

Preserving and Revitalizing Historic Downtowns:
Creating Livable Communities, Not Living Museums

The **Santa Fe** Experience



Santa Fe Growth Trends

Year	Population	% Growth	Significant Events
1850	4,846		
1860	4,635	-4.4%	
1870	4,756	2.60%	Anticipation of AT&SF Railroad
1880	6,635	39.50%	Railroad branch line arrives in Santa Fe
1890	6,185	-6.8%	
1900	5,603	-9.4%	
1910	5,073	-9.5%	
1920	7,326	44.40%	Adoption of 1912 City Plan and "City Different" slogan
1930	11,176	52.60%	
1940	20,325	81.90%	Public Works of Art Program (PWAP), Auto tourism
1950	27,998	37.80%	
1960	34,394	22.80%	
1970	41,167	19.70%	
1980	48,053	16.70%	
1990	52,303	8.80%	
2000	61,109	16.80%	
2010	67,947	11.20%	
Est. 2016	83,875	23.40%	Major annexation



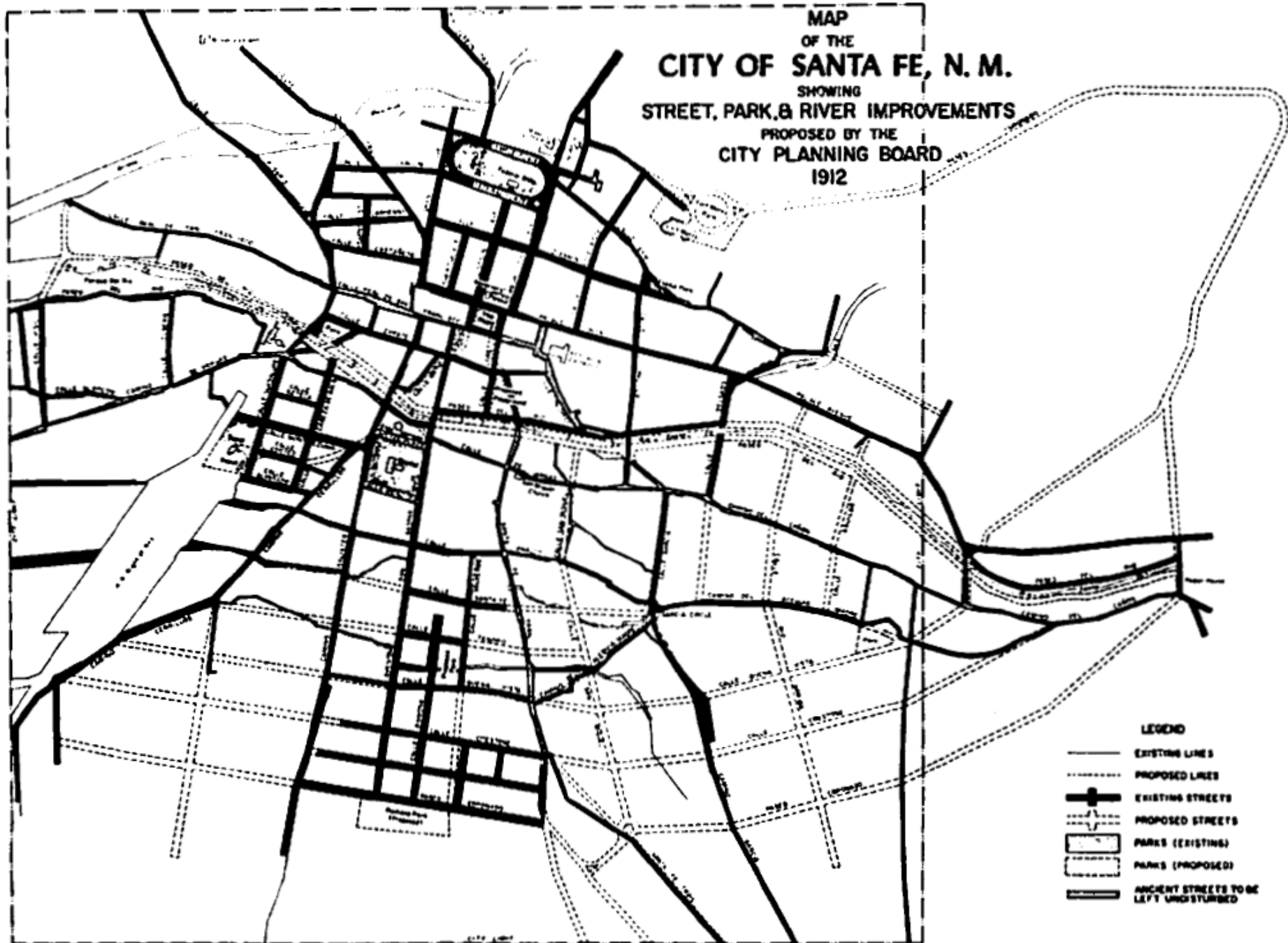
**Main line bypasses Santa Fe.
Branch line completed in 1880.**



