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5.0 Historical and Cultural Resources

Santa Fe's rich history influences the city's culture, diversity, and built environment, serving as the heartbeat of the community. This chapter provides an overview of Santa Fe's history and the identification and management of the city's cultural and archaeological resources.

5.1 Key Findings

Inhabited for more than 10,000 years by Indigenous peoples and founded as the capital of Spanish Nuevo Mexico in 1610, Santa Fe is the oldest capital city in the United States. The city has been shaped by the diverse cultures and communities that have called Santa Fe and the surrounding region home. It is important to take this pre- and post-contact heritage into account when planning the future of Santa Fe, as the city's historic and cultural resources foster community pride, inspire creativity, and provide residents and visitors with a tangible connection to the past. Additionally, there needs to be awareness of how preservation influences present and future needs.

5.1.1 Historical Periods

Santa Fe's history dates back thousands of years, making it a city of historical depth, and it has witnessed many different periods of transformation. Key historical periods include:

- **Native American Foundations and Continued Presence:** Before the arrival of Europeans, and for at least 10,000 years, the area around Santa Fe has been home to numerous Native American tribes, and it is still surrounded by Puebloan communities. The Pueblos were particularly influential, as they established complex societies with distinctive cultures, art, and agriculture.
- **Spanish Colonial Era:** When the Spanish arrived in the early seventeenth century, they sought to spread Catholicism and establish a foothold in the Southwest. Santa Fe became the capital of Spain's New Mexican territory and was part of Spain's broader empire in the Americas. Spanish architecture, religious traditions, and cultural practices took hold in the area and have remained integral to Santa Fe's identity. The Pueblo Revolt of 1680 returned control of the region to the Puebloans for a period of time; however, the Spanish reestablished Santa Fe as the capital of Nuevo Mexico in 1692.
- **Mexican Period:** In 1821, Mexico gained independence from Spain, and New Mexico became part of the Mexican Republic. As the Mexican government reversed the Spanish practices of not engaging or trading with outside areas, the Mexican period brought further cultural engagement and exchange between Native Americans, Spaniards, Mexicans, and Americans. This contributed to the blend of cultural practices and art that is now characteristic of Santa Fe.
- **American Period:** After the Mexican-American War and the Treaty of Guadalupe Hidalgo in 1848, New Mexico became part of the United States. During this time, Santa Fe experienced significant changes, including the introduction of railroads, an influx of American settlers, and a shift from a predominantly agricultural economy to one more centered around commerce and trade. A variety of architectural styles, materials, and building techniques were introduced to Santa Fe during this period, threatening to alter the city's unique characteristics. In response, the City Planning Board recommended that new buildings conform to the "Santa Fe Style," in 1912, the same year that New Mexico became the forty-seventh state with Santa Fe as its capital. This style emphasized Santa Fe's historical ties to its Native

American, Spanish, Mexican, and Territorial heritage, incorporating elements of Pueblo, Spanish, and Territorial historic and revival styles in the historic core.

5.1.2 Historic and Cultural Heritage Preservation Findings

Historic and cultural preservation efforts in Santa Fe significantly shape development within the city, offering both benefits and challenges. The City's commitment to the protection and preservation of heritage resources helps strike a balance between modern development and historical stewardship. Key findings related to historic and cultural preservation include:

- Preservation helps maintain the city's unique architectural character and cultural identity, supporting tourism, boosting the local economy, and fostering continuity and community pride in Santa Fe's deep historical roots. Preservation regulations also encourage thoughtful, context-sensitive development that complement the city's historic character.
- Santa Fe's heritage preservation program has developed well beyond the preservation of isolated buildings. Santa Fe has taken steps to sensitively manage its identified heritage resources. These resources include archaeological sites, architecturally and historically significant buildings and structures, acequias, historic neighborhoods, and other cultural landscape features.
- Preservation efforts can complicate or slow down construction and redevelopment projects due to the need for archaeological surveys, historic assessments, and reviews. Developers may face additional costs and delays, and strict guidelines can limit design flexibility and increase the complexity of obtaining permits.
- City of Santa Fe can successfully ensure that archaeological, cultural, and historic resources are sensitively managed and integrated for the benefit of the community through cooperative management strategies with the National Park Service; the New Mexico Historic Preservation Division; private preservation-oriented groups, including the Historic Santa Fe Foundation and the Old Santa Fe Association; and the general public.
- Historic preservation goals must be carefully considered when planning for the city's future, ensuring they align with land use, housing, environment, transportation, and other city objectives. Additional considerations include:
 - Proactively identify and preserve the city of Santa Fe's cultural and architectural heritage, focusing on local themes and periods of the city's history and development, enhancing the city's character, and contributing to its quality of life and local economy. Specifically:
 - Evaluate the city's existing historic districts to determine if the boundaries should be expanded to accommodate additional resources, which may have become historically significant since the adoption of the 1999 General Plan. This evaluation should consider all properties 50 years or older (constructed in or before 1975).
 - Determine the status of all previously identified historic properties (those on the State Register of Cultural Properties and those that are National Register of Historic Places listed and/or eligible) within the city and ensure that they are locally designated and protected (i.e., included within existing or expanded historic district boundaries).
 - Identify opportunities to promote the benefits of historic preservation through educational programs and workshops, partnerships, and heritage tourism. Informational programs should include financial incentives, such as the New Mexico State Income Tax Credit for Preservation of Cultural Properties, which is available for properties that are listed in the State Register of Cultural Properties.

- In examining the archaeological components of the 1999 General Plan, attention should be paid to the current limits of three archaeological permitting districts that are just outside of the current city of Santa Fe limits, with noticeable gaps in the southwestern portion of the city. Expansion of the archaeological permitting districts should be considered within the limits of the 1999 General Plan, taking into account the three archaeological permitting classes. Additional permitting classes to accommodate those areas of high/medium/low potential should also be considered. New Mexico Cultural Resources Information System site and survey results can be used as a guide for the development of areas of high/medium/low potential.
- Descendent communities are present within the immediate area and these communities should be consulted on Traditional Cultural Properties and areas of traditional use and significance. This would include the landscape and viewsheds around Santa Fe.
- Any subsurface testing or construction activity will likely encounter archaeological resources both inside Santa Fe and within the greater study area.

5.2 Overview of Santa Fe History

The Upper Rio Grande region has long been host to human settlement. Transitions between the periods are marked by changes in settlement patterns, architecture, and artifact assemblages. A basic overview of these periods are discussed below.

