



WINTER 2017-2018 NEWSLETTER

Dear HSFF Members,

There is no doubt that this year has been a challenge overall. The country is jittery, the city we live in is re-examining itself, appropriately, along the lines of a nationwide concern for the fitness of monuments and reenactments. What is history and what is not?

Your Foundation has undertaken a similar reexamination as the Board nears the end of a yearlong Planning Session. Our elegant Delgado House has remained empty for 12 months now, undeniably stressing the finances of the Foundation. Board and staff have done an outstanding job of moving forward with that constraint, and expanding our programs, talks, exhibitions, partnerships, adding to the Register of Properties Worthy of Preservation, instituting a field trip to visit the restoration work we assisted with on the Plaza del Cerro in Chimayo in conjunction with Cornerstones Community Partnerships and the Chimayo Cultural Preservation Association. At the same time we have done major projects at our home at El Zaguán that you hopefully have followed in our monthly eZine – opening up the wall into Apartment 2B from our main office in order to create an Archives room, moving the iconic fence on Canyon Road back towards the façade to create walking space for visitors along the street, and rebuilding the brick surface of the back portal that fronts four of the five apartments, as time and critters had made it an unsafe and unsightly surface.

The necessary work and continuing programs and the detrimental effect on revenue have made the year difficult. But with a committed staff and board anything is possible and the successes we have accomplished this year are truly satisfying. We hope you are proud of what we have done and what we will do in the future. We do need your help in continuing the success. It is the time of year when everyone is asking for your donations. Perhaps you can make us a part of your giving plan, or give friends and family a membership to the Historic Santa Fe Foundation. We have a lot to offer and still much to do, and hope you end 2017 and enter a successful 2018 along with us.

Sincerely,

Pete Warzel, HSFF Executive Director



IN THIS NEWSLETTER

Interview with Naomi Barnes on her one-year anniversary of living in the Garcia House
HSFF Preservation Specialist Mara Saxer writes on updates to El Zaguán



A LEGACY OF HISTORIC SANTA FE FOUNDATION

THE GARCIA HOUSE EASEMENT: AN INTERVIEW WITH NEW HOMEOWNER NAOMI BARNES

The Historic Santa Fe Foundation sold the Garcia House to Naomi Barnes in December 2016. The sale was accompanied by a historic preservation easement that governed certain features of the property, mostly exterior, to guarantee the vernacular nature of the architecture remain in perpetuity. The easement becomes part of the property's chain of title.

We invited Naomi to a presentation HSFF Board Chair Mac Watson and HSFF Executive Director Pete Warzel gave to Foundation members early in 2017 about the several restoration projects at the house during HSFF's ownership. In particular, the Foundation focused the 2015-2016 restoration on the exterior walls where Naomi had the opportunity to literally look inside her home's walls. We have published several articles in our eZine and newsletter (July 2015 eZine and Spring 2016 Newsletter) about this major project in the past. It is of particular interest to members as the Garcia House shares a wall with another of the Foundation's properties, the Donaciano Vigil House. In the Vigil House courtyard the west wall is actually the exterior wall of the Garcia House. Our relationship with Naomi is not just as seller and holder of the preservation easement, but as neighbor.

We thought it would be interesting to visit with Naomi after a year of her living in and with her house on Alto Street. The Garcia House is listed on the HSFF Register of Properties Worthy of Preservation.

Pete Warzel: First, please tell us a bit about yourself.

Naomi Barnes: I have lived in Santa Fe for most of the last 27 years. I moved here from Tucson, Arizona after

completing my B.A. in Anthropology. I chose to live in Santa Fe because I enjoyed the climate and I thought it was a wonderful place. I attended law school at UNM School of Law. I am licensed to practice law in New Mexico, Arizona and the Navajo Nation. The majority of my practice involves working with Indian tribes on a multitude of legal issues. I love Santa Fe and feel fortunate to live here. I wouldn't live anywhere else.

