



Agenda

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ARCHAEOLOGICAL REVIEW COMMITTEE HEARING

THURSDAY, July 2, 2015 at 4:30 PM

CITY COUNCILORS CONFERENCE ROOM

CITY HALL - 200 LINCOLN AVENUE, SANTA FE, NM

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES
- E. MATTERS FROM THE FLOOR
- F. ACTION ITEMS

- 1) Case #AR-21-15. River and Trails Archaeological Review District. Archaeological Reconnaissance Report for 11.8 acres for the Gerhart Apartments on South Meadows Road. Stephen Post for Soren Peters. (Lisa Roach)
- 2) Case # AR-07-15. Historic Downtown Archaeological Review District. Archaeological Monitoring Report for the CenturyLink project on West Marcy Street. Ron Winters for CenturyLink. (Lisa Roach)

- G. DISCUSSION ITEMS
- H. MATTERS FROM THE COMMITTEE
- I. ADMINISTRATIVE MATTERS AND COMMUNICATIONS
- J. ADJOURNMENT

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 ARCHAEOLOGICAL REVIEW COMMITTEE HEARING
 Thursday, July 2, 2015

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**MINUTES OF THE
CITY OF SANTA FE
ARCHAEOLOGICAL REVIEW COMMITTEE HEARING
City Councilors Conference Room
July 2, 2015**

A. CALL TO ORDER

The Archaeological Review Committee Hearing was called to order by David Eck, Chair, at approximately 4:30 p.m., on July 2, 2015, in the Historic Preservation Conference Room, City Hall, Santa Fe, New Mexico.

B. ROLL CALL

Members Present

David Eck, Chair
Tess Monahan, Vice-Chair
James Edward Ivey
Gary Funkhouser

Members Excused

Derek Pierce

Others Present

Lisa Roach, Historic Preservation Division
Zachary Shandler, Assistant City Attorney
Melessia Helberg, Stenographer

NOTE: All items in the Committee packet for all agenda items are incorporated herewith to these minutes by reference, and the original Committee packet is on file in, and may be obtained from, the City of Santa Fe Historic Preservation Division.

C. APPROVAL OF AGENDA

MOTION: Jake Ivey moved, seconded by Tess Monahan, to approve the Agenda as presented.

VOTE: The motion was approved unanimously on a voice vote.

D. APPROVAL OF MINUTES.

MOTION: Gary Funkhouser moved, seconded by Jake Ivey, to approve the minutes of the meeting of June 4, 2015, as presented.

VOTE: The motion was approved unanimously on a voice vote.

E. MATTERS FROM THE FLOOR

There were no matters from the floor.

F. ACTION ITEMS

- 1) **CASE #AR-21-15. RIVER AND TRAILS ARCHAEOLOGICAL REVIEW DISTRICT. ARCHAEOLOGICAL RECONNAISSANCE REPORT FOR 11.8 ACRES FOR THE GERHART APARTMENTS ON SOUTH MEADOWS ROAD. STEPHEN POST FOR SOREN PETERS. (LISA ROACH)**

BACKGROUND & SUMMARY:

At the request of Soren Peters of Storm River, LLC, Stephen Post conducted archaeological reconnaissance, including archival research and visual survey of 11.8 acres on South Meadows Road in advance of the rezoning and plan amendment for the proposed development of apartments and associated infrastructure and landscaping. Research revealed no previously recorded sites and no previous documentation of historic structures within the project area. During visual survey of the property, the archaeologist noted that the parcel has been heavily disturbed in the last 50 years, including scraping, excavation and material stockpiling associated with a sand and gravel operation that previously occupied the land. The inventory identified on archaeological site (LA 182122) described as small concentration of 20th Century household refuse and four isolated occurrences likely dating to the latter half of the 20th Century. The archaeologist asserts that none of the cultural resources identified are significant and recommends issuance of archaeological clearance for the parcel.

STAFF RECOMMENDATION:

Staff recommends approval of the reconnaissance report, as it meets the intent of the City of Santa Fe Archaeological Review District Ordinance (14-5.3), the requirements of Archaeological Clearance Permits (14-3.13(B)(2) and the requirements of performing Reconnaissance (14-3.13(C)(5).

Chair Eck thanked Ms. Roach for the staff report, and asked if she has anything to add.

Ms. Roach said she has nothing to add.

Stephen Post said the property had been pretty heavily disturbed by a sand and gravel operation. However, in his research, he didn't track the owner of the sand and gravel operation, because it was in the hands of 3-4 families over the last 9 years of its history. And from the review of the aerial photos to 1953, he surmised that sometime between 1953 and 1961 a sand and gravel operation was established, and the land was leased by one of the others such as the Montanos or other gravel operations that were located in the near vicinity. In one small section of the property that had been less disturbed than the rest, there was a post-1930, and most likely post World War II, artifact scatter/concentration of small scale domestic items. Even though it might be of *[inaudible]* as specified within the Archaeological Ordinance, that site, in fact was probably not significant. Based on that observation and the fairly complete archival research, he recommends that the City grant clearance for the project.

