


# 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><b><i>Continued on Page 5.</i></b></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		



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

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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> x_1 <u>  </u> 11/2 <u>  </u> 2 <u>  </u> 21/2 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: <input type="checkbox"/> Concrete: <input type="checkbox"/> 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: <input type="checkbox"/> 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; font-size: x-small;"> <thead> <tr> <th>Operation</th> <th>Material</th> <th>Glazing</th> <th>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: x-small;">* 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; font-size: x-small;"> <thead> <tr> <th>Type</th> <th>Style</th> <th>Material</th> <th>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.



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

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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.<sup>1</sup> 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,

<sup>1</sup> 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](http://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.<sup>2</sup> 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.<sup>3</sup> 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.<sup>4</sup>

In 1946, Frank married Isabel Sinclair Cannon, whom he met while she sketched on the Yale Green.<sup>5</sup> 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.<sup>6</sup> 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.<sup>7</sup> 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.<sup>8</sup>

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).<sup>9</sup> In

<sup>2</sup> 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.

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

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

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

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

<sup>7</sup> 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.

<sup>8</sup> 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.<sup>10</sup>

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.”<sup>11</sup> 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.<sup>12</sup>

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.<sup>13</sup>

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.<sup>14</sup> 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.<sup>15</sup>

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

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

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

<sup>12</sup> 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).

<sup>13</sup> 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.

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

<sup>15</sup> 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. <sup>16</sup>

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

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<sup>16</sup> 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

