



Agenda

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ARCHAEOLOGICAL REVIEW COMMITTEE HEARING

THURSDAY, March 1, 2012 – 4:30 P.M.

CITY COUNCILORS' CONFERENCE ROOM

CITY HALL, 200 LINCOLN AVENUE, SANTA FE

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA

D. APPROVAL OF MINUTES:

February 16, 2012

E. ACTIONS ITEMS

- I. Case#AR-05-12. Approval of monitoring plan for proposed parking lot reconstruction, installation of light poles, and other improvements at 62 Lincoln Avenue, located within the Historic Downtown Archaeological Review District. The application is an amendment to Case #AR-06-07. The request was made by Alysia L. Abbot, Abboteck, Inc., for First National Bank of Santa Fe, the property owner.

F. ADMINISTRATIVE MATTERS

G. COMMUNICATIONS

H. MATTERS FROM THE COMMITTEE

I. BUSINESS FROM THE FLOOR

J. ADJOURNMENT

For more information regarding cases on this agenda, please call the Historic Division at 955-6605. Interpreters for the hearing impaired are available through the City Clerk's office at 966-6520, upon five (5) days notice.

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ARCHAEOLOGICAL REVIEW COMMITTEE
March 1, 2012

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<u>ACTION ITEMS</u>		
<u>CASE #AR-05-12. APPROVAL OF MONITORING PLAN FOR PROPOSED PARKING LOT RECONSTRUCTION, INSTALLATION OF LIGHT POLES, AND OTHER IMPROVEMENTS AT 62 LINCOLN AVENUE, LOCATED WITHIN THE HISTORIC DOWNTOWN ARCHAEOLOGICAL REVIEW DISTRICT. THE APPLICATION IS AN AMENDMENT TO CASE #AR-06-07. THE REQUEST WAS MADE BY ALYSIA L. ABBOTT, ABBOTEK, INC., FOR FIRST NATIONAL BANK OF SANTA FE, THE PROPERTY OWNER</u>	Approved	2-8
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**MINUTES OF THE
CITY OF SANTA FE
ARCHAEOLOGICAL REVIEW COMMITTEE
City Councilors Conference Room
March 1, 2012**

A. CALL TO ORDER

A meeting of the Archaeological Review Committee was called to order by Tess Monahan, Vice-Chair, at approximately 4:30 p.m., on March 1, 2012, in the City Councilors Conference Room, City Hall, Santa Fe, New Mexico.

B. ROLL CALL

Members Present

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

Members Excused

Jeremy Kulisheck, Chair

Others Present

John Murphey, Land Use Department
David Rasch, Historic Preservation Division
Elizabeth Martin [for 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 Historic Division.

C. APPROVAL OF AGENDA

MOTION: David Eck moved, seconded by Gary Funkhouser, to approve the Agenda as published.

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

D. APPROVAL OF MINUTES: FEBRUARY 16, 2012

The following corrections were made to the minutes:

Page 5, paragraph 2, add an explanation as follows: The Chair asked for clarification for the distance specified for record searches.

Page 22, paragraph 7, line 2, "...with ~~Sierra~~ Tierra he..."

MOTION: Gary Funkhouser moved, seconded by David Eck, to approve the minutes of the meeting of March 1, 2012, as amended.

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

E. ACTION ITEMS

1. **CASE #AR-05-12. APPROVAL OF MONITORING PLAN FOR PROPOSED PARKING LOT RECONSTRUCTION, INSTALLATION OF LIGHT POLES, AND OTHER IMPROVEMENTS AT 62 LINCOLN AVENUE, LOCATED WITHIN THE HISTORIC DOWNTOWN ARCHAEOLOGICAL REVIEW DISTRICT. THE APPLICATION IS AN AMENDMENT TO CASE #AR-06-07. THE REQUEST WAS MADE BY ALYSIA L. ABBOTT, ABBOTEK, INC., FOR FIRST NATIONAL BANK OF SANTA FE, THE PROPERTY OWNER.**

David Eck disclosed he has a conflict of interest with this case, recused himself, and left the meeting room for this discussion.

Tess Monahan disclosed that she has a family member who is an officer of First National Bank, but she does not feel it is a conflict, and believes she can be fair and unbiased in this case.

BACKGROUND AND SUMMARY: At the request of First National Bank of Santa Fe, Alysia L. Abbot proposes to conduct archaeological monitoring for a project to reconstruct and make improvement to an existing parking lot and its associated infrastructure. Disturbance will go down approximately 40 centimeters below grade and include removing existing paving and constructing a new paving substructure. Work will additionally include excavation for five light poles, digging holes approximately 60 centimeters in diameter and 1.8 meters deep below grade. The light standards will include excavation for installation of conduit.

Requested by the applicant for clearance of this lot was initially heard by the Committee on June 21, 2007 (AR-06-07) for a more extensive project, including major excavation to construct a subterranean garage. At the hearing, the Committee approved the submitted report with corrections requested. The Committee additionally required data recovery for work that was anticipated to impact LA 155456. The applicant is now requesting approval of a monitoring plan for a project with a significantly smaller subsurface impact. As a project subject to Archaeological Clearance Permits, First National Bank of Santa Fe is seeking approval of the proposed monitoring plan.

