

Public Hearing:

There were no public comments.

Board Discussion/Action:

Motion: In Case 2023-007314-HDRB, 918-D Acequia Madre, Member Biedscheid moved to maintain the contributing status of this building and designate the longest portion of the Eastern façade, which is consistent with the HCPI report, which indicates that this may be the oldest portion of the house, it's roughly 34-inch-long wall as primary and no other facades as primary and including the historic windows A and B on this facade and excluding the non-historic overhang and door #3 on that facade as well as all historic doors and windows. The motion was seconded by Member Aguilar Medrano with clarification that door #1 is non-historic but it's interesting because it's hand carved. She asked if that was excluded.

Member Biedscheid said she was trying to follow the window and door assessments, which indicates that is non-historic.

Mr. Martinez said it's non-historic but character defining.

Member Aguilar Medrano said if it wasn't included in the exclusions and it's on the primary façade, then it would be protected.

Member Biedscheid agreed and confirmed she was just excluding the overhang and historic windows.

Member Aguilar Medrano confirmed that she seconded and stated that both windows (A and B) on that façade are historic, and she didn't think there needed to be language to exclude them.

Member Biedscheid confirmed.

Vote: The motion passed by (5-0) roll call vote with Members Mather, Valdo, Aguilar Medrano, Biedscheid and Bienvenu voting in favor and none voting against.

To view the entire recording of this item, **see** the YouTube video at: <https://www.youtube.com/watch?v=kTowXumR29o> (42:14 – 1:00:12)

3. **2023-007399-HDRB. 1-A Camino Pequeno**, Downtown & Eastside Historic District. No status. Courtenay Mathey, agent for Ann & Kevin

Cooney, owners request historic status review and designation of primary facades (Ramón J. Sarason)

Staff Report:

1-A Camino Pequeno is a single-family residence listed as not-resurveyed in the Downtown and Eastside Historic District. Constructed in 1973 as a mother-in-law unit is a stucco-on-frame building. The dwelling is roughly square in footprint and encloses 1,178 square feet: two bedrooms, one bath, a living room, and a kitchen. The recent Santa Fe style home shows a mix of Pueblo and Territorial revival themes with a modern style cantilevered entrance portal to the south and north. Most windows are original to construction date and feature territorial style pedimented treatment.

Now, the applicant requests the following to determine future renovations:

- 1) Status review and designations of primary facades.

Staff Recommendation

Staff recommends the historic status of the structure be designated as Contributing, per 14-5.2(C) Designation of Significant and Contributing Structures.

Staff further recommends the South and East facades be designated as primary.

Vice Chair Guida confirmed that staff's recommendation is contrary to the HCPI report.

Applicant Presentation

Ann Cooney, 1-A Camino Pequeno, Santa Fe, was sworn, said she did not agree with staff's recommendation. There's a big difference between the HCPI and what staff is recommending. She's not sure it rises to the level of being historic.

Vice Chair Guida said he's dismayed by the idea that just because something meets a 50-year mark it would be designated as contributing to the Downtown & Eastside Historic District. It's the District that is a recognized historic resource. It's not to dismiss a building because it's old but it's to determine whether a building is contributing to the district because it is part of its period of significance or it's a comment on its periods of significance or it somehow changes the district in an important historic way.

Member Aguilar Medrano said it's difficult hearing these cases separate from the design. She said the applicant mentioned that this house used to be a guest house and it feels divorced from the primary. She asked if her intent going forward is to make

it more in harmony with what once was the primary house or because now it's separated will the renovation have it stand on its own and separate from house.

Ms. Cooney said they would like it to look like the 1973 plans which she thinks is more beautiful and more appealing than what got constructed.

Member Bienvenu said on the general concept, the plans themselves were more striking than the house. Given that this house is almost 50 years, it's an extremely modest house, he doesn't see it as contributing. He commended staff's zealously into looking into this as a potential contributing structure.

Public Hearing:

Elizabeth West, 318 Sena Street, Santa Fe, was sworn. She said there's an opportunity to do the right thing by not calling it contributing.

Board Discussion/Action:

Member Biedscheid thanked the applicant for having the HCPI completed. That is very helpful to the Board.

Motion: In Case 2023-007399-HDRB. 1-A Camino Pequeno, Member Biedscheid moved to designate the status as non-contributing consistent with HCPI report. The motion was seconded by Member Bienvenu.

Vote: The motion passed by (5-0) roll call vote with Members Valdo, Aguilar Medrano, Biedscheid, Bienvenu and Mather voting in favor and none voting against.

To view the entire recording of this item, **see** the YouTube video at: <https://www.youtube.com/watch?v=kTowXumR29o> (1:00:12 – 1:15:29)

4. **2023-007468-HDRB. 826 Camino del Poniente.** Downtown & Eastside Historic District. Non-contributing. Martinez Architecture Studio, agent for Larry Colton and John McCoy, owners, requests a historic status review with primary facade(s) designation, if applicable, for a residential structure. (Lani McCulley)

Staff Report:

The residence at 826 Camino del Poniente is a single-family residence listed as non-contributing to the Downtown and Eastside Historic District. The structure is a Territorial Revival style residence and is a simple rectangle. The south was most likely

City of Santa Fe, New Mexico

memo

DATE: November 14, 2023
TO: Historic Districts Review Board Members
FROM: Ramón Sarason, Senior Planner, Historic Preservation Division

Case # 2023-007399-HDRB. 1-A Camino Pequeno, Downtown & Eastside Historic District. No status. Courtenay Mathey, agent for Ann & Kevin Cooney, owners request historic status review and designation of primary facades.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

District Standards & yard wall & fence standards.

Historic Inventory Form

Zoning Review Sheet

Other:

APPLICANT SUBMITTALS

Proposal Letter

Site Plan/Floor Plan (included in the HCPI)

Elevations (included in the HCPI)

Photographs (included in the HCPI)

Other: Façade diagram

STAFF RECOMMENDATION:

Staff recommends the historic status of the structure be designated as Contributing, per 14-5.2(C) Designation of Significant and Contributing Structures.

Staff further recommends the South and East facades be designated as primary.