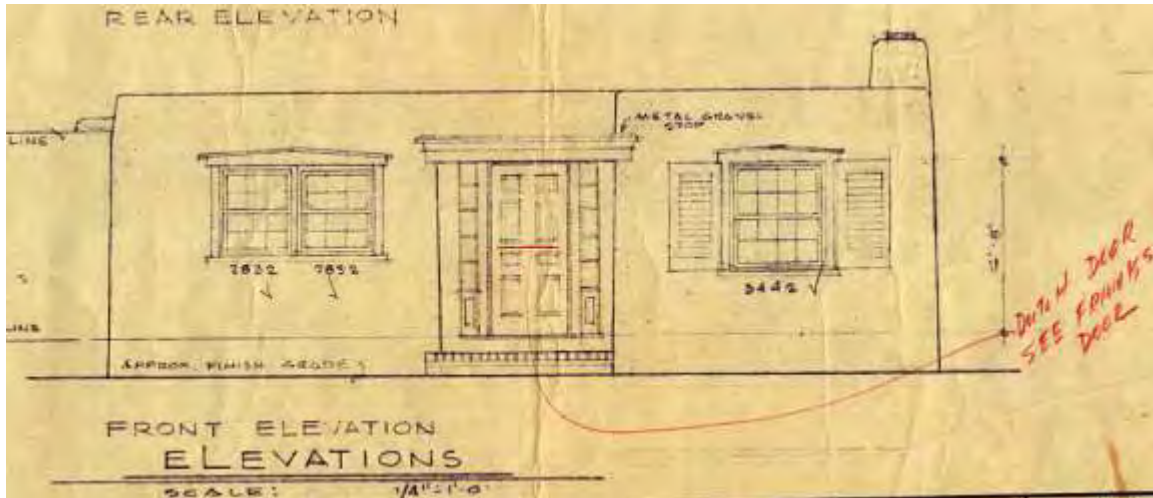


**Figure 1: Illustration from Andersen windows in SANBUSCO catalog. Author's collection.**

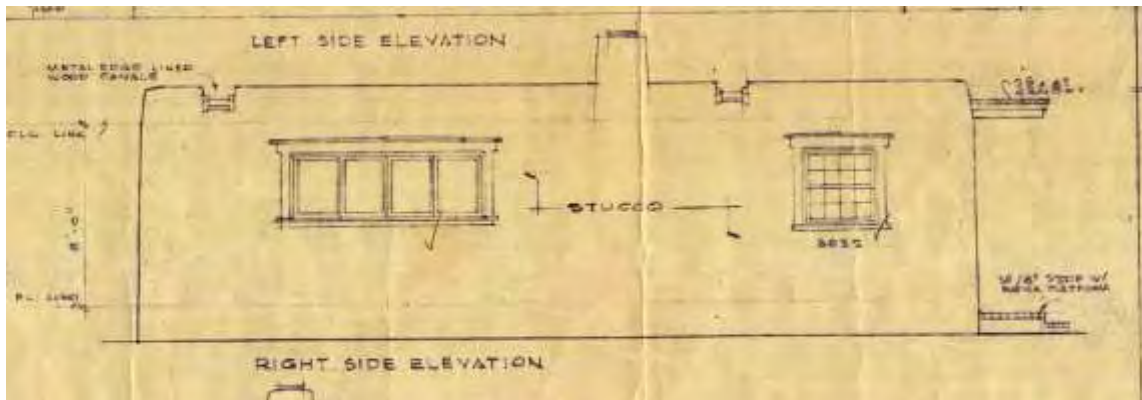
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**Figure 2: South elevation. April 7, 1973, drawing. Frank J. Kuziel. In homeowner's collection.**

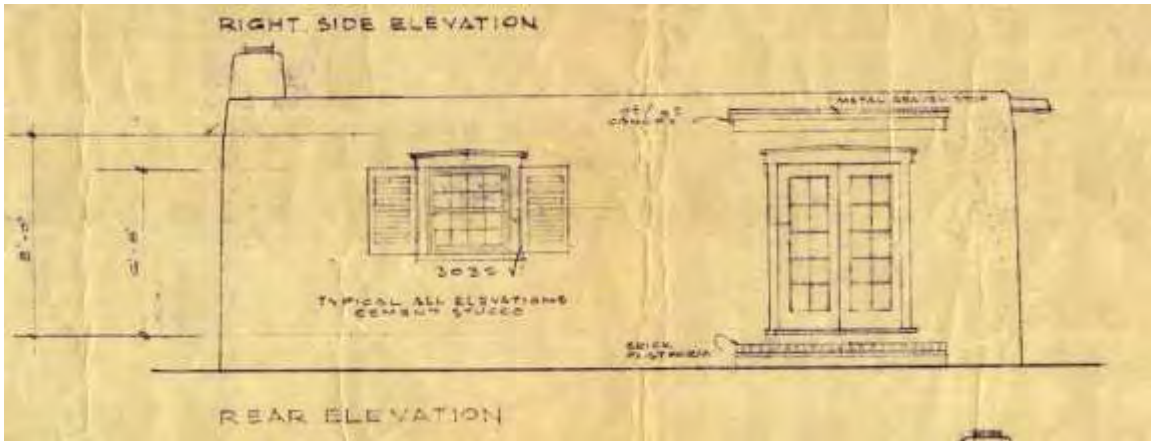


**Figure 3: East elevation. April 7, 1973, drawing. Frank J. Kuziel. In homeowner's collection.**

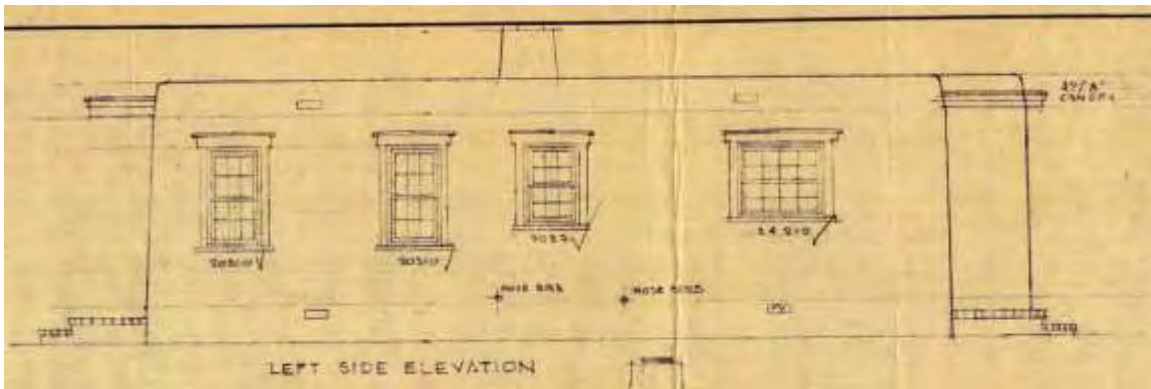
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**Figure 4: North elevation. April 7, 1973, drawing. Frank J. Kuziel. In homeowner's collection.**



