



WINTER 2018-2019 NEWSLETTER

Dear HSFF Members:

Welcome to winter in Santa Fe, and a rush toward the end of a very engaged and productive year for the Historic Santa Fe Foundation. We are grateful you have been with us in 2018, and supported our endeavors by giving time and donations, attending the many Salon El Zaguán lectures and exhibitions at 545 Canyon Road, adding input into our Long-Range Plan and supporting the decisions made by the Foundation's Board as we focus on our future.

As you came to the Foundation offices over the year, you saw continuous work on maintenance and rehabilitation at the street, in the sala, and most recently at the front gate. El Zaguán is an iconic property in this city and our preservation staff have done exceptional work in keeping it sound, our office staff doing the same to make it welcoming for all. The work on the front gate wall has been an unexpected advertisement for preservation endeavors as tourists walking the street, local residents out with their dogs, and the infamous open air bus tours all stopped to speak with Bobby Wilson and Jay Dickason about what was going on with all the exposed adobe and buckets of mud. They were told the correct details of how adobe works, and why this care for our building is important. The tour bus guides called Bobby and Jay by name after not too much time and they both were fine ambassadors for our work here.

There is a review of the year's work later in this newsletter, and, like last year, we have created an online slide show of the year in photos – historicsantafe.org/2018 – with images from our preservation projects, Salon talks, exhibitions, the great gatherings at our Steward events, the annual Preservation Awards, held again in the elegant space at San Miguel Chapel, and the incredible Artist Homes Tour, held as a final event of the 100th anniversary of the New Mexico Art Museum in October.

We thank you for your commitment to our Foundation and ask that you support us again in the coming year however you see fit. You might consider the new Siempre Society, keeping us in mind in your estate planning. Your ideas and input on how we can keep the momentum of outreach and education in this cultural wonder that is Santa Fe are certainly always welcome.

Pete Warzel



El Zaguán Sala with 20 New Mexico Photographers Pop-up Exhibition, November 2018

IN THIS NEWSLETTER
THE HOVEY HOUSE & THE YEAR IN PICTURES

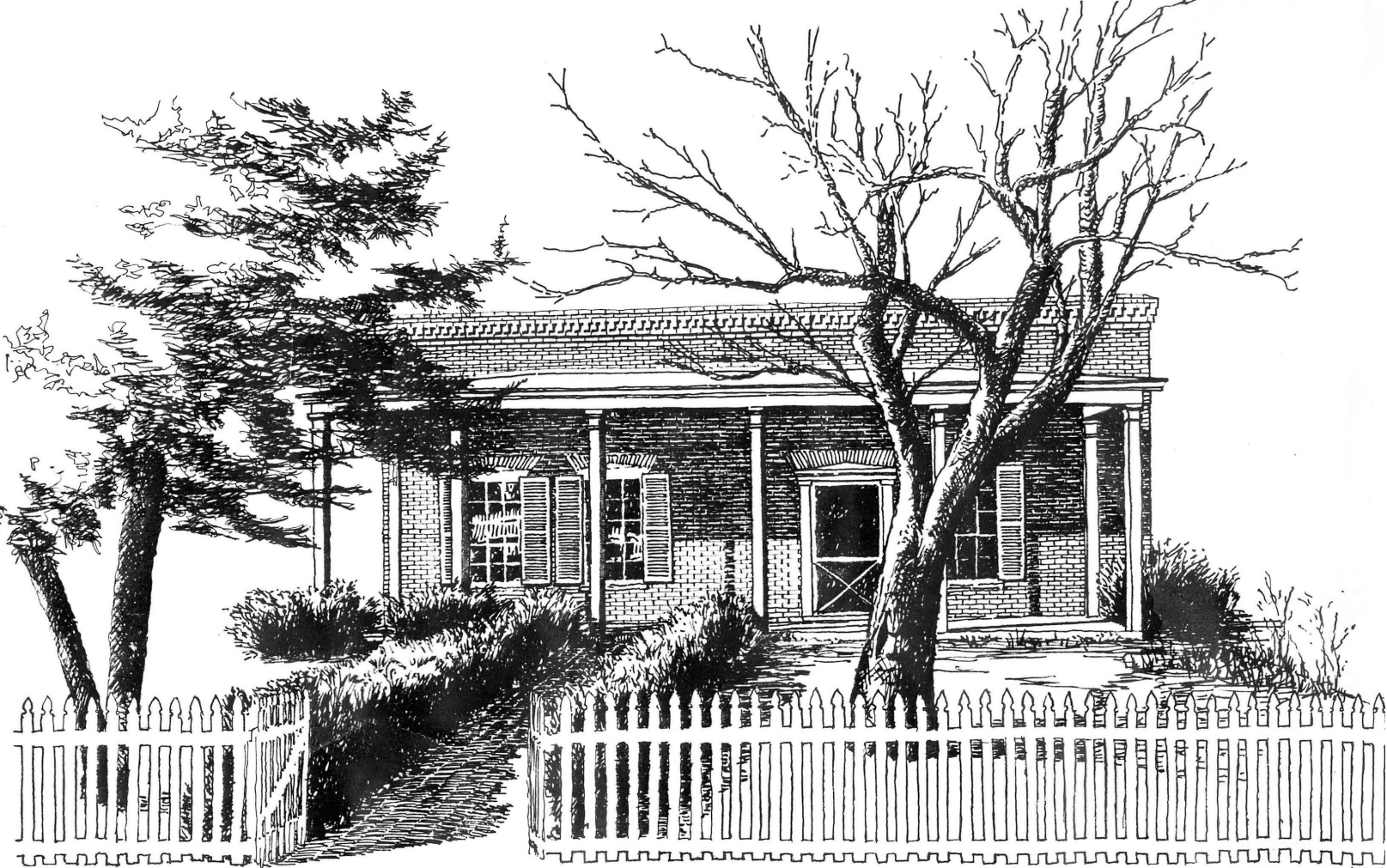
The most significant decision made by the Foundation was to purchase and restore the Pickney R. Tully House in 1973, thus saving it from demolition for a parking lot....Now, approximately two years later (following 5 years of renovation and restoration, 1982) the heady pleasures of recognition and achievement have been somewhat tempered by the growing awareness of the great responsibilities, decisions, and commitments in time, money, and effort that ownership of these properties entails....

