

City of Santa Fe, New Mexico

memo

DATE: October 16, 2015
TO: Mayor Gonzales and City Council Members
FROM: David Rasch, Supervising Planner, Historic Preservation Division DR
VIA: Lisa Martinez, Land Use Department Director 

STRUCTURE: Santa Fe Airport Terminal Building, 121 Aviation Drive

ACTION REQUIRED:

- If the Governing Body concludes that the Santa Fe Airport Terminal Building meets the definition of a Landmark/Significant Structure and concludes that it is worthy of preservation, then the structure shall be adopted as a City Landmark by amending the Official Map of Historic Structures.
- If the Governing Body concludes that the Santa Fe Airport Terminal Building does not meet the definition of a Landmark/Significant Structure and concludes that it is not worthy of preservation, then the structure shall not be adopted as a City Landmark.

EXHIBITS:

- A Official Map of Historic Structures
- B Historic Districts Review Board (HDRB) Findings of Fact and Conclusions of Law
- C HDRB Minutes of Hearing on September 22, 2015
- D HDRB Packet with Staff Report including 1956 and 1988 Elevation Drawings

BACKGROUND & SUMMARY:

The Santa Fe Airport Terminal Building (Terminal) was constructed in 1957 in the Spanish-Pueblo Revival style and remodeled in 1988. The State Historic Preservation Office determined that the Terminal is eligible for listing on the National Register of Historic Places on July 22, 2015. The City Historic Districts Review Board recommended the Terminal for listing on the Official Map of Landmark Structures on September 22, 2015. According to Section 14-5.2(L) Landmarks in the Historic Districts Overlay Zoning Ordinance of the Land Development Code, the Governing Body shall have final jurisdiction over the adoption of Landmarks on the Official Map of Landmark Structures.

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CITY OF SANTA FE, NEW MEXICO

BILL NO. 2015-45

INTRODUCED BY:

Councilor Patti J. Bushee

Councilor Signe I. Lindell

Councilor Peter N. Ives

AN ORDINANCE

AMENDING THE OFFICIAL MAP OF HISTORIC STRUCTURES TO DESIGNATE THE SANTA FE AIRPORT TERMINAL BUILDING, LOCATED AT 121 AVIATION DRIVE, AS A CITY LANDMARK.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SANTA FE:

Section 1. Governing Body Findings.

A. Section 14-5.2(L) SFCC 1987 provides for the official map designating the status of landmarks.

B. Article 14-12 SFCC 1987 defines a “landmark” as any site, building, structure or natural feature that has visual, historic or cultural significance, and is listed on the state or national historic register. Article 14-12 SFCC 1987 also defines a “landmark structure” as a structure outside a historic district which otherwise meets the definition of a significant structure. A structure may also be a landmark structure if it is listed in, or is eligible to be listed in, the state register of cultural properties, or the national register of historic places.

C. The official map designating landmarks was readopted on December 13, 2006 by

1 Ordinance No. 2006-68.

2 D. Since 1996, the governing body has approved the following additional landmark
3 designations:

4 1. February 23, 2005 210 Brownell-Howland Road
5 Bishop Everett Jones residence;

6 2. February 23, 2005 1134 Cerillos Road
7 Fairview Cemetery;

8 3. May 10, 2006 300 East Houghton Street
9 Residence;

10 4. December 13, 2006 801 Griffin Street
11 St. Catherine's Industrial Indian School .

12 E. The Santa Fe Airport Terminal Building is located outside the boundaries of the
13 city's historic districts;

14 F. On July 22, 2015, the terminal was determined to be eligible for listing on the
15 national register of historic places by the state's historic preservation division; and

16 G. On September 22, 2015, the historic design review board unanimously
17 recommended landmark status for the terminal.

18 H. The governing body has determined that the Santa Fe Airport Terminal Building
19 has visual, historic, and cultural significance and is appropriately designated as a landmark based
20 upon the following:

21 (1) The terminal was constructed in 1957 as designed by Leo J.
22 Woolgamood and Alfred R. Millington in the Spanish-Pueblo Revival style;

23 (2) The terminal embodies distinctive characteristics of Santa Fe style
24 architecture;

25 (3) The terminal retains a high level of historic integrity, despite the minor

1 alterations from the 1988 remodel;

2 (4) The terminal is eligible for listing on the state register of cultural
3 properties or the national register of historic places; and

4 (5) The terminal is an important gateway into Santa Fe that introduces
5 visitors to our unique architecture.

6 **Section 2. Re-adoption of Map.**

7 The official map, designating those landmarks described in Section 1, paragraphs C and
8 D above, is readopted as shown on the attached exhibit A.

9 **Section 3. Amendments of Map.**

10 The official map is amended as shown on the attached exhibit A, designating the Santa Fe
11 Airport Terminal Building as a historic landmark.

12 **Section 4. Previously Adopted Map.**

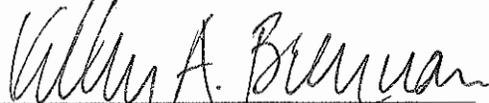
13 The official map designating significant, contributing, and non-contributing resources
14 within the historic district boundaries is not amended by this ordinance and shall remain as
15 previously adopted.

16 **Section 6. Availability of Map.**

17 The official map, readopted and amended as set forth in the attached exhibits, is available
18 in the historic preservation division and is accessible at all reasonable times for inspection. The
19 official map is also available online with the geographic information system.

20

21 APPROVED AS TO FORM:

22 
23 _____

24 KELLEY A. BRENNAN, CITY ATTORNEY

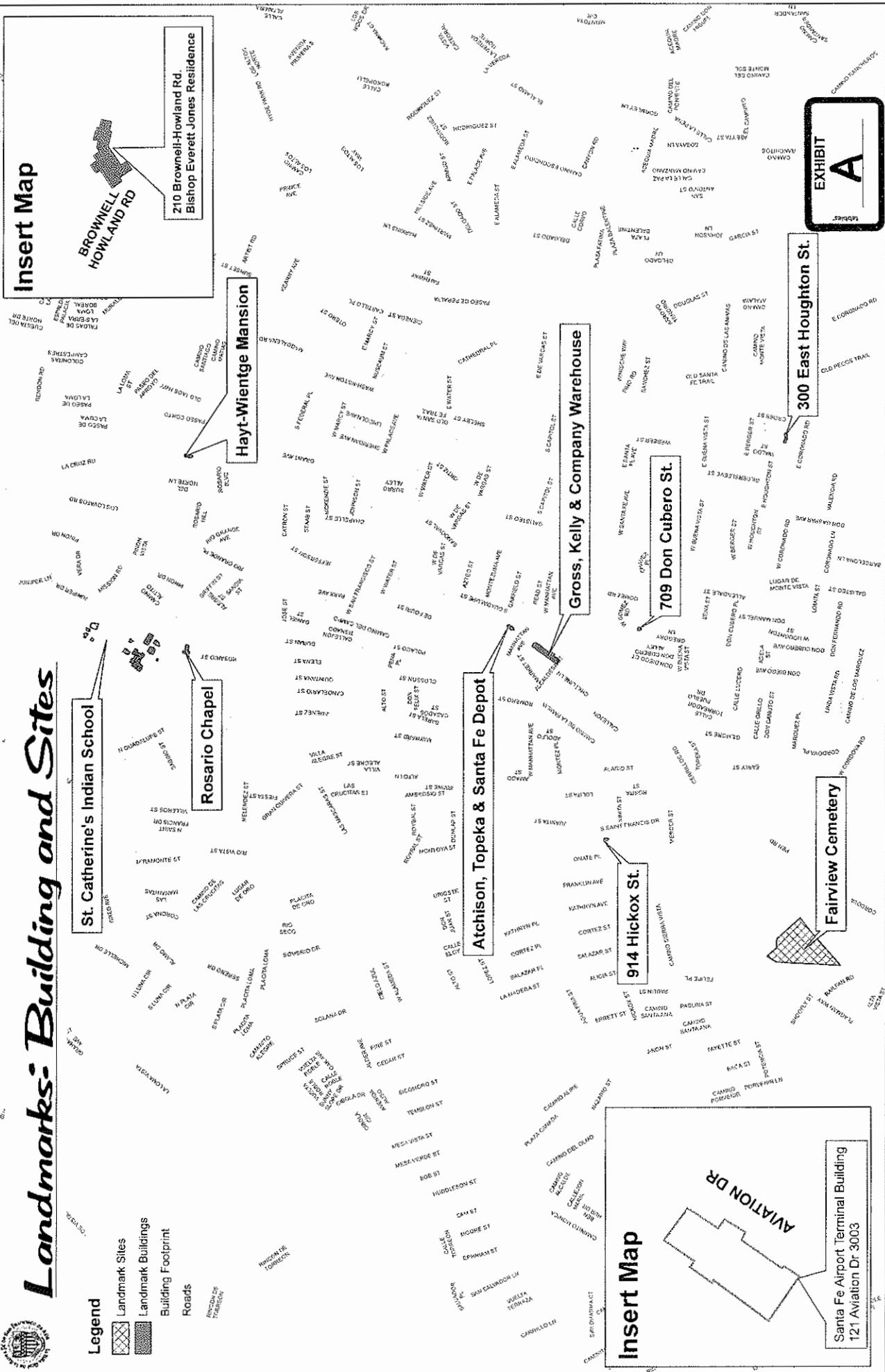
25 *M/Legislation/Bills 2015/Airport Historic Designation*



Landmarks: Building and Sites

Legend

- Landmark Sites
- Landmark Buildings
- Building Footprint
- Roads



Insert Map

**BROWNELL
HOWLAND RD**

**210 Brownell-Howland Rd.
Bishop Everett Jones Residence**

Hayt-Wientge Mansion

Gross, Kelly & Company Warehouse

Atchison, Topeka & Santa Fe Depot

914 Hickox St.

Fairview Cemetery

300 East Houghton St.

709 Don Cubero St.

AVIATION DR

**Santa Fe Airport Terminal Building
121 Aviation Dr 3003**

**EXHIBIT
A**

Insert Map

City of Santa Fe
Historic Districts Review Board
Findings of Fact and Conclusions of Law

Case #H-15-089

Address-121 Aviation Drive

Agent's Name- City of Santa Fe

Owner/Applicant's Name- City of Santa Fe

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on September 22, 2015.

BACKGROUND & SUMMARY:

The Santa Fe Airport Terminal, aka Santa Fe County – Municipal Airport, was constructed in 1957 by Leo J. Wolgamood and Alfred R. Millington in the Spanish-Pueblo Revival style with room-block massing, battered walls, and rounded edges. The historic structure includes historic brown-painted multi-lite metal windows and small metal lantern sconce light fixtures. Exposed brown-painted woodwork includes headers and corbels with carved bullet and rosette details. A decorative metal balustrade ornaments the tower catwalk supported by carved wooden corbels.

The only significant non-historic alterations are two small additions under the front entry portal from 1988. The additions were designed to be "harmonious" to the Santa Fe Style structure, but when built, the walls were not battered and the window openings were not beveled, like the original character. Therefore, these additions are not sensitive to the building. Besides the additions, other non-historic alterations include door replacements, coyote and lattice fences, a stepped stuccoed passenger entry arch and yardwall at the jetway, a pitched-roof metal storage shed, exterior wall-applied conduit for large metal light fixtures and flood lights, and a shade sail at the rear restaurant courtyard.

