2

HERITAGE RESOURCES

2 HERITAGE RESOURCES

Throughout the public meetings and comment period which led to the preparation of this document, Santa Fe's heritage resources were cited as some of the Planning Area's major assets. These resources reflect Santa Fe's archaeological, historic, and cultural heritage. The physical layout of older and established neighborhoods were looked at as critical elements in planning for sustainable development. The preservation of Santa Fe's visual character was identified as essential.

This chapter provides a context for Santa Fe's heritage resources by presenting a historic overview of the development of the city. Santa Fe's current efforts at identifying and managing its heritage assets are demonstrated. Implementing policies establish a means by which the city intends to further its efforts of appropriately managing its heritage resources and integrating them into urban design and development strategies.

The following themes and guiding policies apply to this chapter:

THEMES

- Quality of Life - Enhance the quality of life of the community and ensure provision of community services for residents.
- Character - Maintain and respect Santa Fe's unique personality, sense of place, and character.
- Urban Form - Promote a compact urban form and encourage sensitive/compatible infill development
- Community-Oriented Downtown - Put community activities back into Downtown
- Community-Oriented Development - Orient new development to the community; foster public life, vitality, and community spirit.
- Review Process - Streamline the planning and development review processes.

GUIDING POLICIES

2-G-1	Foster municipal and community awareness, positive appreciation, and support for Santa Fe's archaeological, cultural, and historic resources.
2-G-2	Identify and assess archaeological and heritage resources (man made) for the aesthetic, educational, economic, and scientific contributions they make to Santa Fe's quality of life.
2-G-3	Respect and sensitively manage archaeological, cultural, and historic patterns, resources, and symbols, preserving the contribution they make to understanding Santa Fe's characteristic cultural traditions.
2-G-4	Preserve the heterogeneous cultural, historic, and visual qualities of Santa Fe.
2-G-5	Recognize that the city's policies of promoting affordable housing and preserving the cultural, historic, and visual qualities of Santa Fe may require close coordination.

2.1 SANTA FE'S HERITAGE: AN OVERVIEW

The Upper Rio Grande region has long been host to human settlement. The Rio Grande Classification system defines the various cultural periods of this area. Transitions between the periods reflected in this classification are marked by changes in settlement patterns, architecture, and artifact assemblages. A basic overview of these prehistoric periods follows:

- **Paleoindian Period (9500 to 6000 B.C.).** Hunters and gatherers from this period are the earliest known occupants of the Southwest. Known sites from this period exist in New Mexico. Evidence of occupation in the Santa Fe area during this period remains sparse.
- **Archaic Period (5500 B.C. to A.D. 500).** Campsites in the Santa Fe area have been dated to this period, reflecting a continuation of a foraging pattern of subsistence. Identified sites have yielded assemblages of distinctive projectile points, scrapers, knives, and grinding stones all of which suggest seasonal campsites. Recent archaeological investigations southwest of Santa Fe at the Tierra Contenta Subdivision have documented habitation from the late Archaic period as evidenced by ash-stained charcoal bearing deposits overlying compacted living surfaces, firepits, posts, and cists. Sites from this period generally have been revealed on elevated margins of the Santa Fe River and its tributary arroyos.
- **Developmental Period (A.D. 600 to 1200).** Occupants of the Santa Fe area during this period relied more heavily on cultivation of maize, which was introduced in the late Archaic period. Cultivation patterns led to sedentary settlement during this period. Characteristic structures from early in this period include pithouses such as those found at Pindi Pueblo. The prehistoric Ancestral Pueblo cultural tradition, one of three distinct prehistoric cultures in the Southwest and ancestral to the modern Pueblo culture, emerged during this period. The Anasazi began constructing multiroomed, multistoried pueblos with kivas toward the end of this period. Several sites in the Santa Fe area, including LA 835 near Tesuque, are believed to have been first settled late in this period. Mineral based paint was used to decorate locally made ceramics.
- **Coalition Period (A.D. 1200 to 1325).** This period is marked by a significant population expansion in the Santa Fe area and the introduction of carbon-based painted ceramics such as Santa Fe Black-on-white. Excavated sites at Pindi Pueblo, Agua Fria Schoolhouse, and Arroyo Hondo are representative of pueblos dating to this period. Architecturally, these sites represent a continuum of the multiroomed, multistoried pueblos.
- **Classic Period (A.D. 1325 to 1600).** The production of lead glazed ceramics marks the beginning of this period. While large sites occur throughout the region, including many of the modern pueblos, the Santa Fe area was all but abandoned, save for the Pueblo at Cieneguilla. Theories explaining abandonment include an increase in environmental stress leading to the inability to accommodate increased population, or the abundance of surface waters coupled with a high ground water table which made land difficult to cultivate, causing inhabitants to abandon the area. Virtually all of the pueblos were vacated by circa A.D. 1425.

The periods of Santa Fe's historic development are presented below:

- **Late Classic/Protohistoric Period (A.D. 1540 to 1600).** This period of Spanish exploration is characterized by contact having been made with Puebloan communities

along the Rio Grande and eastward to the plains. Francisco Vásquez de Coronado, in search of the mythical Seven Cities of Cibola and Quivira, spent time in the vicinity of modern-day Bernalillo before returning to Mexico City in 1542. Although several *entradas* were made by other Spaniards after Coronado's departure, permanent settlement in the area was not achieved until Juan de Oñate, accompanied by both religious and civil personnel, settled near modern-day San Juan Pueblo in 1599.

- **Spanish Colonization (A.D. 1600 to 1680).** The settlement of Santa Fe was established between 1605 and 1610 by people who traveled north by way of the Camino Real. The basis for a larger colonization movement was the King of Spain's desire to missionize the area's Pueblo Indians and to exploit natural resources. In order to achieve this missionization, some pueblos were reduced or consolidated. In establishing Santa Fe, Pedro de Peralta followed the Ordinances of 1573 which were legislated by King Philip II of Spain and called for an ordered development of settlements in the New World. Implementation of these laws in seventeenth century Santa Fe is evidenced in the Downtown with its central plaza surrounded by a grid of streets, reflecting the most prominent town planning feature of the Ordinances of 1573. The physical character of the small village of Santa Fe during this period consisted most likely of low-lying adobe buildings centered around the plaza.
- **The Pueblo Revolt (A.D. 1680 to 1693).** In response to the friction produced by Spanish church and state conflicts, coupled with the fact that the colonists had assumed total sovereignty over the Indians, the Pueblos united to rebel. In August 1680, Santa Fe was besieged by Indians from the Pueblos at Galisteo, San Marcos, and La Cienega with assistance from the Tewas from the north. After the resulting brutal hand-to-hand combat, the Spaniards fled until 1693. During the interim, the Pueblo people did not do away with all of the Spanish traditions introduced to them. The Indians continued to maintain the herds of domesticated livestock and cultivate the crops introduced by the Spanish to the area. These included cattle, sheep, and goats and wheat, barley, chile, onions, apples, peaches, and apricots.
- **Reconquest and Resettlement (A.D. 1693 to 1821).** In 1692, Diego de Vargas, accompanied by a Spanish military force composed of many of the previous colonists, marched to Santa Fe and laid siege to the Pueblo that had been built on the location of the previous settlement. Santa Fe was reclaimed for the King of Spain and settlement reoccurred through accommodation between the Pueblo Indians and the Spanish who united against their common enemies, the Apaches, Comanches, Navajos, and Utes.
- **Mexican Period (A.D. 1821 to 1846).** The commercial growth of Santa Fe was augmented by the opening of the Santa Fe Trail in 1821 after Mexico won its independence from Spain. As part of Mexico , Santa Fe became a gateway on the trail from Independence, Missouri to Chihuahua and points south in Mexico. With the election of James K. Polk as the American president in 1844, the United States was pushed toward a policy of westward expansion. Santa Fe was captured in a siege by General Stephen Watts Kearny and the Army of the West on August 18, 1846.
- **U.S. Military Occupation Period (A.D. 1846 to 1850).** With the raising of the U.S. flag over the Palace of the Governors after Kearny's conquest, the construction of the earthworks and blockhouse at Fort Marcy (Laboratory of Anthropology Record No. 111) began. New Mexico became a Territory of the United States on September 9, 1850.