Paleoindian Period (10,000 to 5,500 BC)

The Paleoindian period (10,000 to 5,500 BC) is the earliest evidence of human occupation in North America and took place between the Late Pleistocene and Holocene geological epochs. During this period, the climate shifted from one that was wetter and cooler to a drier climate similar to today's modern climate. While there are few sites that date to Paleoindian periods around Santa Fe and in the northern Rio Grande area, Paleoindian peoples may have been present or using the area more than is currently known. Paleoindian sites may have been built upon by later occupations, or they have not been exposed yet in deeper deposits across the landscape. However, the discovery of human footprints in White Sands National Park, approximately 240 miles south of Santa Fe, places human presence in North America back by roughly 10,000 additional years, rewriting longstanding theories about how and when people first inhabited the continent.

The Early Paleoindian period (10,000 to 8,000 BC) is characterized by small, mobile bands of specialized hunters targeting large migratory herbivores, such as mammoths (*Mammuthus*) and extinct bison (*Bison antiquus*). Later in the Early Paleoindian period, hunters primarily focused on hunting the extinct bison; however, mammoth and other megafauna had already gone extinct. During the Late Paleoindian period (8,000 to 5,500 BC) bison hunting continued; however, people gradually adapted to a more generalized and broad subsistence strategy.

Archaic Period (5,500 BC to AD 600)

The transition between the Paleoindian period and the Archaic period is marked by an environment that was getting progressively drier, corresponding with the Middle Holocene dry period (5,050 to 2,550 BC), with reduced winter precipitation and intensified summer monsoons, creating environmental conditions similar to today. This climate shift, coupled with megafauna extinction, led Archaic people groups to adopt a mixed hunting-and-gathering economy that eventually included limited horticulture. Traveling

groups of people had to adapt to a more desert-like environment, and by about 5,000 BC, these groups used a greater variety of resources, had adapted to seasonal rounds of subsistence activities, and the sites where they lived are located in more diverse environmental and topographic locations. These changes are also reflected in tool assemblages, marked by a shift in projectile point morphology, the introduction of ground stone tools, and a more diverse material culture, including basketry, woven sandals, cordage, and more.

During the Early Archaic period (5,500 to 4,800 BC), populations that lived around the Santa Fe area were generally small, organized, and mobile groups that exploited a variety of wild resources, both animal and plant. As juniper/piñon woodlands expanded during the Late Holocene period (2,550 BC to AD 950) due to a wetter climate, subsistence strategies shifted during the Middle Archaic period (3,000 to 1,800 BC), and became more focused on resources found in these woodland areas. Site characteristics during the Middle Archaic changed as people adapted to changing climate and resource availability conditions, with varying degrees and amounts of pit features, hearths, stone-lined features, extra- and intermural features, and lengths of occupations being observed. The introduction of maize and horticulture is typically the distinction between the Middle Archaic and the Late Archaic periods (1,800 BC to AD 600). Around Santa Fe, subsistence during the Late Archaic was still focused on large game and pine nuts, along with other plants and animals. As maize was introduced into the region, it did not overtake that generalized hunter-gatherer subsistence strategy completely. The earliest maize in the region is dated to roughly 1,440 to 1,215 BC. Closer to Santa Fe, sites where maize has been found are dated about 1,000 years later. Based on the archaeological record, maize was predominantly a stored food and its usage acted as a safety net if issues arose with other resource procurement. Further to the south around Albuquerque, however, maize sees increased usage as the main subsistence strategy. It was not until after AD 600 that populations in the northern Rio Grande area focused more on agriculture as the primary subsistence strategy and occupations became more established and sedentary.

The Pueblo Period (AD 600 to 1600)

The Pueblo period starts with the Developmental Period, which is divided into Early (AD 600 to 900) and Late (AD 900 to 1,200) subperiods. The Ancestral Pueblo cultural tradition, one of three distinct prehistoric cultures in the Southwest, emerged during this period. Early Developmental sites are relatively rare in the northern Rio Grande area. Some suggested explanations for the limited sites are that hunting and gathering still provided sufficient support for the populations in the northern Rio Grande area and that the environment was not conducive to agricultural subsistence methods until after AD 800. Most of the sites that have been found to date to this period are located south of La Bajada and primarily in the Albuquerque area, with few found along the Tesuque, Nambe, and Santa Fe River drainages.

Development Examples from the Pueblo Period

A group of native Tewa peoples occupied an area that centered around the present-day plaza of Santa Fe.

From the mid-eleventh to the mid-twelfth century, the Tanoans and other Pueblo peoples settled along the Santa Fe River. Excavated sites at Pindi Pueblo, Agua Fria Schoolhouse, and Arroyo Hondo are representative of pueblos dating to this period. Architecturally, these sites represent a continuum of the multiroomed, multistoried pueblos.

Later in the Developmental Period, site size, frequency, and range of habitation increased in the northern Rio Grande area, specifically, in sites located at higher elevations. With site size ranging between one to one hundred rooms, it has been suggested that migration from northwest New Mexico around the San Juan Basin may be one of the reasons for the increased population in the northern Rio Grande area during this time period. Overall, most Developmental Period sites are in the Albuquerque and Santa Fe areas, possibly because of the extensive development of both communities resulting in higher visibility of these sites.

The Coalition Period (AD 1200 to 1325) is defined by three major changes in the archaeological record in the northern Rio Grande area: a significant increase in the size and numbers of sites, indicating increasing populations and an extension of the early village organization; pit houses were replaced by contiguous adobe and masonry surface rooms; and a change in pottery-making. Other features found at Coalition Period sites include those related to agriculture, such as check dams, reservoirs, and grid gardens.

The Classic Period (AD 1325 to 1600) is when population densities peaked, and large communities began to build large complexes with multiple plazas. The plazas and kivas within these sites increased in size over time, which may be evidence of changes in social organization that emphasized a more centrally located communal space. Most of the sites that date to the Classic Period in the northern Rio Grande area were inhabited throughout the 1300s, but by the late 1400s, the region experienced considerable population decline.

