



# Agenda

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## ARCHAEOLOGICAL REVIEW COMMITTEE HEARING

THURSDAY, August 4, 2016 at 4:30 PM

CITY COUNCILORS CONFERENCE ROOM

CITY HALL - 200 LINCOLN AVENUE, SANTA FE, NM

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES: June 16, 2016, July 7, 2016, and July 21, 2016
- E. MATTERS FROM THE FLOOR
- F. ACTION ITEMS
  - 1. Case #AR-29-15. 207-209 Delgado Street. Historic Downtown Archaeological Review District. Ron Winters, agent for Ivo and Sally Nelson, owners, requests approval for a Monitoring Report for new water and sewer line installation.
  - 2. Case #AR-14-16. 2740 Agua Fria Street. River and Trails Archaeological Review District. Ron Winters, agent for Homewise, Inc., owner, requests approval for an Reconnaissance Report for 8.69 acres for the proposed Corazon Santo Subdivision.
  - 3. Case #AR-15-16. 2680 Sawmill Road. River and Trails Archaeological Review District. Ron Winters, agent for Legacy Capitol, L.P., owner, requests approval for a Reconnaissance Report of 4.665 acres for the proposed improvements.
- G. DISCUSSION ITEMS
- H. MATTERS FROM THE COMMITTEE
- I. ADMINISTRATIVE MATTERS AND COMMUNICATIONS
- J. ADJOURNMENT

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ARCHAEOLOGICAL REVIEW COMMITTEE HEARING  
Thursday, August 4, 2016

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APPROVAL OF MINUTES:		
JUNE 16, 2016	Approved [corrected]	2
JULY 7, 2016	Approved [corrected]	2
JULY 21, 2016	Approved	2
MATTERS FROM THE FLOOR	None	2
<u>ACTION ITEMS</u>		
<u>CASE #AR-29-2015.</u> 207-209 DELGADO STREET, HISTORIC DOWNTOWN ARCHAEOLOGICAL REVIEW DISTRICT. RON WINTERS, AGENT FOR IVO AND SALLY NELSON, OWNERS, REQUESTS APPROVAL FOR A MONITORING REPORT FOR NEW WATER AND SEWER LINE INSTALLATION	Approved w/corrections	3-5
<u>CASE #AR-14-16.</u> 2740 AGUA FRIA STREET, RIVER AND TRAILS ARCHAEOLOGICAL REVIEW DISTRICT. RON WINTERS, AGENT FOR HOMEWISE, INC., OWNER, REQUESTS APPROVAL FOR A RECONNAISSANCE REPORT FOR 8.69 ACRES FOR THE PROPOSED CORAZON SANTO SUBDIVISION	Approved w/corrections	5-8
<u>CASE #AR-15-16.</u> 2680 SAWMILL ROAD, RIVER AND TRAILS ARCHAEOLOGICAL REVIEW DISTRICT. RON WINTERS, AGENT FOR LEGACY CAPITOL, LP, OWNER, REQUESTS APPROVAL FOR A RECONNAISSANCE REPORT OF 4.665 ACRES FOR THE PROPOSED IMPROVEMENTS	Approved w/corrections	8-11
DISCUSSION ITEMS	None	11
MATTERS FROM THE COMMITTEE	None	11
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ADJOURNMENT		12

**MINUTES OF THE  
CITY OF SANTA FE  
ARCHAEOLOGICAL REVIEW COMMITTEE HEARING  
City Councilors Conference Room  
August 4, 2016**

**A. CALL TO ORDER**

The Archaeological Review Committee Hearing was called to order by David Eck, Chair, at approximately 4:30 p.m., on August 4, 2016, in the City Councilor's Conference Room, City Hall, Santa Fe, New Mexico.

**B. ROLL CALL**

**Members Present**

David Eck, Chair  
Tess Monahan, Vice-Chair  
James Edward Ivey  
Derek Pierce

**Members Resigned**

Gary Funkhouser

**Others Present**

David Rasch, Historic Preservation Division  
Zachary Shandler, Assistant City Attorney  
Melessia Helberg, Stenographer

**NOTE: All items in the Committee packet for all agenda items are incorporated herewith to these minutes by reference, and the original Committee packet is on file in, and may be obtained from, the City of Santa Fe Historic Preservation Division.**

**C. APPROVAL OF AGENDA**

**MOTION:** Jake Ivey moved, seconded by Derek Pierce, to approve the Agenda as published.

**VOTE:** The motion was approved unanimously on a voice vote.

**D. APPROVAL OF MINUTES: JUNE 16, 2016; JULY 7, 2016 AND JULY 21, 2016.**

The following correction was made to the minutes of June 16, 2016:

June 16, 2016

Page 13, paragraph 2, line 1, correct as follows: "...being ~~planted~~ planned without..."