- **U.S. Territorial Period (A.D. 1850 to 1912).** This period of New Mexico's history is marked by great expansion of trade and transportation, growth of the livestock and mining industries, land grant scandals, and the beginning of tourism. The arrival of the railroad in 1879-1880 marked the end of the Santa Fe Trail's use as a primary trade route and provided for the introduction of "new" architectural styles and building materials throughout the territory. The promotion of "Santa Fe Style" was born at the end of this period as a means to maintain the growth in tourism which Santa Fe experienced. Despite the growth of Albuquerque and Las Vegas during this era and despite their location on the main line of the railroad, Santa Fe continued to be recognized as the capital of the territory.
- **Statehood (After A.D. 1912).** Beginning as early as 1850, territorial officials in New Mexico made numerous attempts to gain statehood; all of which were defeated. Finally, on January 6, 1912, New Mexico was admitted as the forty-seventh state of the union.

  Santa Fe grew slowly until the early twentieth century when growth accelerated. As late as the mid-1940s, urban areas were confined to an oval area measuring a mile by three-quarters of a mile. The farthest residence was a ten-minute walk from the Plaza. Low-density suburban style developments were built in the city following World War II at increasing distances from the Downtown. This trend continues today.

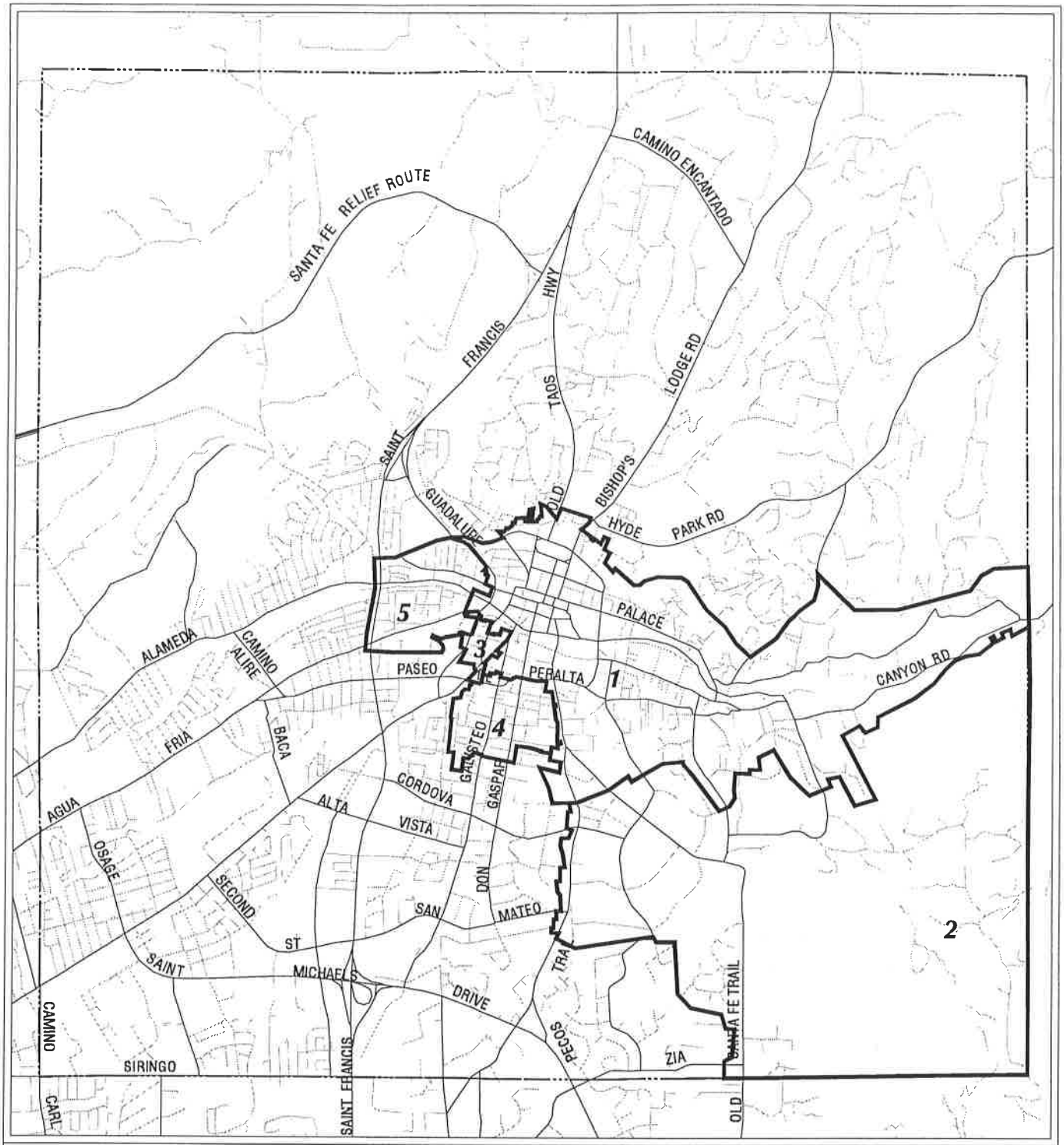
  [Source: *Not Occupied . . . Since the Peace: The 1995 Archaeological and Historical Investigations at Historic Fort Marcy, Santa Fe, New Mexico*, Cordelia Thomas Snow and David Kammer, Ph.D., December 6, 1995, for City of Santa Fe Planning Division.]

2.2 HERITAGE RESOURCE IDENTIFICATION

The history of Santa Fe is evidenced by and reflected in the wealth of archaeological, cultural, and historic resources that have been identified by the community.