Tess Monahan

Ms. Monahan said she appreciates Mr. Post's familiarity with this part of the County, noting he has done a lot of work out there before. She asked if he participated in any of the recent studies he summarized in the report. He said he participated in some of them, including the 30 acre land exchange parcel between Santa Fe County and the Bureau of Land Management, the Rose Plaza, the Village Plaza Project, and other projects with a 500 meter radius of the project area.

Ms. Monahan said she thinks the common use and common history contributes to the integrity of the Study.

Ms. Monahan said on page 39, paragraph 3, line 2, he mentions akchin farming, and asked what that is.

Mr. Post said it is dry farming.

Chair Eck asked if it is usually indicated in plain letters or italicized.

Mr. Post said it probably should be in italics and he will make that change.

Gary Funkhouser

Mr. Funkhouser said he has small, non-substantive editorial comments and he can provide a copy to Mr. Post, noting it is typos and nothing substantive.

Mr. Post said he will make these minor changes in the report.

Jake Ivey

Mr. Ivey had no comment.

Chair Eck

Chair Eck had no comment.

MOTION: Gary Funkhouser moved, seconded by Jake Ivey, with respect to Case #AR-21-15, to approve the Archaeological Reconnaissance Report for 11.8 acres for the Gerhard Apartments on South Meadows Road, requested by Stephen Post for Soren Peters, with the suggested correction, as it meets the intent of the City of Santa Fe Archaeological Review District Ordinance (14-5.3), the requirements of Archaeological Clearance Permits (14-3.13(B)(2) and the requirements of performing Reconnaissance (14-3.13(C)(5).

VOTE: The motion was approved unanimously on a voice vote.

2) CASE #AR-07-15. HISTORIC DOWNTOWN ARCHAEOLOGICAL REVIEW DISTRICT. ARCHAEOLOGICAL MONITORING REPORT FOR THE CENTURYLINK PROJECT ON WEST MARCY STREET. RON WINTERS FOR CENTURYLINK. (LISA ROACH)

BACKGROUND & SUMMARY:

At the request of Rochelle Abeyta of CenturyLink, Ron Winters conducted archaeological monitoring of excavations associated with the installation of subsurface fiber optic cable. The project began in an alleyway between Lincoln and Washington Avenues on the north side of West Marcy Street, at a handhole within private property, then cut 264 square feet of existing asphalt and trenched south 88 linear feet along the alleyway, and terminated at a handhole at West Marcy Street. Although it was clear that the area had been heavily disturbed by road construction and

previous utility trenching, monitoring revealed a lens of 317 historic artifacts described as a refuse deposit dating to between 1775 and 1950. Due to the age and buried nature of the deposits, the archaeologist designated the artifact lens a site (LA 182104), but did not recommend that further treatment is necessary. All artifacts were documented thoroughly, and no further work is recommended.

STAFF RECOMMENDATION:

Staff recommends approval of this monitoring plan as an alternative method of compliance with Section 14-3.13(c). The plan will require final approval from the State Historic Preservation Office as the project area falls within the city right-of-way, requiring 4.10.17 NMAC standards for monitoring to be met.

Chair Eck thanked Ms. Roach for the Memorandum and asked if she has anything to add.

Ms. Roach said there was a slight modification of the length of the project and asked Mr. Winters to speak to that.

Mr. Winters said they originally were approved for a little longer trench that crossed West Marcy Street, and they actually ended up not going that far. He said, "As you see on page 8, Figure 3, we did a handhole on the northeast corner of the intersection so it didn't extend across the street."

Mr. Winters said another thing is, this is another case where there are lots of artifacts in a short section, as you saw, especially in this one. He said where there is this amount of disturbance caused by buried utilities you just don't find intact deposits. He said it qualified as a site, based on the artifacts. He said on page 34, Figure 8, there is a line running in the west wall, and then in the east wall, there's a cable line. So you're basically in other trenches and very little if any of this area is undisturbed.

Mr. Winters said, regarding the ceramics, he spoke with Dean about the ceramics, noting there were 225 and 61 from one vessel, the micaceous stoneware bowl, they had a wider age range than the date he indicates for each individual piece. He said Dean felt that all were from the 1775-1885, a hundred year span, even though some could have been earlier or some could have been later. He said there was quite a wide range for the site itself, in terms of age up to the late 1940's and 1950's.

Tess Monahan

Ms. Monahan said it is always interesting to see more pieces come together downtown, but she has no corrections and she is glad to have the report.

Gary Funkhouser

Mr. Funkhouser said on page 32, paragraph 4, line 3, where it says, "...12 utility previously buried utility lines..." he needs to remove one instance of the word "utility."

