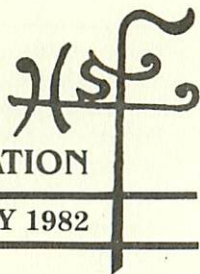


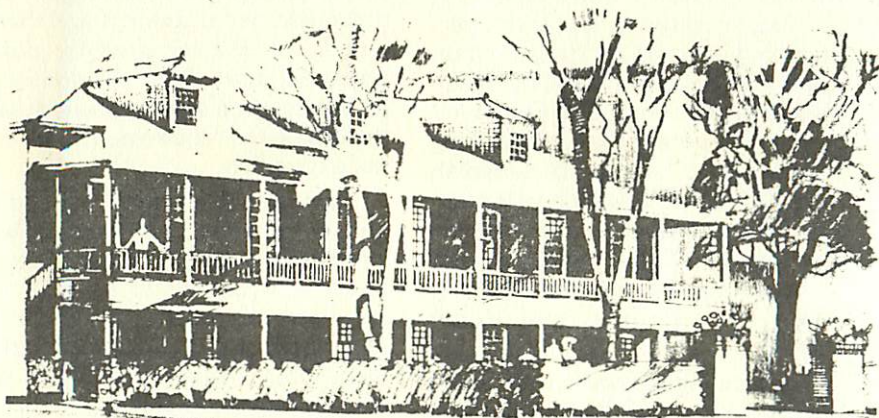
BULLETIN

OF THE HISTORIC SANTA FE FOUNDATION



VOL. 10 / NO. 2

MAY 1982



Nusbaum House pencil sketch by John McHugh. From New Mexico Architecture, Sept.-Oct. 1960.

A BENEFIT OF ILL

Historic Santa Fe Foundation: Rose from Rubble of Historic House

In the summer of 1960 a storm broke over Santa Fe, a storm caused by the threat of demolition to one of the earliest Territorial style homes in Santa Fe, the Nusbaum house at the corner of Washington and Nusbaum streets. The house had been built in the 1850s by Soloman Spiegelberg and a second story added about 1900. Of adobe, the house had 2'8" walls on the first floor and 1'8" on the second. A double portal with tapering square columns and Territorial pedimented windows adorned the seventy-eight foot facade.

That summer, Mayor Leo Murphy and the City Council decided more or less arbitrarily that an 85-car parking lot would be better for Santa Fe than the historic 100-year-old building. When it became known that the city planned to tear down the house, members of the board of the Old Santa Fe Association were dismayed. The Old Santa Fe Association was, and is, a group organized in the 1920s for the purpose of preserving the character of Santa Fe by lobbying and other political activities. In a concerted effort to save the Nus-

baum house, some members went both to the city administrators and to the owners to protest. They were told that the way to save the house was to buy it. Because the house stood on valuable downtown land, OSFA was unable to raise the money.

After three months of impassioned pleas in council meetings and in newspaper columns, and with overwhelming support for preservation by the citizens of Santa Fe, the building was finally doomed on October 7 by a narrow vote of the City Planning Commission. Voting to demolish were Kenneth Clark, Robert Anderson, Forrest Mapes, Walter Keesing and John T. Kirby. Voting to preserve were Irene von Horvath, Jim Adler, Ben Padilla, and Ralph Digneo.

The forming of The Historic Santa Fe Foundation was precipitated by the loss of this battle to save the Nusbaum house. The crucial point was that had the Old Santa Fe Association been a tax-exempt body the house would have been spared because preservationists could have afforded to donate sufficient money for its purchase. (OSFA could not then be tax-exempt because it engaged in politics.)

Similar problems had been met successfully when there was less money involved. Both the Borrego house and El Zaguán on Canyon Road were acquired when threatened, one by donations and the other by the formation of a corporation made up of OSFA board members: The Borrego house had been on the verge of being torn down; in fact, the "starving artists" who lived there were tearing it down, using

boards ripped from the floors to feed the fireplace.

