National Park Service
Cultural Landscapes Inventory
2005

Old Santa Fe Trail Bldg NHL landscape
Intermountain Support Office, Santa Fe
Table of Contents

Inventory Unit Summary & Site Plan

Concurrence Status

Geographic Information and Location Map

Management Information

National Register Information

Chronology & Physical History

Analysis & Evaluation of Integrity

Condition

Treatment

Bibliography & Supplemental Information
Inventory Unit Summary & Site Plan

Inventory Summary

The Cultural Landscapes Inventory Overview:

CLI General Information:

Purpose and Goals of the CLI

The Cultural Landscapes Inventory (CLI), a comprehensive inventory of all cultural landscapes in the national park system, is one of the most ambitious initiatives of the National Park Service (NPS) Park Cultural Landscapes Program. The CLI is an evaluated inventory of all landscapes having historical significance that are listed on or eligible for listing on the National Register of Historic Places, or are otherwise managed as cultural resources through a public planning process and in which the NPS has or plans to acquire any legal interest. The CLI identifies and documents each landscape’s location, size, physical development, condition, landscape characteristics, character-defining features, as well as other valuable information useful to park management. Cultural landscapes become approved CLIs when concurrence with the findings is obtained from the park superintendent and all required data fields are entered into a national database. In addition, for landscapes that are not currently listed on the National Register and/or do not have adequate documentation, concurrence is required from the State Historic Preservation Officer or the Keeper of the National Register.

The CLI, like the List of Classified Structures, assists the NPS in its efforts to fulfill the identification and management requirements associated with Section 110(a) of the National Historic Preservation Act, National Park Service Management Policies (2006), and Director’s Order #28: Cultural Resource Management. Since launching the CLI nationwide, the NPS, in response to the Government Performance and Results Act (GPRA), is required to report information that respond to NPS strategic plan accomplishments. Two GPRA goals are associated with the CLI: bringing certified cultural landscapes into good condition (Goal 1a7) and increasing the number of CLI records that have complete, accurate, and reliable information (Goal 1b2B).

Scope of the CLI

The information contained within the CLI is gathered from existing secondary sources found in park libraries and archives and at NPS regional offices and centers, as well as through on-site reconnaissance of the existing landscape. The baseline information collected provides a comprehensive look at the historical development and significance of the landscape, placing it in context of the site’s overall significance. Documentation and analysis of the existing landscape identifies character-defining characteristics and features, and allows for an evaluation of the landscape’s overall integrity and an assessment of the landscape’s overall condition. The CLI also provides an illustrative site plan that indicates major features within the inventory unit. Unlike cultural landscape reports, the CLI does not provide management recommendations or
treatment guidelines for the cultural landscape.

**Inventory Unit Description:**

The Old Santa Fe Trail Building (OSFTB), located in Santa Fe, New Mexico, is built upon an alluvial terrace on the edge of the Sangre de Cristo Mountains on 8.04 acres of pinon juniper woodland. The OSFTB landscape includes the office building complex (building, courtyards/patios, entrance road and parking lots), Arroyo Chamiso, and surrounding pinyon-juniper vegetation. The landscape section of the site's General Management Plan (completed in 1999) contains a good summary of site development, planting concepts, etc. The Old Santa Fe Trail Building landscape is a designed landscape with a lush interior and peripheral courtyards and native exterior plantings. Unique architectural elements in the landscape include exterior adobe walls which follow the edges of parking lots and signify the entrance to the site as one approaches the buildings from Old Santa Fe Trail.

The building and site were constructed between 1937 and 1941, during the New Deal Era. The construction period depicts the artistry and craft of the Civilian Conservation Corp (CCC) and Works Progress Administration (WPA) crews and the architectural style known as Spanish Pueblo Revival. During the construction of the OSFTB, the CCC crews both protected and established new stands of native vegetation near the building. In the peripheral and interior courtyards, the planting scheme utilized (on the whole) exotic and naturalized plants to emulate historic courtyard design. The landscape retains much of its original integrity, which includes the walls, stone curbing, native, exotic and naturalized vegetation, flagstone paving and parking lots. Although the New Deal Era creates significance for the building, the site's proximity to the Old Santa Fe Trail also contributes to its significance as a part of a larger historic landscape.

The OFSTB became a National Historic Landmark (NHL) on May 28, 1987. Between the years of 1937 and 1959, the National Park Service (NPS) constructed and maintained the OSFTB landscape then handed the responsibility of maintaining the site to the Bureau of Public Buildings. The General Services Administration managed the OSFTB from 1966 to 1987, at which time the management of the site returned to the NPS. At present, the OSFTB is used for NPS administrative offices.
Site Plan


Property Level and CLI Numbers

Inventory Unit Name: Old Santa Fe Trail Bldg NHL landscape
Property Level: Landscape
CLI Identification Number: 850083
Parent Landscape: 850083

Park Information

Park Name and Alpha Code: Intermountain Support Office, Santa Fe -IMSF
Park Organization Code: 1250
Park Administrative Unit: Intermountain Support Office, Santa Fe

CLI Hierarchy Description

The Old Santa Fe Trail Building landscape is a single inventory unit.
Concurrence Status

Inventory Status: Complete

Completion Status Explanatory Narrative:
This CLI was prepared by Morrow, Reardon, Wilkinson, Ltd. for the NPS on March 2001. The document was later revised and concurrence was received in 2005.

