

# HISTORIC SANTA FE FOUNDATION

SPRING/SUMMER 2020 Newsletter

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Our mission is to preserve, protect and promote the historic properties and diverse cultural heritage of the Santa Fe area, and to educate the public about Santa Fe's history and the importance of preservation.

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PHOTOGRAPH ABOVE, MARA SAXER

## A LETTER FROM HSFF EXECUTIVE DIRECTOR

There seems to be some light at the end of this long, dreadful tunnel that we have all been walking through, or sitting in, since mid-March of this year. As you know, we closed the front gate at El Zaguán to protect our resident artists and writers, and staff worked from home, tending to HSFF business as best as possible. These times have been a concern and a strain on all of you, and the exemplary behavior of people in Santa Fe has kept the damage, personally and socially, to a minimum. Everyone is to be thanked and commended for protecting the health of this great city.

It has been a strange encounter for us all. But, we have maintained contact through the blog, calls, and emails, with many of you, and want you to know how much we all at HSFF appreciate the concern and the support as we navigate a new world on interaction and education. Our Board of Directors and our staff all remain optimistic and committed to the future that we believed we were well on the path to deliver in the first quarter of 2020. We are blessed to live in a community where care and diligence is a way of life. As we look out to other cities around the country and to our neighbors in the Navajo Nation and other native Pueblos, it is difficult to grasp the hardship many are experiencing. The isolation of these times should make for a celebration when we all can come together again and focus on our mission, rather than just survival.

HSFF has tried to maintain relevancy during this time, and going forward we will follow the Governor's plan for reopening and reintegration, while making decisions based on our own circumstances and facilities. It is likely, as you read this, that our monthly exhibition is open by appointment only, and online, as each has been since April. Salon talks have been presented online and as we look down the road we are hoping for a live reopening of these lectures in July and/or August, most likely with limited seating. When you come to El Zaguán you will be greeted by staff in masks, as hopefully you will be so adorned. Special events are pushed out in the year and we are working diligently to schedule and reschedule, but no matter how creative we can be, the number of these events will not be what was hoped for at the start of 2020.

The revision of *Old Santa Fe Today* continues, and the El Zaguán Master Plan implementation continues at a revised pace. We have canceled the summer Intern program for this year as logistics began to come quickly in time with still so much uncertainty remaining. This month is the traditional gathering in the garden for lecture and conviviality at our Annual Garden Party & Members' Meeting. That has been postponed until the autumn, when we will still have fine weather and the last of the garden in full stride, and, hopefully, the all clear.

We will keep you informed as we progress forward, into the open and the ongoing mission of our Foundation. We all are grateful for your gracious support, and grateful for your health and safety. We are living through yet another landmark time in the history of our city and the evolution of the Historic Santa Fe Foundation.

Sincerely,

Pete Warzel

### HSFF BOARD OF DIRECTORS

Chair - Ken Stilwell, Vice Chair - Graciela Tomé, Secretary - Tim Maxwell,  
Treasurer - Harlan Flint, At-Large - Anne Culp  
Directors - Michael Dale, Nancy Owen Lewis, Ra Patterson, Elizabeth Bradley

### HSFF STAFF

Pete Warzel, Executive Director - Jacqueline Hill, Office Manager - Mara Saxer,  
Preservation Specialist - Melanie McWhorter, Development Coordinator



# WHAT IS A PRESERVATION EASEMENT?

By Mara Saxer

*A common question we are asked at the Foundation is “what do you do to protect historic places?” I generally answer by pointing out the recognition our Register of Places Worthy of Preservation offers, the hands on preservation trades training we offer, and other such measures. Generally the list conjures familiar images for people, with one exception – preservation easements are often met with a confused or quizzical look. This is understandable, easements are not flashy, and they can be complicated, but they are powerful and versatile tools.*

In short, a historic preservation easement is a voluntary legal agreement between a property owner and a nonprofit entity such as Historic Santa Fe Foundation (HSFF), which protects a significant historic property in perpetuity. They can range greatly in scope, from protecting whole buildings to only protecting a handful of architectural features, as agreed upon by both parties. HSFF takes on the responsibility of monitoring that the property is maintained to a high standard and that all agreed upon historic elements and features remain intact. The property owner retains all rights to use, sell or bequeath the property, and may see some tax benefits. Owners who care for the historic nature of their property can rest assured that it will retain its character even under new ownership.