STAFF RECOMMENDATION: Staff defers to the Committee as to whether the monitoring plan meets the intent of the City of Santa Fe Archaeological Review District Ordinance (14-5.3) and Archaeological Clearance Permits (14-3.13(B)).

Remarks by Alysia Abbot, Abbotek

Alysia Abbot said the area of the project is the parking lot of the First National Bank of Santa Fe downtown. She said originally there was a plan in place to build a three story building with underground parking, but that fell through. She said the Bank then hired her firm. She said Abbotek did a 2% test of the property and discovered that underneath the current parking surface are 19th Century building foundations which were expected. She said they excavated two meters below the current surface, and at the south end they found Spanish Colonial materials which could be deposits from unknown episodes, noting the deposits were covered with 2 meters of fill containing the 19th Century building foundations which is common. She said they brought in fill, covered the foundation and put in a sandy base and covered that was asphalt. She noted the first parking lot was built in the 1950's. Ms. Abbot said when they did the trenching, they found multiple layers of asphalt, a little bit of base course which undulated quite a bit because the lot was not properly leveled before they put down the asphalt.

Ms. Abbot said they trenched about a ½ meter down into the deposits, which contained modern material, railroad material, historic Pueblo which "is all churned up in the top 50 centimeters" and profoundly disturbed. She believes most of it is from the excavations for the foundations of buildings as well that they brought in a lot of fill. She said beneath this, another meter or so, is another deposit of disturbed material, again mostly post-railroad, although there were some "slightly pre-railroad historic trash," historic sherds, which are the kinds of materials frequently found in downtown Santa Fe.

Ms. Abbot said at 2 meters plus they found laminated deposits which included pre-Revolt historic Tewa, noting they didn't excavate all the way to the bottom of the deposits. She is unsure where these deposits came from, but they look as if they were transported from elsewhere and

deposited here, and they don't look like the kinds of deposits which "came with bulldozers or heavy equipment, which is what the top two meters essentially is." She said they appear to be deposits made in small loads by wheelbarrow, buckets, so they may have originated from where the Palace of the Governors was rehabilitated and they pulled a lot of Colonial-era trash from there and dumped it. She said when the Museum was built across the street to the north, they dumped a lot of material into the lot, principally on the low end because it previously sloped precipitously down to the River.

Ms. Abbot said to deal with this material, the plan was, in advance of construction, for full blown data recovery. In the large parking lot which has already been destroyed, there is a huge, 15-foot utility easement which runs east and west through the parking lot, which has been trashed. She said right next to the First National Bank building, on the east side of the lot, there is a subterranean basement that attaches to the kiosk, "so there is no earth under there, that's all been completely destroyed."

Ms. Abbot said as they excavated to the north, they got out of the materials which clearly were early, deep deposits and artifacts became less and less prevalent. It looks as if it is the south side of the property which have the deepest materials which have the most integrity. She said the site extends outside of the parking lot, noting they found nothing associated with the features they found. She said the only foundations they found were 19th Century buildings.

Ms. Abbot said the intention of the data recovery was to remove all of the material that was in the parking lot, but "extremely soon after all of this went through, the Bank and Greer decided not to go forward with the project for various reasons, one of the major ones, I think, was going to be the funding." She noted it was going to be an expensive project, and they decided they didn't want a subterranean parking lot beneath the construction there, so nothing happened.

Ms. Abbot said the Bank has decided instead, to rehab the parking lot which is in terrible shape, which will include the addition of new lighting, wall sconces, painting and such. The goal is now to strip off the offending top layer of asphalt, not removing a lot of fill, essentially stripping the asphalt, putting in a new base course and laying asphalt on top of that. She said there will be 5 locations where there will be new lighting, noting only one is in the south part of the lot, the other 4 are in the northern part.

Mr. Rasch asked how deep the footings will be.

Ms. Abbot said 3 feet, so the footings will be in the level of disturbance that "we have from these deposits here." She said there also will be an excavation for a new sewer line, and a new electric line within the established easement where all the other lines are located, as well as a storm sewer. She said the utilities running through this lot are "pretty profound" and there is no

map of existing utility lines. She said they found abandoned gas lines, sewer lines and a lot of other abandoned lines in the first meter of fill across the lot.

Ms. Abbot said they are asking for approval of the plan to monitor the stripping of the asphalt, which may or may not expose any of the shallower parts of the foundations, but they won't go any further. She said they aren't talking about removing any of the limestone foundations which were cut off and buried and they will be working above that. She said if any of these have to be exposed at the top, she knows where they are, and it will be "lovely to see them." She said they ran into them in trenching where they thought they would be, which was very nice.

Ms. Abbot said the deeper excavations for the lighting will be two feet in diameter [24 in.] and about three feet deep. She will screen all the fill that comes from those holes. She said she will update the site information "for LA 155456." She said all of the construction will be monitored, and if they hit something unexpected she will be there to, "ring the bell if we were to hit something critical, human remains, but I'm not expecting that." She said conduit connections will be made to the lights, not at depth, but not exceeding 18 inches. She said, rather than trench with a backhoe, they will use a ditch witch to minimize that.