PW: We are coming up on a year since you moved into the Garcia House. What have you learned about it during that time?

NB: (I've learned that there are too many spiders — you can leave that out of your newsletter!). I attended a meeting of the members of the Foundation earlier this year where I learned about the restoration efforts by the Foundation during the time it owned the house. The work that was done on the adobe walls was impressive, but also frightening given the condition of the walls when the restoration was undertaken. I'm grateful that the restoration was done. I would hate to think what the fate of the house would have been without that work having been undertaken by the Foundation. As an owner, I can't imagine what it would be like to have to take that project on. I don't think another owner would have been able to invest the money in restoring the house.

As I said above, it was very educational to see the documentation of the restoration of the adobe walls. The walls are not a solid double course of adobe bricks in some places, rather two courses, two walls, set in parallel with a space in between. I assume that

was to reinforce the wall for some problem earlier in the house's life. It doesn't take away from the character of the house, but I don't think it is as warm or as airtight as completely solid adobe would be.

PW: What was your initial interest in an old house?

NB: I like old things and I've always loved old houses. I have always preferred living in an old house rather than a new, cookie-cutter house. I like things that possess their own unique character and that have history. With respect to adobe in particular, I love living in the solidness of dirt. It just feels grounded.

PW: You have now spent four seasons in the Garcia House, how does adobe react to the weather changes?

NB: For the most part, the house is comfortable in all seasons. However, it can be hot on the hottest days



Image page 3, Garcia House west façade. Above, east façade from Vigil House courtyard. Below, Garcia House east façade.

of summer. The house is fairly cold in the winter due to the lack of heating altogether in some rooms, as well as the leaky windows and doors that cannot, unfortunately, be replaced.

PW: Any surprises?

NB: I found a solid bar of gold! (just kidding). I was pleased that I have such nice neighbors. I was surprised at how quiet the neighborhood is, most of the time at least. I was surprised and pleased at how much quieter an adobe house is compared to a frame house. The outside noise just doesn't penetrate in-

side unless the doors are open in summer. I was also surprised by how much trash, particularly glass, that I dug up in the back yard when planting a few things.

PW: What projects have you taken on at the house this past year?

NB: I have been working on the laundry room and bathroom. These projects are not done. I just do a little at a time. I'm pleased so far. The next and most important improvement will be a detached covered patio in the back. I didn't realize when I purchased the house how hard it is not to have a covered outside area. The sun, the rain and the snow are very difficult when there is no cover. I literally have to use an umbrella at my back door to stand on the back porch when it's raining. That has been much harder than expected.

PW: The house came with a preservation easement to protect the exterior and certain interior features of the house. How easy, or difficult, has it been to make the changes you need for your lifestyle with these restrictions?

NB: The easement was a source of concern and anxiety for me when I was in the process of buying the house. But the process of buying the house from the Foundation was an interesting and unique experience. Whereas a private owner would naturally seek to make a profit on the sale of a house, the Foundation had different goals, which was a really refreshing experience. I really appreciated the fact that profit was not the point of this sale. The house and its future was the primary consideration. Even so, the easement must be dealt with on changes that are protected and still causes me some anxiety.

The easement's interior restrictions are not that severe. They have not been problematic for me yet. I believe that the restriction on penetrations through the roof is too restrictive. For instance, if I want to install a hood over the stove, I need approval from the Foundation under the easement. This doesn't allow for certain modest changes to improve the house and add modern features without discussion with, and





Image above Garcia House south façade.

the approval of, the Foundation. I will meet with the Foundation's Easement Committee to discuss plans for a detached covered patio. It was difficult during the sale to anticipate everything that might be needed for the house, and to effectively negotiate the easement to accommodate those anticipated needs. This is a basic and much-needed improvement, and, as currently contemplated, doesn't impact the house at all. Nonetheless, I am hopeful that the Foundation and I will have a good working relationship with respect to the easement going forward and that the Foundation will accommodate necessary improvements to the house. At the end of the day, I believe that we share the view that the Garcia House is a wonderful structure that benefits from being lived in and loved.

