She pointed out that the existing zoning *would* satisfy the "infill" policy in the 1999 General Plan, whereas she didn't believe providing twenty "market"-priced homes at this location, which



SOUTHWEST VIEW FROM OLD PECOS TRAIL

INFORMATION SOURCE: APPLICATION REPORT AND REVISED MAY 2022 SITE PLAN
TOPOGRAPHIC INFORMATION OBTAINED FROM CITY OF SANTA FE GEOGRAPHIC INFORMATION SYSTEM (GIS)

Architect Rendering of Southwest View Impact on Old Pecos Trail Scenic Corridor of Proposed 18-Ft. Homes at "2200 Old Pecos Trail" Commissioned by OSFA

recommendations—in this case amounting to more than 600 pages--until six days before the Commission conducts its public hearing on the matter. This is insufficient time for each of the Commission's volunteer members to carefully review and consider all of those materials. This timing effectively forces members of the Commission to give much greater weight to Staff's "Report" and recommendations than to any of the public input provided regardless of their respective merits.

Staff's "Report" in this case did not address the merits of the public input Staff received. Those community comments addressed relevant facts and provisions in the City's 1999 General Plan and City Code contradicting the developer's assertions and Staff's

persons with a "property interest" in the property for which rezoning is requested (i.e., the applicant) have such a right. Cross-examination by affected parties in such "quasi-judicial" proceedings is a well-established constitutional right of "procedural due process" in New Mexico. Moreover, it is not prohibited by any City Code provisions addressing Commission proceedings.

City Code allows cross-examination by affected parties in "appeals" of "final actions" by the Commission to the Governing Body. The Code provides, however, that Commission rezoning recommendations are not appealable "final actions" by the Commission. Thus, this prohibition, without *any* supporting New Mexico appellate court precedent, unreasonably and unfairly limits information available to the

the developer's attorney conceded would likely be priced in the \$700,000 to \$1 million range, would be affordable and benefit most current Santa Fe residents.

Nevertheless, by a narrow 4-3 margin, the Commission voted to recommend approval of this rezoning request to the Governing Body, which is expected to address that request early this fall.

In the final analysis, the decision our Governing Body must make in this case is whether the benefits to this community of twenty new "market"-priced homes and five "affordable" homes at this particular location rather than nine "market"-priced homes and the developer's payment of a fee to the City's affordable housing fund outweigh the destruction forever of the

(Continued on page 10)

Old Pecos Trail Rezonina (Continued from page 9)

benefits to this community of the existing visual openness and character of the Old Pecos Trail Scenic Corridor

and the other adverse impacts, addressed by members of the community, that this higher density request will have on public safety on Old Pecos Trail and West Zia Road and the adjacent neighborhoods. This, in

my opinion, is not a close call. The answer is no.

Bruce Throne is a 46-year resident of Santa Fe, retired attorney and member and past president of the OSFA Board.



OSFA at Spanish Market

By Robin Farwell Gavin

This year for the first time, the Spanish Colonial Arts Society invited OSFA to have a booth at their Traditional Spanish Market on the Plaza during the last weekend in July. There, various OSFA board members talked with visitors-- explaining our mission, reviewing our history, our wins and our losses. Many who stopped to chat had never heard of OSFA; most expressed a sense of urgency that Santa Fe needs organizations such as ours now more than ever. It was a wonderful venue for OSFA and a collaboration that makes sense.

The first Traditional Spanish Market was held in the patio of the New Mexico Art Museum in 1926, the same year that OSFA was founded. The Market was sponsored by the Spanish Colonial Arts Society (SCAS) and was spearheaded by writer Mary Austin, also one of the founders of OSFA. Austin and several other notable Santa Feans had formed both OSFA and SCAS in the spirit of preserving the "heritage of old Santa Fe." There were just 15 artists in that first market, exhibiting in tandem with Santa Fe Fiesta's annual art exhibition. By 1928 the exhibition/market had moved to

the portal of the Palace of the Governors and the number of artists grew slowly but steadily.

One of the reasons I chose to study traditional art is that it speaks to community. Unlike many art forms,



Spanish Market on the Plaza, detail, photographer unknown. (Courtesy Spanish Colonial Arts Society)

where the emphasis tends to be on individual growth and accomplishment, the traditional arts are also about communal growth, about bringing together people, ideas, and aesthetics. The traditional arts are at the very essence of our being. They are the chairs we sit in, the pots we cook in, the dances we dance at our weddings, the hymns we sing at our funerals, and the shawls we wrap around our children. Traditional artists have had to

struggle more than some in the modern world, where the tendency has been to dismiss their work as rigid and unchanging. If we look closely, however, we can see that these arts are continually in flux, reflecting changes in their communities,

embracing new influences, materials and techniques.

Adobe architecture is just one more of these traditional arts. This is why having OSFA represented at Spanish Market is such a perfect match. It is why I just recently joined the Board of OSFA. Tradition matters. While I don't believe preserving tradition should be the goal of every project, be it a santo or a textile or a building, it is these traditions that contribute

greatly to Santa Fe's unique character. Working together I believe we can preserve this sense of place while at the same time embracing the changes that come with time.

Many thanks to the Spanish Colonial Arts Society.

Robin Farwell Gavin is a new Board member of OSFA and was formerly Curator of Spanish Colonial Collections at the Museum of International Folk Art and at the Museum of Spanish Colonial Art



Old San Miguel Chapel, Santa Fe, built 1582. Photograph by Ben Wittick, 1880. Courtesy of Palace of the Governors Photo Archives (NMHM/DCA) #015856.

Cornerstones and San Miguel Chapel: Preservation while Staying with the Times

By Lucas Burdick for *Cornerstones*

Cornerstones Community Partnerships has planned two projects slated for San Miguel Chapel for Fall, 2022. One project is part of the work we have done for 36 years; it is the same work people of this land have been carrying out for generations: mudding the parapets of the Chapel. Our other project is more in response to present times: installing solar panels on San Miguel. Cornerstones has always worked at the intersection of historic preservation and community needs, and our two projects atop San Miguel Chapel mirror ways we hope Santa Fe might continue to grow.

Mass was suspended at the Chapel due to the pandemic but has now resumed thanks to a community team that included our Board Member, Boni Armijo. That the community gathers there still, 394 years after San Miguel first enters the historic record, is one way the Chapel is sustaining itself and the communal and spiritual needs of Santa Fe. Our solar panel project contends with more practical and perhaps less immediate concerns. The future of Santa Fe will warp with economic and environmental influences - as the fires in our mountains so lately laid bare. Greater self-sufficiency can be achieved with

careful re-modeling of our preserved historic community centers which will allow us to continue to gather as times continue to change.

Cornerstones is grateful to be continuing its partnerships with Saint Michael's High School, the Chapel's owner, and adding Positive Energy Solar, a more recent partner, in our projects. Since 2009, Cornerstones has followed a preservation plan crafted with the high school. A series of projects, carried out with community volunteers, will restore the Chapel to some of the original aesthetics. In our first year of repairs, Santa Feans removed the stucco from the front of the Chapel, built adobes, made great structural interventions, and repaired walls. We have since worked around the building, addressing the bell tower and gift shop, bringing adobe to where there was stucco, and all this contributes to inviting the community at large to engage in the heart of the Barrio de Analco, one of the historic hubs of Santa Fe.

More recently, Cornerstones has carried out more routine care work on the Chapel, and throughout our work, we have been able to address wider community needs. This expansion has included sustainability issues as well as providing assessments for repairing

fire-damaged buildings. In these projects, we have maintained our appreciation for the preservation of local cultures. Positive Energy Solar designed a rack for our San Miguel project that will allow us to install 20 solar panels on the roof, providing for the Chapel's electric needs, but hiding those solar panels from view, preserving the iconic sight of San Miguel.

Since 1986, Cornerstones Community Partnerships has worked out of Santa Fe to promote heritage preservation across New Mexico. Our work began by preserving mission churches, buildings which are core to many communities. During the pandemic, we shifted our focus to fundraising for frontline organizations doing care work.

Going forward, we will continue the preservation of historic buildings of cultural value to communities and our concerns must grow as fires and floods change how we live in our cities and villages. Please consider volunteering, supporting, and keeping up with our work. The best way to join our effort is by signing up for our newsletter at cornerstones.org

Lukas Burdick is an intern at Cornerstones.

OSFA Adopts a Locomotive

About a mile south of the Santa Fe Plaza, just off Letrado Street, near a children's play area in Salvador Perez Park, a big, black locomotive, #5030, is parked on display, behind a fence.

The Atchison, Topeka and Santa Fe (AT&SF) 5011 class locomotives were the last steam locomotives purchased by the AT&SF. Built and used during World War II, the 25 oil burning locomotives were known as "War Babies," and they were the largest and fastest of this type of locomotive ever built. They were considered sturdy "steamers" and although they had a comparatively small firebox, they were admired for their smooth handling. The

top speed was 70 MPH. Although they were primarily used for hauling heavy freight, they were also used as passenger troop trains during the final years of the war.