2.2.1 HISTORIC CULTURAL RESOURCES

Santa Fe formally initiated a local heritage resource identification program around 1978. At that time and continuing through 1985, the city conducted a windshield survey of and minimal historic research on structures in its historic districts. This cursory survey was conducted in an effort to assess historic buildings for consideration for eligibility under the federally supported Investment Tax Credit Program established in 1976. This survey was evaluated by the city and provided the basis for the designation of Santa Fe's local historic districts into their current form in 1983. Santa Fe's historic districts include approximately 7,000 buildings dispersed over 6.25 square miles. These districts include (see Figure 2-1):



City of Santa Fe New Mexico

Historic Districts

- *Original Santa Fe Grant*
- *Existing Historic District Boundaries*
- *Major Roads*

1. *Downtown and Eastside Historic District (designated 1957)*
2. *Historic Review District (designated 1983)*
3. *Historic Transition District (designated 1983)*
4. *Don Gaspar Historic District (designated 1983)*
5. *Westside-Guadalupe Historic District (designated 1983)*

N

0 3/4 1 1/2

Scale in Miles

City of Santa Fe
GENERAL PLAN

April 1999 *Figure 2-1*

1. **Downtown and Eastside Historic District**. Geographically this district includes the immediate downtown commercial areas and extends into residential neighborhoods toward the east to include the Canyon Road, Acequia Madre, Cerro Gordo Road, and Camino Del Monte Sol areas. This district represents the area first settled in Santa Fe, stretching along the Santa Fe River, and includes the city's oldest and best examples of Spanish Pueblo and Territorial styles of architecture, as well as revival styles. Prominent Spanish colonial planning features such as narrow streets, buildings constructed up to property lines , the central plaza, and an extensive acequia network still exist in this district.
2. **Historic Review District**. This district is located in the southeastern portion of the city, defined on the north by the Camino del Monte Sol hill. Until about the mid-1950s, this area included mostly undeveloped land. The rise in development of the area, its close proximity to the historic Eastside, and the existence of major entryways into the city gave cause for it to be established as a historic district so as to ensure visual compatibility with older areas of Santa Fe.
3. **Historic Transition District**. This area, nestled between the Railyard on the west and Cerrillos Road on the east, was subdivided late in the nineteenth century in a speculative response to the arrival of the railroad. While a number of residential and commercial structures were built in styles reflecting other regions of the country, many lots remained vacant. By the mid 1950s, the area became home to car dealerships and other light-industrial uses resulting in an architecturally diverse character. The Historic Transition District was established because of the area's important role in the history and development of Santa Fe and its proximity to Downtown.
4. **Don Gaspar Historic District**. This predominately residential district is located to the south of the New Mexico State Capitol Building and is bordered by Old Santa Fe Trail on the east and Don Cubero Avenue on the west. Coronado Road is the southern boundary. This area was first subdivided in the 1890s and some buildings date from that decade. The arrival of the railroad to New Mexico introduced building materials and architectural styles representative of building traditions from other regions of the country. By the 1920s, in response to a movement by locally influential personalities, the Don Gaspar area saw much construction in the traditional local revival styles. As a result, this district is significant because it is a well-preserved physical manifestation of Santa Fe's architectural history; it includes traditional adobe structures, structures representing the influx of eastern styles and materials, and those which reflect the revival of the Spanish stylistic traditions.
5. **Westside-Guadalupe Historic District**. This district is bounded on the east by Guadalupe Street, on the west by St. Francis Drive, on the north by Paseo de Peralta, and on the south by Manhattan Avenue. It began as clusters of Hispanic farms on the western outskirts of the more densely developed Plaza area. Beginning in the 1920s, plots of land were subdivided into long, narrow parcels oriented such that a maximum number of landowner's heirs could access water from the network of acequias. Architecturally, the area includes modest adobe residences as well as those which incorporate details influenced by new materials and styles brought by the railroad.

Since 1991, the city has undertaken more extensive architectural surveys of structures in these historic districts. This resurvey has been expanded to include thorough historic

research, comprehensive recording of architectural features, minimal oral history collection, and detailed photographic documentation. This survey also makes an attempt to identify other physical features of the cultural landscape which contribute to creating the unique physical character of the city's historic districts.

2.2.2 ARCHAEOLOGICAL CULTURAL RESOURCES

Steps toward proactively identifying Santa Fe's archaeological resources occurred in response to the great increase in development in the Downtown area in the mid-1980s, and the potential for the loss of information about existing resources. Prior to that time, discovery of archaeological resources occurred through salvage opportunities during the construction of large-scale projects in the immediate Downtown. The identification and designation of the city's three archaeological review districts occurred in 1987. These districts are described as follows (Figure 2-2):

1. **Historic Downtown Archaeological Review District**. Generally, this district encompasses the older central areas of the city. Its boundaries are similar to the combined Downtown and Eastside, Westside-Guadalupe, Don Gaspar, and Historic Transition historic districts. The boundaries of this area are based on the large number of prehistoric and historic sites discovered in the district.
2. **River and Trails Archaeological Review District**. This district includes lands along the Santa Fe River, along two historic entrances to the city (Agua Fria and Galisteo Streets), and the area bordering Old Santa Fe Trail. These areas also show evidence of prehistoric and historic occupation, although to a lesser degree than the Downtown.
3. **Suburban Archaeological Review District**. This district covers the remainder of the city and portions of the Urban Area Boundary as it was drawn in 1987. While significant sites have been found in this area, particularly on the northern side of the city, the distribution of these sites shows the intensity of human occupation was much lower than in the previously described districts.

Since the designation of the archaeological review districts, approximately 300 survey reports have been prepared for properties on which development was constructed or is proposed. The city recently completed a project that resulted in the production of a map reflecting the areas surveyed for archaeological resources, a database of information reflecting the survey findings, and an analysis of the city's approach to identifying and managing archaeological resources.

City of Santa Fe New Mexico

Archaeological Review Districts

Proposed Urban Area Boundary
Histric Downtown Archaeological Review District
River & Trails Archaeological Review District
Suburban Archaeological Review District

Major Roads

N

0 1 2 4

Scale in Miles

City of Santa Fe
GENERAL PLAN

April 1999 *Figure 2-2*

2.3 HERITAGE RESOURCE MANAGEMENT

2.3.1 CERTIFIED LOCAL GOVERNMENT STATUS

The City of Santa Fe is committed to the appropriate management and sensitive treatment of archaeological, cultural, and historic resources. To that end, in 1986 the city accepted designation as a Certified Local Government from the National Park Service in accordance with the National Historic Preservation Act of 1966. As a Certified Local Government, the city is responsible for integrating historic preservation activities into its function as a local government. Avenues for achieving this goal, as undertaken by the city, include the maintenance of a system for identifying historic resources, the establishment and administration of qualified preservation commissions, provisions for public participation in a local historic preservation program, and the enforcement of local laws for the designation and sensitive management of such resources. The Certified Local Government program, administered by the New Mexico Historic Preservation Division, has been a major source of support and guidance to the city through providing technical and financial assistance to the city for program development. It is through this assistance that the city has been able to undertake its historic building resurvey and other archaeological, historic, and cultural heritage research projects.

2.3.2 SANTA FE'S LOCAL RESOURCE MANAGEMENT ORDINANCES

Santa Fe has strong local ordinances geared at resource identification and management. The development of these ordinances has occurred over the past 80 years.