The airport is at the beginning of a master plan that includes alterations and expansions which propose to improve the facility with current airport conveniences, such as self-opening doors, and sufficient space for necessary operations. At this time, the City requests a review for potential Landmark status outside of the historic districts. A recommendation for or against Landmark status will be forwarded to the Governing Body for final determination.

A Landmark structure is equivalent to a Significant structure within the historic districts. It would require the highest level of preservation on the City's historic register with all elevations designated as primary. The SHPO has determined that the structure is eligible for State or National Register listing.

FINDINGS OF FACT



1. After conducting public hearings and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:
2. Staff Recommendation: Staff defers to the Board as to whether or not the Airport Terminal Building meets the definition of Landmark.
3. The project is subject to requirements of the following sections of the Santa Fe Land Development Code: Section 14-12.1 Definitions.
4. The property is located in the following district:
 - Downtown and Eastside Historic District
 - Historic Review District
 - Historic Transition District
 - Don Gaspar Area Historic District
 - Westside-Guadalupe Historic District
 - Other
5. Under Section 14-12.1, the definition of a landmark structure is: "A structure outside a historic district that otherwise meets the definition of a significant structure. A structure may also be a landmark structure if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places."
6. Under Section 14-12.1, the definition of a significant structure is: "A structure located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant:(A) for its association with events or persons that are important on a local, regional, national or global level; or (B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places."
7. The Board, in response to the application, finds the structure:
 - meets the Section 14-12.1 criterion
 - does not meet the Section 14-2.1 criterion
8. It is a beautiful example of Santa Fé style adapted for an airport, specifically the railing around the tower and corbels underneath.
9. The various additions are not appropriate to the building including the entry, the rental area and lighting and conduit and are very easily removable.
10. The DCA HP Division has determined it is eligible for state and national registers under criterion C, despite the alterations that have occurred since it was built and it still retains a high level of integrity.
11. The information contained in the Application, and provided in testimony and evidence establishes that all applicable requirements have been met.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board acted upon the Application as follows:

1. The Board has the authority to review and approve the Application.

2. The Board granted the Applicant's request to review historic status and voted to:

 x Recommend landmark status to the Governing Body.

IT IS SO ORDERED ON THIS 13th DAY OF October 2015, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rio

10-13-15

Date:

Chairperson

FILED:

Yolanda Y. Vigil
Yolanda Y. Vigil
City Clerk

10/14/15

Date:

APPROVED AS TO FORM

[Signature]

10-13-15

Date:

Assistant City Attorney

SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD
September 22, 2015

ITEM	ACTION TAKEN	PAGE(S)
B. Roll Call	Quorum Present	1
C. Approval of Agenda	Approved as amended	2
D. Approval of Minutes September 8, 2015	Approved as amended	2
E. Findings of Fact & Conclusions of Law	Approved as presented	2
F. Business from the Floor	None	2
G. Action Items		
1. <u>Case #H-15-067B</u> 700 Acequia Madre	Approved with conditions	3-12
2. <u>Case #H-15-056B</u> 461 Camino de las Animas	Approved as recommended	12-14
3. <u>Case #H-12-030</u> 494 Camino Don Miguel	Approved with conditions	14-28
4. <u>Case #H-15-085</u> 538 East Palace Avenue	Approved as recommended	28-30
5. <u>Case #H-15-086</u> 927 Canyon Road	Approved with conditions	30-32
6. <u>Case #H-15-087</u> 331, 333, 335, and 337 East de Vargas Street	Approved as recommended	32-34
7. <u>Case #H-15-088</u> 128 Grant Avenue	Approved as recommended	34-36
8. <u>Case #H-15-089</u> 121 Aviation Drive	Recommended Landmark status	36-39
9. <u>Case #H-15-090</u> 110 West Santa Fe Avenue/610 Don Gaspar	Approved as recommended	39-42
10. <u>Case #H-15-091</u> 1133 East Alameda	Postponed by applicant	43
H. Communications	Announcements	43
I. Matters from the Board	None	43
J. Adjournment	Adjourned at 7:55 p.m.	43



MINUTES OF THE
CITY OF SANTA FÉ
HISTORIC DISTRICTS REVIEW BOARD

September 22, 2015

A. CALL TO ORDER

A regular meeting of the City of Santa Fé Historic Districts Review Board was called to order by Chair Cecilia Rios on the above date at approximately 5:30 p.m. in the Nambé Room at the Civic Conference Center, Santa Fé, New Mexico.

B. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:

Ms. Cecilia Rios, Chair
Mr. Frank Katz, Vice Chair
Ms. Meghan Bayer
Ms. Jennifer Biedscheid
Mr. Buddy Roybal

MEMBERS EXCUSED:

Mr. Edmund Boniface
Mr. William Powell

OTHERS PRESENT:

Mr. Zach Shandler, Assistant City Attorney
Mr. David Rasch, Historic Planner Supervisor
Ms. Lisa Roach, Historic Planner Senior
Ms. Lisa Martínez, Land Use Department Director
Mr. Carl Boaz, Stenographer

NOTE: All items in the Committee packet for all agenda items are incorporated herewith by reference. The original Committee packet is on file in the Historic Planning Department.

C. APPROVAL OF AGENDA

Action of the Board

Member Roybal moved in Case #H-15-088 at 128 Grant Avenue to approve the application per staff recommendations. Member Biedscheid seconded the motion and it passed by majority (3-1) voice vote with Member Katz dissenting.

- 8. **Case #H-15-089. 121 Aviation Drive.** The City of Santa Fe requests consideration of the Santa Fe Airport Terminal for landmark historic status. (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

The Santa Fe Airport Terminal, aka Santa Fe County – Municipal Airport, was constructed in 1957 by Leo J. Wolgamood and Alfred R. Millington in the Spanish-Pueblo Revival style with room-block massing, battered walls, and rounded edges. The historic structure includes historic brown-painted multi-lite metal windows and small metal lantern sconce light fixtures. Exposed brown-painted woodwork includes headers and corbels with carved bullet and rosette details. A decorative metal balustrade ornaments the tower catwalk supported by carved wooden corbels.

The only significant non-historic alterations are two small additions under the front entry portal from 1988. The additions were designed to be "harmonious" to the Santa Fe Style structure, but when built, the walls were not battered and the window openings were not beveled, like the original character. Therefore, these additions are not sensitive to the building. Besides the additions, other non-historic alterations include door replacements, coyote and lattice fences, a stepped stuccoed passenger entry arch and yardwall at the jetway, a pitched-roof metal storage shed, exterior wall-applied conduit for large metal light fixtures and flood lights, and a shade sail at the rear restaurant courtyard.

The airport is at the beginning of a master plan that includes alterations and expansions which propose to improve the facility with current airport conveniences, such as self-opening doors, and sufficient space for necessary operations. At this time, the City requests a review for potential Landmark status outside of the historic districts. A recommendation for or against Landmark status will be forwarded to the Governing Body for final determination.

A Landmark structure is equivalent to a Significant structure within the historic districts. It would require the highest level of preservation on the City's historic register with all elevations designated as primary. The SHPO has determined that the structure is eligible for State or National Register listing.

STAFF RECOMMENDATION:

Staff defers to the Board as to whether or not the Airport Terminal Building meets the definition of Landmark.

Mr. Rasch walked the Board through photos and described the disharmonious additions. A beautiful watercolor is in Manager's office from 1957 and he showed the plans for the front elevation that had solid doors. The 1988 remodel was also shown. He showed details of historic windows with historic headers. He pointed out the non-harmonious additions including non-recessed window and a variety of exterior lights.

Questions to Staff

Chair Rios asked if the nonhistoric additions are reversible.

Mr. Rasch agreed that all of them are. They meet contemporary conveniences.

Member Roybal asked Staff's opinion, if this is designated Landmark, what it would do to construction there and if it would have to be Santa Fé style.

Mr. Rasch clarified that whether the Board recommends for or against Landmark status, the Governing Body makes the final decision. If the Governing Body doesn't make it landmark, this Board won't have any jurisdiction. But the State could get involved. But if it is made landmark, this Board has jurisdiction over all elevations. Any changes to historic materials would require an exception.

Member Roybal asked why this wasn't designated earlier.

Mr. Rasch speculated that now that there is a Master Plan process happening there are members of the community that asked the Mayor to get the Board to look at it.

Member Bayer said the Board makes decisions on character and not on a proposed Master Plan.

Mr. Rasch agreed.

Applicant's Presentation

Present and sworn was Mr. Jon Bulthuis, Transportation Division Director and also interim airport director. He stood for questions.

Questions to Applicant

Chair Rios asked if he thought it should be designated landmark.

Mr. Bulthuis said there is a great desire to preserve the architectural character and the architect is working with us to keep it but also to meet travelers' needs. We want that historic character as part of our work going forward.

Member Roybal asked if the exterior conduit and electrical panel would be corrected.

Mr. Bulthuis agreed. The first phase focus is on the interior for additional restrooms in secured areas and water fountain. Currently, it puts us at risk of losing commercial certification. This project is less than \$1 million so we cannot correct major changes to solve the issues you reference. We are looking a second phase but no funding for it is available right now. The Master Plan has one for the terminal and another for the entire property. The terminal building is about half the size to accommodate current traffic. So an increase in square footage is down the road. With that major expansion we can correct HVAC. It is over 50 years old. We have things that make it not functional. Some of the exterior improvements will be rolled into that improvement.

Member Roybal thought it would be nice to keep this watercolor picture in mind for the future.

Mr. Bulthuis said they looked at that six weeks ago with the subcommittee. There is not enough lobby space to accommodate the traffic now. We want to fix the errors in a more sensitive way. We want to improve the function as well as keep its historic character.

Public Comment

Mr. Enfield, previously sworn, said there was a very similar project -- the Spanish Arts Museum. He was able to double the area and keep the designation. The Board worked well with him on understanding necessary function. It is a gateway to Santa Fé and even with landmark status, there is room to work with the Board. If it is a politically correct project, it will be approved but if not, it won't be. They can have a successful building. It is possible and it will look just like that.

Ms. Beninato, previously sworn, echoed what Mr. Enfield has said. It is a beautiful building and typical of Santa Fé but is an airport and it works well. She hoped the Board would recommend Landmark status. It will be an added incentive for the City to be sensitive to the status. And if exceptions are needed, the Board should allow those.

There were no other speakers from the public regarding this case.

Chair Rios felt it deserves Landmark status. It will be wonderful. It was built in 1957 which is the year the Historic Ordinance was created.

Mr. Shandler asked that she give a three sentence explanation for Mr. Rasch to articulate clearly why because he would have to take that to Council.

Action of the Board

Member Katz moved in Case #H-15-089 at 121 Aviation Drive, to recommend Landmark status to the Governing Body and would make a finding that it is a beautiful example of Santa Fé style adapted for an airport and pointed out specifically the railing around the tower and corbels underneath. He would also find that the various additions not appropriate to the building including the entry, the rental area and lighting and conduit are very easily removable and the Board is very aware that it needs to be added to and probably have some exceptions to consider that should not be a problem. Member Roybal seconded the motion.

Member Biedscheid asked for a friendly amendment that the motion should include that the DCA HP Division has determined it is eligible for state and national registers under criterion C, despite the alterations that have occurred since it was built and still retains a high level of integrity.

Member Katz accepted it as friendly and the motion passed by unanimous voice vote.