Santa Fe – “The City Different”

Once a busy crossroads, Santa Fe became isolated after the mainline of the railroad bypassed the City. In order to survive, Santa Fe transformed itself into “**The City Different**”. Through boosterism and public pride, the City turned its economy around by becoming an exotic tourist destination despite, or perhaps because, of the remote location.

MAP
OF THE
CITY OF SANTA FE, N. M.
SHOWING
STREET, PARK, & RIVER IMPROVEMENTS
PROPOSED BY THE
CITY PLANNING BOARD
1912



LEGEND

- EXISTING LINES
- - - PROPOSED LINES
- + EXISTING STREETS
- - - PROPOSED STREETS
- PARKS (EXISTING)
- - - PARKS (PROPOSED)
- ANCIENT STREETS TO BE LEFT UNDISTURBED



The New Mexico Museum of Art, circa 1917

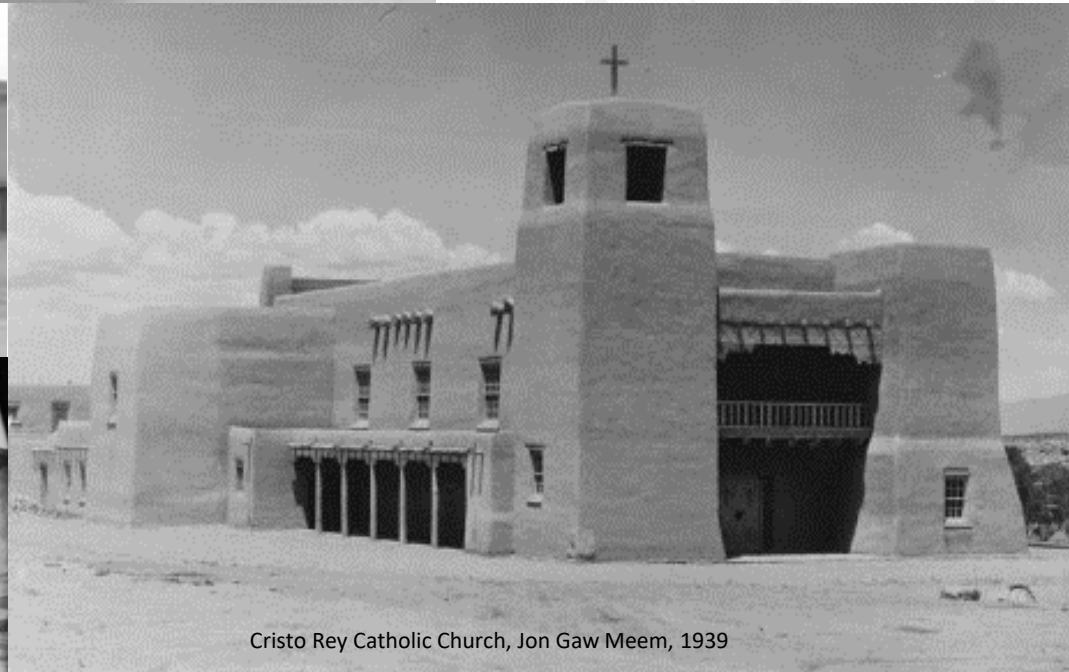
Santa Fe Style



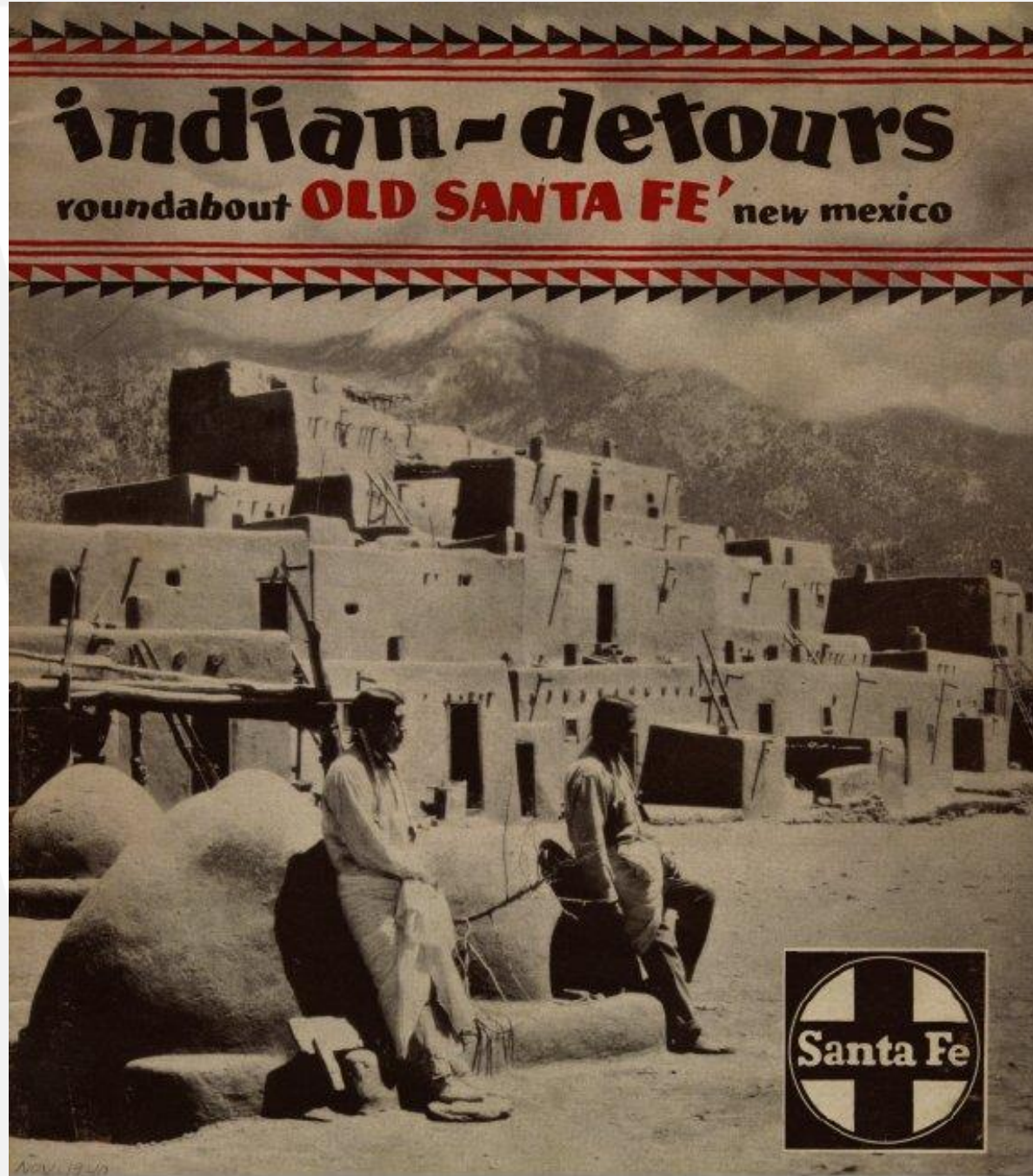
Palace of the Governors - Before



Palace of the Governors - After



Cristo Rey Catholic Church, Jon Gaw Meem, 1939



Indian Detour Brochure cover of Taos Pueblo



Artists at work, Palace of the Governors, Santa Fe, NM
c. 1917, Photo by Wesley Bradfield
Courtesy Palace of the Governors (MNM/DCA) Negative no: 013325