Historic Districts Ordinance

Even before New Mexico became a state in 1912, a strong grassroots movement had formed in Santa Fe to preserve native New Mexico architecture and end the spread of "imported" architectural styles. Early Santa Feans identified the city's greatest asset as its natural beauty and distinctive character, and determined that both should be preserved for residents and the growing number of visitors. Santa Fe's earliest city plan (1912) called for the preservation of winding, narrow streets which lent charm and distinction to the city. The authors of that plan recommended that the only building permits that should be issued were those which reflected the architecture of the Santa Fe Style. By the late 1940s and early 1950s preservation-minded citizens began to work to incorporate the aims of the 1912 recommendations into law. The results of this effort became the basis for the city's first historic styles ordinance which established the city's historic zone and associated standards for design in 1957. Through amendments to this ordinance in 1983, the area was expanded and broken down into separate districts. Under this ordinance, requests for demolition, new construction, and exterior alterations are reviewed by the Historic Design Review Board.

In October 1992, through the assistance and urging of the New Mexico Historic Preservation Division and local preservation organizations, including the Historic Santa Fe Foundation and the Old Santa Fe Association, the city substantially amended the Historic Districts Ordinance to include standards for preservation of all buildings based on individual architectural merit. This amendment established local designation categories for structures

based on historic and architectural integrity. As a result of this major amendment, historic structures are no longer evaluated for compatibility with the city's prominent architectural styles, but instead, unique features, materials, and design of structures are recognized and managed for the contribution they make in portraying the history of the city.

On the heels of this preservation amendment to the Historic Districts Ordinance came an additional substantive change to this section of the City Code. In December 1992, height of structures in the city's historic districts became a regulated matter under the Historic Districts Ordinance. The need to relegate the authority to limit height in the city's historic areas to this section of the ordinance occurred after members of the City Council identified the negative impact of new multistoried structures in many historic neighborhoods. Pockets of the Westside-Guadalupe Historic District experienced notable changes in this regard. In February 1996, this 1992 amendment was further amended to provide standards for determining appropriate height for the historic districts on a case-by-case basis. These standards did not alter the zoning but became part of the overlay of the Historic Districts Ordinance. The adoption of the latter amendment ensures that the physical character of the city's historic districts is maintained and that future development in these districts is compatible with that character.

Archaeological Review Districts Ordinance

Santa Fe's Archaeological Review Districts Ordinance was adopted in 1987 in an effort to address the growing concern for the loss of significant archaeological resources that was occurring in areas under construction in the downtown area. This ordinance provides standards for reconnaissance surveys, determination of site significance, options for treatment or management of identified sites, and provisions requiring the recordation of such resources. The city's Archaeological Review Committee is the official city body responsible for reviewing these matters. The application of the ordinance occurs through the city's development review process and has been considered successful in part because of this approach to its administration. Triggers of the ordinance differ depending upon the district in which a project site is located.

A primary purpose of the Archaeological Review Districts Ordinance is to recognize the value of archaeological resources from all periods of Santa Fe's history, as well as to continue to build on our understanding of that history. Accordingly, reports produced under this ordinance are stored at the New Mexico Archaeological Records Management Section, a section of the New Mexico Historic Preservation Division that serves as the state repository for such information. Centrally locating this information allows the Archaeological Records Management Section to serve as a research institution for the professional archaeologist and historian.

2.3.3 HERITAGE RESOURCE MANAGEMENT BY STATE AND FEDERAL AGENCIES

Santa Fe is host to four historic districts and numerous individual sites which are recognized on the National Register of Historic Places and the State Register of Cultural Properties (Figure 2-3). These registers, which are maintained by the National Park Service and the New Mexico Historic Preservation Division, respectively, include properties which are important to the understanding of the history and culture of the nation and the state.

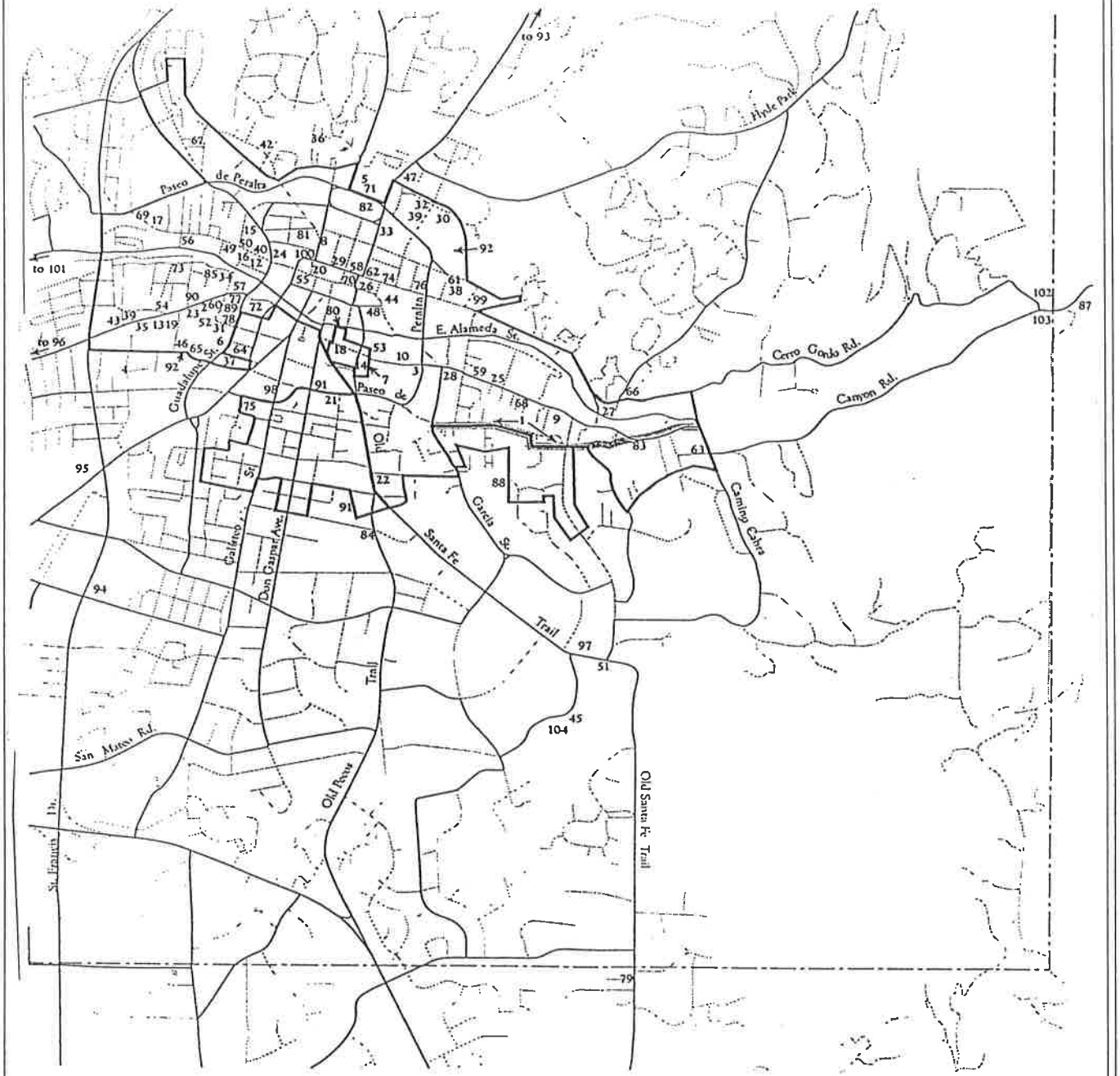
Listing on these registers, which requires the consent of private property owners, does not mean that limitations will be placed on the property. Listing qualifies these properties for consideration to receive preservation grants and investment tax credits (when available and applicable), consideration in planning for publicly funded projects, and honorific recognition at the local, state, and federal level as important cultural resources. Registered historic districts (and dates of designation) include:

- Barrio del Analco Historic District (1968),
- Santa Fe Historic District (1973),
- Don Gaspar Historic District (1983), and
- Camino del Monte Sol Historic District (1988).