9. **Case #H-15-090. 110 West Santa Fe Avenue/610 Don Gaspar.** Don Gaspar Area Historic District. Architectural Alliance Inc., agent for Peter Komis, owner, proposes to construct a 115 sq. ft. accessory structure to a height of 17'9" where the maximum allowable height is 19'5" on a significant residential property. An exception is requested to construct a pitched roof where a flat roof is required (Section 14-5.2(D)(9)(d)). (Lisa Roach).

Ms. Roach gave the staff report as follows:

BACKGROUND & SUMMARY:

110 West Santa Fe Avenue, also addressed as 610 Don Gaspar, is a single-family residential structure with free-standing guest house and garage. All structures are listed as significant to the Don Gaspar Area Historic District.

The applicant proposes to construct a free-standing "tree house" structure, featuring the following:

- 13) 115 square feet of new construction, supported by three 1" thick steel beams, one of which comes from the base of the tree and the other two from the ground at the western corners of the tree house;
- 14) A maximum height of 17'9" from the ground to the top of the roof pitch, where the maximum allowable height is 19'5". An exception is needed for the pitched roof, and relevant code citation and exception responses can be found below;
- 15) No windows, but openings for viewing with wooden shutters at each;
- 16) Wood finishes, featuring clear sealed wood planks on all sides of the tree house and wooden shingles on the pitched roof;

City of Santa Fe, New Mexico

memo

DATE: September 22, 2015
TO: Historic Districts Review Board Members
FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-15-089

ADDRESS: 121 Aviation Drive
Historic Status: NA
Historic District: outside of Districts

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

- Case Synopsis
- District Standards & Yard wall & fence standards.
- Historic Inventory Form
- Zoning Review Sheet
- Other: SHPO letter of eligibility

APPLICANT SUBMITTALS

- Proposal Letter
- Vicinity Map
- Site Plan/Floor Plan
- Elevations
- Photographs
- Other:

STAFF RECOMMENDATION:

Staff defers to the Board as to whether or not the Airport Terminal Building meets the definition of Landmark.



BACKGROUND & SUMMARY:

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LANDMARK STRUCTURE

A structure outside a historic district that otherwise meets the definition of a significant structure. A structure may also be a landmark structure if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

SIGNIFICANT STRUCTURE

A structure located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant:

- (A) for its association with events or persons that are important on a local, regional, national or global level; or
- (B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.



Susana Martinez
Governor

STATE OF NEW MEXICO
DEPARTMENT OF CULTURAL AFFAIRS
HISTORIC PRESERVATION DIVISION

BATAAN MEMORIAL BUILDING
407 GALISTEO STREET, SUITE 236
SANTA FE, NEW MEXICO 87501
PHONE (505) 827-6320 FAX (505) 827-6338

July 22, 2015

David Rasch
Historic Preservation Division
City of Santa Fe
200 Lincoln Avenue
Santa Fe, New Mexico 87501

Dear Mr. Rasch:

Based on the information provided, the Historic Preservation Division determined that the Santa Fe Airport Terminal, completed in 1957, is eligible for the National Register of Historic Places under Criterion C in the area of architecture as an excellent and rare example of the Spanish Pueblo Revival style incorporated in the design of an airport terminal. Many airports were designed in modern styles after the Second World War to reflect or emphasize the modern technology associated with air travel; however, the Santa Fe Airport Terminal is unique because it demonstrates the city's continued commitment to the Spanish Pueblo Revival style, which began in the first decades of the 20th century.

The airport terminal has had few changes since its construction and retains a high level of historic integrity, especially its original design, materials, and craftsmanship. The four-story control tower rises from roughly the center of the one-story terminal building. The stucco walls, rounded corners, canales, and portals are characteristic of the Spanish Pueblo Revival style. Original features, such as Spanish-style metal light fixtures are located on the exterior and interior, where ornate chandeliers illuminate the lobby. Minor changes to the building—infill spaces on the front entrance, recent light fixtures, conduit, and storage shed—have not diminished the terminal's ability to convey its historic significance.

It is the view of the Historic Preservation Division that the Santa Fe Airport Terminal is significant because of its architectural significance and because it represents the history and growth of Santa Fe after the Second World War. We believe every effort should be made to preserve the terminal in its historic condition and we would be pleased to provide technical assistance toward this end.

If you have any questions, please contact me at 505-476-0444 or steven.moffson@state.nm.us.

Best regards,

A handwritten signature in black ink, appearing to read "Steven Moffson".

Steven Moffson
State and National Register Coordinator

City of Santa Fe, New Mexico

memo

August 31, 2015

To: Historic Districts Review Board

Via: David Rasch, Historic Preservation
Jon Bulthuis, Transportation Department Director ✕
David Pfeifer, Facilities Division Director *DP*

From: Mary MacDonald, Project Administrator, Facilities Development Section *MM*

Subject: Santa Fe Airport Terminal, assigning Landmark status

Issue and Action Request:

The Historic Preservation Office of the New Mexico Department of Cultural Affairs has recently notified the City the Airport Terminal is eligible for the National Register of Historic Places; for this reason, the City's Historic Preservation must ask the Board to consider whether or not the structure should be assigned Landmark status by the City. Therefore, we are requesting the Board make a recommendation on whether or not the Santa Fe Airport Terminal should be assigned Landmark status as an historic building.

Background:

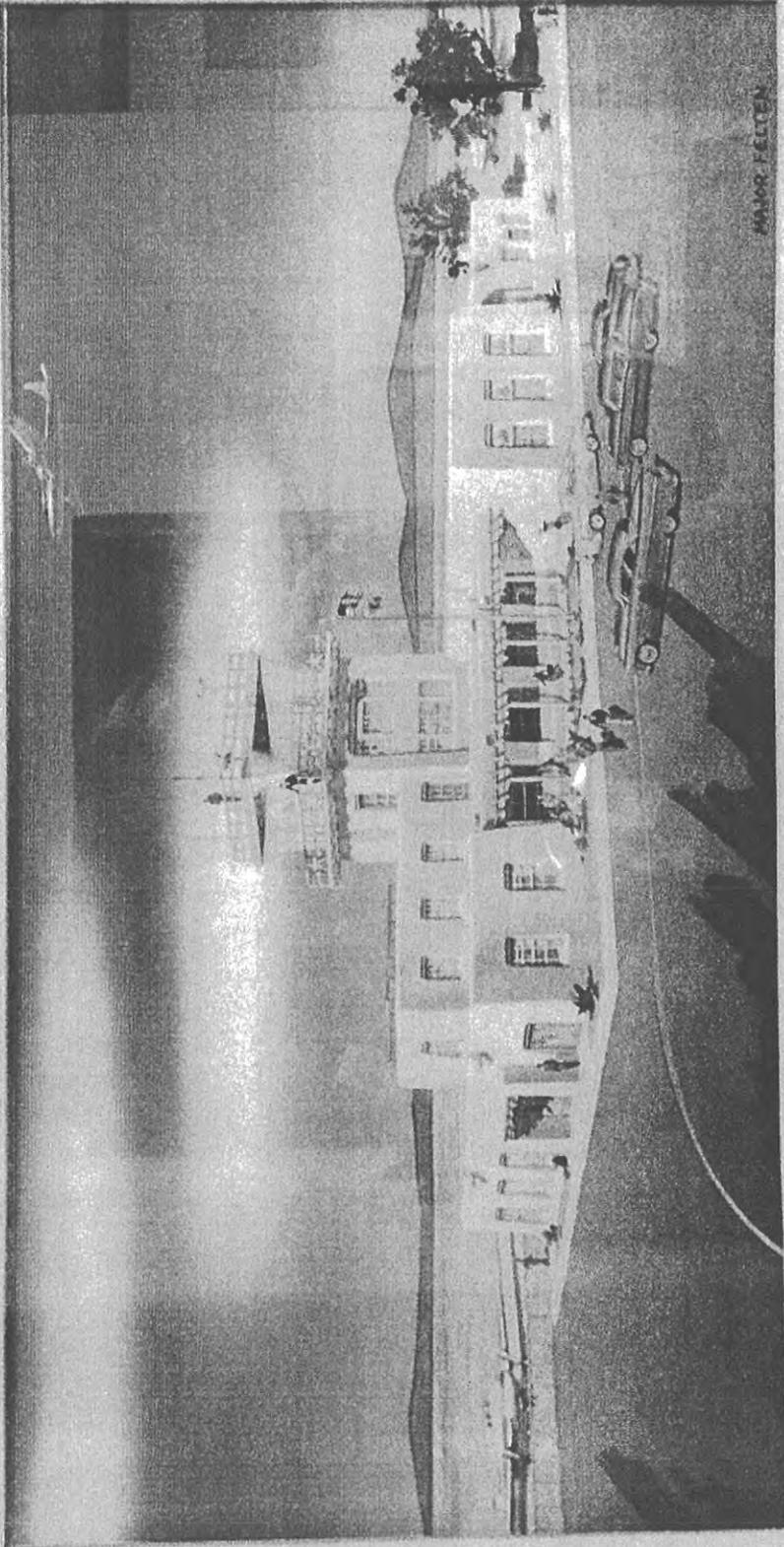
The Santa Fe Airport Terminal was built in 1957 and several changes have been made to the structure between 1956 and 2015; refer to Attachment 1, elevations of the Terminal in the past and what is planned for the exterior in late 2015. Attachment 2 is construction plan sheets for the 1957 construction and the 1988 construction. The 1988 construction made the majority of the significant changes to the exterior of the building, including the two additions under the front portico. **The 2004 construction remodeled the interior of the Terminal with an historically sensitive design created by Molzen-Corbin & Associates, the same consulting firm designing the 2015 construction.** The construction planned for 2015/first half of 2016 is intended to address the critical short term needs essential to operational functions at the Airport Terminal.

Our Recommendation:

We recommend the Historic Districts Review Board not support the Airport Terminal being assigned Landmark status at this time, for the following reasons:

- a. The two building additions under the front portico, the extension for the shuttle office and the extension for the main front entry to the Terminal, were constructed in 1988.
- b. The windows in the restaurant, on the runway side of the Terminal, were changed after 1957.
- c. Assigning Landmark status to the Airport Terminal is highly likely to interfere with changes to the exterior that are essential to operational needs of the Terminal currently and in the future.