The AT&SF donated locomotive #5030 to the City of Santa Fe in 1959, and it is one of four survivors in its class; the rest of the 25 were scrapped. This Fall, the Old Santa Fe Association adopted the locomotive. In October, volunteers from the Association helped clean up the display space around the old locomotive. A new sign is attached to the chain link fence that announces that the "Park Train" has been adopted by OSFA.

Melissa McDonald, Director, and Jesse Benevidez, from Santa Fe City Parks Department, and OSFA volunteer coordinator, Marylee Blackwood, organized the cleanup. Among those participating on a recent muddy, drizzly Saturday, were OSFA volunteers Martin Dobyns, Rick Martinez, Barbara Fix, Fletcher Catron, Frank Katz, Consuelo Bokum, MaryJoy Ford, Bob Sivinski, Denise Johnson, Pat Lillis, John Bemis, Adam Johnson, Erin Coleman and donors Dedie Snow and Ken Stilwell. A good deed and a fine time was shared by all!



AT&SF Locomotive #5030 donated to the City of Santa Fe in 1959, now in Salvador Perez Park and adopted by OSFA in Fall of 2022.



OSFA volunteers Adam Fulton Johnson and Rick Martinez, part of the volunteer crew, cleaning up the area around the old locomotive.



Save the Date! Historic Train Film Screening & Railroading History Lecture

**Sunday, December 4th at 2pm
New Mexico History Museum**

OSFA is partnering with the NNHM to host a fun event on train history!

We will walk the exhibit on *Working on the Railroad*, see a screening of a historic train film, and listen to a presentation on the history of railroading in New Mexico by Fred Friedman.

Additional remarks by OSFA Director Adam Johnson and NMHM Head Curator Alicia Romero.

There is free admission to NMHM for New Mexico residents on this day, so invite a friend!

Please RSVP to admin@oldsantafe.org.

New Mexico School for the Arts Dormitory

By Frank Katz

The 2022 New Mexico Legislature appropriated \$8.3 million for a dormitory for students from outside the Santa Fe area attending the state-chartered New Mexico School for the Arts (NMSA). The location chosen for the dorm is the parking lot in front of the former Borders bookstore, south of the school. There are a number of programmatic requirements. The dorm must accommodate 60 students, have apartments for two RAs on each floor and ADA bathrooms and showers. Several charettes were held with the students to determine their preferences for their living space.

SMPC Architects has designed a two-story structure that takes up the entire available space of the parking lot and comes right to the edge of the property on Market Street. The building proposed is a large rectangular box. Several different façade treatments have been proposed.

The state Historic Districts and Landmarks Act, §3-22-6 NMSA [New Mexico Statutes Annotated, not New Mexico School for the Arts] sets forth the procedures for municipal historic districts to review state projects proposed within the districts. Santa Fe has adopted an amendment to its Historic Districts code specifying those procedures as required by the state statute:

1. The basic state mandate requires that the "applicable state agency shall carry out a capital outlay project in a manner that is harmonious and generally compatible with the municipal or county ordinances."
2. It then requires that the state agency consult with the municipality as to the design criteria in the Historic District, here the Westside/Guadalupe District, and how those criteria would impact the programmatic requirements and cost of the project.
3. When the design is prepared, it

shall be submitted to the municipal agency charged with historic preservation—here the Historic Districts Review Board—which conducts a public hearing on the matter. NMSA duly submitted the plans for the dormitory to the H-Board which held the required public hearing at their September 27th meeting. Board members expressed concerns about the design.

4. Within a sixty-day period following the hearing, the H-Board and "any identifiable historic preservation community group and any other interested party shall communicate recommendations and comments in writing to the state agency."
5. The state agency must consult with the H-Board and other groups involved to attempt to resolve the concerns raised.
6. If unresolved issues remain at the end of the sixty-day period the city may, within five days, notify the state agency that the issues remain unresolved.
7. Upon such notification, the unresolved issues are to be decided by an *ad hoc* state-local government historic review board.
8. That board "shall be formed consisting of eight members as follows:
 - a. one member appointed by the capitol buildings planning commission, who shall chair the board and who shall vote only if there is a tie among the other board members present;
 - b. one member appointed by the cultural properties review committee;
 - c. the state historic preservation officer or a designee of the officer;
 - d. one member appointed by the agency or other entity that reviews projects within the area zoned as an historic district or landmark, provided that, if the

municipality or county has no such agency or other entity, the member shall be appointed by the governing body of the municipality or county;

- e. one member appointed by the agency or entity of the municipality or county that is concerned with historic preservation, provided that, if the municipality or county has no such agency or other entity, the member shall be appointed by the governing body of the municipality or county; and
- f. three public members who have a demonstrated interest in historic preservation appointed as follows: one member appointed by the secretary of general services, one member appointed by the governing body of the municipality or county and one public member appointed by the other two public members."
9. The statute requires that the "state-local government historic review board shall, at a public meeting, consider each of the unresolved issues and, within twenty days of its formation shall, for each issue, make a final decision that is harmonious and generally compatible with the municipal or county ordinance."
10. Finally, "appeals from the decisions of the state-local government historic review board shall be taken to the district court in the manner provided in Section 39-3-1.1 NMSA 1978."

As matters stand at this time, the H-Board and other preservation organizations have presented their concerns to the state agency. The primary concerns are the multiple material shifts on the facades, the overpowering presence of the dormitory on the east side of the property obscuring and diminishing the Italianate Gallery building, the need for more interest in façade heights and

(Continued on page 15)

Bainbridge Bunting: Buildings that Live

By Richard Polese, reprinted with permission from El Palacio magazine, Summer, 1981, Vol. 87 #2.

Bainbridge Bunting was enthusiastic about the architectural traditions he believed in. His name was always in the forefront — and it will continue to be — whenever historic preservation and architectural history in New Mexico are discussed. Some may be surprised to learn that he was equally prominent in the same fields in the Boston-Cambridge area.

It came as a shock to many when Bunting died suddenly in February of [1981.] He had seemed as much a part of the architectural landscape of New Mexico as the buildings he wrote about. Surely, he gave renewed life to countless numbers of them, and made a whole state aware of the extent and value of its architectural heritage.

Bunting was particularly proud of his role as teacher. For thirty years he was on the faculty of the University of New Mexico. In fact, when he arrived in 1948, he *was* the faculty in art and architectural history. Clinton Adams, dean of UNM's College of Fine Arts, recently wrote about his students' devotion to him. "By the hundreds they were inspired not only by Bainbridge Bunting, the teacher and the man. Through the quality of his mind, through his warmth and zest for life, he demonstrated ... the true meaning of the intellectual life."

One former student, writer and commentator V.B. Price, remembers what it was like to sit in his classroom: "I'd never met anyone so unabashedly enthusiastic about art, or anything else, not even my father. Bunting was ... the essence of exuberance. What a teacher! You couldn't help but get turned on. What everyone else had

made lifeless and pedantic, Bunting made vital and personally indispensable."

A Kansas City native, Bunting earned a degree in architectural engineering at the University of Illinois in 1937. His doctoral dissertation at Harvard University was a landmark study on the architectural history of the then-deteriorating Back Bay district of Boston.

A conscientious objector during World War II, Bunting did alternative service at a mental hospital in North Carolina

peace movement and devoted much time and energy opposing the inhumanity of the Viet Nam War.

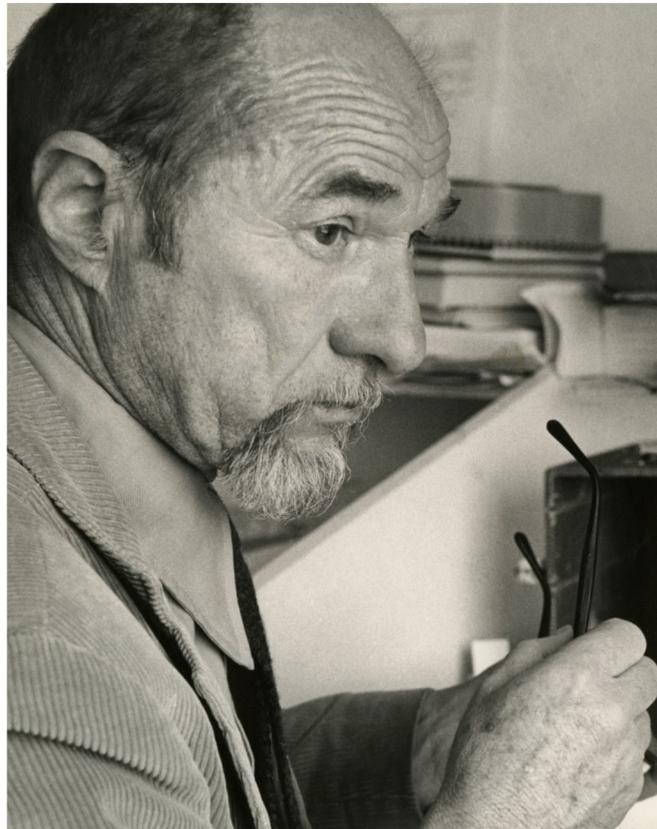
Bunting joined the University of New Mexico faculty as assistant professor of art history. He became a full professor in 1964. One of his great enthusiasms was the building of an adequate library and slide collection for what was to become the art and architectural history department. From a miniscule accumulation, he assembled and catalogued a collection of nearly a quarter of a million slides.