Santa Fe can also claim four sites registered by the National Park Service as National Historic Landmarks (Figure 2-4). Recognized as having outstanding national significance (and dates of designation), these include:

- Palace of the Governors (1966),
- Santa Fe Plaza (1966),
- Barrio del Analco Historic District (1968), and
- National Park Service Region III Headquarters Building (1970) on Old Santa Fe Trail.

Finally, in 1995, the city accepted certification by the National Park Service of three sites on the National Santa Fe Trail including Prince Park (Historic Fort Marcy), the Plaza, and Amelia White Park. These sites are recognized as having important associations with the historic Santa Fe Trail, and the city is committed to the sensitive management of them for public use and enjoyment.



City of Santa Fe, New Mexico

National Register of Historic Places &
State Register of Cultural Properties, Sites and Districts

Please see next page for site listing.

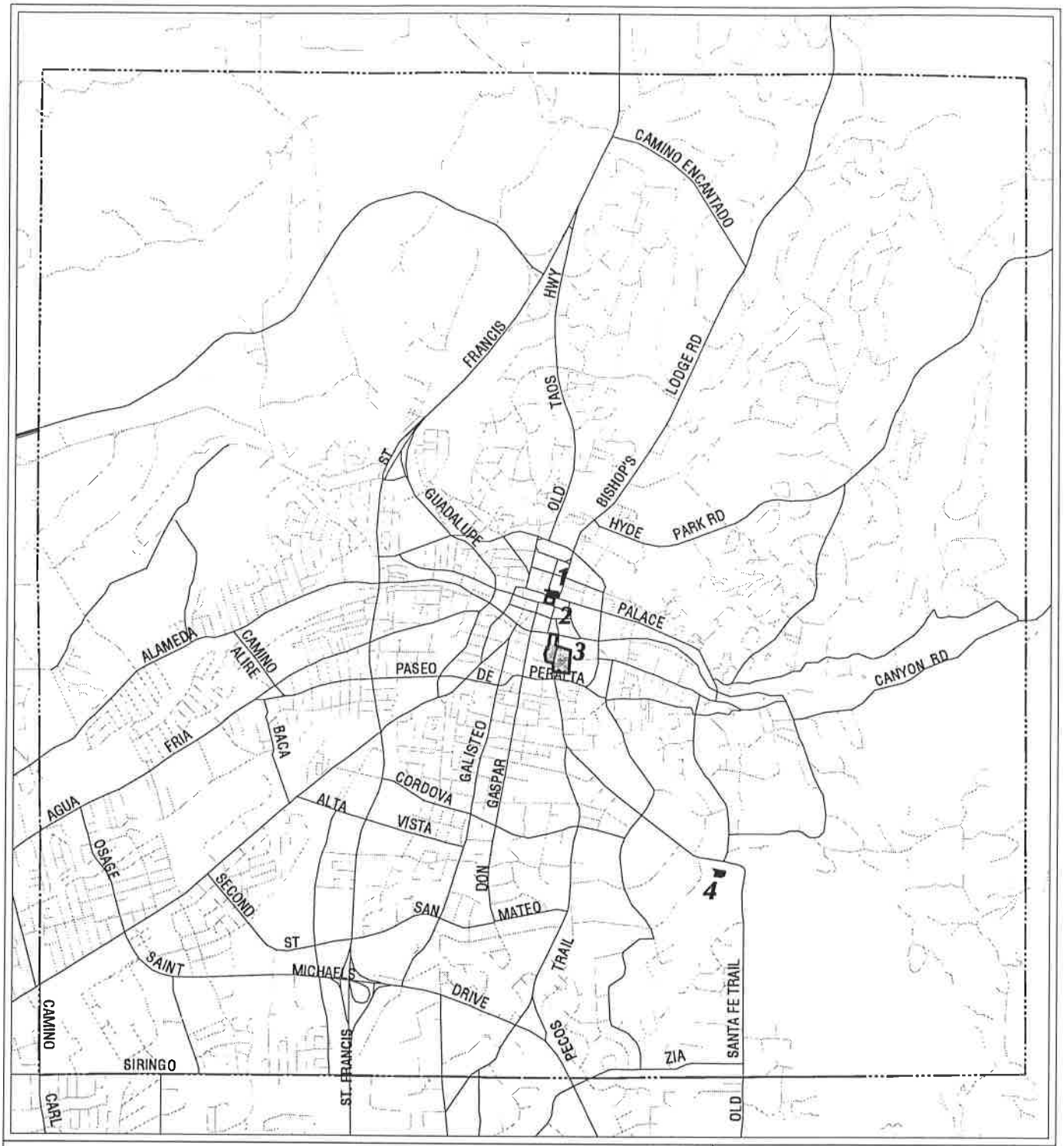
Not to Scale

City of Santa Fe
GENERAL PLAN

April 1999 *Figure* 2-3

National Register of Historic Places and State Register of Cultural Properties Sites and Districts in Santa Fe