Attachments: (1) Exterior Elevations and (2) Construction Plans
xc: Isaac J. Pino, P.E., Public Works Department Director



MAJOR FELTEN

W. J. Felten - 1911



Terminal Building ♦ Santa Fe County - Municipal Airport
Wolgamood and Millington ♦ Pueblo-Spanish Revival 1956-7





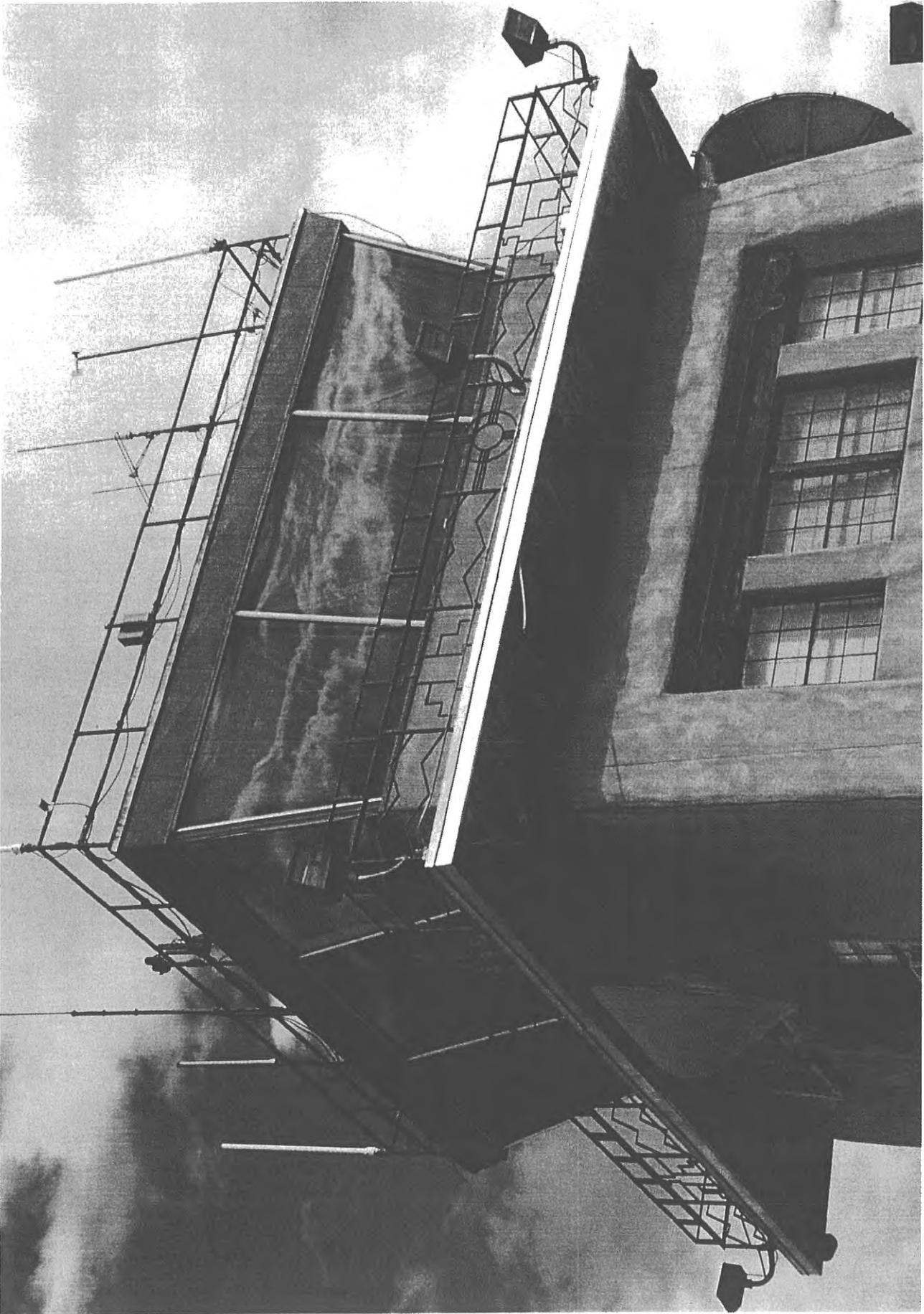
Terminal Building ♦ Santa Fe County - Municipal Airport
Wolgamood and Millington ♦ Pueblo-Spanish Revival 1956-7



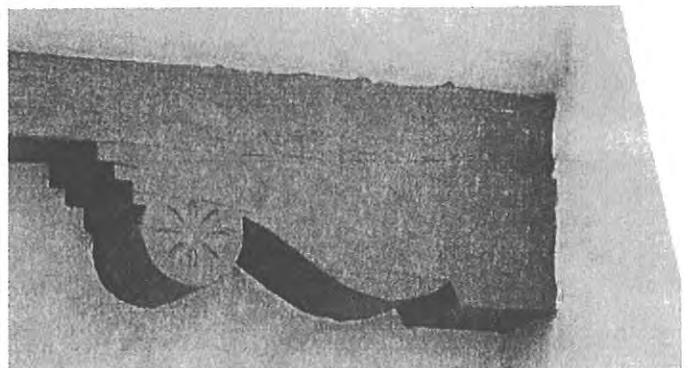
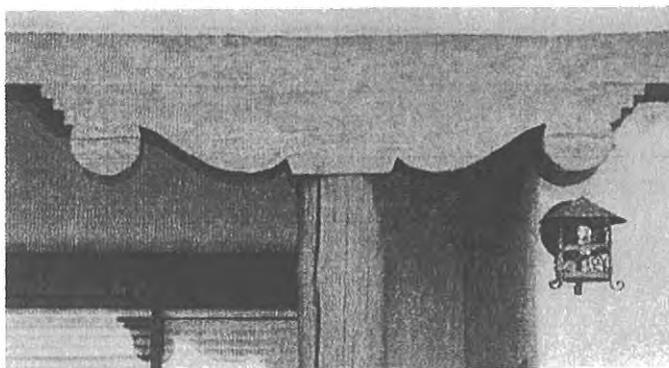
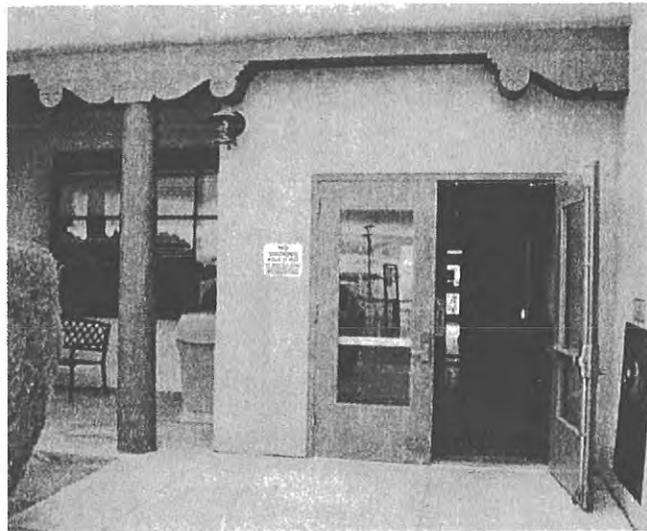
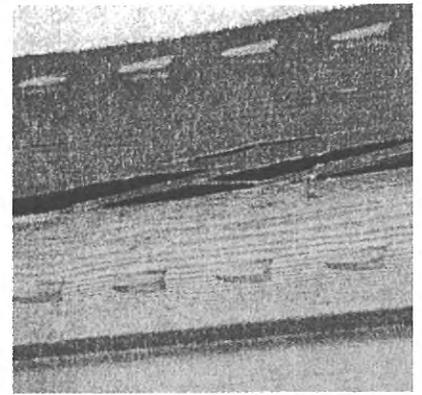
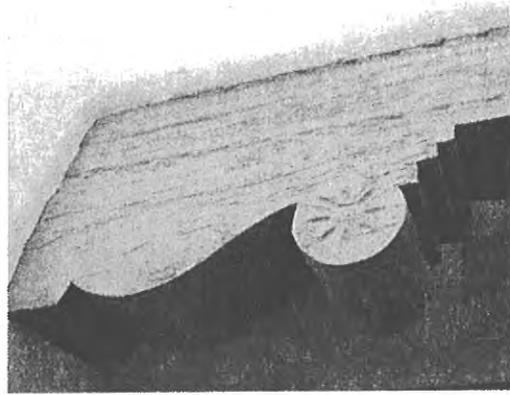
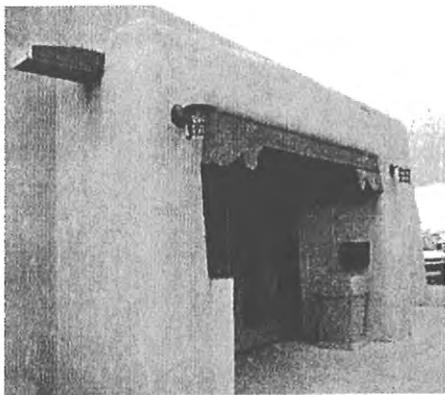


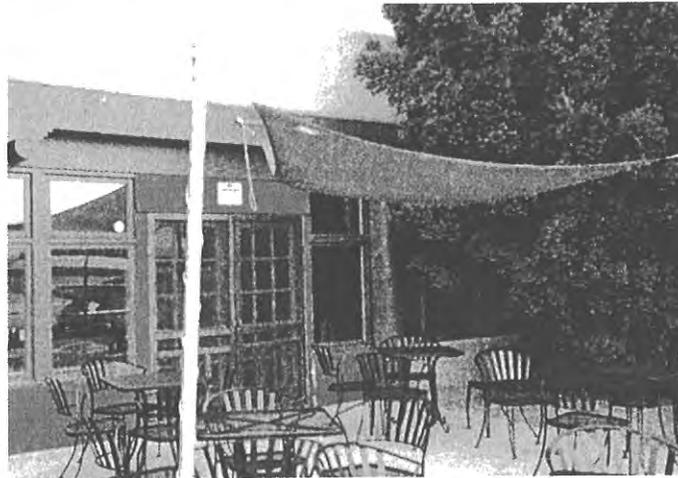
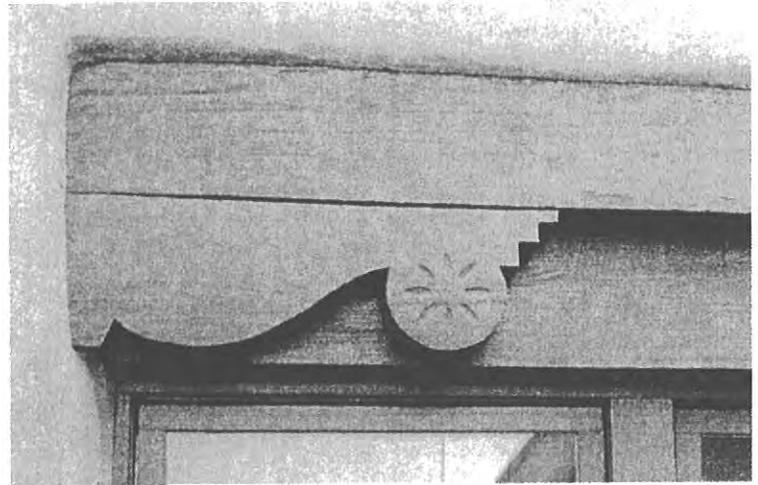
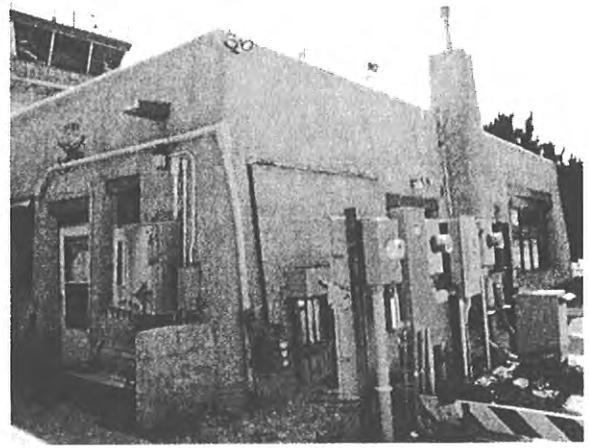
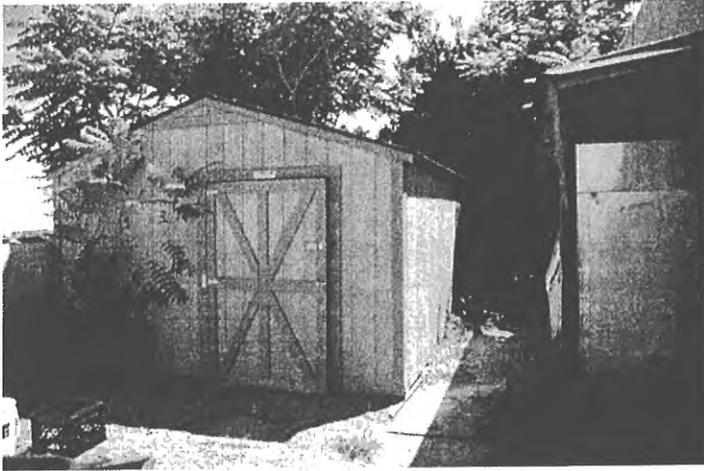
Santa Fe Airport Terminal Building (West Façade)