While easements have been an established preservation tool for decades, HSFF’s program began in the late 1990s. The first property protected was J. S. Candelario’s “Original Trading Post” on W. San Francisco Street just off the Santa Fe Plaza. It has grown to include 13 properties across the city, some commercial and some residential, with a wide range in size and scope. Longer term members of HSFF know that we have sold six properties in the last several years, and each of those was thoughtfully evaluated by our Property Committee to create customized easements tailored to their unique architecture and histories. Building these easements was an essential part of giving these special properties over to the stewardship of new owners; doing so was an assurance that they were protected, well cared for, and would pass in to the hands of people interested in continuing that.

In this era of having recently moved from property owner-

ship to easement monitoring, we are seeing new owners giving their properties very thoughtful sprucing up sessions, likely beyond what might have been imagined under the constraints of nonprofit ownership. At the Felipe B. Delgado House, Victory Contemporary art gallery has removed dull modern carpet from the grand staircase to reveal its glorious woodwork. At the Oliver P. Hovey House, Longview Asset Management has meticulously removed layers of dropped ceilings to showcase original beams and thoughtfully tucked modern HVAC amenities away so as not to distract from the elegant spaces. The owner of the Garcia House has committed to meticulous design work to ensure a much desired shaded outdoor area fits sensitively with the house. The list goes on. These places are shining.

This was, however, not always the case. Several years ago HSFF was reminded of how important vigilant attention is in this process. One of our easements, that on the Shuster Mian House, is relatively minimal, protecting only a gate and two hand-painted doors. Unbeknownst to us, the house was caught up in the 2008 financial crash, first being foreclosed upon and then having its mortgage sold repeatedly, lost in a sea of other properties suffering the same fate, until finally a new owner came to us to find out about this document found among the bundle of purchase paperwork. Unfortunately during that time the house was unoccupied and largely neglected. It was a call to action, to not allow such a slip to happen again, to maintain regular contact with owners and step in where needed to protect them. This event is not the proudest in HSFF’s history, but it served as a catalyst for reinvigorating the program, I would hazard to say quite successfully.





HSFF currently holds preservation easements on the following properties: Bishop Everett Jones House, Donaciano Vigil House (Charlotte White/Boris Gilbertson House), Garcia House, Gustave Baumann House, Felipe B. Delgado House, Irene von Horvath House, J.S. Candelario's "Original Trading Post", Juan Jose Prada House, Oliver P. Hovey House, Roque Tudesqui House (East Portion), Sara Melton House, Shuster Mian House, and William Penhallow Henderson House. Each is a unique piece of Santa Fe's story.



PHOTOGRAPHS FROM PREVIOUS PAGE AND THIS PAGE, EASEMENT PROPERTY IMAGES FROM HSFF ARCHIVES





Things have been a bit quiet at Historic Santa Fe Foundation's El Zaguán in the past couple of months as we closed our beautiful gates for most of March, all of April, May, and now into the summer month of June. Despite this closure, that has not stopped the 'behind-the-scenes' activity at HSFF.

In May, Tom Leech hung the exhibition *Something This Way Comes* in our sala space. This exhibition features Leech's original artwork including his homemade marbled paper adorned with the calligraphy of Colorado resident and artist Patricia Musick. The 25-piece show features their framed unique objects illustrated with texts taken from the works of Shakespeare. We listed all the pieces online and we now have an almost sold out show. This was our first fully online exhibition accompanying a physical show and we are delighted that it was so well received. As of writing, there are only five more pieces available for purchase.

We are working on the schedule for the rest of 2020 and are open by appointment in June. In July, former El Zaguán resident artist Anna Booth will present paintings for the series *Views from a New Studio: Winter to Spring in the Galisteo Basin* and we will also have all the works available for purchase on our site [historicsantafe.org](http://historicsantafe.org).

We hope to resume Salon El Zaguán talks in the upcoming months, possibly with limited seating. Until that time, we will offer some online content including a 'rebroadcast' of Cormac O'Malley's January Salon on his father Ernie O'Malley and artist Dorothy Stewart; and Dr. Alysia Abbott's February talk on cemeteries in Santa Fe. In addition, we are partnering with documentary filmmaker Kyle Maier for an interview with Leech and Musick on their collaborative artmaking process. Maier has also been working on a documentary about the history of Canyon Road.