Guests enjoying tea at Harvey's La Fonda in Santa Fe, circa 1930s

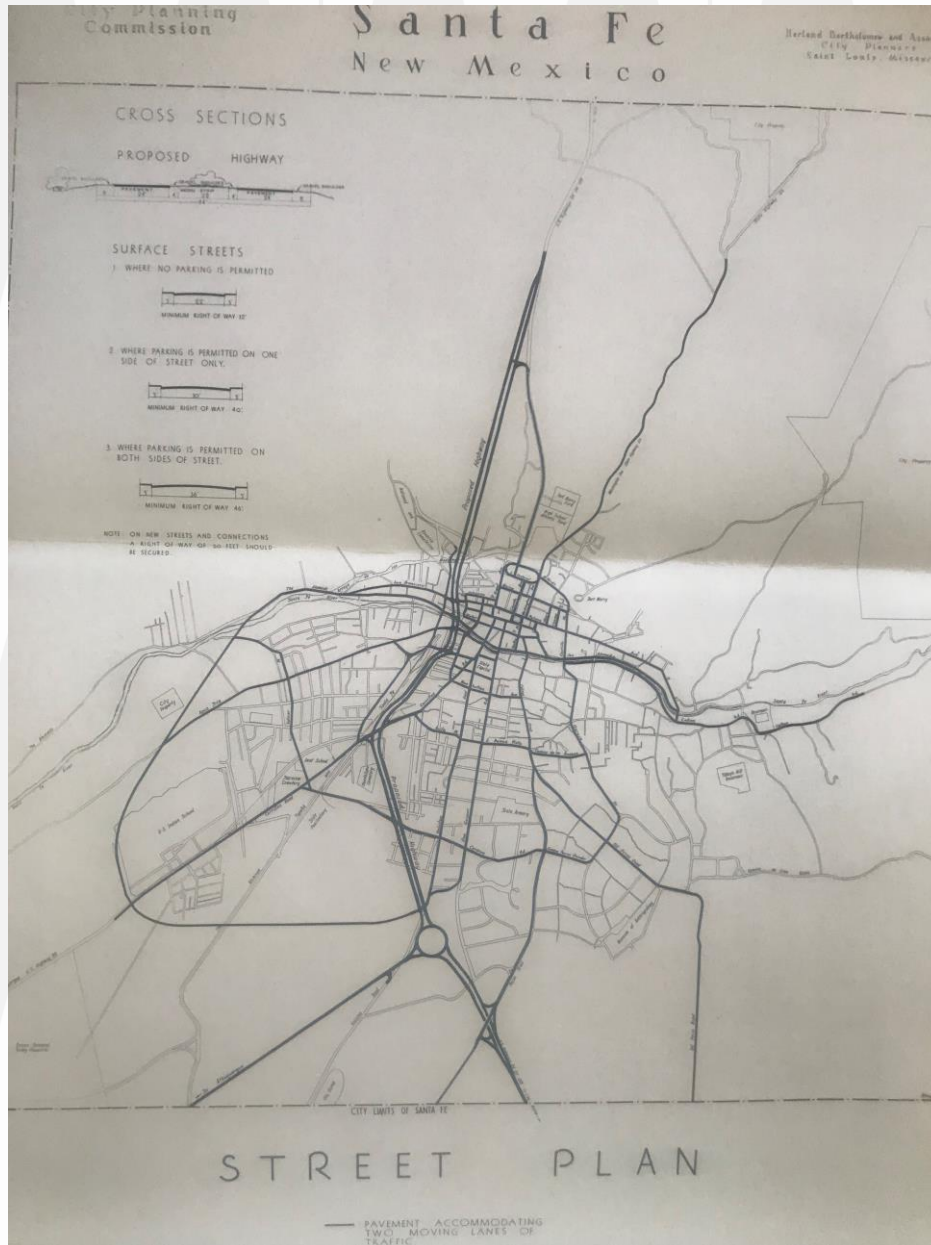


La Fonda Hotel



1929 Cadillac Harvey Indian Detour Car outside La Fonda, Santa Fe. Image: Palace of the Governors Photo Archive

“The City Different” Under Threat



In the Late 1940s with the Santa Fe Style well-established, the City hires the firm of **Harland Bartholomew and Associates** to create a new comprehensive plan.

Concerns grew in the community about the proposed street plan and the impact widening downtown streets would have on its historic character.

In reaction, John Gaw Meem forms a committee to write the City's first preservation ordinance. However, in order to be adopted, an agreement was struck that in order to preserve the downtown and eastside, Cerrillos Road and the west side would be off limits.

Santa Fe Historic Districts

★
Santa Fe Plaza

- *City Plan of 1912* recommended that the City only approve building permits for buildings that “conform exteriorly with Santa Fe Style” (*Report of the Santa Fe City Planning Board, December 1912*)
- One of the earliest historic preservation ordinances in the United States (adopted in 1957)
- Distinct from national standards for historic preservation, codified in 1966 with the National Historic Preservation Act and utilized by the National and State Registers of Historic Places and by federal and state Historic Preservation Tax Credits.

Scanlon Map of
Santa Fe, 1957

1957 Historic District Ordinance