BACKGROUND & SUMMARY:

1-A Camino Pequeno is a single-family residence listed as not-resurveyed in the Downtown and Eastside Historic District. Constructed in 1973 as a mother-in-law unit is a stucco-on-frame building. The dwelling is roughly square in footprint and encloses 1,178 square feet: two bedrooms, one bath, a living room, and a kitchen. The recent Santa Fe style home shows a mix of Pueblo and Territorial revival themes with a modern style cantilevered entrance portal to the south and north. Most windows are original to construction date and feature territorial style pedimented treatment.

Now, the applicant requests the following to determine future renovations:

- 1) Status review and designations of primary facades.

RELEVANT CODE CITATIONS:

14-5.2(A)(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the city and to ensure the harmonious, orderly and efficient growth and development of the city, it is deemed essential by the governing body that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve property values and attract tourists and residents alike, be preserved, some of these qualities being:

- (a) The continued existence and preservation of historical areas and buildings;
- (b) The continued construction of buildings in the historic styles; and
- (c) A general harmony as to style, form, color, height, proportion, texture and material between buildings of historic design and those of more modern design.

Proximity of Addition to Primary Façade:

14-5.2(D)(2)(d) Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade. The addition shall not exceed fifty percent of the square footage of the existing footprint, and shall not exceed fifty percent of the existing dimension of the primary facade. To the extent architecturally practicable, new additions shall be attached to any existing noncontributing portion of structures instead of attaching them to the significant or contributing portion.

Windows & Doors:

14-5.2(D)(5) Windows, Doors, and Other Architectural Features

- (a) For all facades of significant and landmark structures and for the primary facades of contributing structures:
 - (i) Historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in the size, style, and material of the original. Thermal double pane glass may be used. No opening shall be widened or narrowed.
 - (ii) No new opening shall be made where one presently does not exist unless historic documentation supports its prior existence.
 - (iii) No existing opening shall be closed.
- (b) For all façades of significant, contributing and landmark structures, architectural features, finishes, and details other than doors and windows, shall be repaired rather than replaced. In the event replacement is necessary, the use of new material may be approved. The new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. Replacement or duplication of missing features shall be substantiated by documentation, physical or pictorial evidence.

14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts

(1) Purpose and Intent

It is intended that:

- (a) Each structure to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings, shall not be undertaken;
- (b) Changes to structures that have acquired historic significance in their own right shall be retained and preserved, recognizing that most structures change over time;
- (c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved; and
- (d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.

14-12 Contributing Structure:

A structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

14-12 Primary Façade:

One or more principal faces or elevations of a building with features that define the character of the building's architecture.

14-12 Noncontributing Structure:

A structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H district.

14-3.14(G) Standards for Demolition of Historic or Landmark Structures

- (1) In determining whether a request for demolition in a historic district should be approved or denied, the HDRB shall consider the following:
 - (a) Whether the structure is of historical importance;
 - (b) Whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether the street section or block front will be reestablished by a proposed structure; and
 - (c) The state of repair or structural stability of the structure under consideration.

14-5.2(E) Downtown and Eastside Design Standards

(1) Old Santa Fe Style

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

- (a) With rare exception, buildings are of one story, few have three stories, and the characteristic effect is that the buildings are long and low. Roofs are flat with a slight slope and surrounded on at least three sides by a firewall of the same color and material as the walls or of brick. Roofs are never carried out beyond the line of the walls except to cover an enclosed portal or porch formed by setting back a portion of the wall or to form an exterior portal, the outer edge of the roof being supported by wooden columns. Two-story construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second story. Façades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-spouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding walls;
- (b) All exterior walls of a building are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under portales, or in church-derived designs, inset panels in a wall under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color, or have mural decorations;
- (c) Solid wall space is always greater in any façade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;
- (d) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof structures, but such structures other than chimneys, flues, vents and aials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the street on which the building fronts;
- (e) True old Santa Fe style buildings are made of adobe with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the adobe effect can be simulated is permissible; provided, that the exterior walls are not less than eight (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and

(2) Recent Santa Fe Style

Recent Santa Fe style intends to achieve harmony with historic buildings by retention of a similarity of materials, color, proportion, and general detail. The dominating effect is to be that of adobe construction, prescribed as follows:

- (a) No building shall be over two stories in height in any façade unless the façade shall include projecting or recessed portales, setbacks or other design elements;
- (b) The combined door and window area in any publicly visible façade shall not exceed forty percent of the total area of the façade except for doors or windows located under a portal. No door or window in a publicly visible façade shall be located nearer than three (3) feet from the corner of the façade;
- (c) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;

- (d) No less than eighty percent of the surface area of any publicly visible façade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible façade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for building permits;
- (e) The publicly visible façade of any building and of any adjoining walls shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture. Façade surfaces under portales may be of contrasting or complimentary colors. Windows, doors and portals on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles; except that buildings with portals may have larger plate glass areas for windows under portals only. Deep window recesses are characteristic; and
- (f) Flat roofs shall have not more than thirty (30) inches overhang.

Ramón J. Sarason, Senior Planner
Historic Preservation Staff
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501
(by email; rjsarason@santafenm.gov)

Ann and Kevin Cooney
1A Camino Pequeño
Santa Fe, NM 87501

10 September 2023

Dear Ramón,

Attached please find the HCPI for our home at 1A Camino Pequeño. The report was written by John Murphey, who has completed many other HCPIs for homes on the Historic East Side of Santa Fe and is recommending that the current Non-Contributing status be maintained.

I will be presenting a summary of his report and will answer any questions from the Historic Division Review Board at their meeting on October 24, 2023.

Thank you for your field visit to the house in July and for all the assistance you have given us.