Ms. Abbot said all of this will be put into a monitoring report which will come back to this Committee as an update to the site.

Remarks by the Board

Jake Ivey

Mr. Ivey said the diagram for the lights show them to be going to 6 feet, instead of 3 feet.

Ms. Abbot apologized, saying she meant to say 2 meters which would be about 6 feet, very roughly. She said above the 2 meters is the 1.8 meter depth of disturbance, where they will be adding fill, noting the grade will be slightly raised so the parking lot can be level/even.

Mr. Ivey said then there will be only 5 holes where Ms. Abbot will go deep enough to really get into what appears to be relatively "so to speak" undisturbed.

Ms. Abbot said the undisturbed deposits are only at the south end of the lot and those are deeper than 2 meters, noting they want to avoid "at all costs, going that deep."

Mr. Ivey noted he can't read the black and white map which is in the packet.

Ms. Abbot said the map shows where the trenches were excavated into the lot where the major disturbed areas are located.

Gary Funkhouser

Mr. Funkhouser said he had no comment.

Vice-Chair Monahan

Vice-Chair Monahan said she has a procedural comment on the preceding report which had not been corrected and included in the record, which now has been, and asked if that was done only today.

Ms. Abbot said no. She said the report was approved, finalized and brought into the City in 2007, commenting the final report was submitted and was not something which happened only recently. She said the City did not have a copy, so she provided an additional copy of the corrected report to the City.

Vice-Chair Monahan asked Mr. Murphey if he has been able to review that report.

Mr. Murphey said, "No, I have not. I have nothing to compare it with – to, but she did submit a copy to the City last Thursday."

Ms. Abbot said, "For the record, if there's a question about when the report went in, it went in two months after the report went to the Committee."

Vice Chair Monahan said, "And so, my question is, is that this dealt with an entirely different project, and which was going to be "majorly" destructive and there's no documentation or even a piece of paper or a letter that says that's been abandoned and that this is what you're going to do now. And that would be, I think, essential to have."

Ms. Abbot said when the project was abandoned she let the City know they were not going to do it.

Vice-Chair Monahan reiterated that there needs to be some documentation of that, because this comes in on the heels of the prior approval, but with no transitional explanation about it.

Ms. Abbot said, "We didn't do it. We just didn't do it. We didn't do the data recovery, but the report was finalized to the Committee's request."

Vice-Chair Monahan said, "I think that's great, but I think there needs to be some transitional document to show that the plan has changed."

Mr. Rasch said asked, if the monitoring plan is approved by this Committee today, if it would it be acceptable to make that information [minutes of the ARC] to be part of that final report."

Vice-Chair Monahan said that would be fine.

Ms. Abbot said she would be glad to submit the consultation report. She said the City didn't ask for the report, and it was never put on the agenda again, so there was no record, other than the transitional document, and the City has nothing in writing.

Vice-Chair Monahan asked what is a Section 106.

Mr. Funkhouser said there is a paragraph in Section 106 which provides that any project which includes a federal nexus or federal funding falls under these guidelines as part of the process. He said it means that historic and archaeological projects need to be considered when the project is undertaken.

Vice-Chair Monahan asked Mr. Funkhouser "if this appears to you to be in compliance with that, Section 106."

Mr. Funkhouser said typically a "106 does not come to us."

Mr. Rasch said if it meets our threshold, it would have to come before this Committee as well.

Vice-Chair Monahan said there is a lot of discussion about that in both sets of the minutes and the other material, but she didn't understand what a Section 106 was.

MOTION: Jake Ivey moved, seconded by Gary Funkhouser, with respect to Case #AR-05-12, to approve the monitoring plan for proposed parking lot reconstruction, installation of light poles and other improvements at 62 Lincoln Avenue, located within the Historic Downtown Archaeological Review District, as requested by Alysia L. Abbot, Abbotek, Inc., for the First National Bank of Santa Fe.

VOTE: The motion was approved on a voice vote, with Vice-Chair Monahan, Jake Ivey and Gary Funkhouser voting in favor of the motion, no one voting against, and David Eck recused.

Ms. Abbot said she will let the Committee know once they begin construction, so members can visit the site, commenting that she will be on site in the event there is a critical find.

David Eck returned to the meeting

F. ADMINISTRATIVE MATTERS

There were no administrative matters.

G. COMMUNICATIONS

There were no communications.

H. MATTERS FROM THE COMMITTEE

There were no matters from the Committee.

I. BUSINESS FROM THE FLOOR

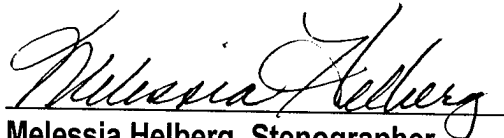
There was no business from the floor.

J. ADJOURNMENT

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

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

Jeremy Kulisheck, Chair


Melessia Helberg, Stenographer