The Hovey House

As a result of these circumstances, the Foundation board will soon have to address the question of whether or not the overall purpose of the Foundation and, indeed, of historic preservation itself, can best be served by continuing to own and maintain all three properties (at this time El Zaguán, the Delgado House, and the Pickney R. Tully House, now called the Oliver P. Hovey House). The alternative would be to relinquish one or more of them to private individuals who have demonstrated the interest, willingness, and ability to accomplish the goals of historic preservation.

– Jim Adler

Note to the Third Edition of Historic Santa Fe Foundation's
publication *Old Santa Fe Today*, February 1982



The Hovey House drawing from HSFF Archives

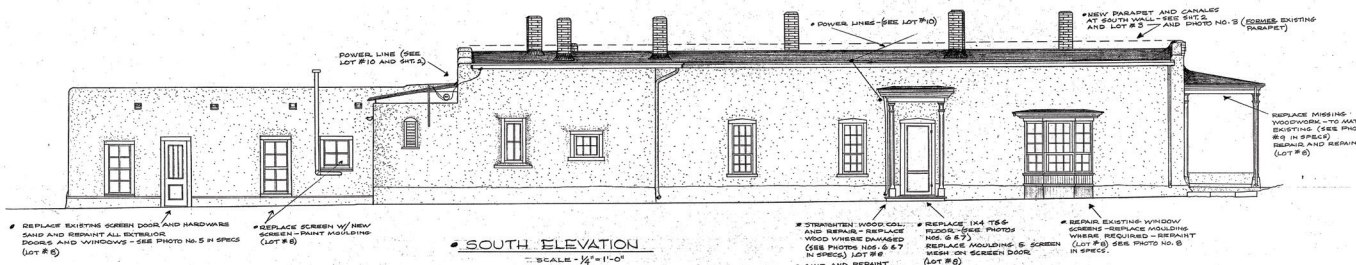
HOVEY HOUSE REPAIRS AND ITS SALE AND EASEMENT

It has been thirty-six years since the Chairman of the Historic Santa Fe Foundation questioned the efficacy of property ownership and signaled the need for a very hard look at the Foundation’s future. And so we have faced those issues in 2018, as you know from our discussion of the Long-Range Planning process this Foundation’s board undertook and then published in a plan statement in the Spring 2018 edition of this newsletter.