We asked El Zaguán resident artist and writer Sarah Stark

## WHAT'S HAPPENING AT HSFF?

to contribute a piece to HSFF's blog *545* on the activity around the grounds since lockdown. She notes how the residents in the apartments at El Zaguán – her son Jack, artists Celia Owens, Paul Baxendale, and Kuzana Ogg and her husband Wade Ogg, and our temporary shelter-in-place visitor Judith van der Elst – have been handling life in pandemic times. Judith, a Dutch anthropologist, was in the United States just before the border closure to work at Santa Clara Pueblo. She found herself essentially homeless and in a limbo between the U.S. and her native country when the pandemic hit and the pueblos closed. We are happy to report that she returned home on June 5 and we were honored to provide shelter to her during this time. She provided a narrative about her Santa Fe visit on her blog and that piece is available on our site with an introduction by her archaeological colleague and HSFF Board Director Tim Maxwell at [historicsantafe.org/545/judithvanderelst](http://historicsantafe.org/545/judithvanderelst)

More action around El Zaguán includes the repairs on the front wall that surrounds our iconic entryway. For months now, visitors asked, "What is the foundation going to do with the front wall?". We patiently replied that we were just waiting on the warmer weather to arrive to do repairs. We have now partnered with Michael Roybal of Southwest Plastering Co. to re-mud the front wall and neaten the transition to the lime plaster which covers the rest of the Canyon Road. We have removed any toppler for the wall and dedicated ourselves to re-mudding the wall every few years as needed. The process will also be an educational opportunity centered around future workshops and interactions with passersby.

Our Preservation Specialist Mara Saxer has been seen in the mornings outside El Zaguán repairing and repainting the windows. Saxer is a window specialist so these repairs fit her expertise perfectly. As of this writing she has repaired and glazed ten windows and two doors, and has



PHOTOGRAPHS ABOVE BY SIMONE FRANCES, PHOTOGRAPHER FOR THE NEW EDITION OF *OLD SANTA*



painted both doors and five of the windows. The repairs are being done in a manner that retains as much historic material and character as possible, using period appropriate glazing putty and paint. These repairs will be part of ongoing maintenance efforts associated with keeping any building in good shape, but will spiff up our front face nonetheless.

The lower grounds behind the building are is not often exposed to the public eye, but we maintain the back building and gardens with as much love and care as the public side. We are so grateful for the efforts of Ra Patterson and his team at Sunwest Construction Specialties for the creation and installation of new garage doors. Also, our gardener Linda Churchill and the Santa Fe Extension Master Gardeners are diligently pruning, planting, watering, and otherwise caring for the El Zaguán garden. Their efforts can still be enjoyed over the fence on Canyon Road until we open back up to the public.

Our staff meets weekly over Zoom and worked remotely until recently when we opened by appointment. Office Manager Jacqueline Hill comes into the office now to

continue to maintain the inner workings of the nonprofit. Among other ongoing tasks, Executive Director Pete Warzel and Development Coordinator Melanie McWhorter have been looking at resources for funds for the foundation during this time of closure. We are pleased to announce that Warzel wrote a proposal and received a grant from the New Mexico Humanities Council funded by the National Endowment for the Humanities to help fund the remainder of our initial budget for the new edition of our publication *Old Santa Fe Today* that is due out in 2021 with the Museum of New Mexico Press. Warzel also worked with New Mexico Bank and Trust to receive Small Business Administration funding as part of the CARES Act. Although some of the regulations are shifting, some or all of the loan will be forgiven. Finally, we appreciate all the support of our members and donors during this time, as always.

Every May, state and national agencies, local foundations and city departments, all associated with the honorable commitment to preservation of architectural and cultural history, celebrate Preservation Month, across the country.