The following correction was made to the minutes of July 7, 2016 :

July 7, 2016

On Summary Index under Call to Order & Roll Call, Change "No Quorum," to "Quorum."

**MOTION:** Derek Pierce moved, seconded by Jake Ivey, to approve the minutes of June 16, 2016 and July 7, 2016, as amended, and the minutes of July 21, 2016, as presented.

**VOTE:** The motion was approved unanimously on a voice vote.

**E. MATTERS FROM THE FLOOR**

There were no matters from the floor.

## **F. ACTION ITEMS**

- 1) **CASE #AR-29-2015. 207-209 DELGADO STREET, HISTORIC DOWNTOWN ARCHAEOLOGICAL REVIEW DISTRICT. RON WINTERS, AGENT FOR IVO AND SALLY NELSON, OWNERS, REQUESTS APPROVAL FOR A MONITORING REPORT FOR NEW WATER AND SEWER LINE INSTALLATION.**

### **BACKGROUND & SUMMARY**

Archaeological monitoring was conducted during excavation activities for a water line and a sewer line within a private property parcel at 207-209 Delgado Street. Background research conducted by the archaeologist did not reveal any previously recorded resources within the project area. The waterline trench measured 231 feet in length, 4 to 5 feet in depth, and was dug from the driveway of the property to the east. The sewer line trench measured 288 feet in length, 4 to 5 feet in depth, and paralleled the waterline trench to the south. Additional trenching was conducted within the Delgado Street right of way, just west of the driveway, in order to connect the new lines to existing lines. These trenches were 1 ½ foot to 15 feet wide and 4 feet to 13 feet in depth. A small number of artifacts were found throughout the trenches. The artifact types included clear bottle glass fragments, a brown glass bottle fragment, one ironstone fragment, a piece of window glass and a plastic cap liner. The estimated date of the scatter ranged from 1880 AD to 1950 AD. The archaeologist recommends clearance of the project area as there is little future data potential.

### **STAFF RECOMMENDATION**

Staff recommends approval of the report and clearance of the project area of effect as the monitoring and the report meet the intent of 14-3.13(C)(4)(d) Procedures for the Downtown Archaeological Review District Treatment.

Chair Eck thanked Ms. Ramirez-Thomas for the Staff Report, and asked Mr. Rasch if he has further comment, and Mr. Rasch said no.

Ron Winters said the only comment he has is how challenging this monitoring was. He said they would work for a couple of days and then stop for a week. He said he expected to find more than he did.

### **Tess Monahan**

Ms. Monahan said she saw "Derek and Arsenio and have not figured out their last names or the name of the company."

Mr. Winters said he never got a company name, noting that they were father and son, but he dealt primarily with the architect, commenting there was no logo on the truck. He probably should have gotten that information.

Ms. Monahan said they probably will be doing more of this work somewhere else someday, and it would be nice to have that information.

Mr. Winters said all the father told him, when he showed up, was where he had worked and what he had done.

Ms. Monahan said this was her only comment.

### **Derek Pierce**

Mr. Pierce said there is a typo to correct in the Summary and Recommendations on packet page 42, line 2, it should be 1.5 feet wide.

Mr. Winters said no, the trench on Delgado was 15 feet wide, because they were trying to locate the line, noting there is a picture on packet page 36.

### **Jake Ivey**

Mr. Ivey said he deeply appreciates getting a good print in color print in the packet.

### **Chair Eck**

Chair Eck noted on packet page 8 under Introduction, the first paragraph of the Introduction reads as if it is the monitoring plan because it uses "has" in the first line. He suggested he change the tenses to be more appropriate to the report of the actual monitoring.

Chair Eck noted, beginning on packet page 11, there are the usual missing citations for people in the project area.

Mr. Winters said this was submitted prior to him making the corrections, and those corrections have been made.