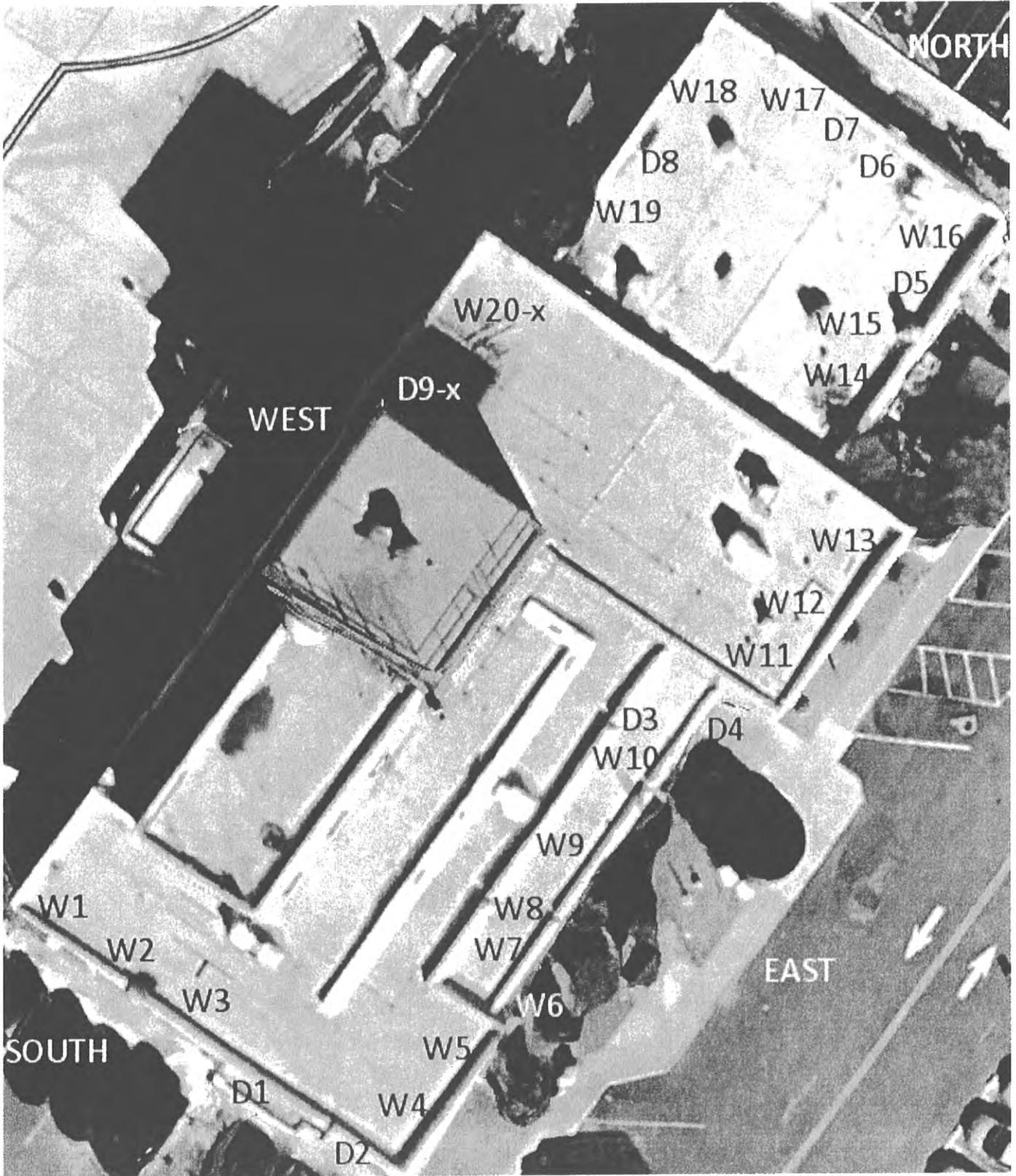




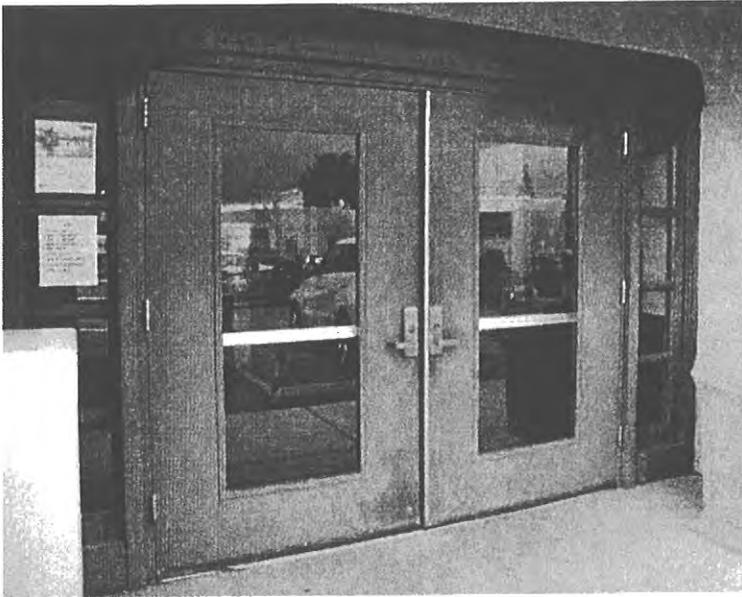
Santa Fe Airport Terminal Building (Tower Detail)



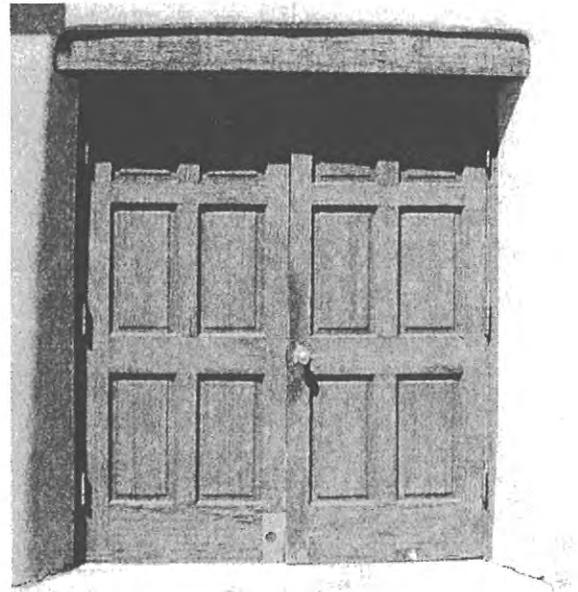




Santa Fe Airport Window and Door Schedule



D1 (side entry)



D2 (maintenance room S)



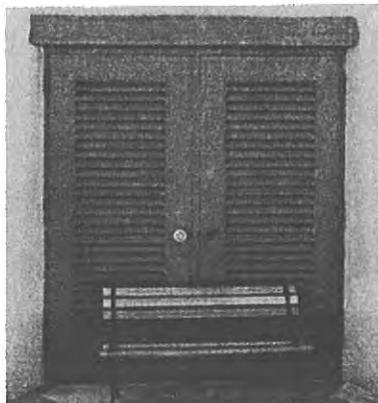
D3 (blocked main entry vestibule)



D4 (Main Entry)



D5 (maintenance E)



D6 (blocked maintenance N)

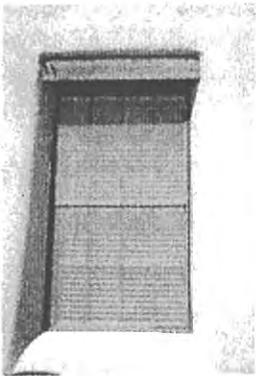


D7 (restaurant N)



D8 (restaurant W)

Terminal Building Exterior Doors (excluding secure plane side)



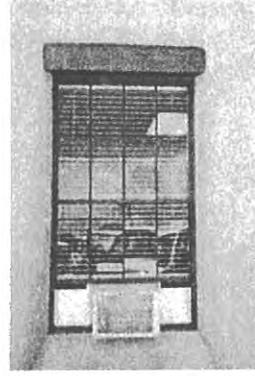
W1



W2



W3



W4



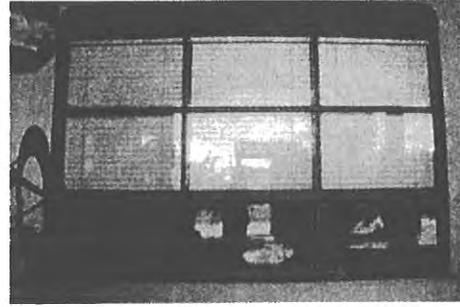
W5



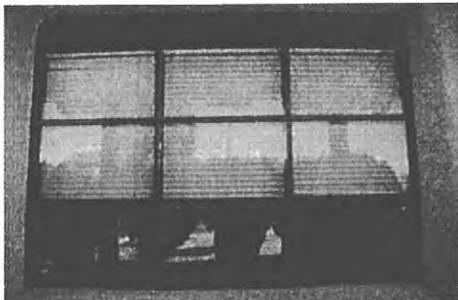
W6



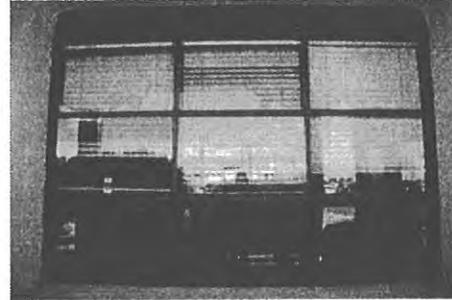
W7



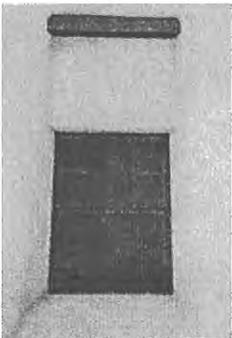
W8



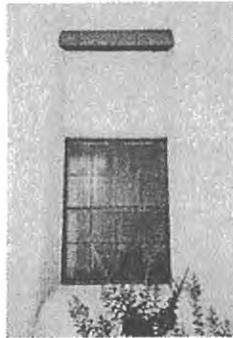
W9



W10



W11



W12



W13



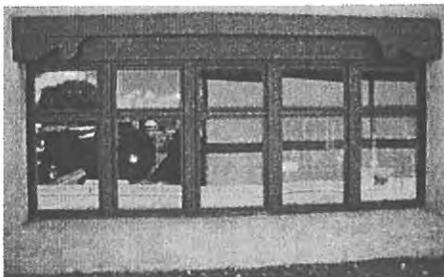
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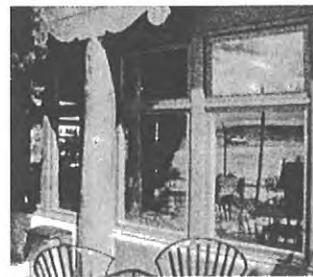
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W16