Concurrence Status:

Park Superintendent Concurrence: Yes
Park Superintendent Date of Concurrence: 06/30/2005
National Register Concurrence: Eligible -- SHPO Consensus Determination
Date of Concurrence Determination: 08/08/2005

National Register Concurrence Narrative:
The New Mexico SHPO concurred with the findings of the CLI on 8/8/2005.

Concurrence Graphic Information:
July 20, 2005

Katherine Slick
State Historic Preservation Officer and Director
Historic Preservation Division
New Mexico Office of Cultural Affairs
228 East Palace Avenue, Room 320
Santa Fe, New Mexico 87501

Re: NHPA Section 110 / DOE Consultation – Review and Concurrence

Dear Ms. Slick:

On behalf of Superintendent Jere Krakow, I am pleased to submit to you the Cultural Landscape Inventory for the National Historic Landmark Old Santa Fe Trail Building property here in Santa Fe. The CLI document, along with a copy of this letter, is being sent to John Murphey of your staff. We are seeking your concurrence on the CLI findings, specifically that landscape elements identified in the CLI as contributing be added to the list of contributing elements for the NHL as a whole. This is a request for Determination of Eligibility (of landscape elements); submittal of a revised NHL nomination form will be a separate step.

Completion of Cultural Landscape Inventories (CLI) for units of the National Park System is required by the National Historic Preservation Act, as Amended, Section 110. While this present concurrence request does not involve a specific project which may affect cultural landscape resources, your feedback on this CLI will help the park meet its Section 110 requirements and will provide the park with information important to future Section 106 project evaluations.

NM SHPO concurrence on the Old Santa Fe Trail Building NHL cultural landscape, 8/8/2005.
The Cultural Landscape Inventory for the Old Santa Fe Trail Building NHL does not propose any changes to the NPS boundary. The list of contributing landscape elements can be found in Part 3a, page 2, the Statement of Significance in Part 1, page 12, and the Integrity Evaluation in Part 3a, page 1.

For your convenience, I have included a concurrence signature line below. We appreciate your staffs’ review of this document, and if there are any questions, feel free to contact Historical Landscape Architect Jill Cowley, at 505-988-6899. CLIs are not complete until we receive feedback from your office; a response within 30 days would be appreciated.

Sincerely,

[Signature]

Deputy Associate Regional Director,
Cultural Resources

Concurrence on the Old Santa Fe Trail Building NHL Cultural Landscape Inventory:

[Signature] 08/08/05

Date

Old Santa Fe Trail Bldg NHL Superintendent concurrence, 6/30/2005.

Jere Krakow 06/30/2005 02:08 PM MDT

Jill

Better late than never, eh? I have read the entire report and find no item of dispute or concern. Noted are your handwritten changes in a few locations.

I discussed the matter of the Santa Fe Trail as a contributing factor with John Conoboy. He stands by his earlier statements that trail ruts are outside of the property boundary. So, they are "features on adjacent lands."

Thanks for your good work Jill, and for your ongoing interest in and willingness to assist with managing the NHL.

Jere

Jere L. Krakow, Superintendent
National Trails System - IMR
National Park Service
P.O. Box 728
Santa Fe, NM 87504-0728
505-988-6799
jere_krakow@nps.gov

Old Santa Fe Trail Building NHL Superintendent concurrence, 6/30/2005.

Cindy Lucier/SANTAFE/NPS 06/01/2010 12:51 PM
To Carrie Mardorf/SANTAFE/NPS@NPS
cc
bcc

Subject: OSTB Building CLI Condition Update

Hi Carrie,

In my opinion the condition of the landscape is good. There was some work done to the trees in the main court yard last September. Our maintenance person does a good job of keeping it well groomed. Currently I know of no major problems with the landscape. If I had to rate the landscape I would rate it as good.

If I need to answer any questions feel free to ask them.

Cindy Lucier
OSFT Building Manager
505-988-6896 (office)
505-490-0044 (cell)
505-988-6075 (fax)

Building manager concurrence on condition update, 6/1/2010.

Revisions Impacting Change in Concurrence:

Other
Revision Narrative:
Edited text to correct typos, clarified image sources, and uploaded CLR to Landscape Documents section, June 2012.

Geographic Information & Location Map

Inventory Unit Boundary Description:
The Old Santa Fe Trail Building NHL landscape comprises 8.04 acres of land located in the City and County of Santa Fe, New Mexico. The property is bounded on the north by the Old Santa Fe Trail (city street), and on the east by the Arroyo de los Chamisos; the remainder of the tract adjoins property formerly owned by the School of American Research. A residence and the buildings for the Laboratory of Anthropology are located on the adjacent property (General Management Plan 2001, page E-1). The study boundary for the CLI parallels both the property boundary and the study boundary used in the National Historic Landmark Nomination.

State and County:
State: NM
County: Santa Fe County
Size (Acres): 8.04

Boundary UTMS:

Source: USGS Map 1:24,000
Type of Point: Area
UTM Zone: 13
UTM Easting: 416,495
UTM Northing: 3,947,200
Location Map:

*Old Santa Fe Trail Building* location map based on USGS Quad Map of Santa Fe, New Mexico.

*Source: USGS, augmented by Morrow, Reardon, Wilkinson, Ltd.*
Regional Context:

**Type of Context:** Cultural

**Description:**
Santa Fe began as a Puebloan settlement in 1000 AD and was organized around moieties and matrilineal connections. The influx of Ancient Puebloan settlers in 1170 brought a diversity of social, religious and linguistic differences to the settlement, but did not change the moiety-matrilinial nature of the culture.