**MOTION:** Tess Monahan moved, seconded by Jake Ivey, with respect to Case #AR-29-2015, to approve the request by Ron Winters, agent for owners, for approval of the Archaeological Monitoring Report for new water and sewer installations at 207-209 Delgado Street, with the corrections as suggested, and clearance of the project area of effect, as the monitoring and the report meet the intent of 14-3.13(C)(4)(d) Procedures for the Downtown Archaeological Review District Treatment.

**VOTE:** The motion was approved unanimously on a voice vote.

- 2) **CASE #AR-14-16. 2740 AGUA FRIA STREET, RIVER AND TRAILS ARCHAEOLOGICAL REVIEW DISTRICT. RON WINTERS, AGENT FOR HOMEWISE, INC., OWNER, REQUESTS APPROVAL FOR A RECONNAISSANCE REPORT FOR 8.69 ACRES FOR THE PROPOSED CORAZON SANTO SUBDIVISION.**

### **BACKGROUND & SUMMARY**

An archaeological survey was conducted for an 8.69 acre parcel at 2740 Agua Fria Street. Homewise, Inc., currently owns the property and the survey is done in preparation for a housing development. The archaeological survey was conducted at 10 foot meter transect intervals and the surface visibility of the project area was reported as good. The boundaries for the project area were clearly marked by fences and provided a well-defined parcel for the survey activities. One previously unrecorded archaeological site and two isolated occurrences were encountered. The archaeological site was a concentration of 1,200+ historic artifacts comprised of domestic refuse, which are described in the report. The isolated occurrences were two pieces of whitewater and part of a large galvanized bucket. No artifacts were collected. Artifacts were analyzed in the field. The archaeologist made a recommendation of not eligible to the NRHP and recommends clearance for the project area.

### **STAFF RECOMMENDATION**

Staff recommends approval of the report and clearance of the project area of effect as the survey as the report comply with 14-3.13(C)(4)(a) and (b) Procedures for the Downtown Archaeological Review District Reconnaissance and Reconnaissance Report.

Chair Eck thanked Ms. Ramirez-Thomas for the Staff report and asked Mr. Rasch if he has further comment, and Mr. Rasch said no.

Chair Eck said on line 3 of the Staff Report, under Background and Summary, "foot" needs to be "meter."

Mr. Winters introduced Monica Montoya, of Montoya Land Use Consulting, Inc., his client on this project, noting Homewise is the property owner. He said the site was dense, just on the cusp of being eligible. He said he found 1 piece of amethyst glass from the 1880's, but the rest was late 1930's, 1940's and 1950's. He said he included all of the information on Owens, Illinois because he found it fascinating, and it is good for archaeologists to know that. He said he quoted verbatim a lot of the article on the glass company because he never found it explained at that level of detail and wanted to include all of that, noting he has numerous pieces of that bottle glass.

Chair Eck noted there was no citation in the References cited for that, but Mr. Winters made it clear that it was an item drawn from the web. He said, "You can still cobble together a citation for something derived from the web for Lockhart."

Mr. Winters said there was no date on it or a title.

Mr. Ivey said the standard procedure is to indicate you consulted the internet.

Chair Eck said it can be listed as Lockhart, data, what website and what date he consulted that website. He said could be 50 years old, but we don't know that.

### **Tess Monahan**

Ms. Monahan said the report was fascinating, and thanked Mr. Winters for the detail, noting she has no further comment.

### **Derek Pierce**

Mr. Pierce asked Mr. Winters if he is fairly confident there is no subsurface here.

Mr. Winters said yes, he did a trial surface, commenting there could be something that was partially buried, but was exposed, but "I did kick it around pretty good, just back and forth, but I wasn't churning it up."



Mr. Pierce said he thinks it would serve Mr. Winters well to mention that a little more strongly in the report, because 1,200 artifacts is a lot, although it is mostly broken bottles and assorted cans. He said, "As long as you can make a solid argument that there is no subsurface, then I'm happy... How you determined there was no subsurface. Otherwise, I think it's fine."

Chair Eck noted on Section 4 of the LA Site Form, packet page 60, under Recommendations, Mr. Winters did check the box for Not Eligible, but he did not put in a basis for that recommendation, and that is in the report that goes with the Site Form. He noted the people at ARMS quote directly from this form, and it would be good for them to not have to go back to the Report to look it up.