PHOTOGRAPHS ABOVE BY SIMONE FRANCES, PHOTOGRAPHER FOR THE NEW EDITION OF *OLD SANTA FE TODAY*



The city awards are normally held at San Miguel Chapel and jointly presented by the City of Santa Fe's Historic Preservation Division, the Old Santa Fe Association, and the Historic Santa Fe Foundation with a reception at HSFF's El Zaguán, but in compliance with shutdown regulations recognized the awardees virtually this year. We were also honored to receive a special feature in the Santa Fe New Mexican on the annual Preservation Awards in the May 25, 2020 edition of the paper. The full feature on the awards can be found on our website here:

[historicsantafe.org/2020-heritage-preservation-awards](https://historicsantafe.org/2020-heritage-preservation-awards)

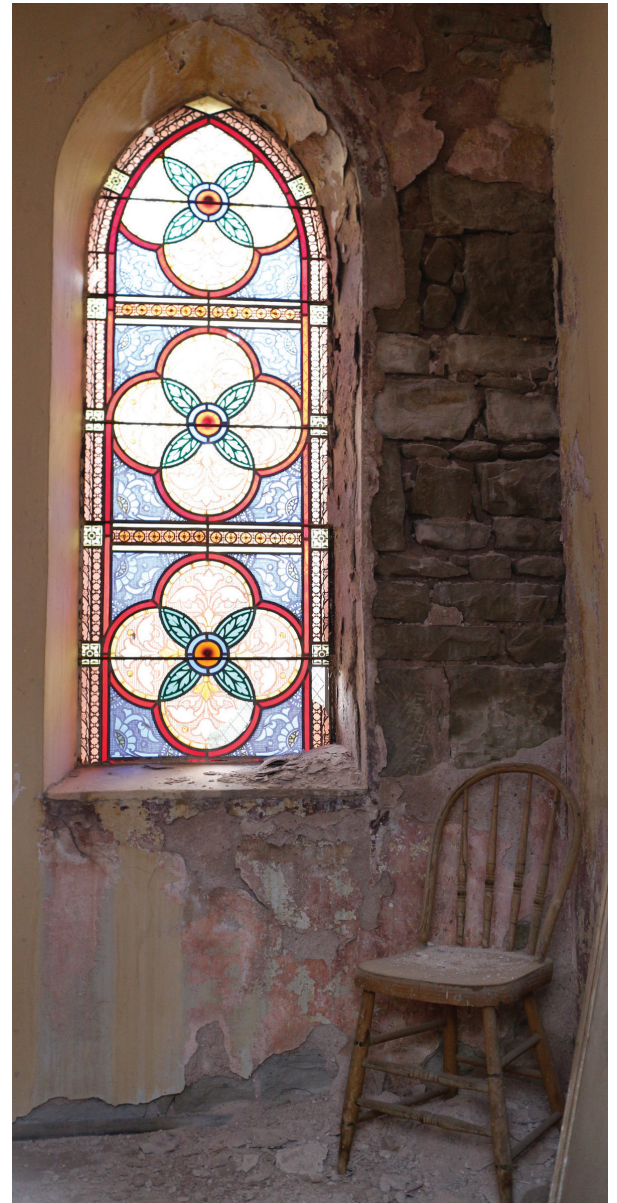
Our Mac Watson Fellow for 2020, UNM student Katie Dix, has almost completed the nomination to list the Dorothy McKibbin House on HSFF's Register of Properties Worthy of Preservation. We hope to make an announcement for this listing in upcoming months.

As mentioned above, we received the final funding for our initial budget for the re-written edition of *Old Santa Fe Today*. Dr. Audra Bellmore has finished the texts and Dr. Nancy Owen Lewis and Mac Watson are in the process of

editing. We are grateful for to Bellmore, Watson, and Lewis for their volunteer efforts. We are fund raising for a map insert and a touring app to supplement the book. More information, updates, and a donation link on the book can be found at [historicsantafe.org/osft](https://historicsantafe.org/osft). Sponsors for *Old Santa Fe Today* are illustrated on the back cover. Feel free to patronize these local businesses and thank them for their support.

Finally, thanks to our volunteers, committee members and board for all their efforts. The board meets monthly to discuss progress, the budget, and provides a knowledgeable and thoughtful team for the present and future of this organization – Elizabeth Bradley, Anne Culp, Michael Dale, Harlan Flint, Nancy Owen Lewis, Tim Maxwell, Ra Patterson, Graciela Tomé, and Ken Stilwell for all your efforts. Contact Melanie McWhorter at 505-983-2567 or [melanie@historicsantafe.org](mailto:melanie@historicsantafe.org) for questions.

**SUPPORT HSFF ONLINE TODAY!**  
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