Upon arrival of the Spanish, the cultural organization shifted dramatically. Franciscan priests actively attempted to convert native populations and suppress native religious practices. The institutions of Catholicism and the acequia association often link together settlements and the landscape in a semi-communal social organization.

Economic ties to the East increased. After 1846, cultural changes continued to occur. U.S. soldiers set up a number of forts throughout the territory. A federal judiciary began to adjudicate land disputes. In general, landscape forms changed, as Hispanic communally-owned grazing and farm lands began to be administered by U.S. government agencies.

In 1880, the railroad arrived in Santa Fe and brought tourism in its wake. By 1892 tourist journals recognized the romance of ancient/historic Santa Fe. Tourism and the pursuit of healthy environments to recover from illnesses gave New Mexico a stake in the U.S. economy.

Santa Fe in the 1920’s was a magnet for tourism. Local regulatory movements began to establish a local building style that continues to define Santa Fe and the Southwest. These movements took elements from Spanish and Pueblo architectures and included re-enactment’s of historical pageants and a resurgence of local crafts.

**Type of Context:** Physiographic

**Description:**
The Old Santa Fe Trail Building complex is at 7, 160 feet in elevation and lies within the upper pinon-juniper woodland zone typical of the foothills of the Sangre de Cristo mountain range. To the east of the site is Sun Mountain, rising to a 7,950’ elevation, and to the north the mountains rise 10,500’ in elevation. The surrounding foothills are composed of granite, and rise steeply from the alluvial plain the city of Santa Fe is built upon. Temperatures range from an average of 94 degrees in the summer to an average low of 44 degrees in the winter (Williams, 1986). Santa Fe’s precipitation rate averages 10 inches a year with rainfall occurring primarily during the months of July and August. In addition, Santa Fe gets an annual average of 32 inches of snow.

The terrain is hilly to mountainous with strong arroyos interlacing the ranges. Pinon and juniper randomly dot the foothills. Arroyos are filled with chamisa, common grasses and stray trees.

The site is home to jackrabbits, quail, rock squirrels, deer mice and coyote, and is visited
frequently by domestic animals. Pinon jays visit for the pinon seeds.

**Type of Context:** Political

**Description:**

The Old Santa Fe Trail Building lies in Santa Fe County in the city of Santa Fe, the capital of the state of New Mexico.

Santa Fe was permanently settled in 1000 AD by ancestral-puebloan peoples who settled their farming villages along the Rio Grande Valley. These settlements grew in the late 13th and 14th centuries by peoples who had inhabited Chaco Canyon.

Spanish settlement started about 1610 by Governor Pedro de Peralta, who established the seat of government for the colony in Santa Fe. In 1680 the Pueblo peoples revolted against the Spanish empire and ruled Santa Fe until the arrival of Don Diego de Vargas in 1692.

From 1692 to 1821 Spain supported the colonies of New Mexico. The population of Santa Fe was approximately 2,500 for much of this time.

Mexican independence led to subsequent lessening of southern economic support for New Mexico, and in 1821 this led to the opening of the famous trade route, the Santa Fe Trail. Increased economic integration of New Mexico and the U.S. laid the groundwork for New Mexico’s political incorporation into the U.S. after the 1846 Mexican-U.S. war.

In 1845, 4,000 people were a part of the city of Santa Fe. The city benefited from the Santa Fe Trail trade. In September 1846, the U.S. army occupied Santa Fe and the Anglo-American method of land survey adjudication began. The Treaty of Guadalupe Hidalgo recognized many land grants of the Pueblo, Spanish and Mexican eras, but in general did not recognize the general land use right of communal grazing. The Santa Fe Trail continued to be a prominent route for settlers of the American West until the arrival of the railroad in 1880.

In 1912 New Mexico became the 46th State of the Union.

**Management Information**
General Management Information

Management Category: Must be Preserved and Maintained

Management Category Date: 06/30/2005

Management Category Explanatory Narrative:
The landscape of the Old Santa Fe Trail Building is part of the National Historic Landmark listing, and therefore, must be preserved and maintained.

Agreements, Legal Interest, and Access

Management Agreement:

Type of Agreement:

NPS Legal Interest:

Type of Interest: Fee Simple

Public Access:

Type of Access: Unrestricted

Explanatory Narrative:
The public has unrestricted access to the grounds outside of the building and on building perimeter.

Type of Access: With Permission

Explanatory Narrative:
Within the building and courtyards, public access requires permission. Visitors must sign-in at the front desk and display a visitor badge at all times.

Adjacent Lands Information

Do Adjacent Lands Contribute? Yes

Adjacent Lands Description:
Adjacent lands exhibit wagon wheel ruts that approximate the location of the Santa Fe Trail, which supports the significance of the site. Also the Laboratory of Anthropology is located southwest of the site and was designed by acclaimed architect John Gaw Meem. The characteristic building style of the "Spanish-Pueblo Revival" was a source of architectural influence on the NPS Headquarters building. Characteristics such as molded (sculpted) buttresses at corners are reminiscent of Spanish churches and the portals located between building masses are attributes found in both buildings.
National Register Information

Existing National Register Status

National Register Landscape Documentation:
Entered Documented

National Register Explanatory Narrative:
Although the Old Santa Fe Trail Building NHL is not located in a national park, it is owned and managed by the NPS and is being treated as a cultural landscape. The property (NPS Southwest Regional Office) was first listed on the National Register of Historic Places on 10/06/1970. The building was later listed as a National Historic Landmark on 5/28/1987. Both the NR and NHL nominations adequately address the landscape and its features; however, this CLI provides more detail about the cultural landscape.