### **Jake Ivey**

Mr. Ivey said he could see clearly that Mr. Winters was bored with the absolute basic of it, artifacts stuff, and decided that *[inaudible]* falls in line in learning a little about *[inaudible]*.

Mr. Winters said he thinks he should learn on every project.

Mr. Ivey thinks this is one of the more interesting of Mr. Winters' artifact sites, commenting he really got a kick out of it. He said until he read the report, he didn't know what Pepsi bottles with the color stuck on them were called.

Mr. Winters said that is applied color levels from 1934.

Mr. Ivey said he has no other comment and "it was just appreciation that I am adding."

### **Chair Eck**

Chair Eck asked Mr. Pierce, regarding Box 7 on the NIAFF, Description of Undertaking, if we are going to change from what NMCRIS guidelines said, the last he looked at them, to something broader. He said one piece he keeps getting from HPD when things go to the Land Office to HPD for review is that the Description of Undertaking is almost never an undertaking description. It is almost always a description of what the archaeologist did and it's not supposed to be there. He asked if the description should be, "Homewise, Inc., is proposing construction in the Corazon Santo Subdivision which consists of, whatever, in an 8.69 acre area." He said your actions are not the subject of the undertaking, so, it's tangled up.

Chair Eck said he doesn't care if that change is made because 90% that are in Derrick's care, probably say kind of the same thing. They don't tell us what the undertaking is, they tell us what the archaeologist did, which is not what it's supposed to be doing.

Mr. Rasch noted in the second part of it, Mr. Winters does tell us the undertaking.

Chair Eck said it is a tangled description of what the archaeologist did, tangled up with the description of what the project is.

Mr. Ivey commented that as long as they get the first thing defined better, you then have a good distribution, but obviously the first thing isn't well enough defined for the average outer [inaudible] to get it right.

Chair Eck said he no further comment.

**MOTION:** Jake Ivey moved, seconded by Derek Pierce, with respect to Case #AR-14-20-16, to approve the request for approval of the Archaeological Survey by Ron Winters, with the suggested changes, and clearance of the project area of effect, as the survey and the report comply with 14-3.13(C)(4)(a) and (b) Procedures for the Downtown Archaeological Review District Reconnaissance and Reconnaissance Report.

**VOTE:** The motion was approved unanimously on a voice vote.

- 3) **CASE #AR-15-16. 2680 SAWMILL ROAD, RIVER AND TRAILS ARCHAEOLOGICAL REVIEW DISTRICT. RON WINTERS, AGENT FOR LEGACY CAPITOL, LP, OWNER, REQUESTS APPROVAL FOR A RECONNAISSANCE REPORT OF 4.665 ACRES FOR THE PROPOSED IMPROVEMENTS.**

### **BACKGROUND & SUMMARY**

An archaeological survey was conducted for a ~~4.665~~ 4.665 acre parcel located at 2680 Sawmill Road. Background research was conducted prior to the survey and found no previously recorded archaeological resources. The archaeologist performed the survey by walking the parcel in 3 meter transects. The parcel boundary is clearly delineated by fence lines that surround the property, and is bounded by railroad tracks on the west and Sawmill Road on the east. The parcel is mostly covered with paved parking lots, landscaping concrete and buildings, making the ground visibility poor. The archaeologist reports that the entire project area has been disturbed. No cultural resources were encountered and the archaeologist recommends clearance of the parcel.

## **STAFF RECOMMENDATION**

Staff recommends approval of the report and clearance of the project area of effect as the survey and the report meet the intent of 14-3.13(C)(4)(a) and (b) Procedures for the Downtown Archaeological Review District Reconnaissance and Reconnaissance Report.

Chair Eck thanked Ms. Ramirez-Thomas for the Staff Report and asked Mr. Rasch if he has further comment, and Mr. Rasch said no.

Chair Eck said in the Staff Report, there is one correction under Submittal: It should be "4.665 Acres," instead of 4,665 acres," noting the same error is made in the Background and summary paragraph.

Mr. Winters said he was determined to find something on this project. He said, "There was not a speck of this property that hadn't been impacted. It was either paved, built environment, asphalt or landscape. I mean, I looked as hard as I could and I couldn't find anything."