ORDINANCE No. 1957-18

AN ORDINANCE AMENDING ORDINANCE No. 994 OF THE CITY OF SANTA FE, BEING CHAPTER 28 OF THE "CODE OF THE CITY OF SANTA FE, 1953", BY CREATING A NEW "H" HISTORICAL DISTRICT, DEFINING SUCH DISTRICT, PRESCRIBING REGULATIONS THEREFOR, AND AMENDING SECTION 28-4 OF THE "CODE OF THE CITY OF SANTA FE, 1953", BY ADDING A NEW DISTRICT TO BE KNOWN AS THE "H" HISTORICAL DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SANTA FE, NEW MEXICO:

Section 1. That Section 28-4 of the "Code of the City of Santa Fe, New Mexico, 1953" be, and the same is hereby amended to read as follows:

"Sec. 28-4. Districts enumerated; number.

In order to regulate and restrict the height, number of stories, size and outward appearance of buildings and other structures, the percentage of the lot that may be occupied, the size of yards, courts and other open spaces, the density of population, and the location and use of buildings, structures and lands for trade, industry, residence or other purposes, the City is hereby divided into districts of which there shall be ten in number known as:

- "A-1" One Acre Single-Family Dwelling District.
- "A-2" One-Half Acre Single-Family Dwelling District.
- "A-3" Single-Family Dwelling District.
- "B-1" Residential District.
- "B-2" Residential District.
- "C-1" Commercial District.
- "C-2" Commercial District.
- "C-3" Commercial District.
- "D" Industrial District.
- "H" Historical District.

Section 2. Purpose of Creating "H" Historical District.