W17

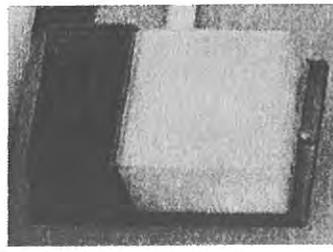
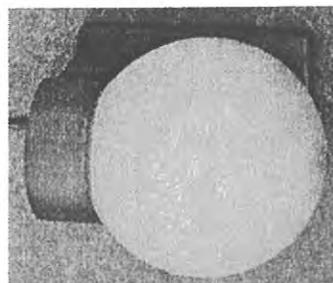
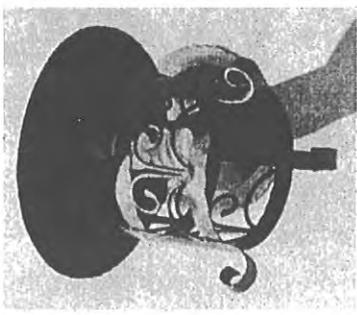
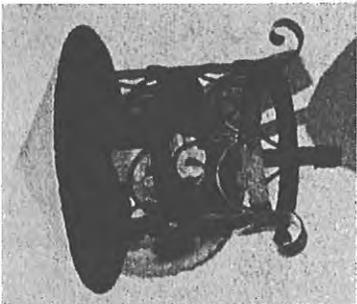
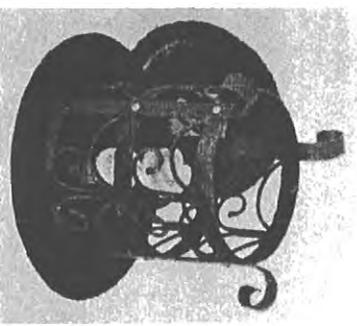
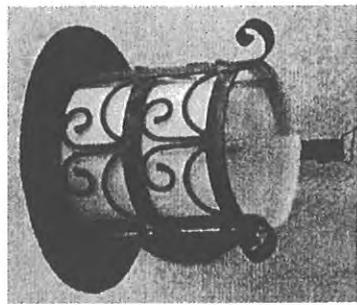
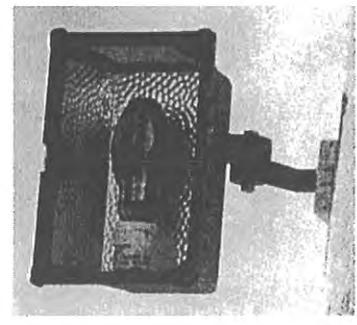
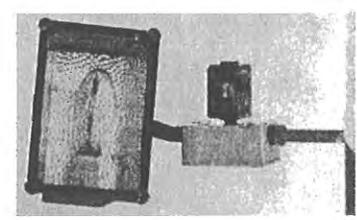
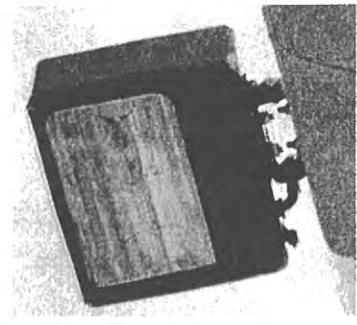
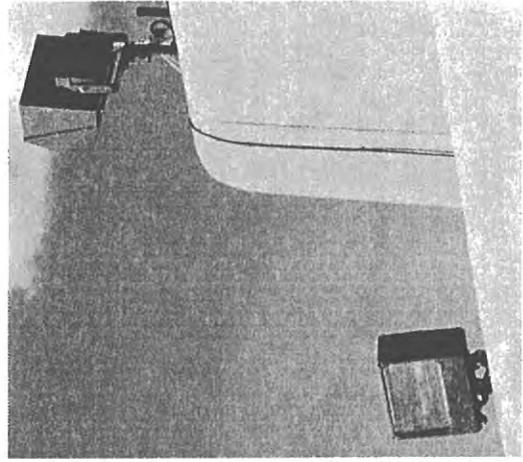


W18



W19

Terminal Building Exterior Windows (excluding secure plane side + upper floor)



**TERMINAL BUILDING
SANTA FE COUNTY-MUNICIPAL AIRPORT**

STARTED 1956

COMPLETED 1957

H. PAUL HUSS - MAYOR

LEO J. MURPHY - MAYOR

ALDERMEN

GEORGE BERNTSEN - PRESIDENT

LOUIS SCHIFANI

DIONICIO ORTIZ

SAMUEL J. PATE

FRANK R. GOMEZ

WALTER R. KEGEL

LEO J. MURPHY

WILLIAM E. SELIGMAN

ALDERMEN

FRANK R. GOMEZ - PRESIDENT

GEORGE BERNTSEN

WALTER R. KEGEL

PAT HOLLIS

RAYMOND AREAS

WILLIAM E. SELIGMAN

ORLANDO FERNANDEZ

RAY SMITH

C. O. ERWIN - CITY MANAGER

COUNTY COMMISSIONERS

JESSE D. KORNEGAY

BRUCE KING

JUAN MEDINA

ARCHITECTS

LEO J. WOLGAMOOD, AIA

ALFRED R. MILLINGTON

GENERAL CONTRACTOR

HESELDEN CONSTRUCTION CO.

FEDERAL AID AIRPORT PROJECT 9-29-029-703

**CITY OF SANTA FE
MUNICIPAL AIRPORT TERMINAL RENOVATION**

MAYOR

LARRY A. DELGADO

CITY MANAGER

JIM ROMERO

MAYOR PRO-TEM

CAROL ROBERTSON-LOPEZ

CITY COUNCIL

PATTI J. BUSHEE, DISTRICT 1

MIGUEL M. CHAVEZ, DISTRICT 3

DAVID PEPPER, DISTRICT 1

DAVID COSS, DISTRICT 3

KAREN HELDMEYER, DISTRICT 2

MATTHEW E. ORTIZ, DISTRICT 4

REBECCA WURZBURGER, DISTRICT 2

CAROL ROBERTSON-LOPEZ, DISTRICT 4

PUBLIC WORKS DEPT. MIKE P. LUJAN

AIRPORT MANAGER: JIM MONTMAN

Funded by: The Federal Aviation Administration (FAA),

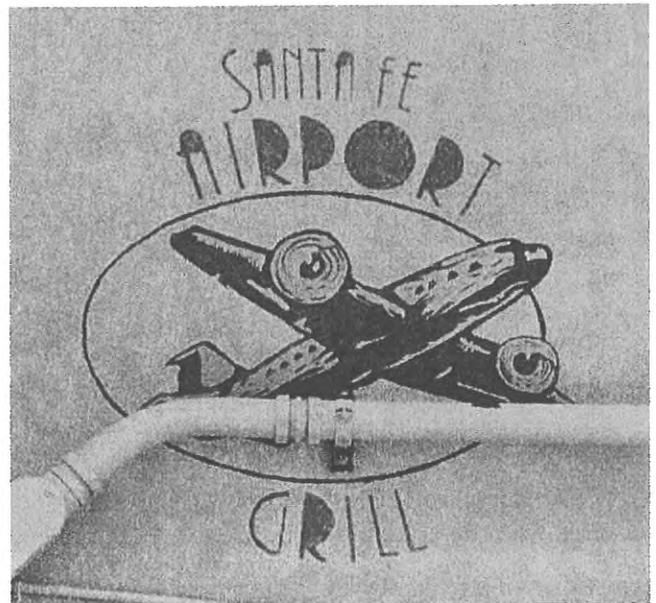
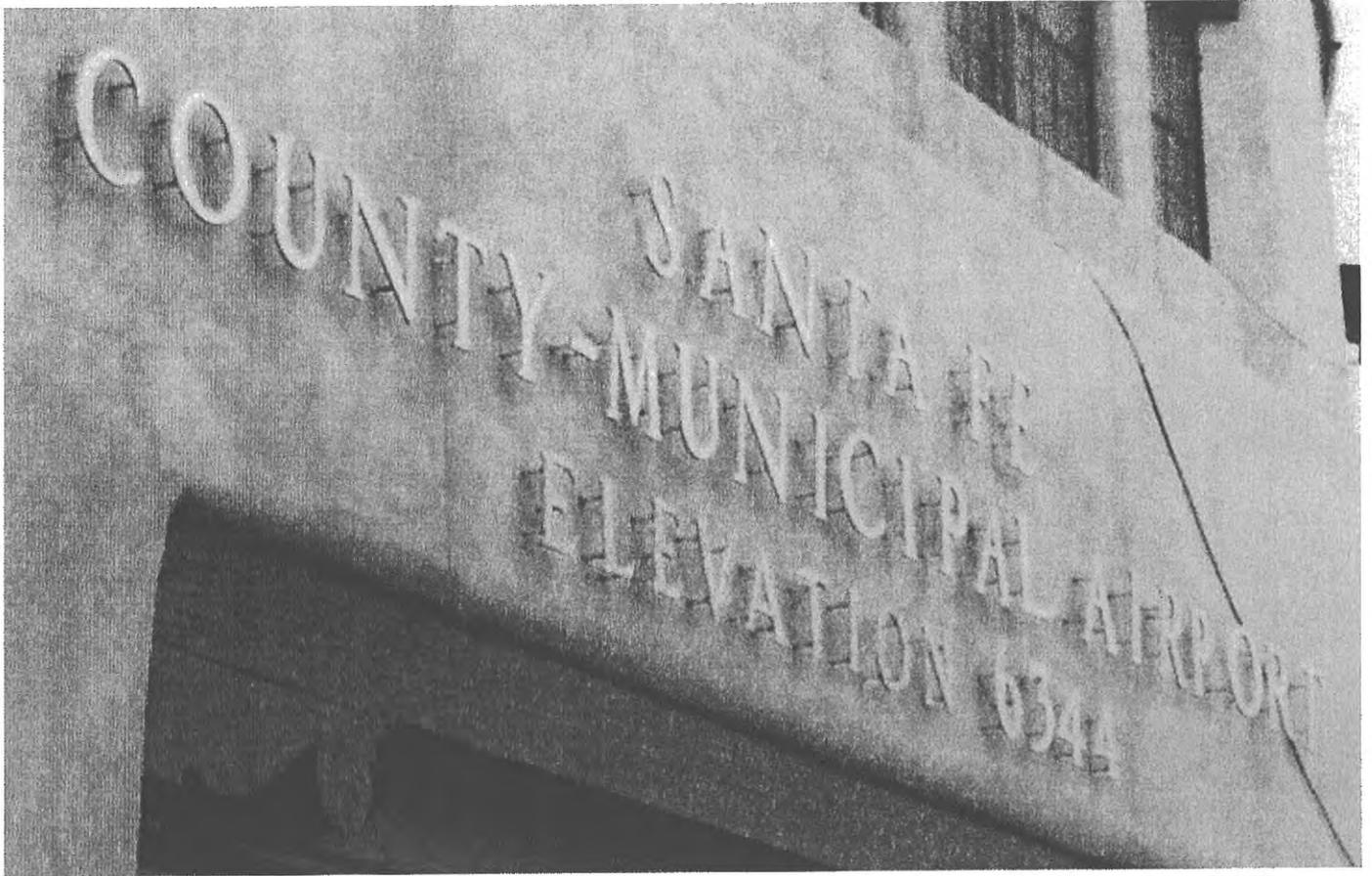
New Mexico Dept. of Transportation and

City Capital Improvement Program Bonds

Architects: Molzen Corbin & Associates

General Contractor: J.B. Henderson Construction Co., Inc.