1. Acequia Madre-Camino Cabra to Garcia Street
2. Agua Fria Street,-532-538 Agua Fria Street
3. Alarid, Jose House -338 East De Vargas Street
4. Alarid, Ricardo House-534 Alarid Street
5. Allison Dormitory-433 Paseo de Peralta
6. AT & SF Railway Depot-Garfield Street at RR Tracks
7. Barrio de Analco Historic District-Old Santa Fe Trail and East De Vargas
8. Bergere, A.M. House-135 Grant Avenue
9. Borrego House-724 Canyon Road
10. Boyle House-327 East De Vargas
11. Bridge of the Hidalgos-Grant & Rosario Blvd.
12. Calles Apartments-406 West San Francisco Street
13. Catanach House-722 Agua Fria Street
14. Chapel of San Miguel-401 Old Santa Fe Trail
15. Chavez, Trinidad House-425 West San Francisco Street
16. Conklin Estate-434-436 West San Francisco
17. Coriz Residence-635 1/2 West San Francisco Street
18. Crespin, Gregorio House-132 East De Vargas Street
19. Davidson Residence-714 Agua Fria Street
20. Delgado, Felipe House-124 West Palace Avenue
21. Digneo-Valdez House-1231 Paseo de Peralta
22. Dorman House-707 Old Santa Fe Trail
23. Dudrow House-548 Agua Fria Street
24. El Patio Building-117 Guadalupe Street
25. El Zaguan-545 Canyon Road
26. Federal Building, Old-Cathedral Place
27. Field Residence-2 Cerro Gordo Road
28. First Ward School-400 Canyon Road
29. Fort Marcy Officer's Residence-116 Lincoln Avenue
30. Fort Marcy Ruins-Kearney Avenue
31. Fullerton Property-418 Montezuma-S
32. Gallegos, Hilario House-332-334 Otero Street
33. Gallegos, Padre House-227-237 Washington Avenue
34. Garcia, Eva Residence-508 Alto Street
35. Gutierrez, Marcos & Nicolasa-738 Agua Fria Street
36. Hayt-Wientge Mansion-620 Paseo de la Cuma
37. Hesch House-324 Read Street
38. Hinojos, Francisco House-355 East Palace Avenue
39. Holmes, Juan House-300 Otero Street
40. Jefferson Place-110 Guadalupe Street
41. Karn, Leo House-733 Agua Fria Street
42. Kopp, Andreas House-501 Rio Grande Blvd.
43. Larragoite Residence-803 Agua Fria Street
44. La Conquistadora Chapel (Cathedral of St. Francis)-Cathedral Place
45. Laboratory of Anthropology-708 Camino Lejo
46. Lewert, Philip House-701 West Manhattan
47. Lobato, Roque House-311 Washington Avenue
48. Loretto Chapel-200 Old Santa Fe Trail
49. McNair, Mela Residence-450 West San Francisco Street
50. Montoya, Adolfo Residence-447 West San Francisco St.
51. National Park Service-1100 Old Santa Fe Trail
52. Santa Fe Builder's Supply-500 Montezuma Avenue
53. Oldest House, The-215 East De Vargas Street
54. Ortiz Apartments-719 Dunlap
55. Ortiz, Nicholas and Antonio Jose House 306-322 West San Francisco Street
56. Ortiz y Ortiz Residence-573 West San Francisco Street
57. Our Lady of Guadalupe Church-100 Guadalupe Street
58. Palace of the Governors-North Side of Plaza
59. Prada, Juan Jose-519 Canyon Road
60. Perry, Tom House-518 Agua Fria Street
61. Preston, George Cuyler-106 Faithway Street
62. Prince Plaza-107-117 East Palace Avenue
63. Reredos of Our Lady of Light (Cristo Rey Church) Canyon Road & Cristo Rey
64. Read, Benjamin M. House-309 Read Street
65. Rio Grande Depot-500 Guadalupe Street
66. Rodriguez, Juan House-Cerro Gordo & Gonzales Road
67. Rosario Chapel & Cemetery-Guadalupe Street at Paseo de Peralta
68. Rush, Olive Studio-630 Canyon Road
69. Sandoval House-673 West San Francisco Street
70. Santa Fe Plaza
71. Scottish Rite Temple-463 Paseo de Peralta
72. Second Ward School-312 Sandoval Street
73. Sena, Jose D. House-606 Alto Street
74. Sena Plaza-127 East Palace Avenue
75. Shonnard House-1411 Paseo de Peralta
76. Speigelberg-Spitz House-327 East Palace Avenue
77. Stone Warehouse-316 Guadalupe Street
78. Supreme Body Shop-326 Guadalupe Street
79. Sol y Sombra-4108 Old Santa Fe Trail
80. Tudesqui, Roque-129 East De Vargas Street
81. Tully, Pinckney R. House-136 Grant Avenue
82. United States Courthouse-Federal Place
83. Van Dresser, Peter House-1002 1/2 Canyon Road
84. Vierra, Carlos House-1002 Old Pecos Trail
85. Vigil, Donaciano House-518 Alto Street
86. Wood, Professor J.A. House-511 Armijo Street
87. Davey, Randall-Upper Canyon Road
88. Camino Del Monte Sol Historic District Camino Del Monte Sol
89. Dendahl House-318 Guadalupe Street
90. Roybal, Jose Rafael House-541 Agua Fria Street
91. Don Gaspar Historic District-Don Gaspar Avenue
92. Santa Fe Historic District-Santa Fe
93. Archbishop Lamy's Chapel-Bishops Lodge Road
94. AT & SF Railway Locomotive-Salvador Perez Park
95. NM School for the Deaf-1060 Cerrillos Road
    - Connor Hall
    - Hospital Building
    - School Building No. 2
    - Superintendent's Residence
96. Bruce Cooper House and Shop-near intersection of Agua Friaand Lopez Lane
97. Dorothy S. McKibbin House-1099 Old Santa Fe Trail
98. Ortiz y Pino House-504 Galisteo Street
99. 525 East Palace Avenue
100. Santa Fe County Courthouse-102 Grant Avenue
101. Santa Fe River Archaeological Sites-vicinity of airport
102. Santa Fe Waterworks Reservoir (Two-mile Dam & Reservoir) Upper Canyon Road
103. Spanish Log Cabin-Upper Canyon Road
104. Wheelwright Museum of the American Indian-704 Camino Lejo



National Historic Landmarks

Original Santa Fe Grant
Major Roads

1. *Palace of the Governors (designated 1966)*
2. *Santa Fe Plaza (designated 1966)*
3. *Barrio del Analco Historic District (designated 1968)*
4. *National Park Service Region III Headquarters Building (designated 1970)*

N

0 3/4 1 1/2

Scale in Miles

City of Santa Fe
GENERAL PLAN

April 1999 *Figure 2-4*

2.4 IMPLEMENTATION

As exemplified in this discussion, Santa Fe's heritage preservation program has developed well beyond the preservation of isolated buildings. In order that the city's sense of history and sense of place be cared for, Santa Fe has taken steps to sensitively manage its identified heritage resources. These resources include archaeological sites, architecturally and historically significant buildings and structures, acequias, historic neighborhoods, and other cultural landscape features. Additional background information and procedural steps about these management tools are discussed in the city's *Historic Districts Handbook* (revised Fall 1996) and *Archaeological Districts Handbook* (Summer 1991).

Through cooperative management strategies with the National Park Service, the New Mexico Historic Preservation Division, private preservation oriented groups including the Historic Santa Fe Foundation and the Old Santa Fe Association, and the general public, the City of Santa Fe can successfully ensure that archaeological, cultural, and historic resources are sensitively managed and integrated for the benefit of the community. These benefits include those which are educational in nature and instill pride in Santa Fe's citizens about the city's heritage. Planning decisions and resulting ordinances should take into consideration possible impact on the historic character, heritage resources, and the traditional cultural life of the city. Planning efforts should bear in mind the importance of appropriately managing the unique qualities of Santa Fe. The following implementing policies speak to these goals.

IMPLEMENTING POLICIES

2-1 COMMUNITY AWARENESS AND PARTNERSHIPS

2-1-I-1 Educate the community about the value of heritage resources through a citywide cultural resources management document and a strong heritage resources component of a tourism management plan, and by organizing workshops and training for municipal representatives, residents, and special interest groups including Santa Fe's youth, design and development community, business people, and the media.

2-1-I-2 Lead by example through the integration of sensitive treatment of heritage resources in city-sponsored Public Works and Parks and Recreation maintenance and construction projects.

2-1-I-3 Monitor the contents of and update the city's Archaeological District Handbook and Historic Districts Handbook to address changes or developments in heritage resource related ordinances and to include syntheses of information learned as a result of the implementation of these ordinances.

The city's handbooks are typically the first level of contact that the public has with these ordinances. They should provide concise and thorough explanations of processes and procedures, as well as intelligently present the intent of the city's Archaeological Review Districts and Historic Districts Ordinances.

2-1-I-4 Strengthen and encourage partnerships with non-city historic preservation entities, including those at the federal, state, local, and private levels through participation in special projects, offering and receiving technical assistance, accepting grant funding to further programming, and disseminating information about such entities to the public through educational opportunities.