For seven years he was co-editor of *New Mexico Architecture* magazine, and wrote frequently for that journal. Yet despite his growing association with the architecture of New Mexico, his professional life continued to include the Boston area. During sabbaticals and summer sessions he taught and wrote at Harvard, and for ten years was survey director of the Cambridge Historical Commission, which put him in charge of an exhaustive and innovative survey of that city's architectural history.

In 1949, the Buntings bought a one-room house and garage in Albuquerque's north valley. Year by year, Bunting and his students worked on the house, adding several rooms and a treasure trove of elements from demolished New Mexico buildings. "He was crazy about construction work, and loved to do most of it himself," recalls his wife.

The birth of each of the three children provided excuses for adding on to the house, which has resulted in a "rambling, informal, idiosyncratic and utterly captivating 5,000 square feet of adobe heaven," according to at least two of the students and scholars who spent evenings there.

In an interview with the *New Mexican*
(Continued on page 15)



Bainbridge Bunting, ca. 1970. (UNM Bunting Library staff photographer).

and at a forestry camp in Nevada, giving him his first taste of the West. Following the war, he worked for two years for the American Friends Service Committee, helping rebuild demolished mountain towns in Italy. In Italy he met his future wife, Dorelen, who was also involved in AFSC projects. For the rest of their married life, Bain and Dorie were active in the American

Bainbridge Bunting (Continued from page 14)

Independent, Bunting commented on the growth of his house:

Not being able to borrow a wad of money and doing it all at once was a great advantage, because by the time the next year had rolled around, we knew more about the land and seasons and had new ideas. Many medieval buildings were built this way. They grew, in an organic sense, open to positive revision. The initial design [then] wasn't irrevocable as it is today. The building had a chance to accommodate itself to unimagined circumstances.

The first of Bainbridge Bunting's three landmark books on New Mexico architecture, *Taos Adobes*, appeared in 1964. Published by the Museum of New Mexico Press and the Fort Burgwin Research Center near Taos, the book recently entered its third

printing. *Of Earth and Timbers Made* appeared in 1974, and *Early New Mexico Architecture*, the first comprehensive treatment of the state's architectural heritage, was published by the University of New Mexico Press in 1976.

The Governor's Award for Excellence in the Arts, the highest honor bestowed by the state of New Mexico, was presented to Bunting in 1978. He was named Teacher of the Year at the University of New Mexico shortly before his retirement in 1979. Following his retirement, Bunting received further accolades, including a memorable reception at the restored Ames-Webster House in Boston's Back Bay that benefitted the Bunting Fellowship Fund at UNM. In Boston, as well as New Mexico, many fine American structures endure because of Bunting's ability to make others conscious and appreciative of their enduring worth.

Two more writing projects, plus a teaching role at MIT, now occupied Bunting's energies. He began a major work on the history of Harvard

University's architecture. The manuscript for his forthcoming book on New Mexico's great architect, John Gaw Meem, was delivered to the School of American Research for publication just before Bunting departed for Cambridge and the MIT assignment early [in 1981.] In Cambridge, at 67, he died unexpectedly in his sleep on February 13, 1981.

"I'm a missionary zealot at heart," Bunting had said in a 1976 interview with V.B. Price. "My eyes were opened once by a particular teacher who made whole new vistas appear. I really wanted to do the same thing for someone else and for the subject I love. I've always been enormously grateful that I found something I enjoy doing so totally. I wanted others to find pleasure in it too. It's like passing on the good news, it's a desire simply to share."

Richard Polese is a journalist, writer, book publisher and designer. He lives in Santa Fe.

My Friendship with Bain

By Mary Burton Riseley

I met Bainbridge Bunting in 1970 because of my close association with his Quaker wife Dorie, with whom I worked on peace and social justice issues. Close friends and family called him Bain. He was a dynamic, witty and vastly knowledgeable architectural historian and a lively and interesting guy. I think he would have been interested in the work that the Old Santa Fe Association does, respecting

preservation of the old built environment.

Bain was born in Kansas City and after completing doctoral work at Harvard, he came to New Mexico to teach in 1948. His work and interests took him back and forth between New Mexico and Massachusetts.

Despite spending much professional energy inventorying many elegant Cambridge buildings, Bain Bunting was the most Spartan man I ever met. For

breakfast nearly every day he ate raw oatmeal with water (maybe a tiny bit of dried milk.) He enjoyed wearing hand-me-down clothes – he would say, "oh, these are my dead man's shoes." His suits came from Boston's famously inexpensive Filene's Basement; he wore them to the university, and then to build and garden, until they were too ragged even for these.

His children, Meredith and Findlay, say his frugality came from his time in Italy

(Continued on page 26)

NMSA Dormitory (Continued from page 13)

massing variety, and the desirability for greater fenestration on the east façade, particularly joining the windows vertically. Consultations among these entities are ongoing.

There have been four previous H-Board reviews of state, county and

school district projects—the legislative parking garage, the county courthouse, remodeling of the Wood Gormley school and the Vlamem Museum of Contemporary Art. In each of those cases, the consultation process established in the applicable law produced a result that satisfied the H-Board. No state-local government historic review board was convened. It

is hoped that the consultation will resolve the significant concerns that have been raised by H-Board members and other historic preservation organizations.

Frank Katz was Santa Fe City Attorney from 2006 to 2010 and he served on the Historic Districts Review Board from 2011 to 2022. He serves on the Board of the Old Santa Fe Association.



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(Continued on page 17)

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- 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)

New OSFA Executive Director



Adam Fulton Johnson

In June, the Old Santa Fe Association hired me as its first full-time executive director. I grew up in Santa Fe, where I attended Wood Gormley Elementary (1996) and Santa Fe Prep (2002). I left Santa Fe for Massachusetts, first for Hampshire College (2007) and later the Massachusetts Institute of Technology for a Masters Degree in Architectural History (2012). After MIT, I decamped for Ann Arbor and a Ph.D. in History at the University of Michigan (2018). I previously taught the history, philosophy, and sociology of science at Michigan State University and was most recently the David. J. Weber Fellow at Southern Methodist University. My academic work has focused on Northern New Mexico, the history of architectural and archeological preservation, and the history of anthropology among Pueblo and Diné communities.

As OSFA approaches 100 years, marking it as

one of America's oldest historic preservation organizations, my goal is to expand our impact across the city. We will continue our historic preservation focus, not just through the built environment, but also by working to protect the character of neighborhoods across Santa Fe. Our city has seen a rapid increase in development — OSFA should have a hand in shaping land use policy, guiding code modifications, and ensuring that underrepresented voices are heard in City Hall and beyond.

To these ends, I continue to make inroads at City Hall, within the design and development community, and most importantly in diverse neighborhoods all over town. Forging new connections—especially conciliatory ones—will expand the influence of the Old Santa Fe Association. With my hiring, we can devote time and effort to several, often interconnected, issues at once. By making ourselves known and consistently advocating for local communities, OSFA can become a leader in the protection of Santa Fe's distinct charm.

To help us expand our reach, please do consider re-upping your membership to the Old Santa Fe Association at <http://www.oldsantafe.org>. Yes, now we have a digital membership portal where you can renew online! And, dear reader, won't you ask a friend to join us as well?

Sincerely,
Adam Fulton Johnson, Ph.D.
director@oldsantafe.org

Members support the mission of OSFA which includes the preservation of the historic character of Santa Fe and the guidance of its development into a sustainable future.

All members enjoy the benefits of our newsletter, email updates about city and county developments, our annual party, and our member events.

Membership Categories

\$35 Regular	\$150 Leader
\$50 Patron	\$250 Benefactor
\$100 Business*	\$1000 Lifetime

* To list your business separately, please select the Business category and tell us the name to use.



Scan this QR code for more membership information.

OSFA ANNUAL MEETING

Monday, December 12, 12:00 noon

Members' Annual Summer Garden Party

By Elizabeth West

A sunny Sunday afternoon in July found a wonderful mixture of people climbing the gentle incline up from Canyon Road to #728, the von Horvath house and garden, the Old Santa Fe Association's property, which we share with our tenants. We knew that we would have a convivial, enlightening afternoon, with the added pleasure of seeing old friends and meeting new like-minded members of OSFA.

The informal, spacious and beautiful garden was the perfect place to gather. Delicious food and drink was provided by Walter Burke Catering, and Rick Mena, a local guitarist, played music. There was at least one mini reunion of some old friends who had been in school in Santa Fe together years ago and still happily recognized each other!

President Randall Bell welcomed us all, and he officially introduced OSFA's new Executive Director, Adam Fulton Johnson, who spoke briefly and was welcomed enthusiastically. Next, he introduced Billy Garrett, the Director of the New Mexico History Museum, who spoke about extensive work currently being carefully undertaken at the Palace of the Governors.