Existing NRIS Information:

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<td>National Historic Landmark (70000067) - 5/28/1987</td>
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National Register Eligibility

National Register Concurrence: Eligible -- SHPO Consensus Determination
Contributing/Individual: Individual
National Register Classification: Site
Significance Level: National
Significance Criteria: A - Associated with events significant to broad patterns of our history
Significance Criteria: C - Embodies distinctive construction, work of master, or high artistic values
### Period of Significance:

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**Statement of Significance:**

The Old Santa Fe Trail Building (OSFTB) cultural landscape is a historic designed landscape that
accurately represents the efforts of the National Park Service to design and the CCC and WPA to construct buildings and their surrounding environments using revived and re-interpreted local vernacular design traditions. The site has acquired significance by its association with the regional revival of architectural traditions (here known as “Spanish-Pueblo Revival” style) and important designers and architects such as John Gaw Meem, Isaac Hamilton Rapp, and others. The site has acquired additional significance by its association with the 1930s NPS design tenets articulated by Albert Good in Park and Recreation Structures and referred to as “Parkitecture” or “Government Rustic style”. The key period of significance is the beginning of its construction in July 1937 to December 1941, following the completion of construction and landscaping operations.

In recognition of landscape features, use of local materials, and style, the National Park Service’s Old Santa Fe Trail Building and landscape meet Criterion C for National Register Significance. The OSFT Building landscape is also significant under Criterion A because of its association with the WPA and CCC. The Old Santa Fe Trail Building and landscape is the only site developed for the NPS outside of National Park System Units which remains occupied by the NPS. The OSFTB is also significant under National Register Criterion A.

The Old Santa Fe Trail building is a National Historic Landmark (1987). Both the National Park Service and New Mexico State Planning Office recognized the site as significant based on its representation of Spanish-Pueblo revival architecture as well as association with famed architect Cecil Doty and landscape architect Harvey Cornell. The significance, as identified on the National Register nomination form, includes architecture, art, landscape architecture and social and humanitarian significance. The site’s structures upheld the astute craftsmanship of work completed by CCC and WPA crews during the 1930s and early 1940s. This fine attention to detail is exhibited in features such as flagstone patios, hand carved vigas inside the buildings as well as along the portals, adobe bancos lining the courtyards and patios, and adobe walls demarcating interior and exterior plantings and site design. For example, adobe walls follow the edges of parking lots and mark the entrance to the site from the Old Santa Fe Trail.

The Old Santa Fe Trail building retains its integrity as an administrative office for the National Park Service. It illustrates design principles (often referred to as “parkitecture” or “rustic architecture”) outlined in the 1930s National Park Service publication, Park Structures and Facilities, with guidelines such as use of local building materials, harmony with the landscape, strong ties to local architectural traditions and with the aesthetics of having been constructed by native craftsmen using primitive tools. The building is the largest known adobe office building and one of the largest secular adobe buildings in the United States.

Chronology & Physical History

Cultural Landscape Type and Use

Cultural Landscape Type: Vernacular
          Designed
Current and Historic Use/Function:

Primary Historic Function: Administrative Office (HDQS)
Primary Current Use: Administrative Office (HDQS)

Other Use/Function
Recreation/Culture-Other
Administrative Office (HDQS)
Garden

Other Type of Use or Function
Both Current And Historic
Both Current And Historic
Both Current And Historic

Current and Historic Names:

Name
Region III Headquarters Building
Southwest Regional Office Building
Old Santa Fe Trail Building (OSFTB)

Type of Name
Historic
Historic
Current

Ethnographic Study Conducted: No Survey Conducted

Chronology:

Year   | Event   | Annotation
---    | ---      | ---
500 BC | Inhabited| Hunting and Gathering.
500 BC - AD 1400 | Inhabited | Inhabited by Ancestral-Puebloans.
AD 1598 - 1820 | Colonized | Spanish Colonial/Mexican Territory.
AD 1821 - 1880 | Established | Santa Fe Trail and Santa Fe Railroad.
AD 1821 - 1924 | Settled | American Settlement/Opening of the Santa Fe Trail.
AD 1924 - 1936 | Developed | DeVargas Development Corporation becomes owner of the land through court adjudication surrounding the Treaty of Guadalupe Hildago.
AD 1930 - 1942 | Developed | New Deal era.
<table>
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<tr>
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<th>Event</th>
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<td>AD 1939 - 1949</td>
<td>Maintained</td>
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<tr>
<td>AD 1941 - 1959</td>
<td>Maintained</td>
<td>In 1959, Bureau of Public Building administers the site.</td>
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<tr>
<td>AD 1987 - 2005</td>
<td>Land Transfer</td>
<td>Management returned to National Park Service. Primary use for administrative offices.</td>
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<tr>
<td>AD 2009 - 2011</td>
<td>Maintained</td>
<td>Improvements were made throughout the building and grounds. Courtyard trees were pruned in summer of 2009. Columns and vigas were repaired in winter 2009-2010. The parking lots were restriped, new parking lot lights were installed, and the concrete light bases were painted in April 2011. Trees were thinned around the building in summer 2011. Plans were also discussed to re-stucco the building and repave the parking lots, though no action was taken as of 2012. A Cultural Landscape Report was also completed to take a closer look at the history and evolution of the landscape.</td>
</tr>
</tbody>
</table>
Physical History:

Graphic Chronology, 1938-1939

Front elevation sketch of Regional Headquarters Building, by Milton Swatek, 1938. Source: NPS.