Jake Ivey

Mr. Ivey said he has no comment.

Chair Eck

Chair Eck said he has no comment.

MOTION: Jake Ivey moved, seconded by Tess Monahan, with respect to Case #AR-07-15, to approve the request by Ron Winters on behalf of CenturyLink, for the CenturyLink project on West Marcy Street as submitted, as an alternative method of compliance with Section 14-3.13(C), and to forward a copy of the report and notice of this approval to the New Mexico Historic Preservation Division, as per NMAC 4.10.7.

VOTE: The motion was approved unanimously on a voice vote.

G. DISCUSSION ITEMS

Zachary Shandler, Assistant City Attorney, asked Mr. Post, what happens when a developer comes to him and says they are planning to do a disturbance on an entire parcel or do asked to that level of detail.

Mr. Post said usually they discuss the type of development planned for the property. If it is a subdivision on a plot of land and the size of the parcel meets the threshold for that District, and they disturb the whole parcel or 50% of the subdivision, he usually conducts a study of 100% of the property.

Mr. Shandler said in the previous draft, they tried to tie it more to ground disturbance.

Mr. Post said that was for the Downtown Historic District where typically they are looking at a 2,500 sq. ft. footprint to a building on a lot and it necessarily speaks to all of the disturbance that may occur in connection with the construction project which includes site drainage, utility installation and landscaping. He said this is where we find that the project such a 1,000 sq. ft. casita doesn't necessarily meet the 2,500 sq. ft. standard for the Downtown Historic District, and it often has 1,500 sq. ft. of disturbance around it that technically should be included in the definition.

Mr. Shandler said one of the perspectives is how to make it easier for the Soren Peters of the world, so this one was easy, it had more than 10 acres and they have to call someone, it doesn't matter how much he's going to disturb, he knows the acreage. He asked, for the downtown area, how would a Soren Peters know whether to call you or not.

Mr. Post said how it usually goes is he would call Lisa first and she would advise him as to whether or not the project needs an archaeological study. He said he won't make that determination for them. He said if a developer comes to him first and presents a project, and he's unclear as to whether the project meets the threshold for the particular archaeological district, he would present to the City for sure. If it clearly exceeds the threshold, a subdivision, a 1,000 ft. long utility lane, construction at a school or construction on a City park or City owned land, he would advise them that they need an archaeological survey, but he would also suggest that they talk to the City Historic Preservation Division to confirm.

Mr. Shandler said he is just curious. He said he wants to make it easier for the Soren Peters of the world, or the Ike Pino's of the City, and to be able to read it and to know whether they need archaeology and to know whether they go through the process. He was curious about this from Mr. Post's perspective.

Mr. Winters said he agrees with that. He thinks the real problem is the disturbance as opposed to the footprint. He said we've had the discussion previously about where they obviously are going to disturb more than the actual footprint, and how we qualify and quantify that.

Mr. Post said, "If you want to make it easier for the developer or the City division director to make an initial evaluation for the downtown area, then the Code should read, the results of 2,500 sq. ft. of any ground disturbing activities, including footings, grading, landscaping, utility installation, parking, driveways. He said that way a developer or the City division director can look at their plans and say, 'Oh yes, we're pretty much going to disturb this a lot, even though our building footprint won't be 1,500 sq. ft.'"

Mr. Funkhouser said it is common in industry for the area of potential effect to include staging equipment, parked vehicles and such.

Mr. Winters said they sometimes see the proposed project plans, but not always.

Mr. Post said it is ground disturbing activity to plant gramma grass or to plant seed, although they might say we're not disturbing it very much.

H. MATTERS FROM THE COMMITTEE

Ms. Monahan said she spoke with Councilor Lindell and she is open to idea of sponsoring the proposed changes to the Ordinance, but wants to know the reason for the changes. She said Councilor Lindell is open to meeting with Ms. Roach and the Chair about the Legislation, and she is available to meet on Wednesday at 4:00 p.m., either on July 22 or 29, 2015. She said Councilor Lindell suggested that Mr. Roach could be the go-between to set up the meeting.

Ms. Roach said she would be happy to do that.

Mr. Shandler said it is necessary to build support among the Councilors for the proposed Legislation.

I. ADMINISTRATIVE MATTERS AND COMMUNICATIONS


There were no Administrative Matters and Communications

I. ADJOURNMENT

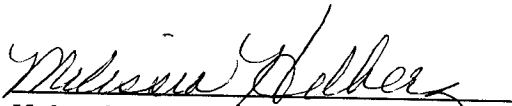
There was no further business to come before the Committee.

MOTION: Jake Ivey moved, seconded by Gary Funkhouser, to adjourn the meeting.

VOTE: The motion was approved unanimously on a voice vote, and the Committee was adjourned at approximately 5:00 p.m.



David Eck, Chair


Melessia Helberg, Stenographer