Determined that losing the Nusbaum battle should not mean losing the war, a few people bent their efforts toward preventing such losses in the future. Meeting at Alan Vedder's house during the fall of 1960, they realized that the solution was to form a new organization, one that could be tax-exempt and therefore a suitable recipient for donations. Attorney John Watson went to Washington and consulted with the IRS on the requirements for such tax-exemption.

The result of Watson's fact-finding and the founders' determination was The Historic Santa Fe Foundation, a body furthering Santa Fe's social and architectural history by education and the purchasing and preservation of historic properties. It would not actively engage in politics.

The original three "incorporators" were attorney Tom McKenna, historian Alan Vedder and engineer Jim Adler. According to Adler, after the three of them worked out the sense of the bylaws, McKenna put them in the proper syntax. The Historic Santa Fe Foundation was incorporated in May of 1961, and at first the three founders simply rotated as officers. Through it all, Adler recalls, John Meem was a "guiding light."

The Foundation at first had two major tasks. One was to demonstrate its independence from OSFA, in fact for tax reasons, not to have any similarity to the older organization. The second job was to generate confidence so that potential donors would feel secure in giving substantial sums for preservation use. To spread the information, Adler,

McKenna, Vedder and others visited service clubs around the city, speaking on the purpose of The Historic Santa Fe Foundation and distinguishing it from the Old Santa Fe Association.

In little more than twenty years, HSFF has grown from three members to over 600 members. Through donations and receipts from various activities it has acquired several historic properties: El Zaguan, the Tully house, and the Delgado house. These it maintains and administers, not as museums but as viable accommodation for business and residence. A high priority project now in the planning stage is the establish-

ment of a revolving fund for the identification and rescue of endangered properties.

The loss of the Nusbaum house was a sorry comment on blind city government, but its senseless demolition did provide the impetus for the formation of a group dedicated to working to prevent such losses in the future. Santa Feans, realizing how simple and likely it is for myopic administrators to allow the destruction of the city's architectural heritage, appreciate even more those structures which have survived. With what Shakespeare called a "benefit of ill", "better is by evil still made better."
— Agnesa Lufkin

Old Santa Fe Today

Third Edition, Enlarged

Sixteen new sites are included in this enlarged edition of *Old Santa Fe Today*, which describes the architectural heritage of one of America's oldest and most historic cities. Photographs and commentary present buildings and sites that embody the natural characteristics of New Mexico and the evolving history of Santa Fe.

Published for The Historic Santa Fe Foundation by University of New Mex-

ico Press, this long-awaited new edition has a publication date of May 15, 1982. The book will sell for \$9.95 in bookstores and will be available from the Foundation only for \$7.50 upon presentation of your current membership card. This discount is not given at bookstores. A party and open house for members is planned for June to introduce and sell the new book. Details will be sent later.

Harmonium Dedication Is Set

Archbishop Sanchez to Attend

The long-awaited dedication of the Archbishop Lamy-Debain Harmonium will be celebrated in the Loretto Chapel on Sunday, July 4, 1982 at 1:00 p.m. Mary Jean Cook, Santa Fe organist, instrumental in the harmonium's restoration, is planning a musical program in which she will play the harmonium alone

and with string accompaniment. Archbishop Robert F. Sanchez, his busy schedule permitting, will participate. The program is open to members and their guests on a first come, first seated basis. Mrs. Cook plans to present harmonium concerts on a regular schedule this summer.

VISIT THE ANCIENT CITY OF

Santa Fe

NEW MEXICO

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Why Not This Summer?

YOU'LL be interested for an entire season. The hotels are entirely first-class. Rubbing shoulders with the old and ancient is modern Santa Fe, with its lovely homes and its up-to-date hotel accommodations.

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Santa Fe
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(For free hooklets and information write to
Sec'y Chamber of Commerce,
Santa Fe, New Mexico

Reprinted from *Santa Fe Trail*, Aug. 1913.