Best regards,




Ann M. Cooney
aamaest@gmail.com
303-324-6948

Attachment: Historic Cultural Properties Inventory (HCPI) for 1A Camino Pequeño, by John Murphey

Historic Cultural Properties Inventory (HCPI) Base Form (FORM 1)

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: September 8, 2023

For HPD Office use only: HCPI No. _____ District No. _____ NRHP ___ SRCP ___ Criteria ___A___B___C___D		
1. Name of property: Mary Kuziel House - Guesthouse	2. Location: 1 Camino Pequeño A Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: N/A 4. County: Santa Fe Parcel # 910006111
5. Property Type: <input checked="" type="checkbox"/> Buildings: 1 <input type="checkbox"/> Structures: <input type="checkbox"/> Site <input type="checkbox"/> Object		
6. Date of Survey: July 27, August 1 and 3, 2023		
7. Previous Survey Date(s): <input type="checkbox"/> Yes: <input checked="" type="checkbox"/> No:		
8. Name of Project: HDRB Status Evaluation		
9. Lat/Long: 35.680834, -105.916795		
10. Photo Information: John Murphey, photographer. Photo 1: View front (south) and east elevations, facing northwest.		
11. Brief Description of the Property: <p>Tucked along Camino Pequeño is a stucco-on-frame building constructed in 1973 as a mother-in-law unit. The dwelling, approximating a tract house, is roughly square in footprint and encloses 1,178 square feet: two bedrooms, one bath, a living room, and a kitchen. The home shows a mix of Pueblo and Territorial revival themes. It is without distinction. The property does not have any other structures.</p> <p><i>Continued on Page 5.</i></p>		
12. Who uses the property?		
13. Construction Date: Date: 1973 <input checked="" type="checkbox"/> Known <input type="checkbox"/> Estimated Source: drawing and family memory		
14. Setting: <input type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Village <input type="checkbox"/> Urban If Urban: <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Public		
15. Relationship to Surroundings: <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Dissimilar Comments: N/A		

<p>16. Additional Perspective: (Photos, drawing, footprint, etc., indicate north arrow when possible)</p>	
	<p>17. Surveyor: (your name, address, telephone number, and any group affiliation)</p> <p>John W. Murphey Architectural Historian Architectural History Services 505-577-7593/707-583-7819 John@archhistoryservices.com</p> <p>For current owner: Kevin P. and Ann M. Cooney</p>
<p>Source: Office of the Santa Fe County Assessor <i>parcel lines are not accurate</i></p>	
<p>19. Is Property Endangered? <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes How?</p>	
<p>20. Significance to Current Community: <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> None <input type="checkbox"/> Low <input type="checkbox"/> Moderate <input type="checkbox"/> High Describe: Unknown</p>	
<p>21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.) See Historical Overview.</p>	
<p>22. National or State Register:</p> <p>Is this property individually listed on a historic register? <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: <input type="checkbox"/> State <input type="checkbox"/> National</p> <p>If 'no' or unknown, do you think this property is eligible for listing? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Why? See Evaluation of Historical Status</p>	
<p>23. National or State Historic District: City of Santa Fe</p> <p>Is this property in a historic district? <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: <input type="checkbox"/> Significant <input type="checkbox"/> Contributing <input checked="" type="checkbox"/> Non-contributing <input type="checkbox"/> No Status Per City of Santa Fe official designation map</p> <p>If 'yes', what is the name of the district? <input type="checkbox"/> State <input type="checkbox"/> National <input checked="" type="checkbox"/> City of Santa Fe: Downtown and Eastside Historic District</p>	
<p>24. Supplemental Forms:</p> <p><input type="checkbox"/> None <input checked="" type="checkbox"/> HCPI Detail Form (FORM 2) <input type="checkbox"/> Continuation Sheets, # pages: _____</p>	

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No. _____ District No. _____		Please complete HCPI FORM 1 before completing FORM 2																													
		NRHP _____	SRCP _____																												
		Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D																													
1. Name of property: Mary Kuziel House - Guesthouse	2. Location: 1 Camino Pequeño A Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: N/A	4. County: Santa Fe																												
		5. Date of Survey: July 27, August 1 and 3, 2023																													
ARCHITECTURAL AND CONSTRUCTION DETAILS:																															
6. Visible Construction Material: <input type="checkbox"/> Adobe <input type="checkbox"/> Brick <input type="checkbox"/> Composition <input type="checkbox"/> Concrete: Block <input type="checkbox"/> Concrete: Cast Stone <input type="checkbox"/> Concrete: Poured <input type="checkbox"/> Earth Plaster <input type="checkbox"/> Masonry: Simulated <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Structural Siding <input type="checkbox"/> Metal: V-Crimp <input type="checkbox"/> Stone: Random Ashlar <input type="checkbox"/> Stone: Random Coursed <input type="checkbox"/> Stone: River Rock <input type="checkbox"/> Stone: Rusticated <input type="checkbox"/> Stone: Tabular <input checked="" type="checkbox"/> Stucco: <input type="checkbox"/> Tile: Clay <input type="checkbox"/> Vinyl Siding <input type="checkbox"/> Wood: Board and Batten <input type="checkbox"/> Wood: Horizontal Siding <input type="checkbox"/> Wood: Jacal <input type="checkbox"/> Wood: Log <input type="checkbox"/> Wood: Shingle <input type="checkbox"/> Wood: Tongue and Groove <input type="checkbox"/> Other:			7. Number of Stories: <u> </u> N/A Number: <u> </u> <input checked="" type="checkbox"/> 1 <u> </u> <input type="checkbox"/> 1 1/2 <u> </u> <input type="checkbox"/> 2 <u> </u> 2 1/2 Other: _____ 8. Foundation: <u> </u> N/A <input type="checkbox"/> Not visible <input type="checkbox"/> None <input type="checkbox"/> At Grade <input checked="" type="checkbox"/> Raised: Materials: <u> </u> Concrete: <u> </u> Stone Other: CMU Notes 9. Roof: <u> </u> N/A Shape: <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Gabled <input type="checkbox"/> Hipped <input type="checkbox"/> Pyramidal <input type="checkbox"/> Shed Other: Pitch: <input type="checkbox"/> None <input type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> Steep Features: <input type="checkbox"/> Eave: <input checked="" type="checkbox"/> Parapets Materials: <u> </u> Asphalt <input type="checkbox"/> Earth <input type="checkbox"/> Composition shingle <input type="checkbox"/> Metal: Pressed <input type="checkbox"/> Composition Roll <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Standing Seam <input type="checkbox"/> Metal: V- Crimp: Red Panel <input type="checkbox"/> Tile: Terra Cotta <input type="checkbox"/> Wood: Shingle Other: Gravel																												
10. Window Types <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 25%;">Operation</th> <th style="width: 25%;">Material</th> <th style="width: 25%;">Glazing</th> <th style="width: 25%;">Number</th> </tr> </thead> <tbody> <tr> <td>Double-Hung</td> <td>Wood</td> <td>1/1*</td> <td>9</td> </tr> <tr> <td>Single-Hung</td> <td>Vinyl</td> <td>1/1*</td> <td>1</td> </tr> <tr> <td>Casement</td> <td>Vinyl/Metal</td> <td>1*</td> <td>4</td> </tr> </tbody> </table> <p style="font-size: small; margin-top: 5px;">* include affixed grids of different light patterns</p>		Operation	Material	Glazing	Number	Double-Hung	Wood	1/1*	9	Single-Hung	Vinyl	1/1*	1	Casement	Vinyl/Metal	1*	4	11. Door Types <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 25%;">Type</th> <th style="width: 25%;">Style</th> <th style="width: 25%;">Material</th> <th style="width: 25%;">Number</th> </tr> </thead> <tbody> <tr> <td>Single-Leaf</td> <td>Panel</td> <td>Wood</td> <td>1</td> </tr> <tr> <td>Double</td> <td>French</td> <td>Wood</td> <td>1</td> </tr> </tbody> </table>		Type	Style	Material	Number	Single-Leaf	Panel	Wood	1	Double	French	Wood	1
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Type	Style	Material	Number																												
Single-Leaf	Panel	Wood	1																												
Double	French	Wood	1																												
12. Chimneys <input checked="" type="checkbox"/> one, stucco-clad at east wall		13. Porches <u> </u> N/A Type: <input checked="" type="checkbox"/> Entry <input type="checkbox"/> Partial-Width <input type="checkbox"/> Full-Width <input type="checkbox"/> Wrap Unsupported canopy, 2																													
14. Other Significant Features N/A																															
15. Modifications: <input checked="" type="checkbox"/> <input type="checkbox"/> No known modifications #1 Date: Post-1973; replacement of several windows and back doors; visual and material evidence																															