Mr. Garrett explained that they are referring to "The U.S. Secretary of Interior's Standards for the Treatment of Historic Properties" for guidance regarding four major treatments: preservation, restoration, reconstruction, and rehabilitation. He explained that rehabilitation is a best option for the Palace, a National Historic Landmark, given its history, condition and current use. He also recommended a visit to the Palace to see the current exhibition: "Palace Seen and Unseen" which is intentionally spare, relying on bold graphics and text, with few objects, mostly of metal, stone and ceramic. I have been to see the show and it is remarkable!

The Summer party was a success, and we look forward to seeing everyone next year.

Photos by Elizabeth West





Las Cajas de los Rios: Rio Grande y Rio Santa Fe Preservation Update

By *Hilario Romero*

There are two box canyons in an area located southwest of Santa Fe. I like to call them Las Cajas de los Rios, a designation that accurately describes the particular landscape there. A "caja" is a "box" as in a box canyon. It is formed by escarpments, cliffs and rivers. The two cajas are associated, one with the Rio Grande, and one with the Santa Fe River. (To see part of the area for yourself, access is via NM Highway 599, Santa Fe County Road 62 and Forest Service Road 24.)

This summer, a coalition of a varied mix of people attended a community celebration organized by New Mexico Wilderness Alliance, to share information about the area. There were performances by the Jemez Pueblo Cloud Eagle Dance Group, and Cipriano Vigil y Su Familia performed ritual/traditional northern New Mexico music. I spoke about the history and geography of the area, emphasizing that there are two cajas and two rivers

involved.

U.S. Senator Martin Heinrich and U.S. Congresswoman Teresa Leger Fernandez shared their thoughts and interest in the Las Cajas area and were impressed with the diverse groups and individuals at the gathering. Governor of Tesuque Pueblo and All Indian Pueblo Council Chairman, Mark Mitchell, spoke along with other Pueblo leaders. Santa Fe County Commissioner Anna Hansen, Santa Fe City Councilwomen Renee Villareal and Carol Romero-Wirth and Councilman Chris Rivera also spoke in favor of preservation.

Earlier this year, U.S. Senator Ben Ray Lujan met with some of the coalition and community members near the La Cieneguilla petroglyphs to learn about the plateau area. He expressed interest in this project.

The Cajas area is worthy of preservation and protection based on its history, culture, landscapes and flora and fauna. However, the Los

Alamos National Laboratory has proposed expansion of fiber optic and power line infrastructure including an expansive highway bypass through the plateau.

The United States Department of Agriculture Forest Service and the Bureau of Land Management manage most of the area at present, but are unable to enforce many of the regulations against illegal dumping, illegal firearm discharging and hunting, off-road vehicle destruction and numerous other enforcement problems. I hope that the communities who are within the vast 106,000-acre area could become stewards in partnership with the Federal agencies.

The road to preservation will be difficult if all parties cannot see the mutual benefit for the public and for the land, of this special area.

Hilario Romero is a former New Mexico State Historian, a member of the OSFA Board and he lives in Pueblo Quemado (Agua Fria Village.)

Still Needed: City/County Input On Growth and Water

By *Paul White*

I believe the discussions around City and County of Santa Fe growth and water issues still need more input in order to move forward sensibly, realistically and carefully, and, I hope, in a coordinated way.

As a board president (of United Communities of Santa Fe) and a member of several organizations that have brought together diverse communities to discuss growth and water issues, I find it important to continue to find out what people want. My discussions with citizens, developers, realtors, business owners, engineers and water professionals have led me to believe that there are still many concerns about the direction Santa Fe is going in. The citizens of our City and County need to be consulted about what they want regarding growth. Subjects such as

how changes to our culture are being made, limiting thoughtless or confusing growth, indiscriminate spot development waivers, the use of agricultural water for development and the depletion of the rivers for indiscriminate growth all need to be central to our future vision. There is an overwhelming concern in the community that projections for water availability are not realistic regardless of assurances by the City. The numbers might show growth can continue until perhaps 2050, but many factors are not being considered. Other than the City's plans to send waste water to the Rio Grande in order to have additional water to draw from the river there are no realistic long-range contingency plans for catastrophic events and conditions, that I am aware of. There are many factors that could lead to severe curtailment of our supply, and Santa

Fe doesn't seem to be ready for these possible scenarios. One solution would be to consider toilet to tap programs. Many urban communities are implementing onsite and municipal reuse. I believe this is a program is just one example of what should be part of the discussions that need to be front and center in the upcoming Growth Management Planning process, a process which continues to need public input.

One of the goals of the United Communities of Santa Fe is to educate and reach out to diverse communities about water and development planning in the Santa Fe area. Please visit our website for more information about affordable housing and thoughts on water, and consider subscribing:

unitedsantafe.org

Paul White is Board President of United Communities of Santa Fe and a member of OSFA.

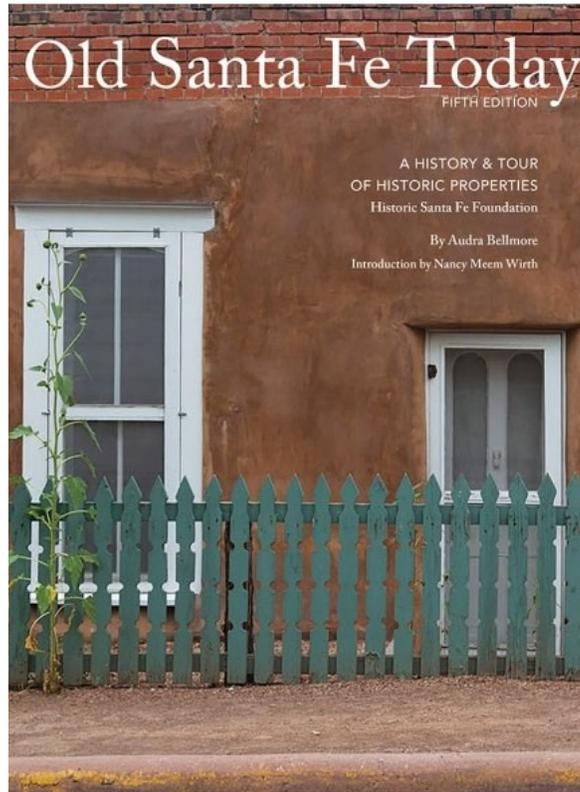
Old Santa Fe Today A History & Tour of Historic Properties

Fifth Edition
Historic Santa Fe Foundation
By Audra Bellmore
Introduction by Nancy Meem Wirth

The Old Santa Fe Association supported the publishing of this new, fifth edition of *Old Santa Fe Today*, and it has lived up to expectations. (The first edition was published in 1966.) The book's photographs, starting with the cover image by Simone Frances, present the obvious invitation to read the book, which is all about exploring architectural history and Santa Fe culture, by understanding the importance of historic properties.

The author for this edition is Audra Bellmore, Ph.D., who is John Gaw Meem Curator at the University of New Mexico, and who also oversees the John Gaw Meem Archives of Southwest Architecture. Other contributors include Nancy Meem Wirth, who wrote the introduction, Mara Saxer, Pete Warzel and Paul Weideman. "The Brief Chronology of Important Preservation Efforts In and Around Santa Fe" (page 269) written by Ms. Bellmore, is an overview of Santa Fe's preservation efforts through the years.

Jeff Pappas, New Mexico State Historic Preservation Officer, in a recent review of the fifth edition of *Old Santa*



Fe Today, has written:

"It was originally conceived in 1962 as a small pamphlet published by the Historic Santa Fe Foundation (HSFF), which itself was in its infancy as an organization. Tasked by the renowned architect John Gaw Meem, the foundation was established to receive tax-exempt donations, to administer property, and to engage in educational and research activities; the latter of which led to the initial plaquing of twenty-nine buildings in Santa Fe deemed worthy of preservation by the foundation.

Since the 1960s, Old Santa Fe Today has matured considerably with the publication of its fifth and most recent edition. Beautifully written by Dr. Audra Bellmore, the John Gaw Meem Curator at the University of New Mexico, and published by the Museum of New Mexico Press, this handsome book is a tribute to the foundation's longstanding commitment to Santa Fe's architectural past and present. The text borrows from its predecessor's organizational

structure to give it an air of familiarity but richly expands the content, in effect to illustrate each of the 96 listings as they changed and acquired new histories and meanings over time. It acts as a subtle reminder that the central resolve of preservation is to show the various iterations of history seen here through Santa Fe's unique built environment."

Most of us agree that understanding Santa Fe's unique built environment is important. This book supports that understanding.



May 2010—Past president, Marilyn Bane, and then president, Tim Maxwell, smile as the von Horvath House is officially plaqued by the Historic Santa Fe Foundation. The house was left to OSFA by Irene von Horvath and is included in Old Santa Fe Today.

My CHART Experience: Sometimes Pointless, Sometimes Poignant

By John Pen La Farge

As so few people took advantage of the offered CHART events (less than 2% of the city's population), it is worth recounting the offerings and experience.

To begin, the CHART (culture, history, art, reconciliation, and truth) commission was formed with a set of expectations, assumptions, and values already in place, values that were not neutral but, were, however well-intended, rather weighted, in this case, toward political correctness, in my opinion. While this orientation seems not to have had a corrupting effect upon the outcome, it arguably skewed the 50+ recommendations in a predetermined direction.