Historic Period (AD 1539 to Present)

European Contact and the Pueblo Revolt (AD 1539 to 1680)

The first European contact with the Indigenous inhabitants of the Southwest occurred during the Spanish expeditions (entradas) during the sixteenth century. With the goals of missionization, territorial expansion, and extraction of mineral wealth, the colonizing expedition of Don Juan de Oñate was authorized by the royal crown of Spain in 1598 to begin settlement. Oñate arrived at Ohkay Owingeh (then referred to as Yuque-Yuque by the Spanish), a Tewa pueblo about 25 miles north of present-day Santa Fe, and settled San Juan de los Caballeros, west of the Rio Grande River and opposite Ohkay Owingeh on July 11, 1598. Oñate proclaimed it the capital of the province and thus the first Spanish colony and permanent presence in New Mexico. In 1599, the capital was moved to nearby San Gabriel; however, that settlement struggled and did not thrive. Oñate served as governor until 1607, when he was removed from office due to widespread abuses and his role in the brutal Acoma Massacre of 1599, returning to Mexico and eventually Spain in disgrace. In 1610, Don Pedro de Peralta became governor and moved the capital to a new site farther south, formally founding Santa Fe under the name Villa Real de la Santa Fé de San Francisco de Asís. When establishing Santa Fe, Pedro de Peralta adhered to the Ordinances of 1573 (also known as The Laws of the Indies), enacted by King Philip II of Spain, which mandated a structured approach to settlement development in the New World. This planning is evident in seventeenth century Santa Fe, particularly in the downtown area, where the central plaza is surrounded by a grid of streets – an embodiment of the key town planning principle outlined in the Ordinances of 1573. During this time, the physical layout of Santa Fe likely featured low, adobe buildings centered around the Plaza.

Oñate, as the first governor of New Mexico, established the first official route between Mexico City and Santa Fe, which became known as the Royal Road, or El Camino Real de Tierra Adentro. The route was used for many years by Spanish, Mexican, and later American groups, as the swiftest method of transport traveling north-south. Upon Oñate's discovery of silver mines in northern Mexico, Spanish colonists were further attracted to this promise of wealth. The Catholic Church was also extremely interested at the chance to establish missions and convert the native Puebloan populations to Roman Catholicism. Since the early sixteenth century, the Spanish crown had awarded the conquistadors with an encomienda, which gave the Spaniards the ability to demand tribute, forced labor, and a charge to instruct the Native Americans in Spanish culture and Roman Catholicism.

Conflict and animosity between Spanish administrators and the Franciscan missionaries over control of the Pueblo communities had expanded during the seventeenth century. Under the encomienda, the Pueblos were subjected to religious persecution, taxation, and the repartimiento system of forced labor on farms and ranches. These abuses, combined with the devastation brought on by foreign disease, resulted in the Pueblo Revolt of 1680. On August 10, 1680, the Pueblos, under the leadership of Po'pay from Ohkay Owingeh Pueblo, carried out an attack to overthrow the Spanish colonists and reject Christian dominance. For 12 years, the Indigenous Pueblo people occupied Santa Fe and reestablished a pueblo at the Palace of the Governors, but were ultimately defeated by the military force of de Vargas' reconquest. The reconquest occurred between 1692 and 1696.

Spanish Colonial Period (1692 to 1821)

Although Spanish control of New Mexico and Santa Fe was formally reestablished in 1692, their occupation was ineffective until 1696. As Spanish power and influence across the world began to change, New Mexico began to feel new political and economic pressures that included French and English expansions further into North America, as well as the later ideology of Manifest Destiny. After the Reconquest of de Vargas, the Spanish government terminated the encomienda and began to issue smaller land grants to colonists, which were granted in hopes of enticing colonists to return and resettle in New Mexico. Throughout the eighteenth century, Santa Fe continued as the capital of the New Mexico province and, to maintain the continuity of the colony and an imperial presence in North America, the Spanish had to negotiate and become more tolerant of native beliefs and practices. The Camino Real de Tierra Adentro was reestablished as the primary north-south thoroughfare in the region and the presidio (garrisoned fortress) infrastructure was improved and expanded across the region. Towards the end of the eighteenth century, the New Mexico province shifted from one that was structured around royal missionary work and goals to one that acted more like a military outpost on the frontier of Spanish imperial holdings, with both the Spanish and Puebloans working together to defend against the expansion of French, English, and American interests into the region.

Mexican Period (1821 to 1846)

In 1810, Mexico declared independence from Spain. As Mexico gained its independence from Spain, New Mexico became part of the Republic of Mexico. Not too long after this development, New Mexico's status changed back to a territory. One of the biggest changes New Mexico experienced between Spanish and Mexican rule was the newly expanded trade networks via the Comanchero trade network: the opening of the Santa Fe Trail, which was the first western trade route established from the United States that entered another country, and the expansion of the Old Spanish Trail to what is now Los

Angeles, California. The Mexican period in New Mexico was short lived, and in 1846 the United States raised its flag above Santa Fe.

American Territorial Period (1846 to 1912)

On May 13, 1846, the United States declared war on Mexico and the Mexican-American War began. On August 18, 1846, acting Governor Juan Bautista Vigil y Alarid of New Mexico surrendered to General Kearny and swore his and the territory's obedience to the United States. Upon the signing of the Treaty of Guadalupe Hidalgo on March 10, 1848, the Mexican-American War was over, and New Mexico was officially made a U.S. territory under the Compromise of 1850. As a newly designated U.S. territory, a territorial governorship was established, and Santa Fe remained the center of government. During this time, U.S. military forts were established across the New Mexico territory, including Fort Marcy in Santa Fe. Built between 1846 and 1847, the fort acted as a defense against conflicts in the region.

Up until the arrival of the railroad in 1879, the Santa Fe Trail still acted as the main east-west trade route. Due to challenges with rough terrain in the region, the railroad line was routed to Lamy, 20 miles away. While the railroad was built over parts of the Santa Fe Trail, its distance from Santa Fe proved to be a big enough obstacle to trade and commerce that the importance of Santa Fe as a social and economic center was diminished. Regardless, trade goods of all types became easier to get in New Mexico, and those living in Santa Fe took advantage of modern building materials, different architectural styles, and many other trends from other regions in the United States. The promotion of "Santa Fe [architectural] Style" was born at the end of this period to maintain the growth in tourism. The introduction of the railroad also brought an increasing number of non-Hispanic immigrants, including artists, writers, and anthropologists from the eastern United States and Europe.

As New Mexico's territorial period was nearing an end, the Santa Fe area and New Mexico territory underwent major historical developments, including the Civil War and its aftermath, the Pacific Railway Act of 1862, and the Navajo Removal Act of 1863. Combined with the Homestead Act of 1862, which was a law that allowed some U.S. citizens to claim 160 acres of public land to live on and improve. These acts increased Euro-American settlement in the New Mexico territory.