16. Primary Architectural Style Not Applicable

- | | | | | |
|--|---|--|---|---|
| <input type="checkbox"/> Art Deco/Streamline Moderne | <input type="checkbox"/> Gothic Revival | <input type="checkbox"/> Mission Revival | <input type="checkbox"/> Pueblo | <input type="checkbox"/> Spanish-Pueblo Revival |
| <input type="checkbox"/> Bungalow/Craftsman | <input type="checkbox"/> International | <input type="checkbox"/> Neo-Classical | <input type="checkbox"/> Queen Anne | <input type="checkbox"/> Territorial |
| <input type="checkbox"/> Colonial Revival | <input type="checkbox"/> Italianate | <input type="checkbox"/> Northern NM | <input type="checkbox"/> Ranch | <input type="checkbox"/> Territorial Revival |
| <input type="checkbox"/> Folk Victorian | <input type="checkbox"/> Mediterranean | <input type="checkbox"/> Prairie | <input type="checkbox"/> Spanish-Colonial | <input type="checkbox"/> Tudor Revival |

Notes: Other: Ranch – combination Pueblo/Territorial

17. Documents Available and Their Locations

Historic Preservation Division
 Land Use Department
 City of Santa Fe
 200 Lincoln Avenue
 Santa Fe, NM 87504
 (505) 955-6605
<https://www.santafenm.gov/land-use/historic-preservation>

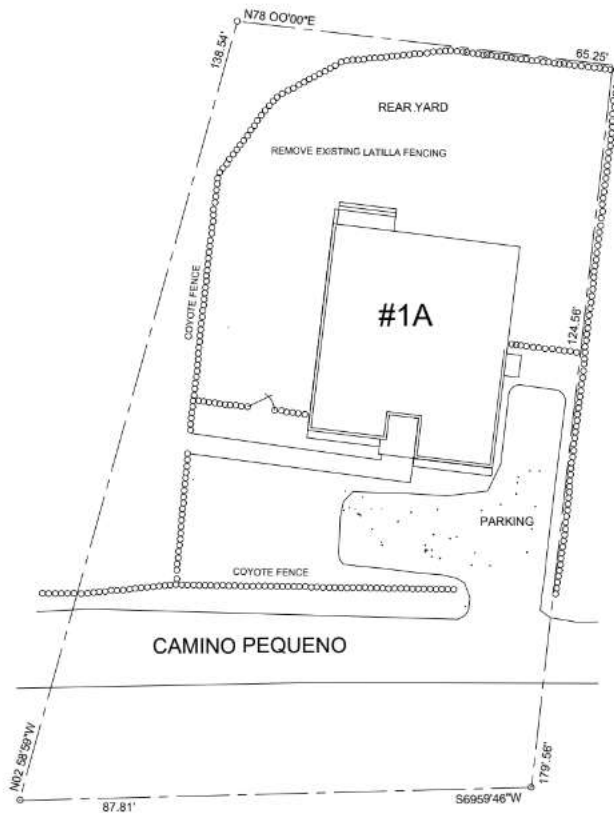
Archaeological Records Management Section
 Laboratory of Anthropology
 708 Camino Lejo
 Santa Fe, NM 87501
 (505) 476-1320
<https://nmhistoricpreservation.org/arms.html>

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: No.

19. Site Plan: Current site plan.



 EXISTING SITE PLAN

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:		<i>Please complete HCPI FORM 1 before completing FORM 2</i>			
HCPI No. _____	District No. _____	NRHP _____	SRCP _____	Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D	
1. Name of property: Mary Kuziel House - Guesthouse	2. Location: 1 Camino Pequeño A Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: N/A			
		4. County: Santa Fe			
		5. Date of Survey: July 27, August 1 and 3, 2023			

Setting

The house sits along the north side of Camino Pequeño, an unimproved private gravel lane edging along the Santa Fe River (Photo 2). It is part of a 0.2-acre lot that extends across the road. It is surrounded by a tall coyote fence, separating it from its primary home (a house now on a separate property at 1 Camino Pequeño). The land is in a floodplain, covered with typical riparian plants along with invasive elms. A few relict shrubs are planted in the front yard, including juniper, hawthorn, and Oregon grape. Otherwise, landscaping is minimal.