PW: Anything you want to tell us about living in an old adobe structure? Anything about life in true Santa Fe Style?

NB: It is not as glamorous as you might think, but it is interesting living in a piece of history. This isn't high-end Santa Fe Style. It's Barrio Style!

PW: When do we have a gathering to hang and unveil the plaque for the house on the HSFF Register of Properties Worthy of Preservation?

NB: I have an unbelievably demanding work schedule through the end of the year. I don't think I will be able to do it until January. I hope that's not a problem.

El Zaguán

A YEAR IN THE LIFE

An Article by Mara Saxer



The building at 545 Canyon Road has been an active, lived-in space since the 1850s. It has seen many uses and residents in that time, and changed to accommodate them. While retaining historic character is important, it is equally critical that older buildings remain useful throughout time – why save them if not to use them? The layering of uses and changes has both given El Zaguán an inimitable charm and provided endless challenges and surprises for those who maintain it.



While there is constant work happening at El Zaguán and all of the properties the Historic Santa Fe Foundation owns, several larger scale endeavors were undertaken in 2017. Perhaps the most immediately visible to the public strolling down Canyon Road was the work done on our iconic turquoise fence. For many years, it has encroached on the sidewalk, leaving only a narrow path for single file pedestrian traffic – or, more accurately, for pedestrians to walk in the street. With ever increasing traffic on the street, we made the decision to push the fence about 32” toward the building, which allows people to stay safely on the sidewalk while maintaining a privacy buffer for our resident artists.

To move the fence, HSFF restoration specialist Bobby Wilson disassembled it into its base components of slats, bars and posts. Before beginning work, the Foundation sought permission from the City of Santa Fe Historic Preservation Division for the change, which was granted with the understanding that as much historic material as possible would be retained, as would the general appearance and paint color of the fence. To that end, we sourced posts to match the few with rotten bases – unpeeled latillas as one has seen in ceilings and coyote fences all over New Mexico for generations. Latillas are thin compared to the larger vigas which make up traditional roof structures in the region, generally 3-6” in diameter, and made of branches or trunks of trees which grow in the area such as spruce, pine and juniper. These latilla posts were set in concrete bases to keep them standing straight in the earthen sidewalk.

Before the bulk of the fence could go back up, each post had to be assessed for rot, sanded smooth and repainted. Unsurprisingly, many of the posts had some degree of rot at the base, where they were most likely to get wet from the sidewalk, have snow packed against them, and generally soak up moisture through the end grain of the wood, which acts like a bundle of closely packed straws to absorb and release water. Most of these posts were retained with only a small section of the bottom cut off – this both removed the rotted area and made space for a gap between the sidewalk surface and the bottom of the slats, which will help reduce this problem in the future. Still, some posts did need to be replaced, and Bobby diligently recreated their curvy cutouts.

Once the fence project was finished, we immediately jumped to the other side of the row of apartments, which are connected by a brick walkway on their north edge. This walkway was likely the primary “hallway” through the house from the start – adobe is a labor intensive building method, and any area that did not specifically need to be enclosed would not have been. With Northern New Mexico’s mild climate, an open walkway is pleasant most of the year.

Originally, the walking surface was wood, and bricks were added during a 1930s renovation. One aspect of



“charming” historic material that proved challenging to maintain was the small retaining wall along the edge of this walkway. Because the brick is set in sand, there needs to be something solid along the edge to hold the sand in place. Until recently, this was a stacked stone wall with a stucco coating. It was lumpy, uneven, and because the stucco frequently cracked off of the rocks, not particularly attractive. Between the deterioration of the rock wall and various small animals such as squirrels digging under the brick, the walkway had become an uneven tripping hazard, particularly in the area surrounding an old well house midway down the path.