Statehood to Modern Period (1912 to Present)

The push for New Mexican statehood was attempted, but denied, in 1850, 1867, 1870, and 1889. Finally on January 6, 1912, New Mexico became the forty-seventh state of the United States. The major industries in New Mexico continued to be farming, ranching, mining, and lumber. Like the rest of the country, early twentieth century New Mexico was deeply impacted by the Great Depression during the 1930s. The National Industrial Recovery Act of 1933 authorized several programs that provided jobs and helped to stimulate the economy by constructing permanent and socially useful public works, such as building roads, bridges, dams, and schools; improving public land and national parks; and offering education and training opportunities for men, woman, and tribal members in New Mexico. During the twentieth century, the city of Santa Fe and surrounding areas became a major tourist destination in the Southwest. In particular, the landscape, Native American cultures, and general cultural diversity present in Santa Fe attracted artists that would go on to form art colonies. As late as the mid-1940s, urban development in Santa Fe was primarily limited to a generally oval-shaped area roughly 1 mile by 3/4 mile, with the furthest residences only a 10-minute walk from the Plaza. After World War II, low-

density suburban developments began to emerge, expanding further from the downtown area. This pattern of growth continues to this day.

5.3 Historic and Pre-contact Resource Management

Santa Fe has a strong framework of historic preservation laws and policies aimed at protecting its rich cultural and archaeological resources. These laws include guidelines for the management and preservation of both historic and pre-contact sites, ensuring that the City's cultural heritage is safeguarded. The City enforces stringent review processes for any development or construction projects, particularly in areas like the Santa Fe Historic Downtown, the Suburban, and the River and River and Trails Archaeological Review Districts. These preservation efforts are supported by local, state, and federal laws, such as Santa Fe's Archaeological Review Committee (ARC), which advises on archaeological preservation laws, permitting, and registering cultural properties, and the National Historic Preservation Act (NHPA), which mandates the protection of archaeological and historical sites from harm or destruction, while also promoting public education and awareness of Santa Fe's cultural legacy.

5.3.1 National Historic Preservation Policies

National Historic Preservation Act (NHPA) of 1966

The National Register of Historic Places (NRHP), established under Section 101 of the NHPA, lists sites, districts, buildings, structures, and objects significant to American history. Section 106 requires federal projects to consider impacts on properties listed or eligible for the NRHP, while Section 110 mandates documentation before any agency damages or destroys such properties. Four criteria are applied in the evaluation of properties for listing in the NRHP (Criteria A, B, C, and D), and a property must be at least 50 years old and meet at least one of these four criteria to be considered eligible for listing in the NRHP. According to the NRHP criteria, the quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association.

Archaeological Resources Protection Act (ARPA) of 1979

The Archaeological Resources Protection Act (ARPA) is a U.S. federal law passed in 1979 designed to protect archaeological resources on federal and tribal lands. It aims to prevent the unauthorized excavation, removal, damage, or trafficking of archaeological materials, including artifacts, burial sites, and historic structures. The act establishes a permitting system for legal archaeological excavations, ensuring that only qualified researchers can conduct studies while preserving the context of the resources. ARPA also encourages collaboration with Native American tribes, recognizing the cultural significance of certain resources and promoting repatriation of sacred objects.

Native American Graves Protection and Repatriation Act (NAGPRA) of 1990

The Native American Graves Protection and Repatriation Act (NAGPRA) is a U.S. federal law passed in 1990 aimed at protecting Native American human remains, funerary objects, sacred objects, and cultural patrimony. NAGPRA requires federal agencies, museums, and institutions that receive federal funding to inventory and identify Native American cultural items in their collections. It mandates the

repatriation of these items to lineal descendants and tribes. The law applies to items found on federal or tribal lands, as well as those held by institutions and museums, ensuring the respectful handling and return of culturally significant materials. NAGPRA also establishes procedures for consultation between federal agencies, museums, and tribes when such items are identified, fostering collaboration in the protection of Native American cultural heritage.

5.3.2 State Historic Preservation Policies

Cultural Properties Act (New Mexico Statutes Annotated § 18-6-8.0) of 1978

The Cultural Properties Act, enacted in 1978, is a key New Mexico law protecting archaeological sites, historic buildings, and other culturally significant places. It requires state agencies to consider impacts of land or structure modifications on properties listed or eligible for the State Register of Cultural Properties or the NRHP. The State Historic Preservation Officer, appointed under the Act, oversees the identification, evaluation, and preservation of these sites and maintains the Cultural Properties Register. The Cultural Properties Review Committee designates properties for the register, either temporarily or permanently.

5.3.3 Local Historic Preservation Policies, Ordinances, and Committees

Certified Local Government Status

Santa Fe was designated a Certified Local Government (CLG) in 1980 by the National Park Service. This designation signifies its active participation in the federal historic preservation program and was granted after the City met specific criteria, including the establishment of a qualified historic preservation commission and the enactment of local preservation ordinances. As a CLG, Santa Fe collaborates with the New Mexico Historic Preservation Division and the National Park Service to protect and manage its historic resources. The City gains access to exclusive funding opportunities, such as CLG grants, which support various preservation projects, including surveys, rehabilitation efforts, and educational initiatives. Additionally, Santa Fe benefits from technical assistance and training, enhancing its capacity to preserve the unique cultural and architectural heritage that defines the community.