COMPLETED 2003





East Front Garden Overall View



Front Garden with Colorado Blue Spruce, 2 Arborvitae sp., and Apple sp.

and unknown foundation plant

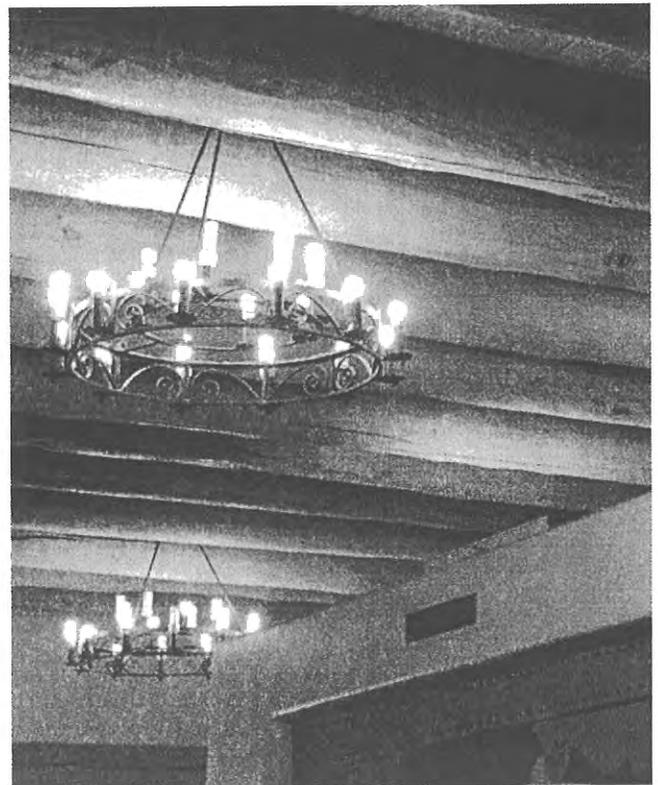
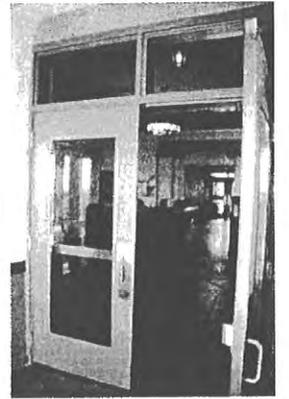
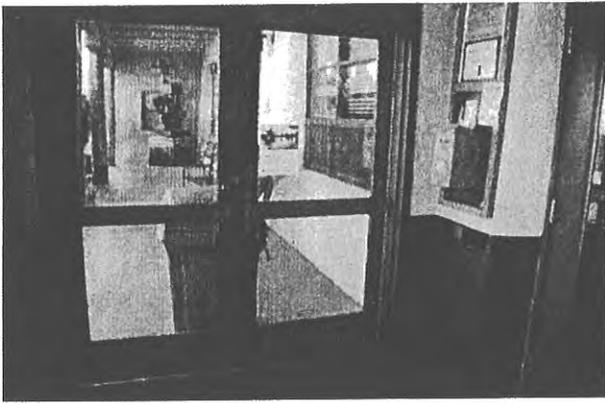


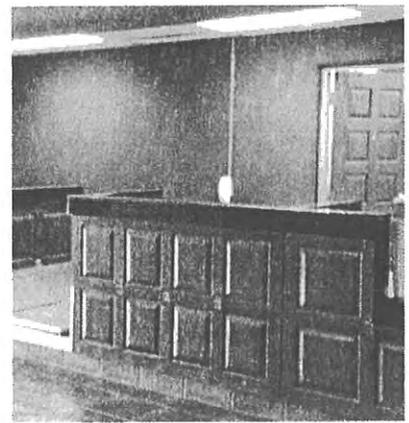
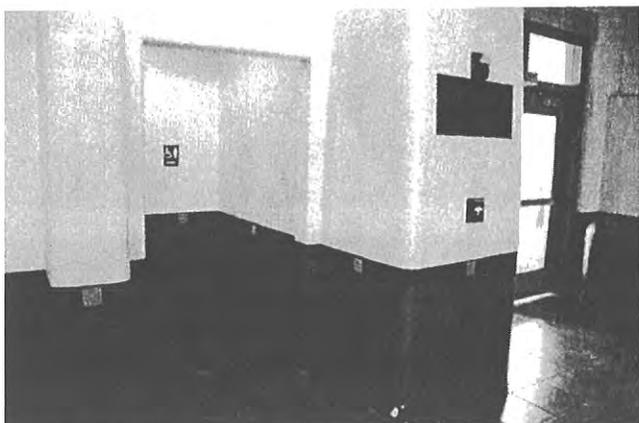
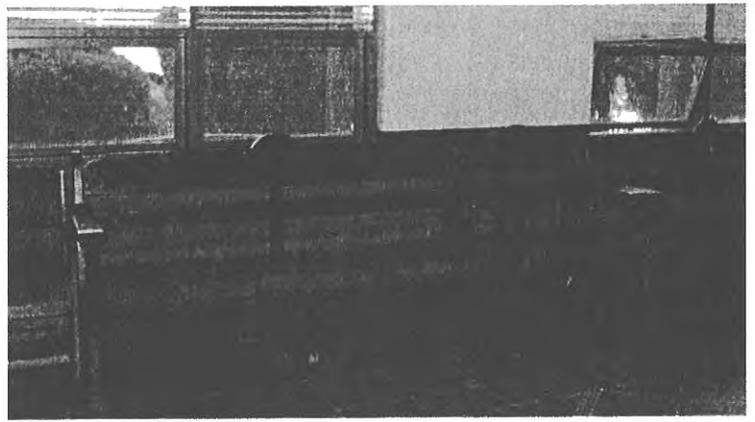
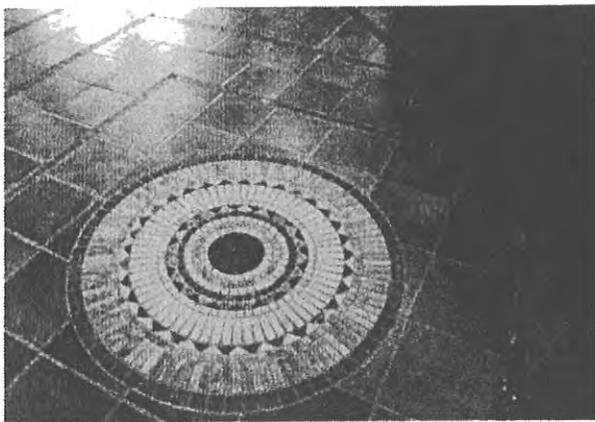
L-shaped area of Juniper sp. hedges in Front Garden

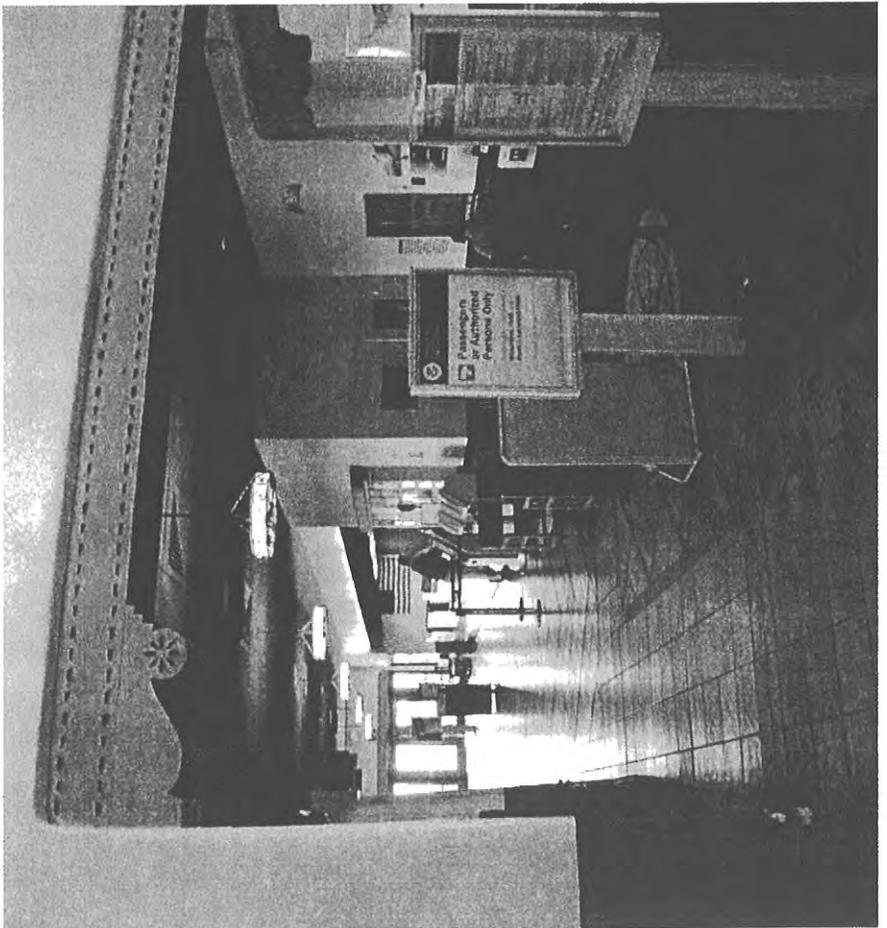
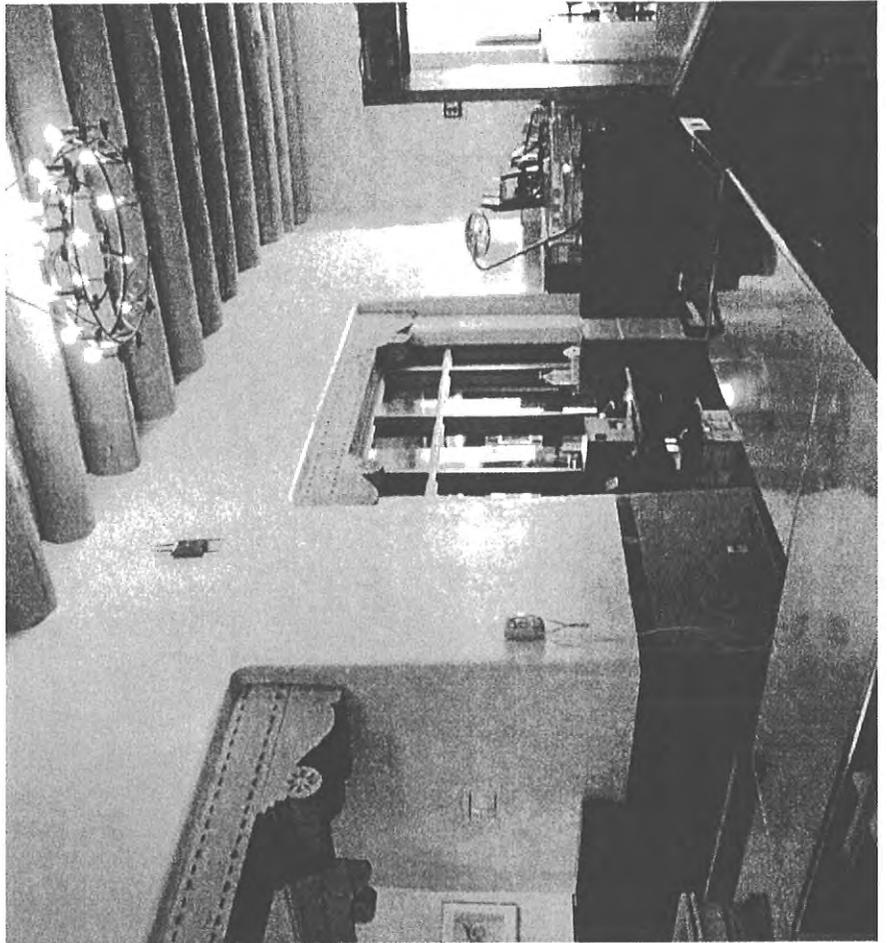
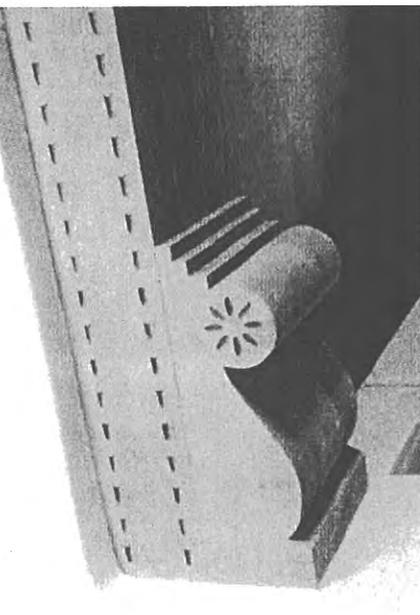
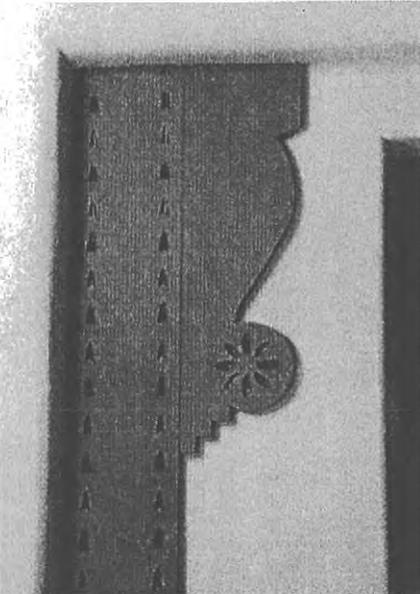