The idealistic commission created a large number of events intended for participation by the public. They were an imaginative but rather disordered set of offerings that ran the gamut from sensible and useful to the eccentric, which occasionally led to being empty of useful outcomes. Thus, one group (on Zoom) emoted about feelings, which was mildly interesting but unfocused and, so, pointless, while another group (in person) held a dialogue about "belonging or not belonging", which, despite its

amorphous sound, turned out to be both poignant and able to provide a direct thrust through to the center of the debate about Santa Fe and the plaza.

Another of the more purposeful events was a talk by ex-state historian Hilario Romero about the river, its communities, and their collective history, thus giving historical context to a debate that otherwise often lacked both history and context. This lack was, of course, most distressingly obvious in the original event: the destruction of the plaza monument by indignant but fundamentally ignorant activists.

One problem faced by the hard-working team who guided the CHART offerings was the difficulty of controlling the more adamant participants who overbore the intended activities to advance their opinions. Indeed, in at least one setting, the "facilitator" at the table simply gave up to stare into the middle distance while letting the table go its own way.

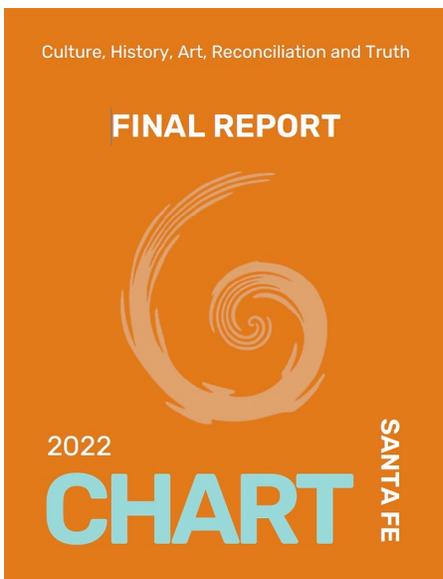
The ultimate result was a set of recommendations that were well-intended but slanted politically: a few relevant and useful, others based upon assumptions that are not in evidence except in the mind of the beholder.

Some of the assumptions were to be expected, given the premises, while others were organically reached upon the event's conclusions. A considerable amount of time was spent in finding and working to soothe victims—an ongoing premise of our time—when, plausibly, the most striking conclusion of the report was that, "Santa Feans believe the City of Santa Fe severely mismanaged what happened with Soldier's Monument...most CHART participants agreed that the toppling of Soldiers Monument/Obelisk, by a small group of protesters, was not only illegal but took place without the consideration of a potential public process that could address objections to the monument."

The end-point of the process was the listing of more than fifty recommendations which put the questions back in the laps of the mayor and city council, the leaders who, the report emphasizes, mishandled the lead-up and outcome of the destruction, in the first place.

There is irony here.

John Pen La Farge was born and grew up in Santa Fe; he is a past President of OSFA, a long-term Board member and the author of Turn Left at the Sleeping Dog.



Here is a link to the entire Final Report: www.chartsantafe.com

CHART (Continued from page 1)

most of Santa Fe's citizens.

The Governing Body chose Artful Life, consultants, to guide Santa Feans in how best to move forward by addressing animosities and fears and also our cultures, our histories, our attitudes toward art, our perhaps uncomfortable urge toward reconciliation, and our often-timid desire for truth. Artful Life leaders said they were partly inspired by the September, 2018, Entrada resolution proclamation which was the result of truth-telling, dialogue and agreement.

Many of those who participated in the eleven-month process have said that something good came out of the whole process as well as during individual moments of personal epiphany. I certainly agree based on my own experience. Also, it may be said that those who thought they could remain on the sidelines were actually subtly connected to the process since it happened around them, impacting and influencing us all, involved or not.

Although the CHART process had a varied mandate, the destruction of the memorial monument obelisk, in the heart of Santa Fe, understandably was a main focus for many people.

I'd suggest that next steps might involve thoroughly understanding what has happened during the entire project, which will require some psychological work to be able to be open-hearted. A sense of humor, compassion and emotional strength would help, too. The group must make diligent study of the well-written documents that were completed evidently with discussions amongst an anonymous group, who were rightfully required to remain anonymous. Now, another group can take what has been gathered, and this second effort can work more transparently, perhaps with some guidance, and after they have really studied the 250-page document and the resulting suggestions. They will be able to take these next steps if they really get into the work. Decisions

can come after that immersion, and sometimes they can surface surprisingly easily, ideally out of consensus.

It is my opinion that the memorial monument obelisk should be reconstructed out of any remaining original material and supplemented with new material. I'd suggest maybe eight informative, not too big, panels around the structure with our complex history, not covering up the plaques, but explaining the good and the bad, all directly and clearly presented. Also, put eight long benches formed in an octagonal shape around the reconstructed monument, so that people can sit and converse with friends and strangers about our Santa Fe history. I'd look forward to hearing stories there.

A "My View" by Dylan Weller on page B-3 in the Sunday, September 25, 2022 *Santa Fe New Mexican* presented a nearly perfect way to resolve our conundrum:

Replace offensive panel and rebuild obelisk

He wrote:

"In the wake of the CHART — Culture, History, Art, Reconciliation and Truth — process, and with no specific recommendations forthcoming, it is time for city officials to make a decision over the fate of the obelisk. Here are three reasons why rebuilding the obelisk while replacing the south-facing plaque is the best solution for our community.

First, rebuilding the obelisk would send a clear message that mob violence does not determine policy for our city. If we were to replace the obelisk after its destruction by rioters, it would embolden those who seek to create change, not through peaceful democratic means, but through violence and mob rule. A commitment to the values of democracy means speaking out against anti-democratic violence even when you agree with the ends being sought.

Second, the original and primary intent of the those who constructed the obelisk was to honor the Union soldiers who

fought against the Confederacy. The Battle of Glorieta Pass and the surrounding battles were significant events in our history as a state but are little understood by many. The Soldiers' Monument offered both residents and visitors to Santa Fe the opportunity to learn about these battles, their pivotal role in the victory of the Union over the Confederacy, and to honor the sacrifices of the Union soldiers who died fighting against the advancement of slavery. Its architectural form, as well as its placement at the center of the Plaza, offers insight into the culture and values of Santa Fe in the late 19th century.

Third, the south-facing plaque has long been viewed by many as offensive and one-sided, provoking unnecessary division within our community. It should be removed. The idea that the entire monument has to be replaced because of the taint of this one plaque, however, is wrongheaded. This notion that monuments, institutions and even individuals should narrowly be defined by their worst attributes, rather than their best, has become sadly common these days. We should be critical of this tendency.

The soldiers who fought and died to halt Confederate expansion in the West were heroes. Surely we can all agree on that point. The ugly and offensive language of the south panel does not justify us in tearing down an entire monument that was erected primarily to honor those heroes.

What should be chosen to replace the south panel is a good question and a solvable one, far easier to resolve than the prospect of replacing the monument in its entirety. Our Plaza has been saddled with the box long enough. We need compromise, which this option supplies.

Replacing the south panel would offer a clear victory for those who have long felt justifiably offended by its inscription. Rebuilding the rest of the monument would be a victory for those who value its primary purpose and were dismayed by the manner in which it was destroyed. It is a balanced and evenhanded approach to moving beyond this crisis. Let's not wait another year to get it done."

Dylan Weller is a woodworker and native Santa Fean.

Affordable Housing Statement

A position statement prepared by the United Communities of Santa Fe.

The City of Santa Fe offers a broad range of programs, resources, and referrals to anyone who is in need of affordable housing in Santa Fe, and it is apparent that the City has tried to provide a range of solutions to the shortage of affordable housing. Despite these efforts, however, affordable housing remains difficult or impossible for many residents to obtain. While we applaud the City's recent announcement of committing over three million dollars to affordable housing solutions, mostly channeled through non-city entities, we have to ask if money alone will ever be an adequate remedy when systemic failures in the City's approach remain the norm. A look at one, recent, new development proposal provides an answer.

The Santa Fe Homes Program (SFHP), described in Chapter 26-1 of the Santa Fe City Code, exists to facilitate the production of affordable housing in Santa Fe. Its purpose is to require developers to include affordable housing in every new residential project. Phase 1A of the Zia Station planned unit development recently received the Planning Commission's approval of its final development plan, and as a new development that includes only rental units, the developer was required to designate 15% of the total number of residences to be offered at affordable rents, as defined in the ordinance. Had the developer been willing to accept this requirement, he would have provided 36.6 affordable housing units within the Zia Station's first phase of residential construction, but, instead, he followed the precedent set by almost all developers in Santa Fe since the 2008 housing market crash and refused to obey the requirement.

In fact, the developer entered into extended negotiations over a two-year period with the Santa Fe Office of Affordable Housing, demanding and getting multiple concessions. These

included exemptions that allowed only 10% of the total number of units to be offered at affordable rental rates; to do so on a "loaner" basis by which they would only be offered affordably for 10 years, after which they would all revert to market rental rates; and to pay a "fee-in-lieu-of" for the remaining five percent of the mandated, affordable units. The fee-in-lieu-of amounted to \$7,837.38 per unit.