Archaeological Review Districts Ordinance

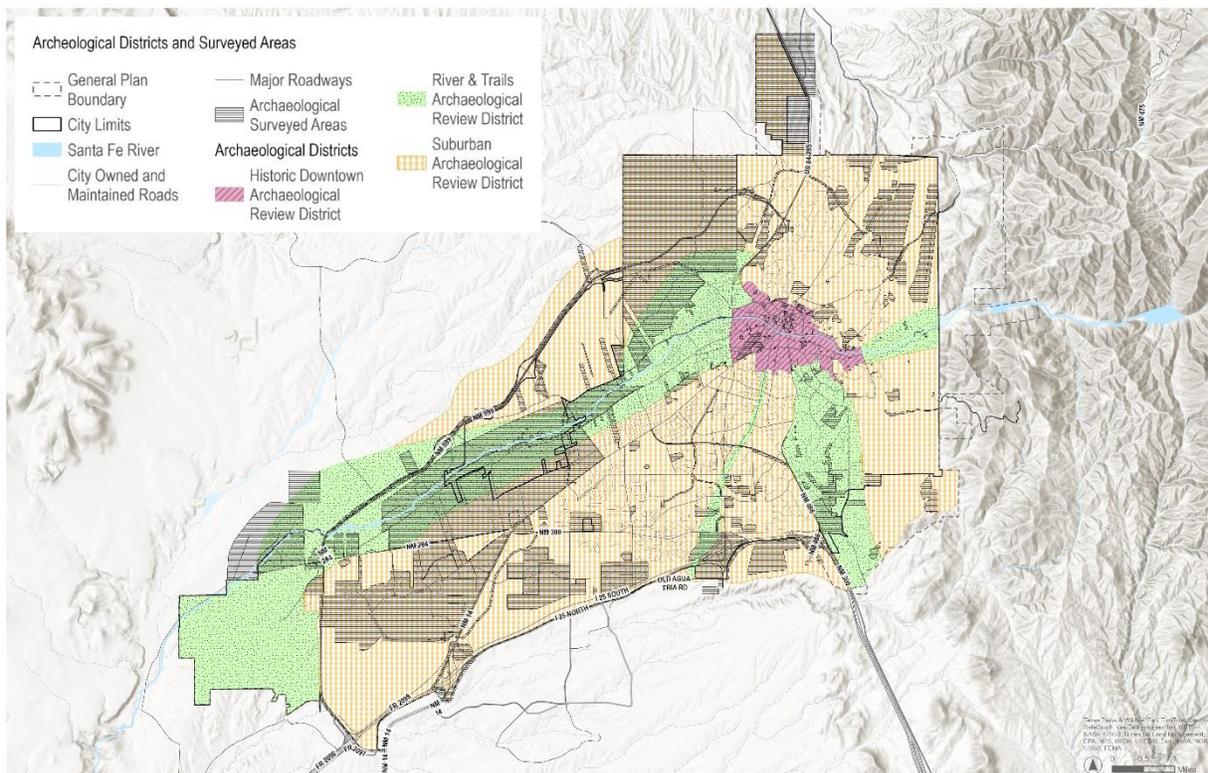
Santa Fe has several Archaeological Review Districts designed to protect its rich historical and cultural resources (see Figure 5-1). These districts, including the Historic Downtown, River and Trails, and Suburban, ensure that development projects respect and preserve significant archaeological sites. Strict review processes are in place to protect both prehistoric and historic remains, maintaining the city's cultural heritage. Development and land use activities require archaeological assessment and oversight by the Archaeological Review Committee ([Santa Fe City Code \(SFCC\) 14-3.13](#)).

- **Historic Downtown Archaeological Review District:** The Santa Fe Historic Downtown Archaeological Review District is a designated area in Santa Fe aimed at preserving the city's rich archaeological and architectural heritage. As one of the oldest continuously inhabited cities in the United States, the district encompasses significant sites from Native American, Spanish colonial, and Anglo-American periods. It includes remnants of Ancestral Puebloan structures, Spanish colonial buildings, and early American

architecture. The district also ensures that any development or renovation projects undergo a review process to protect the historical and archaeological integrity of the area. Managed by local agencies like the Santa Fe Archaeological Review Committee, the district plays a vital role in preserving Santa Fe's cultural legacy, while also attracting tourists and educating the public about the city's diverse past.

- River and Trails Archaeological Review District:** The Santa Fe River and Trails Archaeological Review District is a designated area in Santa Fe that focuses on preserving the archaeological and cultural resources along the Santa Fe River and its associated trails. The area contains historic trails, such as Santa Fe Trail, Galisteo Road, and Agua Fria. This district includes important sites related to Native American, Spanish colonial, and Anglo-American periods, as well as the development of transportation routes and water management systems. The district ensures that any development or construction along the river and trails is carefully reviewed to protect and preserve these important cultural resources, maintaining the area's historical integrity while supporting sustainable development and public education.
- Suburban Archaeological Review District:** The Santa Fe Suburban Archaeological Review District is an area within Santa Fe designated to protect and manage the archaeological resources found in the city's suburban areas. This district focuses on preserving significant prehistoric and historic sites that extend beyond the downtown area, including Native American settlements, Spanish colonial structures, and later developments. The district is particularly concerned with sites related to agricultural practices, early settlements, and transportation routes that helped shape the region. Any development or construction projects within this district are subject to a review process to ensure that they do not disturb or damage these valuable archaeological resources, helping to maintain the historical integrity of Santa Fe's suburban landscape.

Figure 5-1. Santa Fe Archaeological Review Districts



Santa Fe Archaeological Review Committee

The ARC, established under the New Mexico Cultural Properties Act, advises on the preservation of archaeological resources ([Santa Fe City Code \(SFCC\) 14-2.7](#)). It reviews the impact of development on archaeological sites, recommends mitigation strategies, and ensures compliance with state and federal preservation laws. The ARC also advises on excavation permits, surveys, and site assessments, and plays a key role in nominating sites to the Cultural Properties Register. The committee is composed of diverse experts, including three archaeologists, one of which must be a historic archaeologist, one historian, and one member from the construction or development industry, ensuring that a wide range of perspectives are considered.

Santa Fe Archaeological Review Process

Santa Fe's commitment to preserving its cultural heritage extends beyond buildings to include the City's archaeological resources. Santa Fe has numerous sites of cultural significance, many of which are protected under state and federal laws. In addition to state and federal laws, Santa Fe has its own local regulations to ensure the protection of archaeological resources within the city.

When construction, redevelopment, or other ground-disturbing activities are proposed in areas with the potential for archaeological resources, an archaeological review is required. This review is conducted by the City's Historic Preservation Division and may involve consultation with tribal representatives, historians, and archaeologists. If significant archaeological resources are discovered during construction, work may be halted, and a mitigation plan, such as further archaeological excavation or preservation of the site in place, may be developed. Santa Fe also has specific rules for how human remains, and sacred objects should be handled if discovered during construction or development activities, in line with federal regulations, such as the NAGPRA.

Historic Districts Review Board

Santa Fe's Historic Districts Review Board (HDRB) oversees changes to properties within the city's historic districts to ensure they align with preservation standards ([Santa Fe City Code \(SFCC\) 14-2.6](#)). Made up of professionals like architects, historians, and community members, the board reviews renovations, new construction, and demolitions to maintain the city's historic character. It is also responsible for the continued construction of buildings in historic styles and promotes general harmony as to style, form, color, height, proportion, texture, and material between buildings of historic design and those of modern design. The HDRB plays a vital role in balancing preservation with thoughtful development, helping Santa Fe retain its unique architectural and cultural identity amid modern growth.