On September 28, 2018, the Historic Santa Fe Foundation sold the Oliver P. Hovey House (formerly the Pickney R. Tully House per Mr. Adler’s introduction) to two individuals who have a keen interest in preserving, restoring, and utilizing historic properties to add to the economic development of Santa Fe. David Cantor and Harlan Flint bought the property to house their firm Longview Asset Management, LLC, an investment and wealth manage-

ment company based in Santa Fe.

Prior to closing of the sale, the staff of the Foundation, including our 2018 Faith and John Gaw Meem Preservation Trades Intern, took on significant work in the building to ensure that the Hovey House was fit to pass on to the next generation of ownership. Mara Saxer, Bobby Wilson, and Jay Dickason, our intern, did adobe and plaster repairs on three significant cracks, two in the west wall and one below the bathroom window on the south side of the building. We monitored the cracks for the better part of a year to watch for increases that would signify building foundation problems. The monitors indicated old cracks with no further settling or expansion of damage. Our Property Committee including Greg Walke, former Board Director who was involved in the original restoration of the Hovey House during the 1974 purchase and restoration period, met on site over a period to determine repairs that in the



The Hovey House elevation drawing by Donna Quasthoff



Left to right: Crack monitor on outside of Hovey House; Bobby Wilson probing a crack to find out the extent of damage; adobe repair in process with new adobes shimmed as their

end would also include ceiling beam structural reinforcement in three of the interior rooms, much as we did with the beams in the El Zaguán sala at the beginning of 2018.

The main crack problem was in the back brick addition (west side) that was originally an exterior wall. It now houses the boiler room and made for tight working quarters. The crack extended from the floor of the addition to the ceiling. After cleaning out the damage and removing broken and crumbled adobe bricks, then resetting new bricks, the wall was redone with plaster. Bricks used in this project were acquired from Cornerstones Community Partnerships and were the product of the public adobe-making project held by the Historic Santa Fe Foundation and Cornerstones at San Miguel Chapel and the Palace of the Governors courtyard during Preservation Month, May 2018. Above it near the parapet at the roof was another vertical crack. It was found the two were not connected and work began again replacing adobes and re-mortaring fired bricks in the parapet, using a lime mortar authentic to the time of the original construction. The

final crack below the bathroom window on the south side of the building was found to be separating along the line of a former door and Southwest Plastering did the repair and re-stuccoing of the fix, painting the faux mortar joints to match the rest of the painted brick finish on the south and east walls of the building.

Inside the house, the focus was on the ceiling. Years and years of dirt on the flat roof, weighted more by snow and rain, cracked several of the ceiling beams in three rooms of the building. (Note: the dirt layer on the roof was removed during the 1974-82 restoration by HSFF, so the weight load is no longer there). A total of seven beams were reinforced by Mara Saxer, Bobby Wilson, and Intern Jay Dickason, carefully jacking the beams flush while Bobby then braced sister beams from wall to wall, bolting them in on one side of the existing cracked wood. Additional work in one room led to Bobby and Jay cutting inserts for square cut-outs in each of the beams, that were seemingly placed years ago to allow a channel for lighting or electrical conduit to span the length of the room. These

Left to right: Ceiling beam in need of repair; parapet repair in progress; crack monitor inside building; plaster crack on outside of Hovey House; Mac Watson explains how to probe a





mortar sets; Jay Dickason removing damaged parapet bricks; damaged adobe and fired bricks prior to parapet repair; Jay Dickason applying lime mortar; Freshly finished parapet repair

repairs were aesthetic improvements and not structurally necessary, but the damage before the fixes were visually distracting. The new inserts were cut and stained and disappear from below as part of a solid beam.

The continuing practice of the Historic Santa Fe Foundation upon sale of a property is to create a preservation easement, in this case granted by the buyers to HSF upon closing of the sale. We have talked about these easements previously, so simply put, a preservation easement is a legal document, a deed that is recorded with Santa Fe County and referenced in the recorded survey as part of the property, and transfers intact with future sales. It protects, in perpetuity, certain aspects of the sold building, exterior and interior.

Points of protection in the Hovey House are of course its iconic faux painted brick façade, as well as the front, east portal, yard and picket fence, that define the house from Grant Avenue. All windows and masonry window sills, wood elements and framing of the east porch, pathways

and bricks in the east yard and a no-build zone in that yard area between Grant Avenue and the porch of the house are protected. Likewise the entire south façade including the wood entry porch are included in the easement. Parts of the interior are also included for protection – wood floors, all adobe partition walls, fireplaces, wood ceiling decking. This is simply a partial list of protected elements. The new owners were included in discussions of this easement and willingly accepted the document at the closing of the sale, the easement being then duly recorded.