That in order to promote the economic, cultural and general welfare of the people of the City of Santa Fe, and to insure the harmonious, orderly and efficient growth and development of the municipality, it is deemed essential by the City Council of the City of Santa Fe, that the qualities relating to the history of Santa Fe, and a harmonious outward appearance which preserves property

values and attracts tourists and residents alike, be preserved; some of these qualities being: the continued existence and preservation of historical areas and buildings; continued construction of buildings in the historic styles, and a general harmony as to style, form, color, proportion, texture and material between buildings of historic design and those of more modern design.

Section 3. Styles of Architecture. Definitions.

That the City Council recognizes that a style of architecture has evolved within the City from the year 1600 to the present, characterized by construction with adobe bricks, hereafter called "Old Santa Fe Style", as well as a "Recent Santa Fe Style", which is a development from, and elaboration of, the Old Santa Fe Style with different materials and frequently with added decorations.

(a) Old Santa Fe Style.

Old Santa Fe Style characterized by construction with adobe bricks, is defined as including the so-called "Pueblo", or "Pueblo-Spanish" or "Spanish-Indian" and "Territorial" styles and is more specifically described as follows:

With rare exceptions, buildings are of one story, few have three stories, and the characteristic effect is that the buildings are long and low. Roofs are flat with a slight slope and surrounded on at least three sides by a firewall of the same color and material as the walls, or of brick. Roofs are never carried out beyond the line of the walls except to cover an enclosed portal, or porch, formed by setting back a portion of the wall, or to form an exterior portal, the outer edge of the roof being supported by wooden columns. Two story construction is more common in the Territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second story. Facades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales

or waterspouts, flanking buttresses and wooden lintels, architraves and cornices, which as well as doors are frequently carved and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in free standing walls.

All exterior walls of a building are painted alike. The colors are those of natural adobe, ranging from a light earth color to a dark earth color. The exception to this rule is the protected space under portales or, in church derived designs, inset panels in a wall under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color, or have mural decorations.

Solid wall space is always greater in any facade than window and door space combined. Single panes of glass larger than 30 inches square are not permissible except as otherwise provided.

The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or other necessary roof structures, but such structures, other than chimneys, flues, vents and aerials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the street on which the building fronts.

It is characteristic of Old Santa Fe Style commercial and public buildings to place a portal so that it covers the entire sidewalk, the columns being set at the curb line.

True Old Santa Fe Style buildings are made of adobe bricks with adobe plaster finish. Construction with masonry blocks, bricks, tile or other materials with which the adobe effect can be simulated is permissible, provided the exterior walls are not less than eight (8) inches thick, and that geometrically straight facade lines are avoided. Adobe plaster or hard plaster simulating adobe, laid on smoothly, is required.