5.3.4 Future Implementation of Santa Fe's Heritage Preservation Program

As explained in this section, Santa Fe's heritage preservation program has developed well beyond the preservation of isolated buildings. In order that the city's sense of history and sense of place is cared for, Santa Fe has taken steps to sensitively manage its identified heritage resources. These resources include archaeological sites, architecturally and historically significant buildings and structures, acequias, historic neighborhoods, and other cultural landscape features. Additional background information and procedural steps about these management tools are discussed in the city's *Historic Districts Handbook* (revised 2021) and *Archaeological Districts Handbook* (1991).

City of Santa Fe can successfully ensure that archaeological, cultural, and historic resources are sensitively managed and integrated for the benefit of the community through cooperative management strategies with the National Park Service; the New Mexico Historic Preservation Division; private preservation-oriented groups, including the Historic Santa Fe Foundation and the Old Santa Fe Association; and the general public. These benefits include those that are educational in nature and instill pride in Santa Fe's citizens about the city's heritage. Planning decisions and resulting ordinances should take into consideration possible impact on the historic character, heritage resources, and the traditional cultural life of the city. Critically, the interests of the Indigenous populations and the complex history of the region need to be thoughtfully taken into account and examined.

The 1999 General Plan includes implementing policies that speak to the following:

- Community Awareness and Partnerships
- Heritage Resource Identification
- Heritage Resource Management
- Preservation of Diverse Qualities
- Coordination of Preservation with Affordable Housing

While these implementing policies have had varying levels of success, continued planning efforts should bear in mind the importance of appropriately managing the unique qualities of Santa Fe and its history.

5.4 Identification of Resources

5.4.1 Local Historic Designations

Santa Fe formally initiated a local heritage resource identification program around 1978 to preserve the city's unique history and characteristics. At that time and continuing through 1985, the City conducted an expedited survey of, and minimal historic research on, structures in its historic neighborhoods. This cursory survey was conducted to assess historic buildings for consideration for eligibility under the federally supported Investment Tax Credit Program established in 1976. This survey was evaluated by the City and provided the basis for the designation of Santa Fe's local historic districts into their current form in 1983. Santa Fe's historic districts include approximately 7,000 buildings dispersed over 6.25 square miles. These districts include:

- **Downtown and Eastside Historic District:** Geographically, this district includes the immediate downtown commercial areas and extends into residential neighborhoods toward the east to include the Canyon Road, Acequia Madre, Cerro Gordo Road, and Camino Del Monte Sol areas. This district represents the first Spanish settlements in Santa Fe, stretching along the Santa Fe River, and includes the city's oldest and best examples of Spanish Pueblo and Territorial styles of architecture, as well as revival styles. Prominent Spanish colonial planning features, such as narrow streets, buildings constructed up to property lines, the central plaza, and an extensive acequia network, still exist in this district.

Acequia Madre

The Acequia Madre (or Mother Ditch) is a historical irrigation ditch that flows through the city and is part of a larger acequia system found throughout New Mexico. Operating for over 500 years, and with origins dating back to the Pueblo people, the acequia is used for irrigation. The main construction,

digging the ditch and lining some areas with stone, occurred during Spanish colonization in 1680. The Acequia Madre receives water from the Santa Fe River above the intersection of Alameda Street and the river near the Los Cerros Reservoir. The acequia runs in a westerly direction, from higher elevation to the lower valley, flowing through the city for over 2 miles. Today, the Acequia Madre runs at a reduced rate and is maintained by a mayordomo de la acequia and three commissioners who supervise its upkeep. All property owners along the ditch who still hold water rights, pay an annual fee and have a duty to help clean out the acequia annually each spring and during the irrigation season.

- **Historic Review District:** This district is located in the southeastern portion of the city, defined on the north by the Camino del Monte Sol hill. Until about the mid-1950s, this area included mostly undeveloped land. The rise in development of the area, its close proximity to the historic Eastside, and the existence of major entryways into the city gave cause for it to be established as a historic district so as to ensure visual compatibility with older areas of Santa Fe.
- **Historic Transition District:** This area, nestled between the Railyard on the west and Cerrillos Road on the east, was subdivided late in the nineteenth century in a speculative response to the arrival of the railroad. While a number of residential and commercial structures were built in styles reflecting other regions of the country, many lots remained vacant. By the mid-1950s, the area became home to car dealerships and other light industrial uses resulting in an architecturally diverse character. The Historic Transition District was established because of the area's important role in the history and development of Santa Fe and its proximity to downtown.
- **Don Gaspar Historic District:** This predominately residential district is located to the south of the New Mexico State Capitol Building and is bordered by Old Santa Fe Trail on the east and Don Cubero Avenue on the west. Coronado Road is the southern boundary. This area was first subdivided in the 1890s and some buildings date from that decade. The arrival of the railroad to New Mexico introduced building materials and architectural styles representative of building traditions from other regions of the country. By the 1920s, in response to a movement by locally influential personalities, the Don Gaspar area saw much construction in the traditional local revival styles. As a result, this district is significant because it is a well-preserved physical manifestation of Santa Fe's architectural history; it includes traditional adobe structures, structures representing the influx of eastern styles and materials, and those which reflect the revival of the Spanish stylistic traditions.
- **Westside-Guadalupe Historic District:** This district is bounded on the east by Guadalupe Street, on the west by St. Francis Drive, on the north by Paseo de Peralta, and on the south by Manhattan Avenue. It began as clusters of Hispanic farms on the western outskirts of the more densely developed plaza area. Beginning in the 1920s, plots of land were subdivided into long, narrow parcels oriented such that a maximum number of landowner's heirs could access water from the network of acequias. Architecturally, the area includes modest adobe residences, as well as those that incorporate details influenced by new materials and styles brought by the railroad.

Since 1991, the City has undertaken more extensive architectural surveys of structures in these historic districts. These surveys were expanded to include thorough historic research, comprehensive recording of architectural features, minimal oral history collection, and detailed photographic documentation, and attempts to identify other physical features of the cultural landscape. The Historic Preservation Division oversees modifications to properties within designated historic districts overseen by two boards, the ARC and the HDRB (see Section 5.3.3).