Sketch plan of Regional Headquarters Building, Region III, drawn by architect Cecil Doty, 1938. Source: NPS.
Photograph taken of NPS Region III Headquarters, taken in 1939 soon after completion of construction. Source: NPS.
Portal along main patio of Region III Headquarters, 1939. Source: NPS.
Main patio of Region III headquarters, 1939. Source: NPS.
Analysis & Evaluation of Integrity

Analysis and Evaluation of Integrity Narrative Summary:
The Old Santa Fe Trail Building (NHL) cultural landscape is a historic designed landscape that accurately represents the efforts of the National Park Service to design, and the CCC and WPA to construct, buildings and landscape features using revived and re-interpreted local vernacular design traditions. The site is significant because of its association with the regional revival of architectural traditions (here known as “Spanish-Pueblo Revival” style) and important designers and architects such as John Gaw Meem, Cecil Doty, Isaac Hamilton Rapp, and others. The site also has significance because of its association with the 1930s NPS design tenets as articulated by Albert Good in Park and Recreation Structures and referred to as “Parkitecture” or “Government Rustic style”. The key period of significance is beginning of the OSFTB in July 1937 to the end of the building and landscape construction in 1941.

The NPS Old Santa Fe Trail Building is significant under National Register Criterion C because of the utilization of the surrounding landscape features for placement of the site, and the use of local materials and building style (Spanish-Pueblo Revival). The OSFT Building landscape is also significant under Criterion A because of its association with the WPA and CCC. The Old Santa Fe Trail Building is the only site developed for NPS outside of National Park System Units that remains occupied by the NPS. The cultural landscape at the Old Santa Fe Trail Building retains integrity.

1. LOCATION: Retains integrity
All structures and associated features were built onsite and have never been moved, and, thus retaining integrity of location.

2. DESIGN: Retains integrity
Some elements of the landscape design have changed over time due to natural growth and the die-off of vegetation, but the overall design of both the plantings and building designs have not been changed, so that the landscape retains integrity of design.

3. SETTING: Retains integrity
The setting retains integrity in terms of its proximity to the Santa Fe Trail, major landforms, and native vegetation. The interior and exterior plantings and spatial organization also contribute to the integrity of setting.

4. MATERIALS: Retains integrity
The materials of the building, the small-scale features, walls and plantings all retain integrity. These materials represent the craftsmanship of work completed during the CCC period, which utilized local materials and building aesthetics. The building remains one of the largest adobe structures in the United States.

5. WORKSMANSHIP: Retains integrity
The workmanship of the Old Santa Fe Trail Building and landscape features retain integrity based on
the period of significance (1937-1941) and its association with construction and craftsmanship completed by CCC workers.

6. FEELING: Retains integrity
The feeling of the place retains integrity. The intimate courtyard features, patios, portales, views of the surrounding mountains and designed plantings all contribute to the feeling of the landscape.

7. ASSOCIATION: Retains integrity
The landscape retains its association with the Old Santa Fe Trail, the foothills of the Sangre de Cristo Mountains, and the administrative use of the National Park Service.

**Landscape Characteristic:**

**Archaeological Sites**

Traces of historic Santa Fe Trail ruts are present outside the NPS boundary. The ruts represent the era of historic wagon trails in the U.S. in use from 1821 to 1900.

**CONTRIBUTING FEATURES**

- none within NPS boundary

**Landscape Characteristic Graphics:**

*View of Santa Fe Trail ruts near the Old Santa Fe Trail Building, 2012. Source: C. Mardorf, NPS.*
Buildings and Structures

Built in the Spanish Pueblo Revival style, the building signifies the Civilian Conservation Corps (CCC) efforts to faithfully recreate and revive traditional architectural and craftsman traditions. The building’s two-story main entry emulates Spanish colonial church entries. The northern edge of the site is defined by a low adobe wall that parallels the Old Santa Fe Trail. Vehicles entering from the Old Santa Fe Trail use either the eastern or western parking area. Parking areas are defined by trees and low adobe walls. Flagstone paths direct pedestrian travel to visitor or employee entries.

Southeast of the main building is the maintenance building made of adobe and exposed vertical logs. The exposed logs are chinked cement plaster, much like pueblo jacal construction. The buildings are oriented to the north to capture the view of the Sangre de Cristo Mountains.

The exterior walls, buttresses and courtyard walls undulate and give the impression that they are not constructed with a plumb. Cecil Doty succeeded in following the principles of the “Government Rustic” style to construct buildings to look like they were built by “pioneer craftsmen with limited hand tools” (Albert Good, Park and Recreation Structures Washington D.C., NPS, 1935, part I:5).

The effect of the re-stuccoing of cracks in the walls in 1966 and 1967 did not disturb the overall effect of vernacular building techniques.