House

The tract-like house faces south onto the Camino Pequeño. It is approached from the west by a brick path leading to the entry vestibule (Photo 3). It rests 18" above grade on a concrete block foundation. It is made of 1½" x 3½" stud frame construction. The walls are clad with a three-coat stucco, with ¼" brown finish coat. The roof is graveled.

South – Façade

The façade is divided into three openings. Beginning at the west is a pair of 6/6 wood sash placed in a Territorial Revival frame with a center mullion (Photo 4). The windows are Andersen Narroline double-hung, single-light units with "snap-in" Perma-Fit grids to give a divided light appearance (Fig. 1). Andersen developed these factory-primed frame-and-sash sets in 1962 as a lightweight, low-cost window.¹ They offered easy operation with built-in handles and PVC sash runs, and included an option for window "grilles." Composed of injection molded acrylic pieces, the three-dimensional grids were snapped into the inside frame with sockets (Photo 5).

At the center of the composition is a deep, dark entry leading to the front door (Photo 6). The opening holds a raised wood panel door flanked by single-glass sidelights. The original drawing for the house called for divided sidelights over a panel dado (Fig.2). The 38-square-foot space has a brick floor and painted plywood ceiling. An unsupported,

¹ Andersen Corporation, "Product Features and History," 37, www.andersenwindows.com/-/media/aw/files/technical-docs/parts-catalog/partscatalog-windows-patiodoors-producthistory-features--400series--200series.pdf.

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non-compliant canopy shelters it. This, too, differs from the drawing, which showed a much more refined canopy with a molded frieze. Instead, the house got a boxed fascia overhang.

The third element is a slight projection of the wall plane enclosing the living room. Bumping out 28", it has a single, 1/1 wood sash window missing its grid. Like the other window, it sits in a wood frame crowned by a pedimented head casing.

East

The east elevation has two openings and a chimney (Photo 7). A bank of four casement windows gives light to the living room (Photo 8). The vinyl and aluminum units appear to be replacements and do not match the original drawing (Fig. 3). The double-hung window in the bedroom has an 8/8 grid. Both are trimmed with Territorial Revival casings.

North

The back side of the house faces a small yard. It is fenestrated with two openings, including a smaller sized window at the secondary bedroom and French Doors opening to the primary bedroom (Photo 9). The 15-light doors are replacements, which were originally on the drawing as two 10-light doors (Fig. 4). An unsupported canopy extends over the entry. It projects 32" from the wall and is faced with wood fascia.

West

The west elevation has the most fenestration, having four windows placed in the primary bedroom, bathroom, and kitchen (Photo 10). Like other windows in the house, they are wood double-hung in Territorial type casings except at the bathroom. The opening at the bathroom was reduced in size and now holds a modern sash window (Fig. 5 & Photo 11).

Interior

The compact interior is arranged into almost an apartment floor plan. Finishes are minimal and confined to the living room, which has a dark stained square beam and

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diagonal board ceiling, and a raised “beehive” fireplace similar to those found in houses built by Allen Stamm (Photo 12). The other rooms have painted gypsum board walls and ceilings.

Historical Overview

Summary

The building came about in 1973 as a guesthouse for the primary home at 1 Camino Pequeño. It was designed by Frank J. Kuziel, an artist and draftsman, for his mother, Mary Kuziel, who lived in the guesthouse for a short time before moving to La Residencia. It then became a rental and now is in private ownership on a parcel no longer associated with the primary home.

Place Context

Low-lying areas along the Santa Fe River were not suitable for housing until flood control mitigation arrived, starting in the 1930s, with the Civilian Conservation Corps’ fortification of the river’s banks. Before that, low-lying acreage was put into agricultural use. The 1914-17 hydrographic survey shows the area of future Camino Pequeño as raw land and small parcels planted with wheat and corn (Fig. 6). The map indicates Beatrice Vigil as the owner of the future homesite. Vigil shares the name of a daughter of Simon Vigil, who owned considerable property in the area. Nearly 50 years later, Beatrice Vigil’s land was still undeveloped (Figs. 8 & 9). In 1970, Frank J. Kuziel, a Yale-trained artist, purchased it to build a house. His mother, Mary Kuziel, would move into a nearby guesthouse three years later.

The Kuziels

Born on January 20, 1919, Frank Joseph Kuziel was the son of Polish immigrants. His father, Martin Kuziel, had arrived in the United States in 1911, sailing across the Atlantic

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from Antwerp.² He had left his home in Nowy Sącz, a city in southern Poland, alone, as his wife, Mary, had immigrated earlier. They settled in New Haven, Connecticut, where Martin worked in a steel mill.³ Frank was the third youngest of five children, all born in Connecticut. He attended local schools and entered Yale University, where he graduated with a BFA in 1943. Three years prior, his mother brought an “alienation of affections” suit against his father, alleging he abandoned her.⁴

In 1946, Frank married Isabel Sinclair Cannon, whom he met while she sketched on the Yale Green.⁵ Nearly ten years younger, Isabel grew up in North Branford, Connecticut, where her father worked as an insurance agent. Her father would die when she was young.

Frank and Isabel discovered Santa Fe through a magazine article about the city’s art scene. Frank first ventured there in 1949, returning in 1950 with Isabel to live at Lischke apartments off Siringo Road.⁶ Evelyn Lischke — a weaver and widow of Polish American Frank Lischke — owned the old Siringo Ranch and rented some of its rooms. The Kuziels later moved to a rental on Agua Fria Road. Frank’s first job was working as a clerk at a lumberyard.⁷ But he and Isabel soon left New Mexico, returning east. They returned in the mid-1950s, living at the Laboratory of Anthropology where Isabel worked as a department custodian. She gave birth to her daughter, Wanda, in the lab’s living quarters.⁸

Frank was a portraitist and his work was shown at private galleries around town. In the early 1960s, he began working as a draftsman for homebuilder Allen Stamm (Fig. 7).⁹ In

² National Archives at Boston; Waltham, Massachusetts; ARC Title: Petitions and Records of Naturalization for New Haven, 4/1911-1992; NAI Number: 6050435; Record Group Title: Records of District Courts of the United States, 1685-2009; Record Group Number: Rg 21.