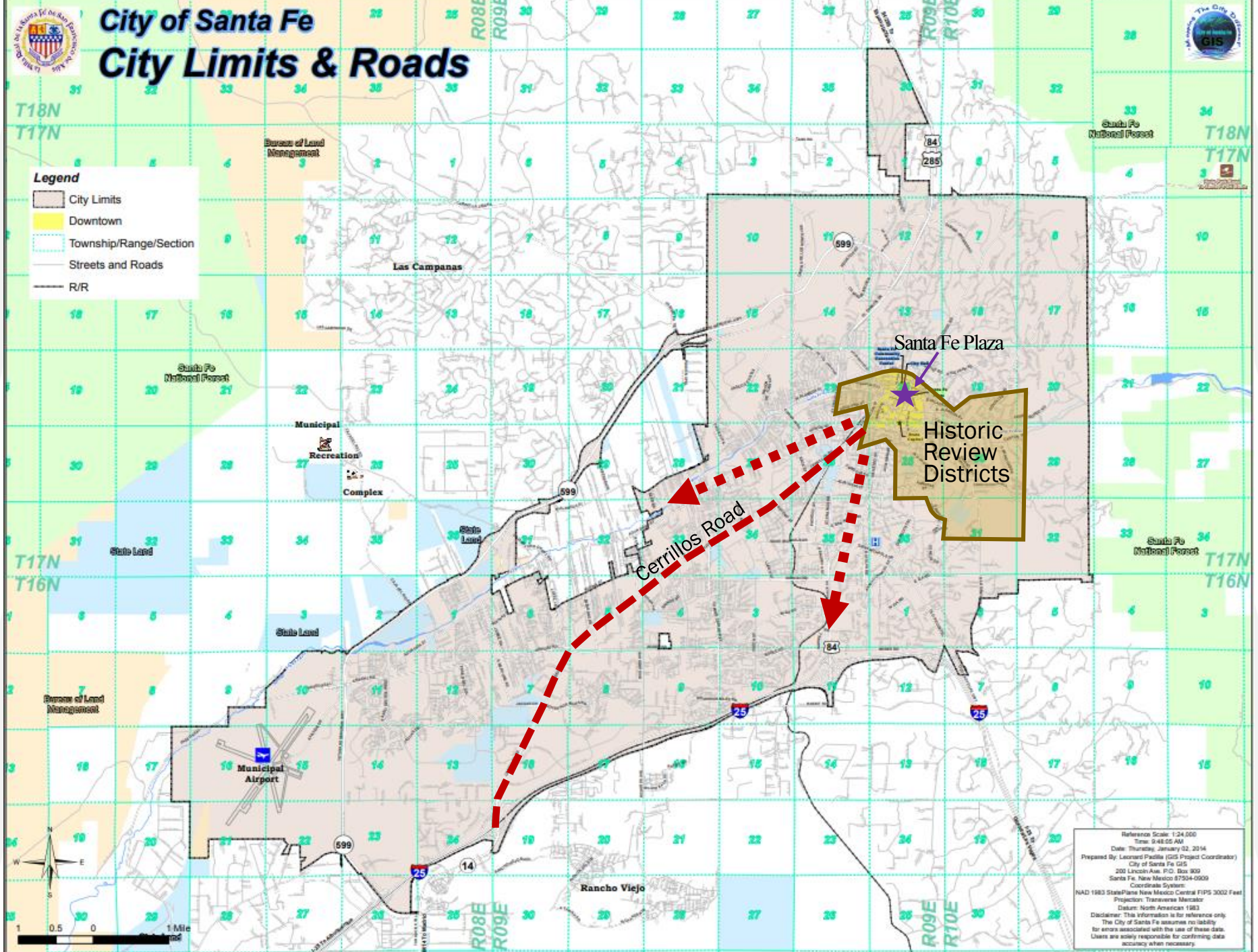


City of Santa Fe City Limits & Roads



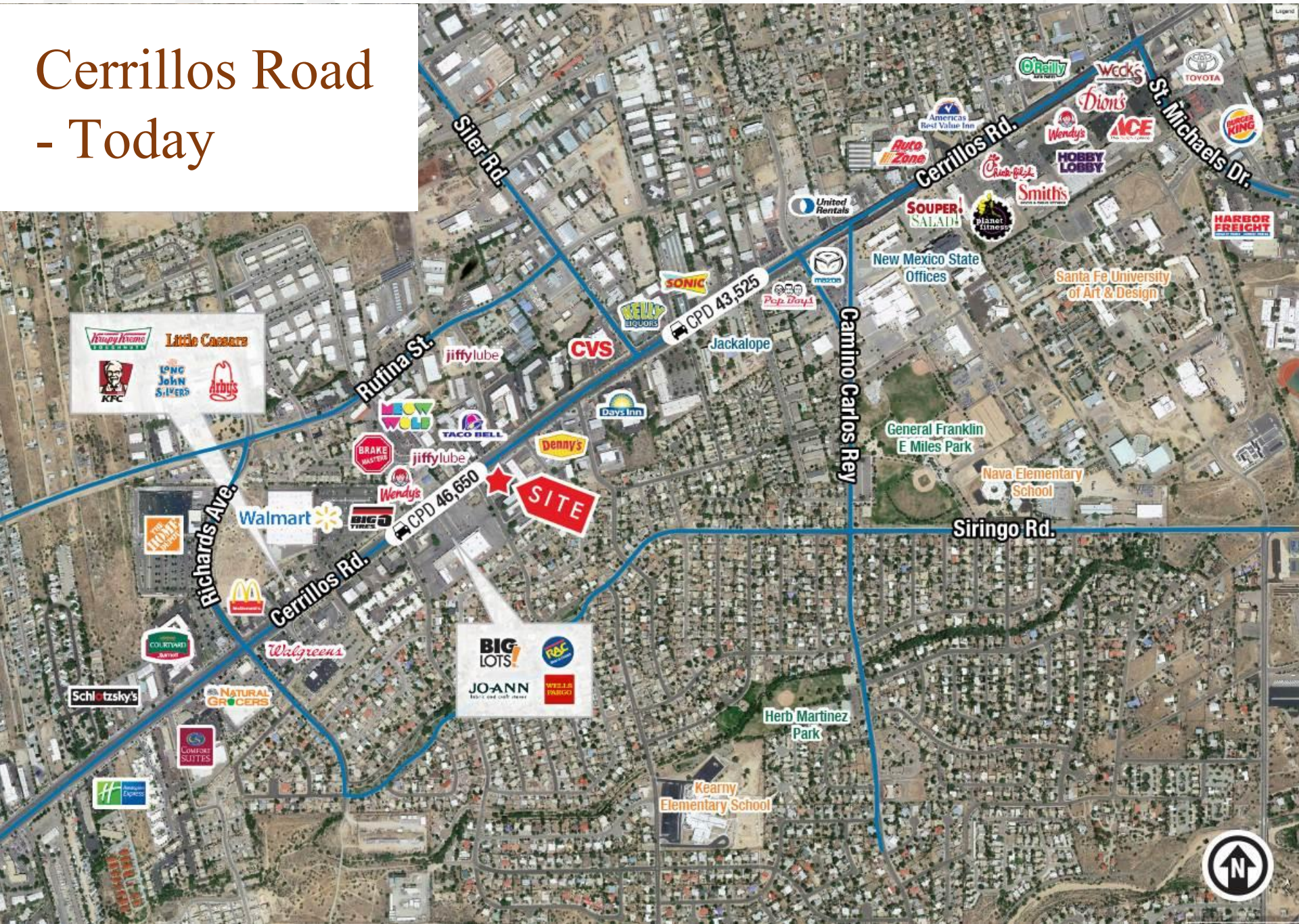
Legend

- City Limits
- Downtown
- Township/Range/Section
- Streets and Roads
- R/R



Reference Scale 1:24,000
Date: Thursday, January 02, 2014
Time: 9:48:05 AM
Prepared by: Leonard Padilla (GIS Project Coordinator)
City of Santa Fe GIS
200 Lincoln Ave. P.O. Box 909
Santa Fe, New Mexico 87504-0909
Coordinate System:
NAD 1983 StatePlane New Mexico Central FIPS 3002 Feet
Projection: Transverse Mercator
Datum: North American 1983
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accuracy when necessary.

Cerrillos Road - Today



Current Challenges

- Styles had to be preserved for the sake of tourism, but at the same time, there has been growing concern that tourism will ruin the City. No one has seriously thought about other options to help the City thrive. How does the City transform itself once again to remain relevant?
- The same question gets asked every ten years – is the Santa Fe Historic District about design or preservation or both?
- What about the people who live here? Who makes the rules?
- Rather than the exotic adventures crafted to draw tourists at the beginning of the 20th Century, people want an authentic experience. Meow Wolf is the biggest attraction in the State of New Mexico, and it isn't brown.



ACKNOWLEDGEMENT: *Santa Fe "The City Different:" A Brief Look at Preservation*, Sara Casten, 2007

<http://www.uvm.edu/histpres/HPJ/casten/SantaFe.htm>



Santa Fe

The City Different