The City of Santa Fe recognizes the following sites as City-registered landmarks:

- **Atchinson, Topeka, and Santa Fe Depot (1909).** The depot is a California Mission Style building, which was designed by the Atchison, Topeka, and Santa Fe Railway office in 1909. This depot is one of just a few that has survived as a connecting point between small villages and towns throughout New Mexico and is currently the end of the New Mexico Rail Runner Express commuter train from Belen¹.
- **Fairview Cemetery (Est. 1884).** Fairview Cemetery is the oldest non-Catholic cemetery in Santa Fe, and has approximately 3,700 documented burial sites dating back to the 1860s. It was added to the NRHP in 2005 and is operated and maintained by a non-profit organization, the Fairview Cemetery Preservation Association².
- **Gross, Kelly and Company Warehouse (1913).** *“The Gross, Kelly and Company Warehouse contributes to the district by virtue of its age, style, and integrity. Moreover, as an early work of one of the creators of the Spanish Pueblo Revival style, Isaac Hamilton Rapp, it is of landmark significance in the history of that style which has become one with the architectural identity of the city of Santa Fe. It has additional importance for its association with one of the large wholesale companies which played a major role in the history of commerce in the Southwest.”*³
- **Hayt-Wientge Mansion (Est. 1864).** This vintage home is historically and architecturally significant as one of few surviving Victorian-style homes in Santa Fe⁴.
- **Rosario Chapel (1807).** This chapel stands on the original encampment site of Diego de Vargas and his army during the reconquest of Santa Fe in 1692. Today it holds historic, religious, and cultural significance as the starting point for the annual De Vargas procession, as well as a place for prayer and devotion⁵.
- **St. Catherine’s Industrial Indian School (Est. 1886).** *“The School is a remnant of a contested system of Indian boarding schools... first developed in nineteenth century New Mexico to educate, assimilate, and “civilize” Indigenous children into Euro-American culture. The campus closed its doors in 1998. The City of Santa Fe now owns the substantial site and plans to adaptively reuse the property.”*⁶
- **Vinaigrette Restaurant.** This restaurant is located within a landmark adobe house in the historic northeast area of town⁷.
- **Private Residences:** The following private residences are recognized for their historic and architectural significance.
 - 914 Hickox Street⁸
 - 300 East Houghton Street⁹
 - 210 Brownell-Howland Road¹⁰

¹ Atchison, Topeka & Santa Fe Railway Depot - Historic Santa Fe Foundation

² Fairview Cemetery Santa Fe

³ National Register of Historic Places - Inventory for the Santa Fe Historic District, page 11

⁴ National Register of Historic Places - Inventory Form

⁵ Santa Fe's Rosario Chapel History - History in Santa Fe

⁶ St. Catherine's Industrial Indian School - Historic Santa Fe Foundation

⁷ Santa Fe Restaurant | Vinaigrette

⁸ City of Santa Fe - Bill 2015-45

⁹ Ibid.

¹⁰ Ibid.

5.4.2 State and Federal Historic Designations

In addition to local historic designations, Santa Fe has both federal and state designations. While local designations are managed by the City, federal and state designations are maintained by the National Park Service and the New Mexico Historic Preservation Division, respectively. State and federally designated properties are those that are important to the understanding of the history and culture of the nation and the state. Santa Fe is host to four historic districts listed on the NRHP and over 100 individually listed properties on the NRHP and State Register of Cultural Properties, Sites, and Districts.

Unlike the five City-designated historic districts that are overseen by the HDRB and must comply with the Historic Districts Ordinance, listing on the federal and/or state register does not mean that limitations will be placed on the property. However, listing requires the consent of private property owners and qualifies properties for consideration to receive preservation grants and investment tax credits (when available and applicable), consideration in planning for publicly funded projects, and honorific recognition at the local, state, and federal level as important cultural resources. Historic districts listed on the NRHP (and dates of designation) include:

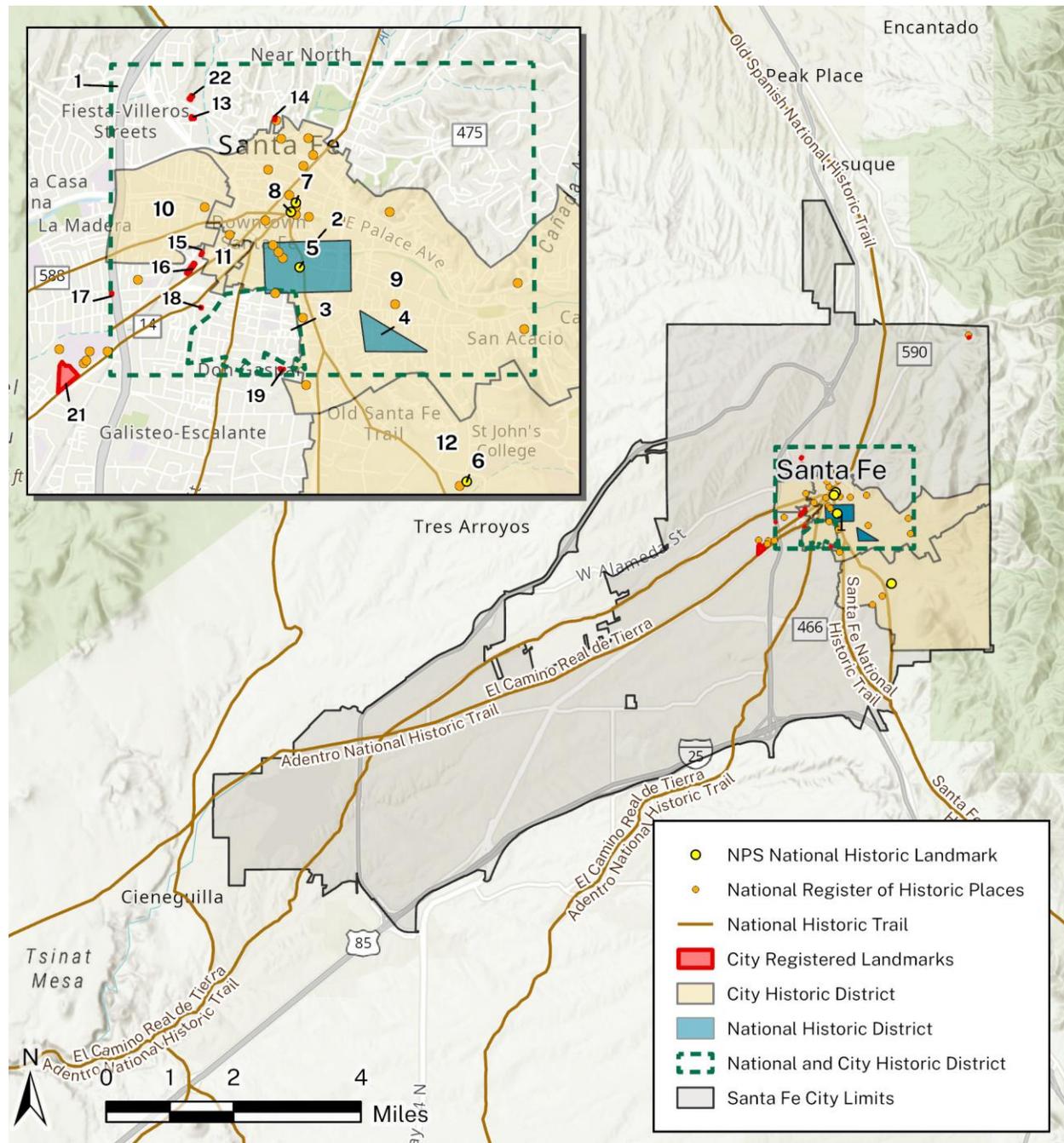
- Barrio del Analco Historic District (1968)
- Santa Fe Historic District (1973)
- Don Gaspar Historic District (1983)
- Camino del Monte Sol Historic District (1988)