HISTORY AND ARCHITECTURE OF THE HOVEY HOUSE

Oliver P. Hovey was given the property in 1857 by his father-in-law. Hovey had been one of the mountain men militia commanded by Ceran St. Vrain, formed to assist the U.S. Army in the Taos Revolt of 1847 – the Taos reaction to new citizenship under the Americans. He was the publisher of the first English language newspaper in New Mexico and a member of the new territorial legislature. The house was associated with members of the infamous

plaster crack to Bobby Wilson and Jay Dickason; Bobby Wilson attaching a sister repair to a beam; original faux brick painting above front entrance of Hovey House at 136 Grant Avenue



Photos by Mara Saxer

Santa Fe Ring in later years. Businesses occupied the building in the 20th century and the new owners plan to house their growing firm, Longview Asset Management LLC, in the house.

By all accounts Mr. Hovey was a character, and his house was a statement of self-image. Corrine Sze, Ph.D., wrote in her research paper on the house for the Historic Santa Fe Foundation in 2002, *Lord Hovey's Brick: A History of the Oliver P. Hovey Hovey House*, "His dwelling would have been the most luxurious house improvidence could provide in these early territorial years. High living, financial difficulties, and accusations of fraud were constant themes of Hovey's life in Santa Fe....He was known about town as the General, Lord Hovey, or even the Great Lord Hovey."

Many years ago on my first visit to Santa Fe after moving to Denver from back east, my family spent several days with a paperback book tour guide in hand that highlighted the, most likely then, Pickney R. Tully House, because of its integrity and its painted brick façade. Brick meant money and only became available after the U.S. takeover of the territory. It was new, upscale, and in this spectacular case, fake. We walked from the Plaza to the house and chuckled at the ruse. I remember that visit as clear as a bell. Obviously there was no hint then of my involvement to come some 32 or 33 years later. I have been fortunate to know this place so well, and we all have been gifted with new owners who care about the history of this city.

If you stand on Grant Avenue and look to the front and south side of the house you will note, delightedly we hope, that the view is almost identical to the old photograph on the metal informational sign at the picket fence in front. Mac Watson, our Foundation Chair, states emphatically it is the most intact building from the mid-1800's left in Santa Fe. It is a gem.

FUTURE OF THE HOVEY HOUSE

David Cantor and Harlan Flint have deep roots in Santa Fe as well as extensive business experience worldwide. Harlan is a native of Santa Fe, David a resident since 1993. They have lived and worked over the years in New York, London, Hong Kong, Geneva, Stockholm, and Paris. From their base in Santa Fe, the firm engages customers countrywide. David is a Director and Treasurer of Conservation Voters New Mexico and a volunteer on the Finance Committee of the Santa Fe Art Institute. Harlan is a former board member and current member of the Finance Committee of the Santa Fe Conservation Trust. His family placed a conservation easement on property they own in remote northern New Mexico.

Their firm, Longview Asset Management, is a leader in providing sustainable investment solutions for individuals, endowments, and educator retirement plans, and believe that stewardship of our planet is an essential part of investing for the future.

So as HSFF nears the close of 2018, we have confronted the issues first raised in print in 1982 that then ebbed and flowed over 36 years, the economic downturn of 2008 turning the tide of rents, maintenance, and commercial real estate values in this city, and engaged this committed, concerned, preservation non-profit in a hard look at its future. The Hovey House has been maintained to the best of our abilities, protected by a preservation easement that was welcomed by the new owners, and now set on a course of history for this city for the next 160 or so years. We are proud of our stewardship of this significant building and the role we played in saving it and preserving it. We look forward to implementing the programs and projects that will bring the cultural and architectural history of Santa Fe to more and more people in the future – citizens of the city and visitors – and our, the Historic Santa Fe Foundation's, next 57 years as a serious preservation leader in New Mexico.



The Hovey House exterior in 2018, photo by Mara Saxer



THANKS FOR A GREAT 2018

VIEW MORE MOMENTS AT historicsantafe.org/2018

Photos by Melanie McWhorter, Mara Saxer, Pete Warzel, and Melanie West





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