The result of this process, which is now, with few exceptions, the norm in Santa Fe, was to reduce to zero the number of affordable rental units that the Zia Station's first phase of development will provide. Twenty-four units will be loaned by the developer for ten years and then rescinded. And a minuscule fee of \$7,800 was substituted for the rest of the residences. In exchange for these concessions, the developer demanded, and received, numerous concessions with regard to the fees that normally would have been required to file the development plan and with regard to water offsets for the affordable units. The concessions are in perpetuity, but the small number of affordable housing units temporarily provided by the project are not affordable in perpetuity.

It is worth noting how tenaciously the developer pushed for these concessions. Initially, in the Zia Station Preliminary Development Plan, the developer proposed that the affordable housing would be provided for only 5 years. When this was called to the attention of the City's Planning Office, the staff appeared surprised. Shortly thereafter, the Preliminary Plan was amended to a "loaner" period of 10 years, as described above.

The example of Zia Station when it is applied to the issue of Santa Fe's chronic shortage of affordable housing demonstrates what a failure the City's ordinances actually are. Even if the Santa Fe Homes Program were effective, it is routinely circumvented by developers who pressure the City by threatening not to build affordable housing at all, if they are required to

follow the SFHP ordinance. These developers have become all-powerful in the land use decision-making process through politicizing it financially and rhetorically. An example of this pressure tactic: During the Zia Station hearings, one Councilor asked if the Zia Station development could be held to the height restriction specified by the South-Central Highway Corridor protection district. The immediate reply from the developer's representative was that if the developer were held to the height limitation, there could be no affordable housing provided as part of the development. The Governing Body accepted this assertion without further discussion.

Consider, as a perfect example of this politicization of land use decisions, this example from the April 7, 2022, Planning Commission hearing: During this hearing two cases were reviewed for possible approval on the same agenda.

In the first case, the South Meadows filing, one of the Commissioners, in whose district the South Meadows property is located, moved to delay the review for 60-90 days. Her reason: she wanted to be sure that there really was enough of an affordable housing crisis in Santa Fe that such an approval would be justified.

In the second case, the Zia Flats phase of the Zia Station development, the same Councilor stated that because the affordable housing shortage is such a problem for the City's residents, the Zia Flats project would have to be approved, despite the many, significant safety issues that were brought up during the hearing by members of the Candlelight Neighborhood. She proceeded to recommend that the Planning Commission approve Zia Flats without delay, on that basis, and proceeded to vote "Yes" to approve.

Hence, one Councilor, during a single hearing, argued two, completely opposite positions: In the first case,

(Continued on page 25)

(Continued from page 24)

South Meadows, that there wasn't necessarily a pressing housing shortage that would compel rapid approval and then, in the following case, Zia Station, that there was such a shortage, and that it did compel rapid approval.

What makes Zia Flats the "perfect example" of the politicization of Land Use decisions is that it was approved by both the Planning Commission and the Governing Body almost solely on the basis of the City's need for "affordable housing." These approvals required that the General Plan, the Future Land Use Map, the Zoning ordinances, and the South-Central Highway Protection Corridor Overlay District boundary all be changed to accommodate a radically out-of-character new project. Despite these radical changes, Zia Flats will provide no permanent, affordable housing to Santa Fe. None at all. The City approved the project because it would help solve the housing crisis, and then compromised its own ordinances that would have helped to assure that. Though specifically prohibited by its Land Use Code, the City overrode those ordinances for political and economic reasons.

While these issues illustrate one side of City's affordable housing conundrum, let's look at the other side – the scarcity of creative thinking. Santa Fe is a creative center but nonetheless, there are few, if any creative approaches and outside-the-box solutions being adopted. Instead, we see the same antiquated, formulaic approach, using the same mundane architecture with limited sustainability, all from a mindset that overbuilding will eventually be a remedy. This, combined with the issues previously mentioned, has allowed the rampant building of market rate buildings – with limited affordability – as the city leaders defer the problems to outside developers who are here to make a profit. However, there is no lack of creative ideas and solutions already being put to use in other parts of the world today. Here are a few examples being advanced by forward thinkers to

help solve the affordable housing crisis:

- 3-D Printed Homes / Communities (100 homes are now breaking ground in Austin TX)
- Large Scale Modular Buildings (using inspiring designs with community gardens)
- Stacked Shipping Containers (transformed into beautiful multi-unit homes)
- Prefab Housing Units (a more efficient building process with lowered costs)
- Applying Impact-Investor Money (available funds looking to invest in social causes)
- Compressed Earth Block Construction (similar to adobe). One of our favorites for this area. These can be made with machines capable of producing 5000 blocks per day, on city owned land, building homes with sweat equity and city led help.

These solutions are possible, they already exist and are often far more cost effective!

United Communities of Santa Fe (UCSF) believes that the Governing Body should begin a top-down review to address and repair these policies in order to follow its own resolutions and ordinances and to begin thinking more creatively to solve the affordable housing crisis. And importantly, depoliticize the decisions the Governing Body must make regarding land use issues.

UCSF believes that the following issues should form the basis for a rapid, thorough review and revision of the City's land use policies, detailed in Chapter 14 of the Santa Fe City Code:

1. Consider 40% affordable housing. No "fee-in-lieu-of". No ten-year "loan" of affordable units.
2. Require water conservation through landscape watering from rooftop capture, on-site water reuse systems, and championing forward-thinking conservation technologies.

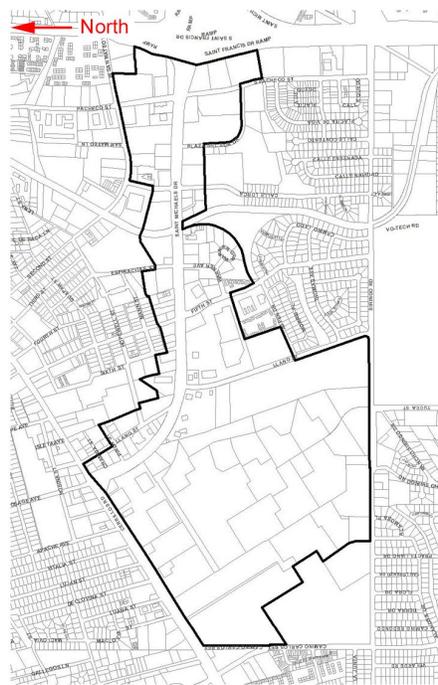
3. Encourage energy conservation by requiring higher HERS (Home Energy Rating System) scores for new construction than is currently required; and by requiring higher LEEDS (Leadership in Energy and Environmental Design) certifications for new construction. Neither Zia Flats nor South Meadows was presented as being Leeds Certified. With Zia Flats, the developer said it would be "Leeds Silver equivalent." The City widely compliments itself on its Green Building and Sustainable Building policies; it needs to strengthen and enforce its sustainable building requirements.
4. Analyzing and implementing new and creative solutions to the City's housing problems that utilize sustainable, cost-effective methods.
5. Preserve public open or common space by reevaluating and strengthening City requirements, as developers push relentlessly for greater density.
6. Find out what Santa Feans want their city to look like outside the Historic District and take steps to return to and preserve that aesthetic appearance in new construction by working with many groups, from architects and planners to homeowners and home renters.
7. Determine, by appointing a special task force from within the appropriate City departments, what the true costs of development are with regard to providing adequate infrastructure, including roads, traffic controls, schools, healthcare, fire protection, police protection, internet bandwidth, library services, sewer, water, electricity, street lighting, garbage pickup and disposal, and whatever else is realistically determined by City staff to be a cost of development that is not borne by developers.
8. Enact a strong restraint on increasing the City's maximum, allowable building height.

(Continued on page 26)

Santa Fe's "Midtown" and LINC Boundaries

Here is a map that shows the Midtown Local Innovation Corridor (LINC) along St. Michael's Drive and the "Midtown" campus (the old College of Santa Fe); its boundaries include St. Francis Drive to the east (at the top of this map), Siringo Road, Camino Carlos Rey, and Cerrillos Road. The western part of this odd shape, at the bottom of the map, is where the "Midtown" redevelopment plans will be taking shape.

The current Midtown Redevelopment Plans tentatively include more than 1,000 units of market-rate and affordable housing; expanded film, TV and digital production facilities; new career opportunities; performance spaces, visual arts; an education hub with central library/community center; recreation facilities; open green spaces. Rich Brown, Director of Community and Engagement for Santa Fe, supervises the planning, applications and



redevelopment process.

The Midtown Community Development Plan is a companion plan to the Midtown Land Development Plan and because they coordinate their actions, combined they are called the Midtown Redevelopment Plans. The principles of respect for the environment, equity and the economy were the original three components that guided much of the early thinking. Due to feedback received, a fourth principle has been added: culture.

How crowded should the "campus" be? There are concerns about traffic, congestion, and safety issues. A project this size is requiring continued, careful planning.