³ U.S. Census Bureau, Year: 1930; Census Place, New Haven, New Haven, Connecticut; Page: 1A; Enumeration District: 0037; FHL microfilm: 2340010.

⁴ “Twelve Meriden Lawsuits Listed in County Court,” *Meridien Record* (Meridien, Connecticut), May 8, 1940, 7.

⁵ “Isabel Sinclair Cannon Kuziel [obituary],” *Santa Fe New Mexican*, May 23, 2021, C-2.

⁶ “Artists’ Activities in Our New Mexico,” *Santa Fe New Mexican*, July 16, 1950, 12.

⁷ U.S. Census Bureau, National Archives at Washington, DC, Washington, D.C, Seventeenth Census of the United States, 1950; Year: 1950; Census Place: Agua Fria, Santa Fe, New Mexico; Roll: 3579; Page: 17; Enumeration District: 26-42.

⁸ 1953 “Laboratory Baby,” *Santa Fe New Mexican*, February 1, 1953, 16

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1963, he taught art at the newly opened Santa Fe School of Fine Arts on Canyon Road and later at Santa Fe Prep. He had previously instructed high school and adult art classes in New York and Connecticut.¹⁰

Kuziel continued to exhibit his art around town. Reviewing an open invitational show at the Fine Arts Museum, Helen Peterson, the art columnist for the *New Mexican*, wrote that his “Mother and Child” painting was “not one of his most effective works.”¹¹ In the next line, Putman praised fellow Polish American Josef Bakos’ “Ocean Fog” as a “poem of sails and sea.” His biggest break came with a portrait of Senator Dennis Chavez. Kuziel doesn’t seem to have reached the pantheon Santa Fe artists; none of his work is held in the permanent collection of the New Mexico Museum of Art.¹²

After living in different places, including Albuquerque, the Kuziels settled on Camino Pequeño, a hidden enclave of rustic houses, acquiring over an acre of raw land (Fig. 8 & 9). James Wing, an artist and woodworker, probably pioneered the settlement in the late 1950s with his hand-built studio home. The Kuziels built their own home at the foot of the private lane, on land that would be given the address 1 Camino Pequeño. It was designed by Frank and constructed by the family.¹³

On April 7, 1973, Frank Kuziel prepared a set of drawings for another building titled the “Guest House.” For the most part it depicted the house in place today, a stucco-on-frame compact ranch house ornamented with a few Territorial touches. A contract indicates that his mother, Mary Kuziel, paid for its construction. She was still residing in Connecticut.¹⁴ A local firm, AAA Construction Company, built the five-room house for \$19,947.00. The short-lived firm, located in the old Allen Stamm office on Osage Avenue, may have had a connection with the homebuilder’s company. It was completed in the early summer of 1973.¹⁵

⁹ “When You Buy a Stamm Home Design is Your Bonus Value [advertisement],” *Santa Fe New Mexican*, August 19, 1962, 22.

¹⁰ “Faculty Announced for SF Prep,” *Santa Fe New Mexican*, June 27, 1963, 11.

¹¹ Helen Peterson, “About the Arts,” *Santa Fe New Mexican, Pasatiempo*, January 20, 1963, 2.

¹² Ruth LaNore, email communication to John Murphey, September 7, 2023 (LaNore is the Head of Registration and Collections for the New Mexico Museum of Art).

¹³ Erica Kuziel, telephone conversation with Ann Maest, based on questions posed by John Murphey, August 27, 2023. Erica is the wife of Martin Kuziel, son of Frank and Isabel Kuziel.

¹⁴ “Contract of Sale,” typed contract, c. May 1973. In the collection of the homeowner.

¹⁵ Erica Kuziel, telephone conversation.

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Mary lived in the guesthouse for a few years, later moving to La Residencia nursing home. She died in 1987 and is buried in West Haven, Connecticut. It was then used by Frank and Isabel’s children and their spouses and later became a rental. It gained its current address (1 A) around 2012. ¹⁶

Frank Joseph Kuziel passed in 2009, followed by his wife Isabel Sinclair Cannon Kuziel in 2021. The property then moved out of family ownership.

Evaluation of Historical Status

Despite meeting the minimum threshold for Contributing status as a property 50 years old, the house has no architectural significance or historical associations.

For this reason, the recommendation is to maintain Non-Contributing status to the Downtown and Eastside Historic District

¹⁶ The house was given the new address potentially as early as 2003, but it didn’t appear in city directories until 2012.