Application for Committee Membership

Please Check the committee that interests you. You will be contacted by the Foundation office when your committee meets.

- | | |
|--|--|
| <input type="checkbox"/> Membership | <input type="checkbox"/> Historic Research |
| <input type="checkbox"/> Membership Activities | <input type="checkbox"/> Endangered Properties |
| <input type="checkbox"/> Publications | |
-

I am not able to serve on a committee but would like to volunteer some time when needed.

- | | |
|--|--|
| <input type="checkbox"/> Membership | <input type="checkbox"/> Property Management |
| <input type="checkbox"/> Membership Activities | <input type="checkbox"/> Loretto Chapel |
| <input type="checkbox"/> Mailing | <input type="checkbox"/> Public Relations |

Other _____

Name _____

Address _____

City _____

Phone (Day) _____ (Evening) _____

Please mail to The Historic Santa Fe Foundation, P.O. Box 2535, Santa Fe, New Mexico 87501.

Last Chance to Renew Your Membership!

You must present your 1982 membership card to attend the special programs planned for this year. The Foundation's closing date for renewals is June 30. Call the office at 983-2567 for information.

Only One May Be Oldest

Other Cities Can Be New: In 1913 Santa Fe Wanted to be Old

In the years between 1910 and 1920 the revival of interest in the "Santa Fe" style of architecture (which was called "New-Old Santa Fe style") became an issue of importance in the city. Many factors and people contributed to the growing movement, and one of the devices used to raise enthusiasm was an architectural contest sponsored by the Chamber of Commerce in 1913. Reprinted below is part of an article by Sylvanus G. Morley printed in a publication called *The Santa Fe Trail* in August of 1913. It is titled "Keeping a City Old: Any City may be modern. A few may be ancient. Only one may be the oldest."

On July 23rd (1913) a special committee launched a prize competition for plans and sketches of dwellings in the old Santa Fe style of architecture. The details of this competition are here given in the hope that competition may be thereby greatly stimulated.

According to the committee's report a first prize of \$100 and a second prize of \$50, will be given for the two most acceptable plans submitted. All plans to become the property of the Chamber of Commerce and to be available to the home builders of Santa Fe who wish to further the quaint and distinctive charm of this city by adopting this style in the proposed dwelling.

The contest will be known as the "Chamber of Commerce Architectural Prize Contest."

This contest is open to any resident of New Mexico.

Any contestant may submit any number of designs.

A design consists of the following:

- (a) Sketch of a dwelling house, preferably not a formal elevation.
- (b) A ground plan of the same.

Contest will close September 15, and prizes will be awarded October 1.

Prizes: First prize, one hundred dollars. Second prize, fifty dollars.

Judges: The judges will be announced later.

The cost of the dwelling house for which a design is submitted should be within the following limits: \$1500 and \$3,000. Cost calculated for building at Santa Fe.

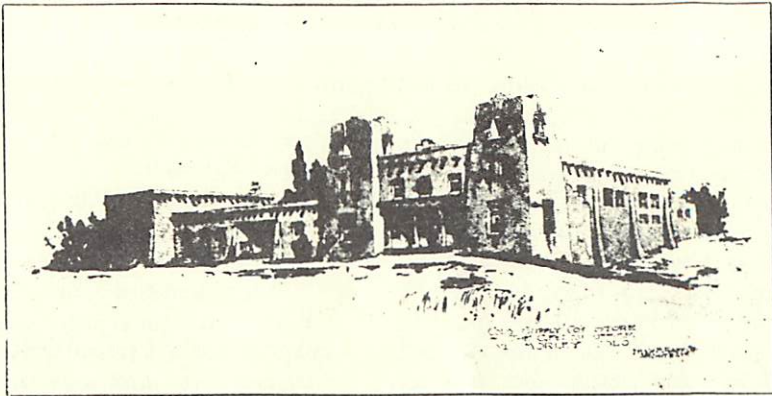
Designs are to be submitted without names of any kind appearing on them, but to be accompanied with a sealed envelope containing the designer's name. As quickly as received each design and the envelope accompanying it will be given a number and the awards be made without the knowledge of the designer's name.