More information about "Midtown Moving Forward" is available at:

www.MidtownDistrictSantaFe.com

Affordable Housing (Continued from page 25)

In summary, the United Communities of Santa Fe recognizes that the City of Santa Fe has made a sincere effort to find solutions to the problems of housing shortage and affordable housing. It is, however, the position of the UCSF that this effort has been subverted by developers pressuring the City to make far too many concessions to its policies and laws. The Planning Commission and the Governing Body have facilitated and

even encouraged this concession-making, to a degree that most new developments in Santa Fe do not meet high enough standards for affordability, sustainability, energy efficiency, and/or aesthetic quality.

The UCSF calls for the City to enforce its current standards and to update, strengthen, and enforce these standards in all of the areas enumerated above; and to stop compromising with the profit-driven forces being brought to bear by

developers. The City must enforce stronger, more environmentally sound development policies.

The United Communities of Santa Fe is a coalition group of communities and organizations located throughout the City and County of Santa Fe; its 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."

Friendship with Bain (Continued from page 15)

after WWII, which he recalled as the happiest time of his life. He often said that "the best thing I could have done in that village was not eat," since food was so scarce. But his American Friends Service Committee team rebuilt the communal cement tub laundry and the kindergarten. Years later, members were given honorary citizenship and keys to the city.

The humble adobe that he and Dorie bought in Albuquerque turned into Bain's his personal architectural monument as he took great pleasure in salvaging architectural treasures

from old buildings and incorporating them into his own home: a gorgeous bank vault door from Socorro, an old window and huge ceiling beam from somewhere else.

Floor boards measuring 18'x 48' from an old schoolhouse inspired construction of a ballroom, used over the years by countless national and local nonprofits for fundraising events. And dances – with great joie de vivre Bain loved classical music, tequila, opera and parties with dancing.

He recruited students to help in his construction projects and personally enjoyed mixing cement, making adobes and laying brick right along

with them. He loved working with adobe because mistakes were "easy to correct." Over several years, they designed and built an Italianate formal garden – in Albuquerque's North Valley!

Laughter was the coin of the Bunting household realm, and it was always fun to be included in some of it.

What a man! Thanks to OSFA for honoring him once again.

Mary Burton Riseley was born in Roswell, NM, and now divides her time between Santa Fe and the Gila River Valley.

Adelina Isabel Emilia Otero-Warren: “Voto Para la Mujer”



Nina Otero-Warren dressed as Doña Maria Gertudes Barceló (Doña Tules) in about 1949. Photographer unknown. Courtesy of Palace of the Governors Photo Archives, Bergere Family Photograph Collection, #24617. “Try your luck with Doña Tules” was an invitation at the gambling table at a costume baile (ball), a benefit for the closing of the Magoffin house. Santa Feans have always enjoyed costume parties and dressing up, and here Nina is in costume and in control of the cards where Will Shuster and others gather around, hoping to win at the game of chance. Most likely they won’t be lucky since Doña Tules was very practiced at the Monte table.

Born in 1881, Nina Otero Warren was a member of the prominent New Mexico Otero and Bergere families. She grew up to become a suffragist, a political leader, an educator, the first woman to be New Mexico state education superintendent, an environmentalist, a writer and a land homesteader as well as a prominent social leader.



Otero-Warren emphasized the necessity of using the Spanish language in the suffrage fight in order to reach Hispanic women. She also spearheaded the lobbying effort to ratify the 19th Amendment in New Mexico.

Otero-Warren strove to

improve education for all New Mexicans and to preserve cultural practices among the state’s Hispanic and Native American communities. Her life straddled the time when New Mexico was mostly Hispanic and rural into the time of increasing Anglo immigrant influences and challenges as New Mexico went from being a U.S. territory to statehood. Her book about Spanish cultural influence and inheritance, *Old Spain in Our Southwest*, was first published in 1936.

Nina Otero-Warren died in 1965. She was honored in 2022 with her appearance on a new quarter from the U.S. Mint.

Unión Protectoriva de Santa Fe

By Virgil Vigil

Some people in Santa Fe are curious about or do not know about Unión Protectoriva de Santa Fe, one of the oldest Spanish fraternal organizations in the United States. It was formed in 1915, and chartered and established in 1916 by Marcelino Apodaca to help preserve the language, traditions, history, folklore and culture of Santa Fe, New Mexico, for all future generations as well as for the descendants of the original Spanish Colonists. A Ladies Auxiliary was created early on. *Unión* (Togetherness), *Protección* (Protection) and *Instrucción* (Instruction) are the three principle fundamentals around which the Unión

was established.

The first Unión mission, from more than a century ago, was to help families who could not afford the proper Christian burials they wanted, and the assistance continues today when there is need. The organization is also a community that gathers for supportive social events. Its educational efforts are guided by respect for the culture and history that is part of our heritage, and which

needs to be honestly passed down.

Today, Unión Protectoriva is in agreement about the necessity of reconstructing the historic monument obelisk, the memorial that was illegally toppled in Santa Fe’s main plaza in October, 2020.

“Whoever chooses to forget or erase history, no matter how good or how bad, will have no future” is a motto that guides our mission.

Virgil Vigil is President of Unión Protectoriva and is a member of the Old Santa Fe Association. He was born and raised in Santa Fe. His ancestors include Donaciano Vigil, the first native New Mexican Hispano Territorial Governor.

Unión Protectoriva De Santa Fe, Nuevo México



SOCIEDAD FRATERNAL

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Whose Fiesta Is It?

By Mark Cross

Most members of the Old Santa Fe Association know that the organization was formed by the city's artists and writers in response to a planned Chautauqua, or seasonal cultural colony. A group of Texas clubwomen planned to acquire land in Santa Fe and build summer cottages to live in while they attended lectures and concerts. The OSFA was formed in April 1926 to protest the Chautauqua, and by July of that year, the Texas clubwomen had dropped their plan to come to Santa Fe.

It is not well known, however, that the Old Santa Fe Association played a significant role in another controversy immediately after the Chautauqua affair. In this case, the disagreement was about the Santa Fe Fiesta, and the OSFA once again protested an attempt to market the city to outsiders.

Fiesta, which has its roots in a 1712 celebration of the 1692 reconquista by Don Diego de Vargas, was revived in 1912. The School of American Research took responsibility for it in the late teens, and in 1920, SAR director Edgar Lee Hewett took personal charge of the program.

For the next few years, Fiesta was heavy on "cultural" education, with Indian dances, lectures, and staged musical reviews. Hewett meant to draw paying tourists — the Plaza was blocked off, and spectators had to pay admission to watch the program.

Santa Fe's artists and writers disliked Hewett's formal Fiesta. They were particularly bothered because, although it was supposed to be a community celebration, most of the city's Hispanic residents could not afford to attend. In 1924 and 1925, poet Witter Bynner and Dolly Sloan, wife of artist John Sloan, created a free community celebration that took place in conjunction with Fiesta's formal program. They called it *El Pasatiempo de la Gente*, "Past-time of the People." Pasatiempo included a Hysterical Parade to offset Hewett's serious Historical Pageant and street

dancing in the evening. Unlike the formal Fiesta, Pasatiempo was free and included the city's Hispanic residents.

Pasatiempo did not take place in the 1926 Fiesta. It was initially on the schedule but was dropped from the program before Fiesta began. The Archbishop of Santa Fe had complained that certain aspects of previous Hysterical Parades were "bawdy," and Hewett tried to censor parts of the 1926 parade. It seems that Bynner and Sloan withdrew rather than comply with his demands.

Pasatiempo aside, Hewett had big plans for his 1926 Fiesta. He created an "Indian Amphitheater" in a natural bowl just east of the original Cross of the Martyrs. It was an ambitious undertaking — he had a stage built at the bottom of the bowl, had bulldozers create terraced seating areas, installed electric lights, and surrounded the bowl with barbed wire to keep out non-paying spectators. The Indian Amphitheater would be the primary venue for the 1926 Fiesta.

As in previous years, Hewett's Fiesta program took itself seriously. A wedding ceremony between a Pueblo man and woman was celebrated as "probably the only time such an event has been seen outside a Pueblo." The main attractions were two "Indian" operas by an Anglo composer named Charles Wakefield Cadman. Cadman was nationally known, and his operas had recently played in Denver and Los Angeles.

The performers were all professional singers. They included a tenor from the Metropolitan Opera, a Mohawk singer named Oskenonta, and two Anglo vocalists "of national reputation." The lead roles went to a Native woman named Tsianina Redfeather. Born Florence Tsianina Evans to Cherokee parents, she took her Indian name years before when she began touring with Charles Wakefield Cadman. Cadman wore formal attire as he played the piano. Tsianina wore her usual beaded

buckskin dress, and the other performers, including the Anglos, were also dressed in Indian costumes.

The 1926 Fiesta did not go well. Opening night started an hour late because of confusion about tickets and parking, and the next day's activities started an hour and a half late for reasons that are not clear. Worse still, the opera performance was interrupted by a rainstorm. Audience members ran for their cars as Hewett tried to convince them to stay.

It was apparent to everyone that the 1926 Fiesta was a bust, but local criticism was muted. Bronson Cutting, owner of *The Santa Fe New Mexican*, disliked Hewett intensely, but the paper remained quiet. Fiesta was a big part of Santa Fe's cultural scene, and the hometown paper was reluctant to criticize it.