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Illustrations

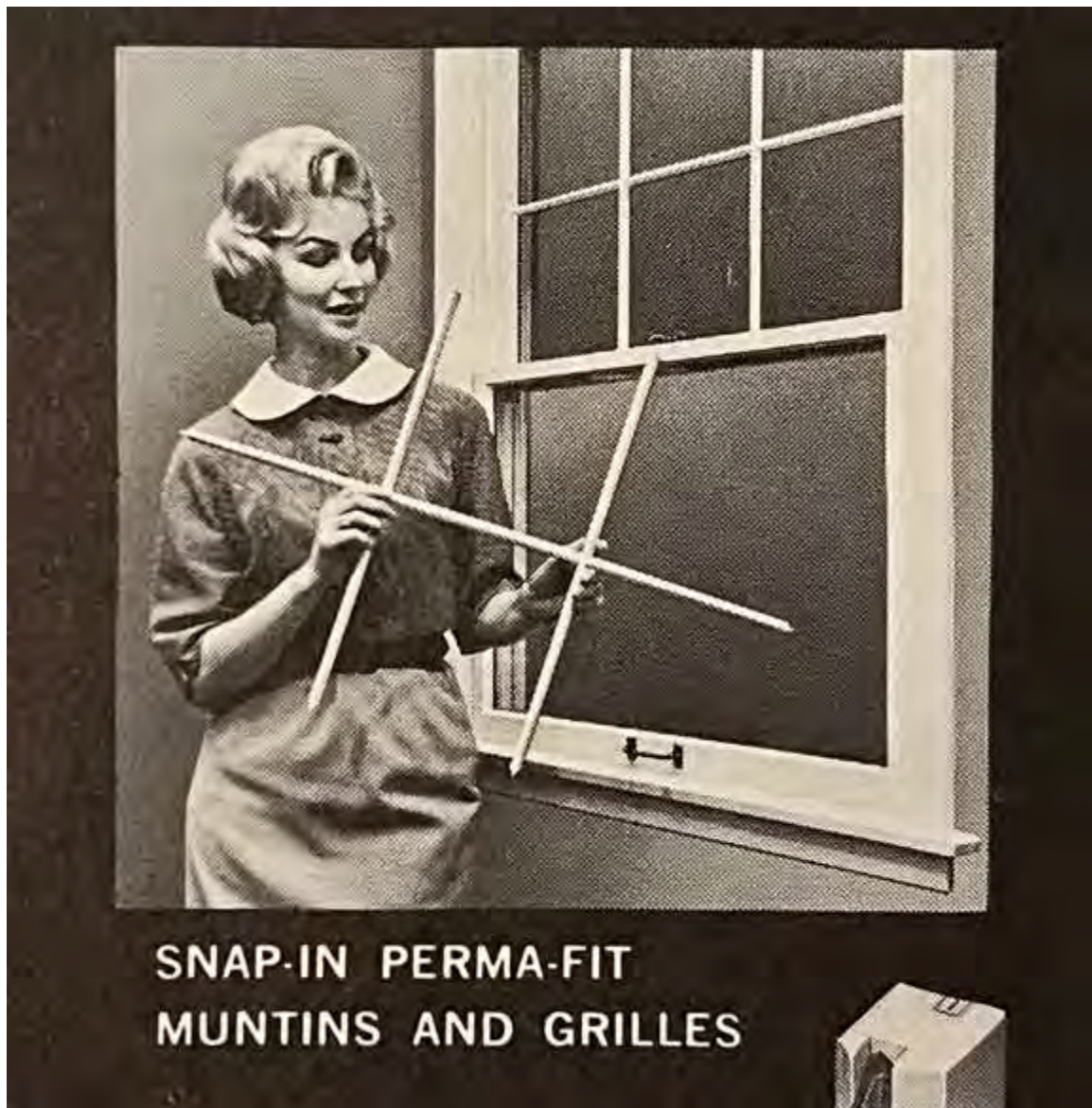


Figure 1: Illustration from Andersen windows in SANBUSCO catalog. Author's collection.

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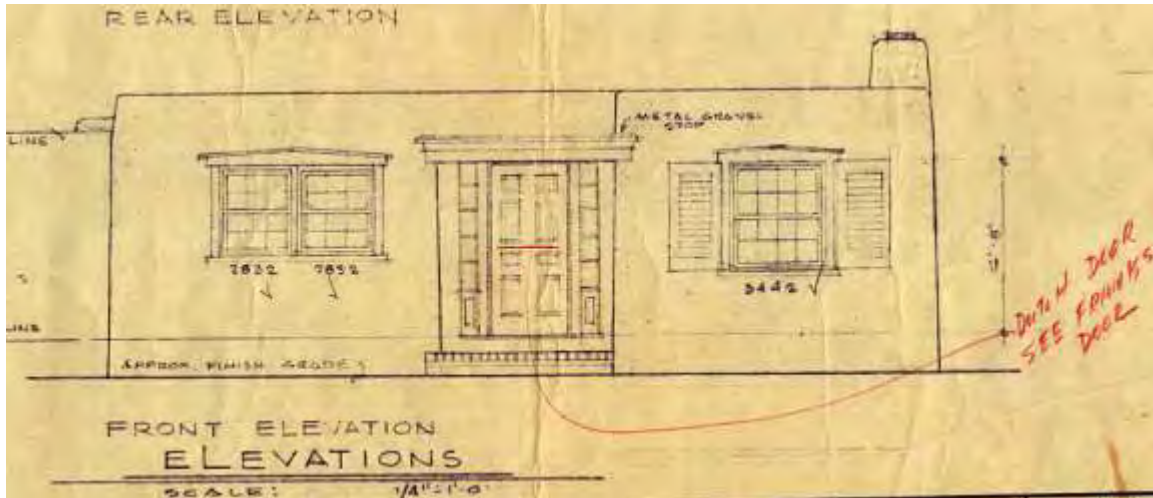


Figure 2: South elevation. April 7, 1973, drawing. Frank J. Kuziel. In homeowner's collection.

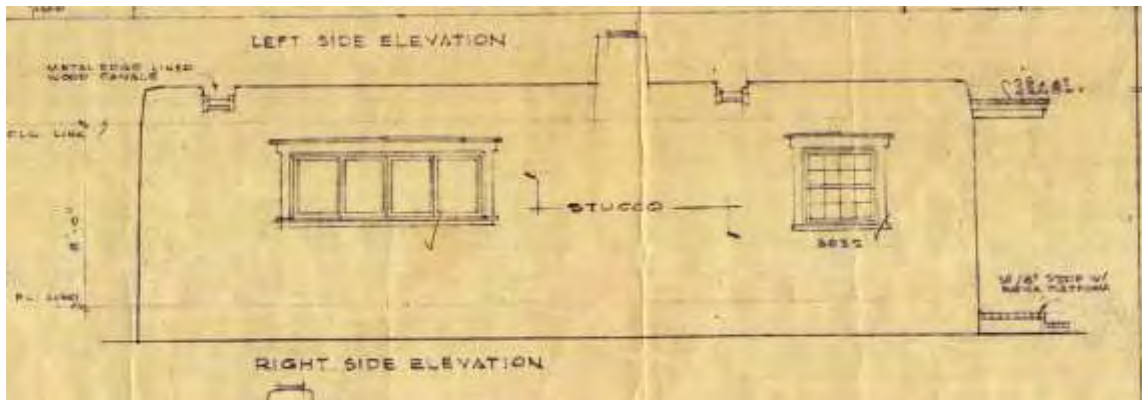


Figure 3: East elevation. April 7, 1973, drawing. Frank J. Kuziel. In homeowner's collection.