The houses are to be in the New-Old Santa Fe style. The committee regards the following points as essentials of that style:

1. Flat roofs. This debars any kind of gable or peaked roof, but allows the facade to project above the roof, whenever desired to break the flat lines.

2. Effect. A New-Old Santa Fe house always has one effect, i.e., it is low and long rather than high and narrow.

3. Material. A New-Old Santa Fe house may be built of any kind of material so long as the finish is one of the following:



Note the projecting vigas, recessed portals and the casements in this characteristic building (Morley, Colorado). From *Santa Fe Trail*, Aug. 1913.

- (a) Adobe.
- (b) Lime, rough or smooth.
- (c) Cement, rough or smooth.

This is not meant to exclude stone, brick, wood or tile, when these materials are used in the treatment of details, as for example, copings, cornices, casings, chimneys, foundations and the like.

4. Color. The color may be any light tint as well as the natural colors of adobe, lime and cement plasters.

5. No design may contain any of the following features:

- (a) Columns or architectural details in the classic orders.
- (b) Bay windows
- (c) Visible tin roofs on houses or porches.
- (d) Picket fences.

6. The California Mission style is not regarded for the purposes of this competition as being the same as the New-Old Santa Fe style. Contestants are warned to keep away from this style, which has been appropriated by Southern California. Nothing can retard the development of the Santa Fe style more than to confuse it with the California Mission style.

Should any information be desired that does not appear in the foregoing the committee will be pleased to answer any questions.

Bronson M. Cutting, Chairman
F.E. Mera
Sylvanus G. Morley

The following points are given here simply by way of suggestion. Some cannot be used in the same design and it is conceivable that the prize design might not embrace any one of them. They are only given as a possible aid to contestants:

1. Recessed portals.
2. Santa Fe style capitals and columns.
3. Casement windows.
4. Brick cornices and casings.
5. Use of vigas (sic) in exterior as well as interior.
6. Projecting water spouts.
7. Battened (sic) walls.
8. Buttresses.
9. Free use of walls instead of fences and railings.

For the winners of this 1913 contest, and pictures of their "New-Old Santa Fe" house designs, see the next HSFF BULLETIN.

1982 Membership Drive Volunteers

The Foundation wishes to thank the following members who volunteered their time and effort to help make our drive this year successful.

Katherine Adam	Jean Buchanan	Jeanne Hurd	Elsie Michaels
Dorothy Alvord	Rene Clayton	Louann Jordan	Irma Miller
Martha Ann Appel	Elizabeth Cope	Roberta Kirk	Edward Ortega
Elizabeth Bartsch	Mary Gilliland	Elizabeth Lange	Sonia Penny
Winifred Beasley	Katy Hadley	Agnesa Lufkin	Charlotte White
Lina Borthick	Ruth Holmes	Maryfrances Mackel	Lucie Yeaman
Pat Bowling	Jean Horner		

West Side Story

From time to time the Bulletin includes articles on historic preservation by guest contributors. The following discussion of Santa Fe's West Side was written by Earl Cordova, Planner with the City of Santa Fe.