The city has strong supportive relationships with the National Park Service, the New Mexico Historic Preservation Division, the New Mexico Heritage Preservation Alliance, the Historic Santa Fe Foundation, and the Old Santa Fe Association. Together these groups have assisted the city in the development of its historic preservation program. Due to the strength of this program, the city has been called upon to give historic preservation-related technical assistance to other municipalities. The cooperative relationship with these agencies will assist in furthering the city's program.

2-1-I-5 Continue to support the diverse cultural activities that occur in Santa Fe which bring residents and visitors into physical contact with its tangible heritage resources, and develop programs aimed at the preservation of historic cultural traditions.

These activities, including Spanish Market, Indian Market, Fiestas, arts, music, dance, oral history, etc., bring people into the city's historic environment and provide an opportunity for education about and appreciation for Santa Fe's historic and cultural resources. For more information about the preservation of cultural activities, see Chapter 9.

2-1-I-6 Encourage and participate in the preparation of State Register of Cultural Properties and National Register of Historic Places nominations for resources which qualify for such listing.

Listing archaeological, cultural, and historic resources provides a means by which the city can raise people's consciousness about Santa Fe's resources. Incentives for tax relief and occasional grant monies are available to owners for maintenance and preservation of these resources.

2-1-I-7 Investigate and determine options for acquiring real historic property and interpreting it for the community's benefit.

2-1-I-8 Support Santa Fe County's effort to further develop and implement its historic preservation program to ensure consistency between the city and county preservation philosophy and programs.

An opportunity exists to provide technical assistance to ensure that regional resources are managed consistently.

2-2 HERITAGE RESOURCE IDENTIFICATION

2-2-I-1 Continue existing efforts to survey and resurvey resources.

Since 1991, the city has been resurveying its historic districts producing more comprehensive data that is utilized in evaluating proposed alterations for conformance with preservation standards in the Historic Districts

Ordinance. The resurvey effort has occurred as a result of assistance from both the public and private sectors. This work is usually conducted through contractual services; however, recently staff has conducted surveys as well. Archaeological survey occurs for the most part on a case-by-case basis through the development review process. The city has a strong program with national recognition for identifying archaeological, cultural, and historic resources.

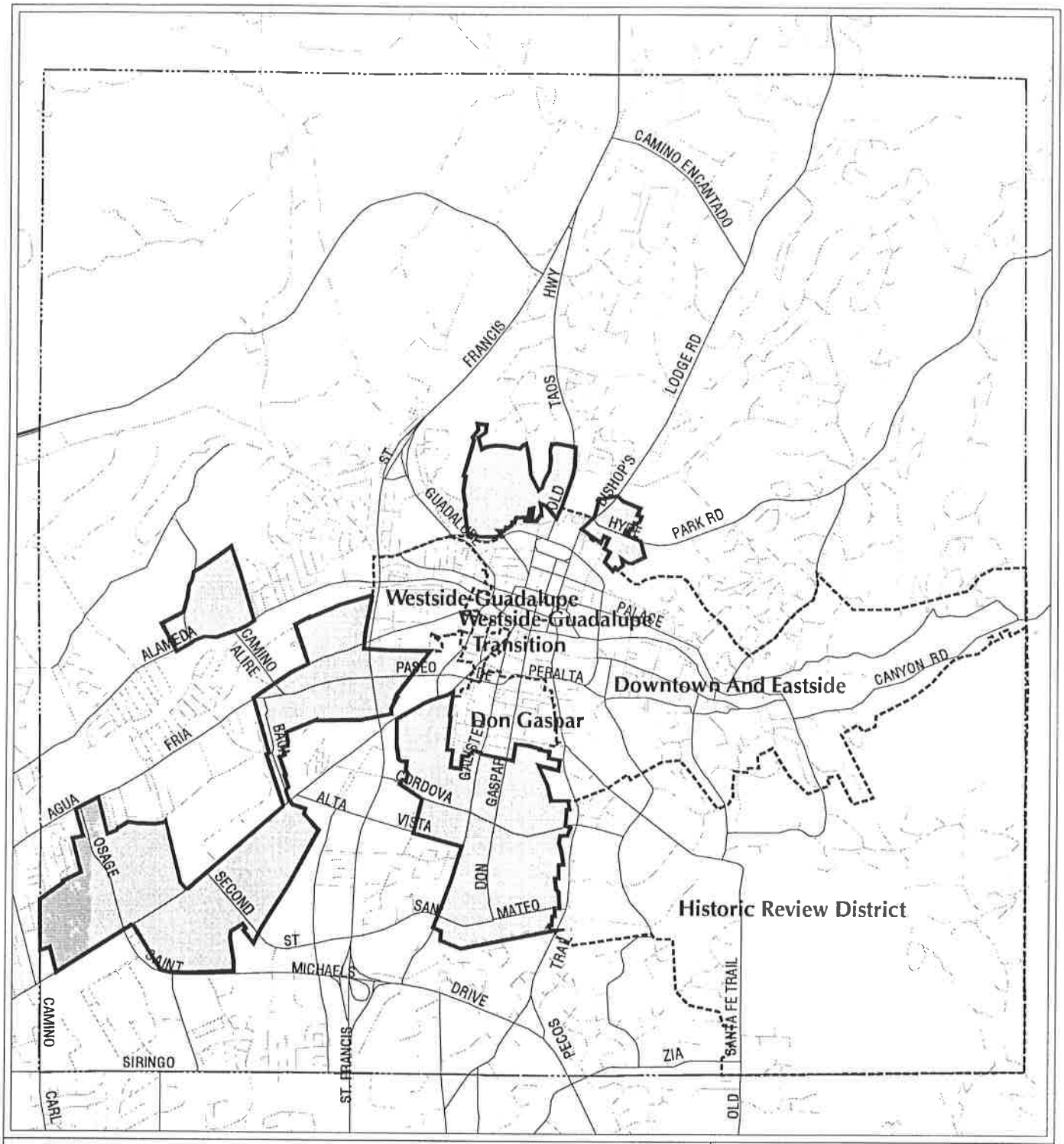
2-2-I-2 Expand existing resource survey efforts to include recording characteristics or unique physical features and historic development patterns.

The character of Santa Fe's historic areas is defined by more than just buildings. Many other features are recognized as making a collective contribution to the city's distinctive cultural landscape. Such features should be identified and recorded locationally and include acequias, street forms and physical attributes, bridges, yard walls and fences, and other man made cultural landscape elements. For more information on natural resource preservation and conservation see Chapter 8.

2-2-I-3 Identify unrecorded historic resources and consider them for management objectives.

Santa Fe experienced a great deal of urban sprawl during the years immediately following World War II. Neighborhoods established during this time in some cases are and in other cases will soon be old enough to be considered historic. As well, there are known historic neighborhoods which have not been assessed for the contribution they make to Santa Fe's overall character. These areas should be identified through analysis of plats and surveyed for significance, a process which could include the training of interested neighborhood residents to undertake the survey and historic research. Areas of potential historic significance are shown on Figure 2-5. Residents within many of the neighborhoods shown have inquired of the city about overlay preservation zoning.