The greenhouse was built in 1940 and attached to the south side of the main building. The original greenhouse was demolished in 1966, and a smaller greenhouse replaced it. The present structure is much like the original in its construction, having three fixed walls and a roof of glazing, with a door leading to the outside on the west side. The greenhouse was used to cultivate annuals during the winter months. The greenhouse was used until the change of the building's administration to the General Services Administration in 1966.

CONTRIBUTING FEATURES
- Old Santa Fe Trail Building and complex

NONCONTRIBUTING FEATURES
- Reconstructed greenhouse

Landscape Characteristic Graphics:
View of front facade and perimeter wall of Old Santa Fe Trail Building, 2012. Source: C. Mardorf, NPS.

View of interior courtyard and pond within the Old Santa Fe Trail Building, 2012. Source: C. Mardorf, NPS.
Circulation

Vehicular traffic flows from the Old Santa Fe Trail to the north into the east and west parking lots. Parking lot A was designed by Cornell and Kell during the period of significance, and is used for visitor parking. East Parking Lot B was designed in 1937 with the same curvilinear parking design as Parking lot A. The expansion of parking into the west was designed by Cornell and Carter to handle employee parking needs and does not follow the established curvilinear design style. The west lot was formalized in 1959 and paved in 1975. The roads are in good shape. An informal extension of the Arroyo Chamiso trail traverses the NPS property in the arroyo flood plain. This trail serves mountain bikers, hikers and people walking their dogs.

CONTRIBUTING FEATURES
- Flagstone paths
- Flagstone patios
- East Parking Lot A
- East Parking Lot B
- Path in south patio
- Entry roads into east parking lots

NONCONTRIBUTING FEATURES
- Social trails from recreational use
- West parking lot

Cluster Arrangement

New Mexican colonial architecture has often been classified as accretionary, or growing room by room. Often these rooms would be added on over the years to enclose a courtyard with each room opening in to the courtyard. The Old Santa Fe Trail Building architecture followed this tradition by constructing rooms in cubicle fashion that open up to the courtyards.

The clustering of rooms fit the tradition of building style in New Mexico, and also kept the construction costs under the requested $10,000. The positioning of the service building and the
headquarters provided for ease of maintainence access to the building.

The maintainence building is located on the southeast edge. Its primary orientation is to the north, facing the parking lot.

CONTRIBUTING FEATURES
- Building complex

**Constructed Water Features**

Typical of many, if not all of the New Deal era landscapes, is the construction of a water feature. The Old Santa Fe Trail Building is no exception. Within the central courtyard is a fountain which flows from a central, elevated basin mounted on a planter wall. The water spills into a pool, which has an approximate capacity of 55 gallons. Originally the fountain design had the water fall from the pool through the three outlets and into a brick gutter system. The gutter system channeled the water to the planting beds. The gutter system was removed at some time due to maintenance problems but the brick channels remain intact. The fountain has undergone many non-historic alterations, yet retains its contributing status. Its current condition is good.

CONTRIBUTING FEATURES
- Fountain (including vegetation and fish)
- Brick drainage around patio

**Cultural Traditions**

The Hispanic cultural practice of creating communal grazing lands, known as ejidos, has affected the landscape. However, in the 1900s the practice of strict surveys commenced and land ownership was figured with transect and rod, an aspect of Anglo-American land use.

The NPS, intent upon reviving the Spanish-Pueblo architectural forms and methods, adopted the vernacular characteristics of local building style, copied the contemporaneous construction of nearby buildings, and, of course, designed and built to suit their purposes. Cultural influences include Spanish plaza and Mexican plazuela design traditions. The Old Santa Fe Trail Building is arranged around the central courtyard. Rooms open up onto the flagstone portal on all four sides of the courtyard. On the east face of the central courtyard, the building’s structure rises to two stories, much like Sena Plaza, located on Palace Avenue in Santa Fe.

NPS had articulated a strong design ethic sometimes called “parkitecture” of “Government Rustic Style”, which emphasized the following precepts for construction:
- Use local materials
- Maintain harmony with the landscape

The entire building is of adobe bricks, making this one of the biggest earthen structures still in use in the United States. The design employs elements characteristic of Spanish Colonial and Pueblo Indian architecture, such as varied building heights and symmetrical massing. The walls have the quality of being sculptural, and the outdoor spaces are well integrated with the indoor space. The buttress at the main entrance even had its own undulating topographic plan. The use
of adobe, flagstone, local timber and native plants as materials contributes to the sense that the building is the local vernacular tradition.

CONTRIBUTING FEATURES
- Use of local building materials and technologies
- Spanish Colonial and Pueblo Indian architectural features

Land Use
Prior to the period of significance, the area was open range for goats, sheep, cows and horses. It was common for herds to be brought from the Santa Fe River valley up to the foothills for pasture on a daily basis. In many instances, the herding of animals and the route of travel followed the arroyo systems. The Arroyo de los Chamisos was used for general circulation to and from the valley to the mountains. During the period of significance (1937 to 1941) these herding practices continued until the restriction and eventual cessation of grazing lands nearest Santa Fe by the Carson National Forest in 1950. It is probable that the area was used for wood gathering for fuel and building materials. The cattle guard at the entrance is evidence of the fact that herding animals were an issue at the time of building construction.

From 1937-1941, the Old Santa Fe Trail Building and landscape were built by the Civilian Conservation Corp (CCC). Since the construction of the building the land use has been primarily dedicated to NPS administrative offices. Secondary land uses include hiking, walking and mountain biking.