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

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

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)  
 Historic Preservation Division, New Mexico Department of Cultural Affairs

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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.**



# Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

<b>To Be Completed By Applicant:</b>		Site Address:
Date Submitted:	October 1, 2024	1A Camino Pequeno
Property Owner of Record:	Kevin and Ann Cooney	Proposed Construction Description:
Applicant/Agent Name:	Courtenay Mathey, Architect	House remodel and addition, add garage, walls, fencing
Contact Person Phone Number:	( ) 505/986-9854	<b>TOTAL ROOF AREA:</b> 2398 SF
Zoning District:	R-5	Lot Coverage : 24.3 %
Overlay:	<input type="checkbox"/> Escarpment <input checked="" type="checkbox"/> Flood Zone* DOWNTOWN/ EASTSIDE <input checked="" type="checkbox"/> Other: HISTORIC DISTRICT	<input type="checkbox"/> Open Space Required: _____ <b>Setbacks:</b> Proposed Front: <u>NA</u> Minimum: <u>NA</u> 2 <sup>nd</sup> Front? _____ Proposed Rear: <u>0'</u> Minimum: <u>6"</u> Proposed Sides: L <u>5'</u> R <u>12'</u> Minimum: <u>5'</u>
Submittals Reviewed with PZR:	<input checked="" type="checkbox"/> Legal Lot of Record <input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Building Plans <input checked="" type="checkbox"/> Existing Site Plan <input checked="" type="checkbox"/> Proposed Site Plan <input checked="" type="checkbox"/> Elevations	<b>Height:</b> Proposed <u>15'-2"</u> Maximum Height: <u>15'-2"</u> or <input checked="" type="checkbox"/> Regulated by Historic Districts Ordinance <input type="checkbox"/> Regulated by Escarpment District
Supplemental Zoning Submittals Required for Building Permit:	<input checked="" type="checkbox"/> Zero Lot Line Affidavit	<b>Parking Spaces:</b> Proposed <u>4</u> Accessible _____ Minimum: _____
Access and Visibility:	<input type="checkbox"/> Arterial or Collector** <input checked="" type="checkbox"/> Visibility Triangle Required	<b>Bicycle Parking**:</b> Proposed: _____ Minimum: _____ ** Commercial Requirement
Use of Structure:	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial Type of Use: _____	
Terrain:	<input type="checkbox"/> 30% slopes EXISTING SLOPES UNDER 5%	

\* Requires an additional review conducted by Technical Review Division.  
 \*\* Requires an additional review conducted by the Traffic Engineering Division.

THIS REVIEW DOES NOT GRANT ZONING APPROVAL FOR BUILDING PERMIT. FINAL ZONING REVIEW WILL BE PERFORMED AT THE TIME OF BUILDING PERMIT APPLICATION.

Courtenay Mathey, Architect

PRINT NAME

[OWNER APPLICANT AGENT]

hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting Land Use Department staff prior to submittal for Historic Districts Review Board review.