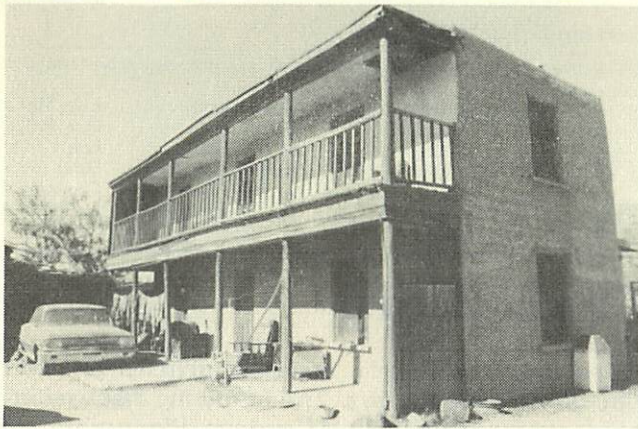
The historical roots of Santa Fe's culture lie at the city's center. These roots gradually spread outward as new districts were established and history continued to be physically recorded. Santa Fe not only has its venerable nucleus, but it also has other areas, such as the westside, which add to the total landscape and which make the city unique.

The westside, historically known as the Guadalupe district, is an extension of the original Spanish settlement. It contains the elements which characterized early European culture, adapted to the Southwestern environment, as well as the later adoption of United States architectural styles. The Guadalupe district began as a farming community outside the plaza area. Acequias taken from the Santa Fe River were channelled through the neighborhood and helped to form the framework for the Guadalupe townscape. Properties were divided into long, narrow plots so that a greater number of residents could have frontage along the acequias. These served as property lines when land was further

subdivided.

Along with the acequias, the narrow dirt streets formed the pattern on which the townscape developed. As time passed the influence of different architectural styles from the outside gave an individual character to each street.

The early architecture in the Guadalupe district is typical of Spanish-Pueblo design and form, dating from 1610 to 1846. Homes were constructed directly on the street line with no setback. Built of adobe they were joined by common walls which formed a continuous facade along the street. This feature gave the streets a strong linear emphasis and can be seen along West San Francisco and Alto Streets. Guadalupe Chapel, built between 1795 and 1801, illustrated Spanish-Pueblo design on a larger scale, originally having had a flat roof and a bell tower on the eastern end of the building. The chapel was the religious center for residents of the district. Today it serves as a museum and has become an important cultural center.



635½ West San Francisco. Built around 1925. One of the few remaining examples of two-story Territorial architecture.

During the United States Territorial period, from 1846 to 1912, an architectural style developed out of the Spanish-Pueblo design which borrowed elements from the Greek Revival style such as classical columns, dentil coursework, pedimented lintels and balustrades. These features were combined with traditional Spanish-Pueblo building methods and became known as Territorial Style. There are many examples scattered throughout the district, and they are most prevalent along Agua Fria Street. The Agua Fria streetscape also shows the construction of portals supported by indigenous river rock columns, which are thick at the base and taper off towards the top where a wood column is placed between the rock and the portal. This is an influence of the Bungalow Style.

An important element which influenced the architecture in the Guadalupe district was the Atchison, Topeka and Santa Fe Railway which arrived in 1880. Homes built after this time tended to be more “Ameri-

can” in design and reflected the use of building materials shipped in on the railroad. This made possible different styles of architecture and variations in regional design. Pitched roofs became common, as did flat roofs with cut beams, and the use of brick. The variation in streetscape changed as building placement was set back into the lots with more uniform yard separations.

The railroad itself influenced a style of architecture alien to New Mexico but characteristic of Hispanic cultures elsewhere. In building its depots throughout the West the AT&SF borrowed the California Mission style as its symbol. The Santa Fe Depot is typical, and shows such characteristics as long, broad arches, a tile pitched roof and curvilinear parapets. California Mission was imitated in a couple of commercial buildings along Guadalupe Street, as well as in the reconstruction of Guadalupe Chapel, but otherwise had no significant impact on the westside townscape.

Other buildings built after the turn of the century borrowed elements from different styles. Manhattan Street illustrates a streetscape formed by uniform setbacks. Homes along this street were built from 1900 to 1930. The architecture is basically Territorial Revival in style, but incorporates a combination of design elements. There is a mix of homes with pitched, as well as flat roofs. Many homes are constructed of block rather than adobe.