CONTRIBUTING USES
- Administrative uses by National Park Service

NONCONTRIBUTING USES
- Hiking
- Walking
- Mountain biking

Natural Systems and Features
The primary natural feature on the site is the Arroyo de los Chamisos that is located directly east of the building, and fed by run-off from the surrounding Sangre de Cristo foothills. The arroyo runs intermittently after large rains. The erosional forces of wind and water continue to affect the east slope of the OSFTB. At the time of construction the arroyo was confined to pass under the bridge on the northeast side. The interlacing of arroyos common to the area leaves decomposed granite terraces that are suitable for building.

The NPS headquarters was sited on the high side of the granite alluvial terrace near the Arroyo de los Chamisos. John Kells' original plan for landscape improvements called for a 3-4' undulating wall and for slope-stabilizing plants at the height of the area subject to floods. The wall was never constructed and it is unknown if the plants were ever installed. (Reference NPS Historical DWG. #NM-28-113)
The pinon-juniper woodland along the slope was less thick during the period of significance than it currently is, however recently (2005), pinons have had substantial die-offs due to drought and bark-beetle infestation.

**CONTRIBUTING FEATURES**
- Arroyo de los Chamisos
- Natural terraces
- Pinyon-Juniper Woodland

**Small Scale Features**
The bancos and raised planters in the central courtyard are small-scale features that provide aesthetic and functional detail in the landscape. The planters on the east side and on both sides of the stairs are constructed of stacked flagstone. The stacked flagstone is reminiscent of Chacoan rock walls. There is Banco seating at the edges of the raised planters on the west side of the central courtyard. The Bancos contribute to the site’s integrity.

The entrance gate to the conference room patio is an element contributing to the significance of the landscape and inner “oasis” feel of courtyards. The entrance gate's hardware consists of hand-forged hinges, and handles in the traditional Spanish style. The main entry entrance gate and the remaining path with rock alignments contribute to the historical integrity of the site.

In the parking areas, the entrance sign and stone curbing give an authentic feel to the sense of place and contribute to the significance of the site.

**CONTRIBUTING FEATURES**
- Perimeter adobe walls
- Pedestrian gate
- Cattle guard
- Entry sign
- Flagpole
- Courtyard raised planters
- Courtyard steps and Chacoan-style rockwalls
- Courtyard bancos
- Parking lot rockcurbing

**NONCONTRIBUTING FEATURES**
- Exterior lights
- Mounted security cameras

**Landscape Characteristic Graphics:**
Entrance sign for Old Santa Fe Trail Building, 1988. Source: J. Cowley, NPS. Note: the entrance sign was changed to read "Intermountain Region" in summer 2009.

Spatial Organization

The Old Santa Fe Trail Building is sited to face the Old Santa Fe Trail. The circulation system of roads, entrances, and parking lots is the primary reason for the building's orientation. On-site views to the mountains are now somewhat obscured by vegetation.

CONTRIBUTING FEATURES
- Proximity to the remains of the historic Santa Fe Trail
- Orientation to foothills and the historic Santa Fe Trail
- Original planned parking lots

NONCONTRIBUTING FEATURES
- New entry pathways
- New parking lot (west parking lot)

Topography

The regional topography is composed of alluvial plains running south and west to the Santa Fe River Valley. Between the arroyos are gently sloping terraces that are suitable for building. The terraces were largely unnoticed as building sites until the 1910s and 1920s, when water and electricity could be delivered to remote sites. This natural topography still determines the siting of the buildings.

The site itself is located on an alluvial knoll next to the Arroyo de los Chamisos. The knoll slopes gently to the west until it encounters the slopes of the arroyo on the east side of the site. Slopes along the arroyo are approximately 3:1 and are heavily forested with pinon-juniper trees.
The eastern edge of the site is within the arroyo basin which is generally flat with masses of shrubs in embankment areas. The building is sited on the escarpment of the alluvial knoll.

CONTRIBUTING FEATURES
- Natural terraces
- Arroyo de Is Chamisos

Vegetation
The site is located in the pinyon juniper woodland association. Native vegetation that comprises a large part of the association is the Pinyon Pine (Pinus edulis), One seed Juniper (Juniperus monosperma), Blue Grama (Bouteloua gracilis), Chamisa (Chrysothamnus nauseosus), Snakeweed (Guiterrezia saothrae), and Cholla (Opuntia imbricata). Pinyon and Juniper occupy the east slope of the site and are beginning to fill in the terrace surrounding the building itself. Chamisa grows in the arroyo flood plain of Arroyo de los Chamisos.

Pinyon and juniper trees on the east slope range up to 25-feet in height and are equally as wide. The trees grow so closely together that it becomes an impenetrable mass of vegetation. Many small pinyon and juniper have taken root on the terraces area to the northwest, increasing the general density of the foliage. The native vegetation has become denser since the site was first constructed. The reduction of grasses, typical of over grazing, has increased woody vegetation (shrubs and trees). Vegetation die off and the removal of dead trees has thinned out the vegetation substantially.

Trees and shrubs planted by the CCC are thriving. Exterior plantings function to create views and vistas internally, and outward from the site. The parking lot plantings are designed as a transition into the more formally gardened interior landscapes and courtyards. For example, deciduous species such as Russian olive and maple were planted in parking islands near the entrance gates to the courtyards and the main entrance. The Russian olive trees are still standing, though the Maples are almost non existent, some of which have been replaced by Cottonwoods. Perennials have almost entirely disappeared (such as currants and verbena) except for the native shrubs, such as Chamisa, and drought hardy plants, namely lilacs.