Mr. Ivey asked if the fact it was on Sawmill Road didn't ring any bells for anybody.

Chair Eck said this could have been a case where the oral history would have been a lot more interesting than the survey.

Mr. Winters agreed, but said he wasn't able to do that.

Chair Eck asked if JFAM, LLC could be the Jenkins Family.

Mr. Winters said, no. He said JFAM, LLC, is a client of JenkinsGavins. He noted they own the property next door, which he surveyed and found the site. He said JenkinsGavin is somehow connected, and are going to realign the driveway.

Chair Eck asked Mr. Winters if he can explain the relationship between JFAM, LLC, JenkinsGavin, Inc., and Legacy Capital, LP.

Mr. Winters said he doesn't know, reiterating that JenkinsGavin is the representative. He said the name of the owner included is based on "what the County records tell me." If there is a new owner, it's changed, but if it's not in the record, he doesn't use it. He uses what is recorded.

Chair Eck noted the name of record is JFAM, LLC.

Mr. Winters said he has a feeling that Legacy may be the Budweiser distributor, and JFAM is doing the work because it wants to encroach on their property to realign their driveway that he guesses will benefit both of these properties. He said they will be doing a new entrance and exit into those two spaces, and the reason JFAM is paying the cost, but JFAM doesn't own it.

### **Tess Monahan**

Ms. Monahan asked if this part of the development is for the train station.

Mr. Winters said no, it is across the street from the Giant station.

Ms. Monahan pointed out that, going north, it would abut the property which eventually will be a parking place for the Rail Runner passengers.

Chair Eck said, "One of the reasons it can't connect is that the parking spur where the Rail Runner waits is in between."

Mr. Ivey said it's been a beer distribution operation "forever."

### **Derek Pierce**

Mr. Pierce said he is glad they are realigning the driveway which he said is a public service. He said people keep trying to turn into the other Giant and they take the wrong lane, and then they back right into the traffic to correct themselves.

Mr. Winters said it is dangerous, so they are going to do a whole realignment of the entrance and exit there.

Mr. Pierce said he has no comment.

### **Jake Ivey**

Mr. Ivey asked Mr. Winters if he believes there is disturbance under all of the paved areas. He said, "What I'm wondering is, is it possible that when they start cutting, moving, digging that there are things that you couldn't see."

Mr. Winters said, "Possibly, yes." He said, however, if you look at the next door property it is pretty disturbed as well.

Mr. Ivey said, "Okay, I can see that now. Just a comment."

Mr. Pierce noted it abuts the Rail Runner tracks as well, so it's been seriously disturbed.

Mr. Ivey agreed, commenting they must have changed ground levels and surfaces a number of times in all of those curves.

Mr. Ivey said he has no further comment.

### **Chair Eck**

Chair Eck said he has nothing further to add.

**MOTION:** Jake Ivey moved, seconded by Derek Pierce, with respect to Case #AR-15-2016, to approve the request for approval of the Archaeological Survey by Ron Winters, and clearance of the project area of effect, as the survey and report comply with 14-3.13(C)(4)(a) and (b) Procedures for the Downtown Archaeological Review District Reconnaissance and Reconnaissance Report.

**VOTE:** The motion was approved unanimously on a voice vote.

## **G. DISCUSSION ITEMS**

There were no Discussion Items.

## **H. MATTERS FROM THE COMMITTEE**

There were no matters from the Committee.

## **I. ADMINISTRATIVE MATTERS AND COMMUNICATIONS**

There were no Administrative Matters or Communications.

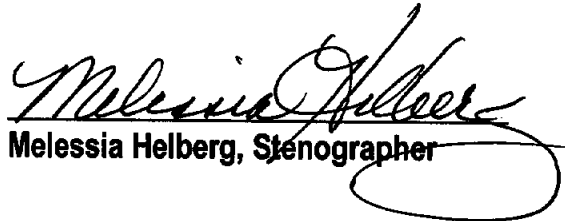
**J. ADJOURNMENT**

There was no further business to come before the Committee.

**MOTION:** Jake Ivey moved, seconded by Tess Monahan, to adjourn the meeting.

**VOTE:** The motion was approved unanimously on a voice vote, and the Committee was adjourned at approximately 5:10 p.m.

 01 September 2016  
David Eck, Chair

  
Melessia Helberg, Stenographer