Research has not satisfactorily answered whether there truly was a functioning well in this location – it seems an odd choice, only a few feet from what would have been a bedroom, right in a main path. Regardless, the wooden well house has been in the same location since at least the 1930s. It may have been a nostalgic decoration when it was installed, or it could have been moved from a working well elsewhere on the property. Either way, it had no sub-structure support beneath it like the rest of the path, and because of its placement there was a break in the stone wall, which allowed sand to gradually pour out and the bricks to sink. The decision was made to move the well house so that the path could be made continuous and even.

Before undergoing the rebuilding of this walkway, the portal over it needed to be supported. Again, Bobby Wilson stepped in and built a sturdy, robust wooden superstructure to take the load off the wooden posts while their bases were replaced. A skilled team of bricklayers were hired to first remove the remnants of





the stone and stucco piles. In their place, they dug a trench and poured a concrete and CMU footing. This provides a stable, even edge for the walkway. Once this was built, leveling the sand base and setting brick over it was a relatively simple endeavor. As a finishing touch, Bobby cut brick

bases and placed them beneath the columns.

While all this work has been happening, plans for the next major repair have been underway. Several beams at the west end of the sala, the room in HSFF's offices where we host our monthly art exhibitions and Salon talks, have sagged and cracked. They have been repaired before, with thick boards attached to the sides of the cracks to take some of the strain from them. These repairs have however not completely solved the problem. El Zaguán has an earthen roof, like many older buildings in the area, meaning there is packed earth in depths ranging from approximately 12" to 24" above the ceiling. Perhaps at some point in the past, a leak caused the dirt in that area to become heavier and heavier as it became saturated with water. Once the beams are damaged, they can have trouble holding even an average load of dry dirt.

In January 2018, the Foundation will close the sala for one month to repair the compromised beams. The

plan thus far is to support the beams with ceiling jacks and "sister" them with high strength microlam beams on either side. Microlam is a laminated veneer lumber product made up of thin sheets of wood which are sandwiched with a strong glue. These will run the full width of the sala, just like the existing beams, will be bolted together through the existing beams to take the load from them. While microlam is not a traditional building material, its strength allows us to retain the original building material, the 1930s beams installed by Margretta Dietrich, rather than replacing it in kind. It also minimizes disturbance to the rest of the building, as the work can be done from inside rather than removing the roof and digging out sections of the walls.



We hope that when you join us in 2018 for an art show or lecture, you'll take a moment to look up at the newest additions to the building, as well as appreciate all the work that has gone in to it over 160 plus years.

Thank you. Thank you. Thank you.

To our volunteers, board, members, partners, staff, artists-in-residence, community, neighbors and donors. Let's continue the good work in 2018.

MAKE A TAX-DEDUCTIBLE GIFT TO HSFF TODAY

mail a check • give online • visit the office

historicsantafe.org/join-give

Find more photographs from this year at historicsantafe.org/2017

And Happy Holidays from HSFF!

Photography by HSFF staff, residents, and board with assistance from Melanie West for the Preservation Awards.



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A Note to Members

2017 has been a very busy time at El Zaguán, the home and office of the Historic Santa Fe Foundation. The work continues in January 2018.

We will take a hiatus from the monthly Salon El Zaguán talks and the monthly art exhibitions in the sala. Instead, the beams in the ceiling of the sala will be reinforced as time, age, and the inches of dirt loaded by snow or heavy rain on the flat roof above, have created cracks in several of the beams. January is generally a slow month in Santa Fe and at the Foundation and so we will take that opportunity to fix the room where so much takes place – salons, shows, Board meetings for both HSFF and OSFA, committee meetings and other events.

Salons and exhibits will begin again in February 2018 and we will notify you of the upcoming schedule during January. Sign up for our emails at historicsantafe.org/about.



Historic Santa Fe Foundation thanks **Dave Feldt**
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