2-2-I-4 Locate and evaluate the significance of archaeological resources through the examination of known historic maps and other data sources.



City of Santa Fe
New Mexico

Areas of Potential Significance

Potential Historic Districts
Original Santa Fe Grant
Existing Historic District Boundaries
Major Roads

These areas are recommended for survey of historic structures to determine eligibility as historic districts or conservation areas. The selection of these areas is based on the age of the majority of structures, requests by residents within the areas expressing interest in such overlay districts and the consistent physical character within the areas.

N

0 0.375 0.75 1.5 2

Scale in Miles

City of Santa Fe
GENERAL PLAN

April 1999 *Figure 2-5*

In order to plan for impacts on or the unexpected discovery of archaeological resources, the city should review and assess known documentation identifying possible locations of such resources. This research can include the Sanborn insurance maps, Kings maps, and others. Based on a synthesis of existing information as well as an understanding of the location of vacant (and unsurveyed) land, a master plan of each of the three archaeological review districts can be prepared to better plan for the discovery of resources.

2-3 HERITAGE RESOURCE MANAGEMENT

2-3-I-1 Make management of archaeological, cultural, and historic resources a municipal commitment through integration of sensitive treatment of such resources in city-sponsored projects, including self-enforcement of municipal ordinances.

Municipal agencies are frequently accused of disregarding their own policies and regulations; Santa Fe is no exception to this accusation. The city should strive to set an example to the public by following the applicable rules it places on the private sector.

2-3-I-2 Review and amend the Archaeological Review Districts and Historic Districts Ordinances to ensure that the proper treatment of heritage resources continues.

As a result of the expanded recognition and desire to sensitively manage a wide range of cultural landscape features, the city should review these ordinances for compatibility with this policy. Consideration should be given to the development of a local ordinance that provides for the preservation of known significant historic and prehistoric sites on public and private lands.

2-3-I-3 Preserve structures and neighborhoods that exhibit individual architectural merit and that collectively exhibit the sense of place that Santa Fe possesses through the review and consideration of amendments to existing land use laws.

The city should review its ordinance standards for preservation of structures to ensure their effectiveness. This review should include the consideration and appropriate response to the fact that these standards are more specific to individual buildings and less specific to the preservation of overall district character. Standards should be created and considered for adoption which strengthen the preservation of overall district character.

2-3-I-4 Investigate and determine the appropriateness of adjusting existing historic district boundaries, designating additional historic districts, and establishing conservation districts (see Figure 2-5).

Based on the identification and assessment of additional historic resources, the city should evaluate district designations and consider the development and adoption of standards for conservation within new districts. Such standards should address the preservation of general neighborhood characteristics including bulk, mass, and building placement in lieu of providing more detailed design standards. The community based Railyard

Planning Project (1996-1997) supports the need for such an assessment especially within neighborhoods around the Railyard.

2-3-I-5 Establish standards for proper treatment of identified historic resources to which existing standards are not applicable.

In 1996, the city took steps toward designating cultural landscape features for protection (Acequia Madre, Delgado Street Bridge, and granite curbstones in Don Gaspar Historic District) without specific code standards in place. In 1988, an inventory and assessment of the acequia network in the northern portion of the city was completed (Figure 7-3 in Chapter 7: Infrastructure and Public Services shows historic acequias). Standards for the appropriate management of resources of this type should be adopted. In developing standards, proper coordination with all interested parties, including neighborhood and ditch associations, should occur.

2-3-I-6 Determine the appropriateness of developing management objectives and standards for archaeological resources located in the city's Extraterritorial Zone.

The City-County Extraterritorial Zone has and will likely continue to experience a high rate of development. Archaeological resources have proven themselves to be abundant in this area. The high rate of annexation requests that come to the city from this area is an indicator that there is a likelihood that these archaeological resources will become a future management responsibility of the city. Management of these resources under the city ordinance will ensure the consistent treatment of them. The city is aware of the county's struggle to respond to management requests regarding these resources. Through a cooperative approach, the city could aid in assuring appropriate treatment of them and review options for the city's management of these resources. As well, the city should amend the Archaeological Review Districts Ordinance to include an automatic expansion of the Suburban Archaeological District to overlay approved annexations. There are currently areas of the city which were annexed ***after*** *the adoption of this ordinance which are not located within any city archaeological district.*

2-4 PRESERVATION OF DIVERSE QUALITIES

2-4-I-1 Maintain Santa Fe's unique low-profile physical character, its characteristic landscape features, and preserve views and vistas within and beyond the city for the benefit of the community through a continual examination of and revision to land use and development codes.

Land use and development codes should be reviewed and adjusted as appropriate. Changes in public landscape treatments over the past century have had a great effect on the appearance of Santa Fe and have introduced nontraditional treatments and vegetation.

2-4-I-2 Research and develop standards for the establishment of a "transitional zone" around the city's historic districts so as to ensure compatible physical development at these locations.

Recent developments around the immediate boundaries of the city's historic districts are greatly inconsistent with the physical character of the historic areas and have been the subject of citizen concerns regarding the erosion of Santa Fe's visual character and associated quality of life. The establishment of such a zone will require that the city's physical character transition out of the historic areas toward new development. Such a zone will also assist in deterring the development of Santa Fe's historic areas taking on an "Old Town" feeling and will ensure that historic areas do not become surrounded by large scale incompatible development.

2-4-I-3 Investigate and determine options for providing local level tax or other incentives or relief for the preservation and maintenance of archaeological and historic resources.

The diverse demographics of the city is one of its cultural resources. While such incentives exist at the state and federal level, the city should take a leadership role in this need.

2-4-I-4 Encourage early consultation with representatives of proposed development to ensure that potential development is consistent with Santa Fe's historic patterns of land use and construction.

Early consultation typically results in a project that can meet the needs of the code and the developer, and therefore ensures the preservation of the city's characteristic qualities. Much energy on the part of city staff and a developer's representative can go into negotiating an already designed project which does not comply with the city's land use code.

2-4-I-5 Research and evaluate existing standards for street engineering and design, and adjust such standards as appropriate to ensure that the construction and alteration of streets are consistent with the character of the historic neighborhood in which they are placed.

Street forms and patterns and features can be one of the most characteristic traits of the city's historic neighborhoods. Standards for treatment of streets should be revised to ensure compatibility with such character, providing that emergency vehicle and other health and safety access is adequate.

2-5 COORDINATION OF PRESERVATION WITH AFFORDABLE HOUSING

2-5-I-1 Strive to achieve an appropriate balance between these policies and to effect a reasonable compromise through careful analysis of the potential economic impacts of all proposed regulations including those regarding historic district boundaries and neighborhood conservation districts.

2-5-I-2 Examine and determine the appropriateness of altering existing zoning standards to ensure compatibility of density, use, and physical character

within established neighborhoods and historic areas, while maintaining and providing affordable housing.

Although historic structures are managed sensitively under the Historic Districts Ordinance, there is tremendous development pressure within the historic districts. This development pressure encourages the sale, alteration and expansion, and change in use of these historic structures with a resultant loss in historic integrity and loss of overall character in the districts. The city's recent adoption of standards for determining appropriate height in the historic districts is an affirmative step in this direction. There is a need to maintain and provide affordable housing in all neighborhood areas.