NE Maintenance Court Flowering Cherry/Plum and many Tree of Heaven

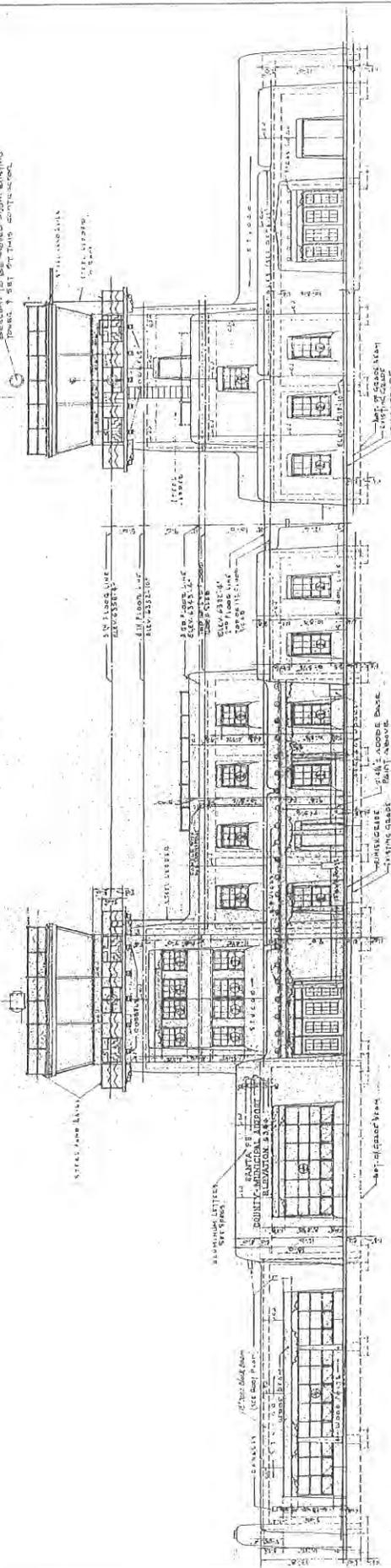
NW Restaurant Court 2 large Yews





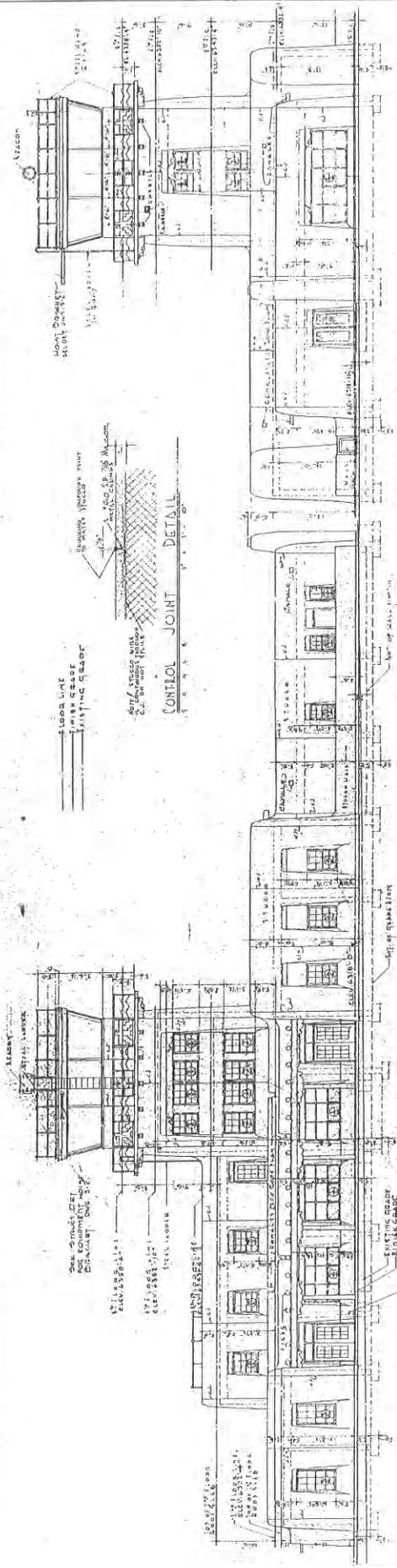


DESIGN TO BE VIEWED FROM EXISTING
TOWER & SET AT THIS CONTINUATION



WEST ELEVATION
1/8" = 1'-0"

SOUTH ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"

NORTH ELEVATION
1/8" = 1'-0"

MAP 9-1909-705

REVISIONS	DATE
TERMINAL BUILDINGS SANTA FE COUNTY MUNICIPAL AIRPORT 1956 AIRPORT IMPROVEMENTS SANTA FE NEW MEXICO	9/15/56
DESIGNED BY ALFRED D. FILLINGIM ARCHITECTS SANTA FE, NEW MEXICO	DWG. NO. A-5 OF 16



EXHIBIT
D
tabular

AIRPORT TERMINAL RENOVATION

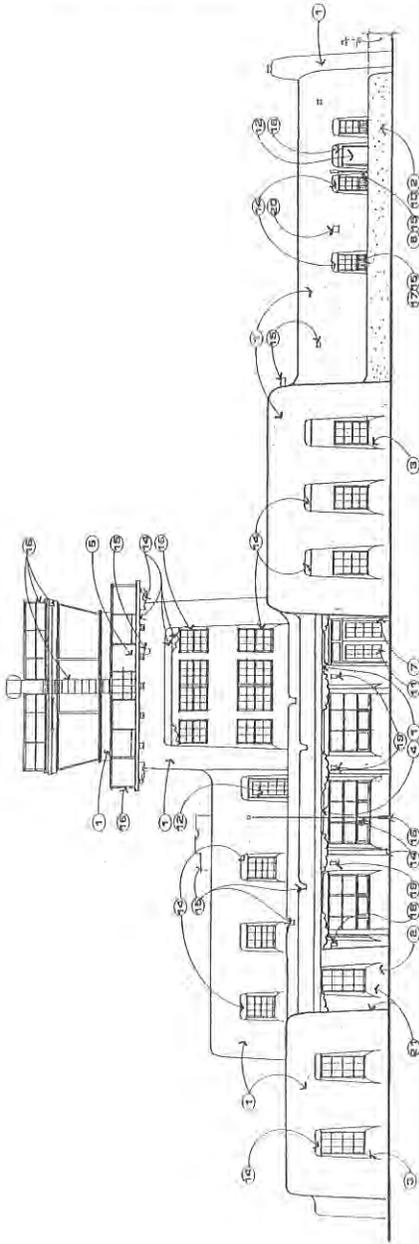
CITY OF SANTA FE, N.M.

16 SEPT 87



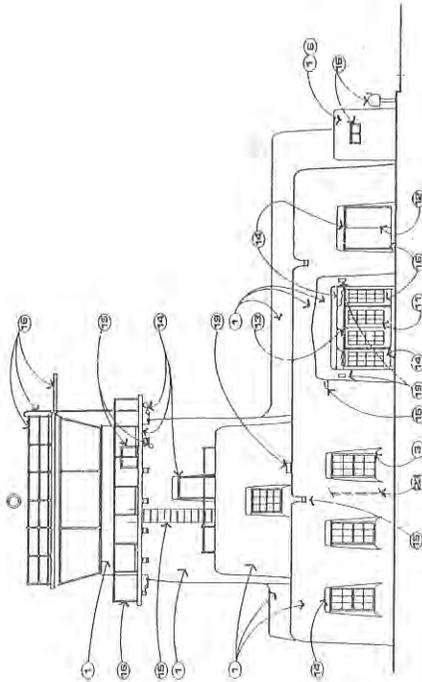
KEYED NOTES

1. REMOVE EXISTING FINISHES IN METAL, LATHING AND BRICK WORKING.
2. EXISTING BRICK FINISHES TO BE REPAIRED TO COVER ALL CRACKING, EFFLORESCENCE, AND DISINTEGRATION.
3. REPAIR CRACKING AND DISINTEGRATION IN BRICKWORK WITH MORTAR MATCHING EXISTING.
4. REPAIR CRACKING AND DISINTEGRATION IN CONCRETE WITH PORTLAND CEMENT MORTAR MATCHING EXISTING.
5. REPAIR CRACKING AND DISINTEGRATION IN PLASTER WITH PLASTER MATCHING EXISTING.
6. REPAIR CRACKING AND DISINTEGRATION IN GYPSONUM BOARD WITH GYPSONUM BOARD MATCHING EXISTING.
7. REPAIR CRACKING AND DISINTEGRATION IN PLASTER WITH PLASTER MATCHING EXISTING.
8. REPAIR CRACKING AND DISINTEGRATION IN GYPSONUM BOARD WITH GYPSONUM BOARD MATCHING EXISTING.
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50. REPAIR CRACKING AND DISINTEGRATION IN GYPSONUM BOARD WITH GYPSONUM BOARD MATCHING EXISTING.



EAST ELEVATION

SCALE 1/8"=1'-0"



SOUTH ELEVATION

SCALE 1/8"=1'-0"

See sheet 10.01