Vegetation in the courtyards forms the “oasis” areas of the landscape. The original structure of the “hard” and “soft” landscape features retain their original integrity. The brick patio and paths, raised planters and walls retain their structural integrity and contribute to the significance of the site. Many of the native tree species as well as a few cultivated fruit trees are original and also contribute to the landscape's significance (see notes on detailed site plan). Many of the original shrub and perennial plantings have been altered.

The central courtyard is the primary interior landscape of the site. It functions as a social gathering spot for visitors and employees and has been used for special use gatherings by outside groups. The courtyard is typical of the Spanish plaza landscape, and vegetation within the courtyard is a common feature to plazas throughout New Mexico (such as the Rio Grande Cottonwood). Naturalized and exotic fruit trees were planted to reflect plantings of Colonial Spanish plazas. Peach, pear, apple and apricot trees provide spring blossoms and shade.
The east courtyard is planted with lilac, vinca, and turf. The southeast patio has a kiva fireplace in the southeast corner, making the courtyard an outdoor room. The west patio serves to provide a transition between the parking lot and the building. The north patio off the meeting room serves as an extension of the room itself. The original plan called for lilac, shasta daisy, iris, hollyhock, columbine, vinca, apricot tree, and turf bluegrass. The surviving plantings include the apricot tree, vinca and lilac. The condition of the plantings is good and they contribute to the landscapes significance.

CONTRIBUTING FEATURES
Pinyon Pine (Pinus edulis)
One seed Juniper (Juniperus monosperma)
Blue Grama (Bouteloua gracilis)
Chamisa (Chrysothamnus nauseosus)-
Snakeweed (Guiterrezia saothrae)
Cholla (Opuntia imbricata).
Courtyard plantings (Peach, pear, apple, and apricot, lilacs)
Parking lot plantings
Entry plantings
Meadow like plantings

NONCONTRIBUTING FEATURES
Recently added non historic ornamentals

**Landscape Characteristic Graphics:**

*Native vegetation surrounding Old Santa Fe Trail Building, 1988. Source: J. Cowley, NPS.*
Vegetation within main courtyard, 1988. Source: J. Cowley, NPS.

Vegetation within main courtyard, 2012. Source: C. Mardorf, NPS.
Views and Vistas

Views into the Old Santa Fe Trail Complex from the Old Santa Fe Trail were kept free from obstruction before the construction of the east parking lot. The view across the native shrub and grass meadow was an important landscape architectural feature. Initial parking lot and entry plantings assured the view from the road. However, in the construction and subsequent planting around the eastern parking lot the original view became obstructed by vegetation. Harvey Cornell and Carter are responsible for drafting the planting plans for this parking expansion. It unknown why this view was lost.

Vistas to the Sangre de Cristo were to be preserved from the main entrance, and these
vistas are still preserved (though partially obscured with pinyon-juniper overgrowth). The vista to the west (to the Jemez Mountains) has been almost entirely lost to the profuse growth of pinyon-juniper and other naturalized trees. Vistas from the complex have been compromised by the over-growth of vegetation since the historic period.

CONTRIBUTING FEATURES
- Views and vistas to mountains
- View into site from the Old Santa Fe Trail
- views within interior courtyards

NONCONTRIBUTING FEATURES
- Obstruction of vistas to mountains due to vegetation overgrowth
Condition

Condition Assessment and Impacts

Condition Assessment: Fair
Assessment Date: 06/29/1998
Condition Assessment Explanatory Narrative:
The landscape of the Old Santa Fe Trail Building is in fair condition.

Condition Assessment: Good
Assessment Date: 03/11/2005
Condition Assessment Explanatory Narrative:
The landscape of the Old Santa Fe Trail Building is in good condition.

Condition Assessment: Good
Assessment Date: 06/01/2010
Condition Assessment Explanatory Narrative:
Ongoing care and maintenance have kept the landscape in good condition. The building manager concurred on 6/1/2010.

Impacts

Type of Impact: Release To Succession
External or Internal: Both Internal and External
Impact Description: The over-growth of the surrounding pinon/juniper landscape obscures vistas of the mountains from the OSFTB.

Type of Impact: Exposure To Elements
External or Internal: External
Impact Description: The adobe construction and the wood vigas are both subject to deterioration caused by exposure to the elements. Good maintenance and preventative care and repair can do much to mitigate potential damage.

Landscape Stabilization Cost Explanatory Description:
No landscape stabilization costs currently identified.

Treatment
Treatment

Approved Treatment: Rehabilitation
Approved Treatment Document: General Management Plan
Document Date: 10/01/1999

Approved Treatment Document Explanatory Narrative:
The 1999 General Management Plan (GMP) identified rehabilitation as the appropriate treatment for the landscape. Rehabilitation with some preservation was also identified as the treatment recommendation within the Cultural Landscape Report (CLR), April 2011.

Approved Treatment Completed: No

Approved Treatment Costs

Landscape Treatment Cost: $335,000.00
Cost Date: 10/01/1999

Landscape Approved Treatment Cost Explanatory Description:
Some rehabilitation and restoration of vegetation and plantings, vehicle circulation and signs, public outdoor recreation use and irrigation has taken place.

Bibliography and Supplemental Information
## Bibliography

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