Santa Fe can also claim four sites registered by the National Park Service as National Historic Landmarks. Recognized as having outstanding national significance (and dates of designation), these include:

- **Palace of the Governors (1966)**. Served as the seat of government in New Mexico for centuries and is the oldest government building still in use, built in the territorial architectural style in 1610.
- **Santa Fe Plaza (1966)**. A square plaza in the traditional form of Spanish-American cities is a destination for events, gathering, and culture.
- **Barrio del Analco Historic District (1968)**. At the center of this district is the San Miguel Mission, the oldest church in the United States, dating back to the early 1600s. The original adobe walls were built by Tlaxcalan Indians, likely under forced labor by the Spanish.
- **National Park Service Region III Headquarters Building (1970) on Old Santa Fe Trail**. Built in the 1930s by crews of the Civilian Conservation Core and exemplifying Spanish Pueblo Architectural style.

In 1995, the City accepted certification by the National Park Service of three sites on the National Santa Fe Trail, including Prince Park (Historic Fort Marcy), the Plaza, and Amelia White Park. These sites are recognized as having important associations with the historic Santa Fe Trail, and the City is committed to the sensitive management of them for public use and enjoyment.

Figure 5-2. Santa Fe Historic Districts and Resources



Map Key for Figure 5-2

Map ID No.	Name	Designation
1	Santa Fe Historic District	National Register of Historic Places - National Park Service; City of Santa Fe Historic District
2	Barrio de Analco Historic District	National Register of Historic Places - National Park Service
3	Don Gaspar Historic District	National Register of Historic Places - National Park Service; City of Santa Fe Historic District
4	Camino del Monte Sol Historic District	National Register of Historic Places - National Park Service
5	Barrio Del Analco	National Historic Landmark - National Park Service
6	National Park Service Headquarters	National Historic Landmark - National Park Service
7	Palace of the Governors	National Historic Landmark - National Park Service
8	Santa Fe Plaza	National Historic Landmark - National Park Service
9	Downtown and Eastside Historic District	City of Santa Fe Historic District
10	Westside-Guadalupe Historic District	City of Santa Fe Historic District
11	Historic Transition Historic District	City of Santa Fe Historic District
12	Historic Review Historic District	City of Santa Fe Historic District
13	Rosario Chapel	City Registered Landmarks
14	Hayt-Wientge Mansion	City Registered Landmarks
15	Atchison, Topeka & Santa Fe Depot	City Registered Landmarks
16	Gross, Kelly & Company Warehouse	City Registered Landmarks
17	Private Residence	City Registered Landmarks
18	Vinaigrette	City Registered Landmarks
19	Private Residence	City Registered Landmarks
20	Private Residence	City Registered Landmarks
21	Fairview Cemetery	City Registered Landmarks
22	St. Catherine's Industrial Indian School	City Registered Landmarks

5.4.3 Pre-contact Archaeological Resources

Pre-contact archaeological resources, or the archaeological sites and artifacts that date before 1539, surrounding Santa Fe, New Mexico, are integral to understanding the history of the Middle Rio Grande region and the area represented within the greater study area of this general plan. The resources reflect the rich cultural history of numerous Indigenous groups that were present long before European contact, as well as the descendants of those groups that still live in the area. This area is notable for archaeological sites dating back to over 10,000 years ago that show evidence of the hunting and gathering lifestyles of early Paleoindian and Archaic peoples, and Ancestral Puebloan settlements that include complex adobe structures, petroglyphs, and ceremonial sites. The archaeological record includes evidence of the development of agriculture, distinctive pottery, changes in tools through time, and the establishment of trade networks. While some areas were used more than others, it could be said that the entire study area has the potential for pre-contact cultural resources.

Understanding pre-contact archaeological resources is vital to modern development in Santa Fe because it highlights the region's deep Indigenous roots and cultural significance. Understanding and preserving these archaeological resources ensures respectful, sustainable growth, shapes land use decisions, and supports the city's identity, tourism, and legal obligations.

5.4.4 Post-contact Archaeological Resources

Post-contact archaeological resources, or sites, buildings, and artifacts that date after 1539, in Santa Fe, New Mexico, and the area represented in the greater study area within the management plan provide valuable insights into the region's complex history following European exploration and settlement. Starting in the early sixteenth century, Spanish colonization had a profound impact on the Indigenous peoples of the region, leading to the establishment of missions, presidios, and Spanish settlements, many of which still influence the area's cultural landscape today. Archaeological sites, such as the ruins of Spanish colonial churches, agricultural structures, and fortifications, offer glimpses into the ways in which European settlers adapted to and interacted with local Pueblo communities. The Pueblo Revolt of 1680, which temporarily expelled the Spanish from the region, also left its mark, with archaeological evidence of the rebellion and its aftermath, including abandoned Spanish structures and Indigenous fortifications. Additionally, later periods of Mexican rule and the American territorial era are reflected in architectural remains, historical artifacts, and settlement patterns that demonstrate the continued blending of European and Indigenous traditions in the area. Some examples of major post-contact archaeological resources within Santa Fe and the greater study area include the acequias that irrigated the region, the Santa Fe Trail, and the El Camino Real de Tierra Adentro.

Understanding post-contact archaeological and historic resources is important to modern development in Santa Fe because it reflects the City's history and the lasting influence on its development over time as it relates to cultural landscape, architecture, and infrastructure. Recognizing and preserving these resources ensures that development respects historic patterns, honors diverse cultural legacies, and maintains the unique character that defines Santa Fe today.

Post-contact Archaeological Resources in the Study Area

- Acequias that irrigated the region
 - The Santa Fe Trail
 - El Camino Real de Tierra Adentro
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