A correspondent for the *Daily Oklahoman*, the Oklahoma City paper, was less circumspect. He wrote a scathing review of the "Fiasco," as he referred to it. He wrote:

Money was the thing this year. The decorative ceremonies of the Pueblo Indians were at a minimum; Spanish folksongs and dances were conspicuous by their comparative absence. The artists were nowhere to be seen. The piece de resistance was a pseudo-Indian opera ... with the principal roles being sung by outsiders. The Plaza, the heart of the ancient city and heretofore the center of Fiesta, was this year occupied by a sort of second-rate auto show. Where once wit, satire, and hilarity had flourished, there was now dead seriousness about history, with no carnival spirit to relieve it. When Witter Bynner ran Pasatiempo, the plaza was gay with bunting and the sad-faced tourist laughed aloud.

Ten days after the failed Fiesta, the

(Continued on page 29)

Who's Fiesta (Continued from page 28)

newly formed Old Santa Fe Association announced that it was putting on a separate Pasatiempo celebration. It was scheduled for early September,

Fiesta praised the alternative event. He headlined his article: "Pasatiempo is One Great and Screaming Farce." He called it "a free community rejoicing, a folk-carnival, just as the expensive Fiesta was "For Visitors Only.""

because Hewett and his allies were resisting giving up control. The editorial noted that Fiesta belonged to the people of Santa Fe, not the School of American Research, and that it was absurd to think otherwise. Hewett and



Toonerville Trolley fiesta float, Santa Fe, New Mexico. Photographer: T. Harmon Parkhurst. Date: 1929. Courtesy of the Palace of the Governors, Negative Number 117681.

one month after the Fiesta. All events were to be free and prizes were to be awarded to the participants. Over the next two-plus weeks, OSFA members contributed their time and money to the planned celebration.

The 1926 Pasatiempo was a great success. *The New Mexican* called it "the most brilliant and picturesque carnival Santa Fe has seen" and noted that it was "sponsored by the Old Santa Fe Association as an opportunity for the Spanish speaking people of Santa Fe and the nearby plazas to hold their own fiesta."

The same correspondent for the *Daily Oklahoman* who panned Hewett's

Will Shuster, with help from Gustave Baumann, created the first public Zozobra, which was burned to dispel gloom. The Hysterical Parade included Shuster driving his Model T "covered wagon" with a mechanical horse pulling it and Witter Bynner dressed as Little Lord Fauntleroy. There was also a wedding between two burros, undoubtedly a parody of the formal Fiesta's Pueblo wedding.

In February 1927, five months after the Pasatiempo and six months after Hewett's Fiesta, *The Santa Fe New Mexican* finally addressed the issue. Its editorial noted that the paper had been quiet about the failure of Fiesta, but now felt compelled to comment

his allies objected but were ultimately relieved of responsibility for Fiesta.

In both the Chautauqua and Fiesta controversies, the Old Santa Fe Association successfully resisted efforts to sell the city to tourists. Thanks to the OSFA's founding members, Santa Fe for decades after retained its reputation as a haven for artists, writers, and other refugees from mainstream America.

Mark H. Cross is a longtime member of the Old Santa Fe Association. He is the author of the Encyclopedia of Santa Fe and Northern New Mexico and A Tale of Santa Fe: Betty Stewart in the City Different.

What OSFA is watching - Fall 2022

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

City of Santa Fe CHART process has completed— now what will happen next?

Santa Fe's Plaza, and the obelisk;

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

Still a great need for complete Santa Fe history for locals and tourists on the Plaza;

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

Old Pecos Trail Scenic Corridor;

Rezoning and Subdivision density issues;

Historic Districts Review Board – ongoing attendance;

Barker 4-story development at Paseo de Peralta /Alvord school property in process;

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

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

New Mexico School for the Arts dormitory streetscape design;

Affordable housing issues, in the City *and* in the County;

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

"Midtown Santa Fe" project from Planning Commission to Governing Body;

Zia Station development project on hold, on appeal;

Highway Corridor Protection District;

LINC (Local Innovation Corridor), St. Michaels Drive, and "Midtown";

OSFA's support of neighborhoods across the City;

Working with the Neighborhood Network;

Chavez plaque proposal for Loretto wall along the Alameda;

St. Francis Cathedral School property;

50 Mount Carmel Road property is now owned by Modern Elders Academy;

Impact of Los Alamos National Lab lack of oversight;

Cell towers – design issues;

Neon signs, and other illegal signage throughout the city as well as in historic districts;

Community solar interconnections and affordable solar for all;

Development in the City's northwest quadrant;

Las Cajas de los Rios preservation;

Protection of 22-acre open space on South Meadows Road;

Santa Fe airport renovation and enlargement;

Guadalupe Street reconstruction;

St. Michael's Rail-Trail underpass;

OSFA adoption of Locomotive #5030;

Bike lanes and traffic issues, City and County;

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

From the OSFA Archives

The Old Santa Fe Association has created a space for our archival materials. We are fortunate in having a determined team of volunteers who are creating order from the present abundance of documents, collections, clippings, etc. The archives are being gathered, sorted and organized in one

room, and it is expected to take several years. As you can imagine, with our OSFA approaching its centennial anniversary in 2026, there are inspirational tidbits to be found amongst the many clippings and documents which have been collected over the years.

Here is one gem, written by the late Mary Lou Cook, almost 30 years ago, a reminder for today, that the valued social fabric of our community is still extremely fragile but certainly worth preserving.

Submitted by John Eddy, OSFA board member

Newcomers: join in, but show some respect

Commentary by Mary Lou Cook, Santa Fe New Mexican, October 5, 1993:

These comments are for newcomers to Santa Fe, (except the ones who have blended in) with a suggestion that this be Xeroxed and given to any appropriate persons.

I am writing as an elder and long-time local who loves this town. I've waited months to write this, and now it feels right.

Along with many in this community, I share feelings of sadness and loss because of the great changes in buildings, human values and respect. These feelings continue when I observe arrogance and greed in many of your attitudes, indeed a sad and injuring disregard for us.

These feelings, however, are somewhat allayed when I feel a sensitive listening and respect for those of us who have helped to maintain this wonderful place. We loved Santa Fe the way it was and suspect you came here for the same reason.

I am not against growth. I welcome new people and was lured here myself long years ago. But I am against a takeover of this lovely town by the above-mentioned arrogance and greed. Examine your hearts, see who you are and observe your motive for moving here. Please join us in simplicity, kindness and enjoyment of our Plaza and surroundings.

Can you possibly understand how we feel when looking at our mountains, whose beauty swells and sustains our hearts, to see ridge top houses with road cuts in the hillsides, that will forever mar the natural beauty?

Can you possibly understand how we feel when outsiders start to use this as a sometime playground? Or if they plan to build golf courses in this high desert, where water is premium? Or to replicate some back-home amenities: exclusivity, gated communities, green lawns, huge homes, stretch limos, extreme consumerism, etc.?

The contrast in values is painful for we locals. Our losses are great, neighborhoods destroyed, old Hispanic families can no longer afford this higher economy and are forced to move away. Nor can our young people stay for careers.

Please read this with care. I am a person of love and peace. My commitment to this community and its common good is known.

My purpose in writing this is twofold:

- First, to urge that Santa Feans continue to work and live together with hope and kindness.
- Second, to newcomers, to help you understand the heart of this community. We implore you to make a personal decision, a commitment to the well-being of this community, because that's what it will take.

Laws can prevent the golf courses and the gated communities; but laws cannot dictate your intentions and our future. Only you can do that.

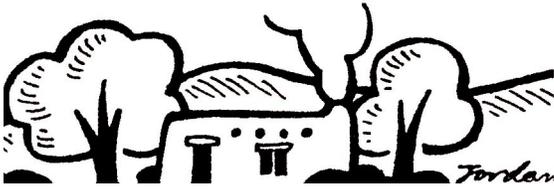
Now that you are here, please believe that we need you. We need you as VECINOS (neighbors), to join the Old Santa Fe Association, to read local news, to attend *every* Community Round Table, to meet our Living Treasures, and especially to become involved in our local politics: school board, the county, City Council, etc. We need your support and serious interest for solving multitudinous problems.

The key word is respect: for good work, good hearts and good manners; for environment and invisible qualities of spirit and grace; for all humans and especially for our children. These are all things that should go without saying. Search your hearts for what is right for you, for us and for the community.

What ideas do you have? ... Join this community in honoring and valuing the heritage that is Santa Fe.

Mary Lou Cook was born in Chicago in 1918 and died in Santa Fe in 2013. She was a multi-faceted community activist who focused on peace; a minister; a member of Concerned Citizens for Nuclear Safety; an artist who taught calligraphy; a recruiter for the Peace Corps; and she founded the Santa Fe Living Treasures program in 1984. She was passionate about historic and cultural preservation.





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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."

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Henry P. Roybal (Term 2019-2022)
986-6200
- County District 2**
Anna Hansen (Term 2021-2024)
986-6200
- County District 3**
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986-6200
- County District 4**
Anna T. Hamilton (Term 2021-2024)
986-6200
- County District 5**
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986-6210

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Thank you for supporting the Old Santa Fe Association!