One house in particular, at 827 West Manhattan, illustrates the combination of architectural styles. The house is basically Territorial Revival

in style but incorporates Art Deco design elements, such as rounded corners, block glass windows and a white exterior stucco finish.

The Guadalupe District, then, clearly illustrates many different styles of architecture and visually records the city's growth. Each street contains its own character which physically captivates and preserves a period in time of previous generations. The importance of the district should therefore continue to be recognized and preserved as an historical representation of the past for the benefit of future generations.

— Earl Cordova

Foundation Committees

A chance for all members to participate

The Foundation has entered its 21st year since founding and over the past two decades there have been many changes. With this in mind the Board reviewed the by-laws in 1981. Some changes were made to up-date and to conform with current practices.

More striking is the growth of the Foundation from nothing much more than the desire to preserve some of Santa Fe's uniqueness and buildings to an organization with assets over three quarters of a million dollars which includes ownership of three historic buildings. Concurrent with the management of these assets is the continuing mission of education and membership activities. Thus, we have found we need to expand our committee structure, define the purposes of each committee more completely and esta-

lish a better budgetary process. To do this we will need help from the membership. We have had many wonderful volunteers, particularly on the Membership Committee and for Loretto Chapel, but the activities are expanding as indicated below.

Don Van Soelen,

Chairman, Executive Committee

Membership The Membership Committee, chaired by Jordie Chilson, needs members to assist the membership drive and to bring new ideas to the committee. Among the duties of volunteers are canvassing businesses for commercial memberships, compiling membership lists and preparing mailings. Most of these projects can be done in your home and are primarily conducted during the months of November through March.

Historic Research This committee is responsible for the documentation of significant buildings and sites within the Santa Fe area. The committee conducts research and prepares a report and recommendations to the Board for decision as to whether or not a property is worthy of designation as a historic property and eligible to display the bronze plaque. If so designated, the report is edited for publication in the *Bulletin* and *Old Santa Fe Today*. The committee also handles inquiries and requests for historical information on Santa Fe; some requests are handled directly by the committee, others are referred to appropriate state agencies. Researchers are needed to work under the direction of chairman John Baxter.

Publications This committee is responsible for publication of the *Bulletin* which is mailed to the membership three or four times a year. The committee develops or obtains all the written and illustrative material for the *Bulletin* and oversees typesetting, proofreading and mailing. This committee is also responsible for all other publications of the Foundation, including *Old Santa Fe Today* and the Foundation brochure. Co-chairmen Louann Jordan and Ed Ortega are interested in writers, editors, proofreaders and similar talents.

Endangered Properties This committee will have responsibility for identifying and rescuing historic properties in Santa Fe which are threatened with demolition or total loss of identity. A revolving fund, yet to be created, will provide for the purchase of options on endangered properties until suitable buyers can be found. This is a new committee

and could use the expertise of members who have had experience with this type of program. Four members have already volunteered!

Public Relations Although this is not a regular committee, the Foundation needs a volunteer who is familiar with writing press releases and could work with the Executive Secretary on publicizing its events.

Property Management This committee is responsible for maintaining all the buildings and property owned by the Foundation, including the Tully House, the Delgado House, El Zagan and the Bandelier Gardens. Chairman Constant Chapman needs volunteers who can help maintain the buildings (wiring, plastering, painting, etc.) and especially people with gardening talents to assist in the restoration and upkeep of the Bandelier Gardens.

Loretto Chapel Although the Loretto Chapel Committee does not need members, they always need volunteers to help oversee the Chapel and its visitors. The Foundation provides volunteers to the Chapel from October through May. They are asked to work at least one half day each month. If you can help, please call Barbara Martin at 983-2134.

Membership Activities This committee is responsible for planning open houses and other special programs for members of the Foundation. Chairman Barbara Martin would like to talk to members who have ideas on new and interesting programs and for the Annual Traditional Christmas Lighting Contest. If you would like to help this committee as a volunteer, docents for house tours and other helpers are needed.