C. Mathey, Architect

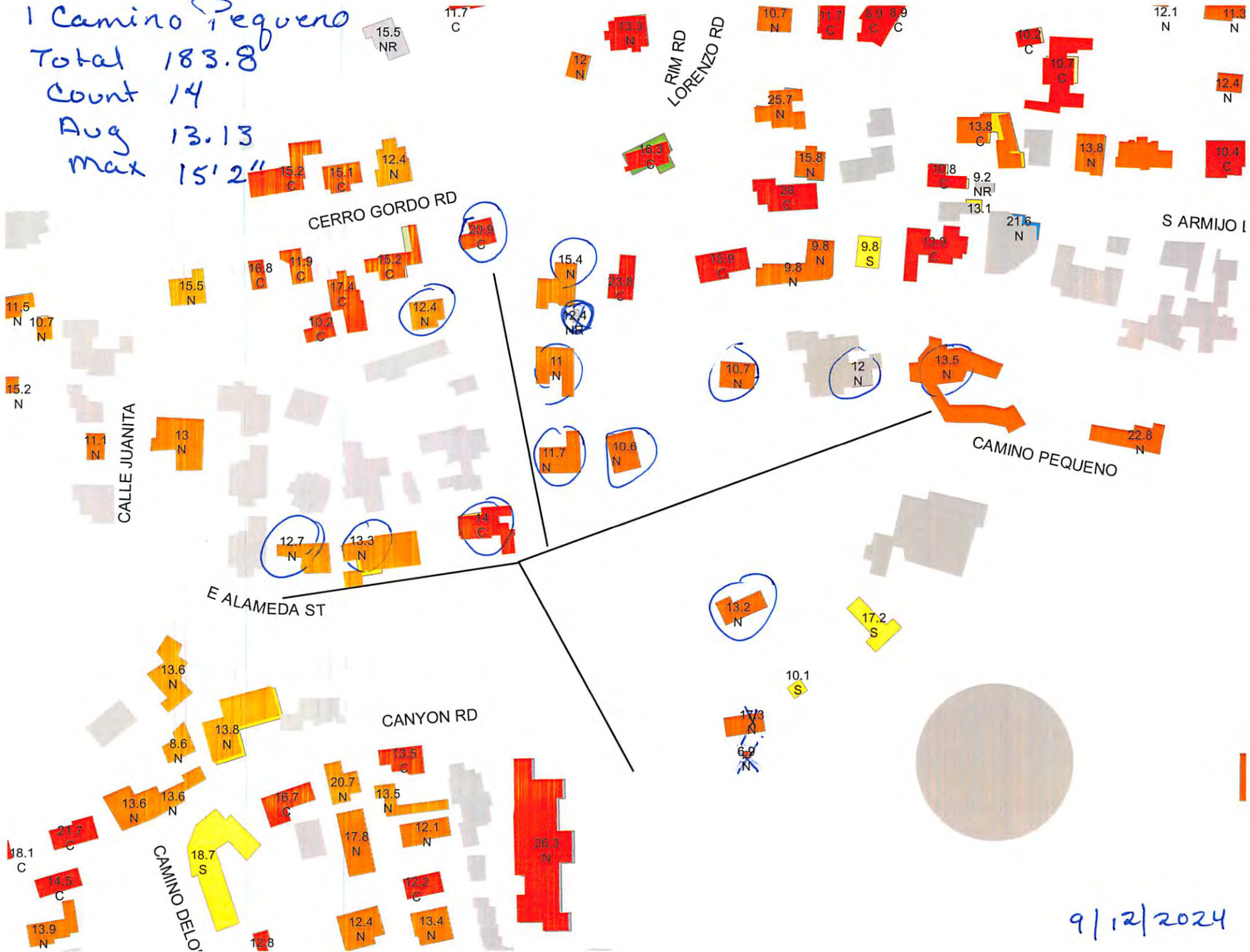
October 1, 2024

SIGNATURE

DATE

<b>To Be Completed By City Staff:</b>	2024-009277-PAR
<b>Additional Agency Review if Applicable:</b>	
<input type="checkbox"/> Escarpment Approval by _____ Date: ___/___/___	
<input type="checkbox"/> Flood Plain Approval by _____ Date: ___/___/___	
<input type="checkbox"/> Traffic Engineering Approval by _____ Date: ___/___/___	
Notes: _____	
<b>Zoning Approval:</b>	
<input checked="" type="checkbox"/> Preliminary Approval <input type="checkbox"/> with conditions <input type="checkbox"/> Rejected	
Comments/Conditions: <u>Building outside of the floodplain</u>	
REVIEWER: <u>Rebekah Clouser</u>	DATE: <u>10/15 /2024</u>
Original color form must be submitted with Historic Districts Review Board (HDRB) application packet.	

1 Camino Pequeno  
 Total 183.8  
 Count 14  
 Avg 13.13  
 Max 15.2



9/12/2024