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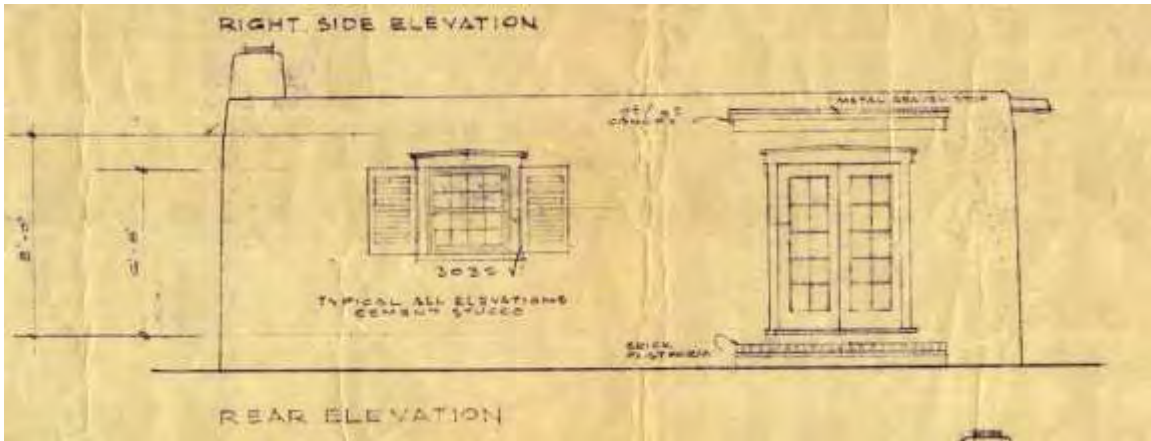


Figure 4: North elevation. April 7, 1973, drawing. Frank J. Kuziel. In homeowner's collection.

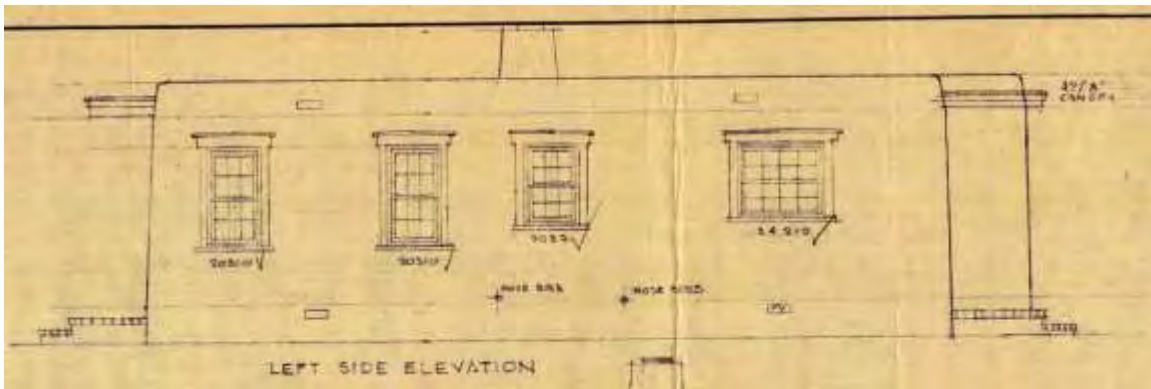


Figure 5: West elevation. April 7, 1973, drawing. Frank J. Kuziel. In homeowner's collection.

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**Figure 6: Portion of 1914-17 hydrographic survey map.
Approximate location of future house circled.**

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**Figure 7: Frank J. Kuziel, as draftsman for Allen Stamm, 1962.
 Courtesy Santa Fe New Mexican.**

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**Figure 8: September 25, 1960, aerial photograph.
Approximate location of future house circled.**

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**Figure 9: May 5, 1966, aerial photograph.
Approximate location of future house circled.**

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Survey Photographs

(All images taken by John Murphey, July 27, 2023, unless otherwise noted)



Photo 2: Camino Pequeño sign. Camera facing northeast. August 3, 2023.

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Photo 3: South (front) façade. Camera facing north.

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Photo 4: Andersen Narroline windows. Front façade. Camera facing north.

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Photo 5: Andersen Narroline windows showing snap-in socket. Camera facing down. August 3, 2023.

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Photo 6: South elevation, entry. Camera facing north.

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Photo 7: South and east elevations. Camera facing northwest.

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Photo 8: East elevation, casement windows. Camera facing west.

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Photo 9. North elevation. Camera facing southwest.

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Photo 10: West elevation. Camera facing southeast.

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Photo 11: West elevation, replacement window at bathroom. Camera facing east.

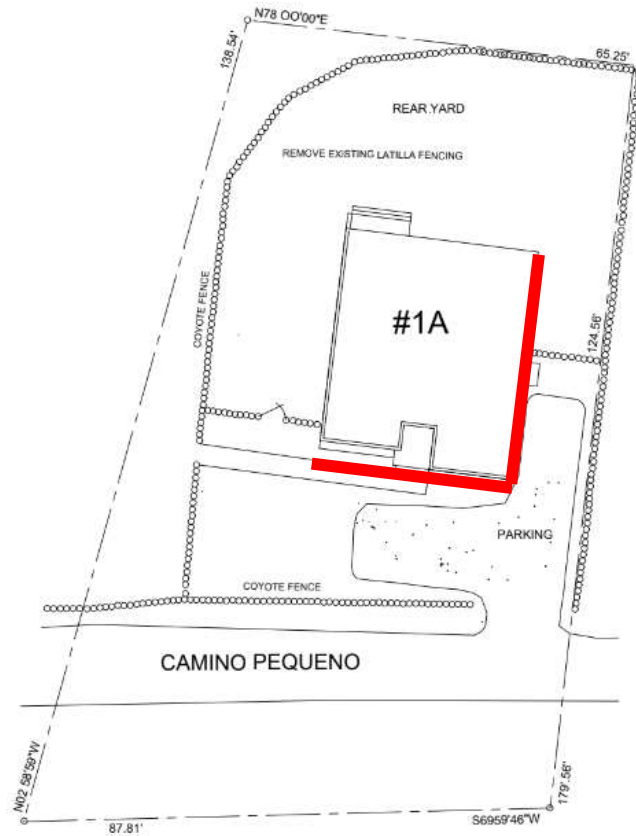
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Photo 12. Living Room. Camera facing north.



SANTA FE RIVER

EXISTING SITE PLAN

Proposed Primary Facades