



Agenda

Regular Meeting of the Historic
Districts Review Board
January 28, 2025 at 5:30 PM
Council Chambers, City Hall
200 Lincoln Avenue

Procedures for Historic Districts Review Board Meeting

Viewing:

Members of the public may stream the meeting live on the City of Santa Fe's YouTube channel at www.youtube.com/@cityofsantafe. The YouTube live stream can be accessed at this address from most smartphones, tablets, or computers.

Join on Zoom: <https://santafenm-gov.zoom.us/j/84312571219>

By Phone: 301 715 8592

Webinar ID: 843 1257 1219

The agenda and packet for the meeting will be posted at <https://santafenm.portal.civicclerk.com/>.

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes
5. Approval of Findings/Conclusions
6. Matters from the Public
7. Staff Communications
8. Old Business
9. New Business
 - a. 2024-009613-HDRB, 1182 Cerro Gordo Road, Downtown & Eastside Historic District, Contributing, High Desert Contractors LLC, agent for Lanalee Lewis Rev. Trust, owner, proposes to remove the roof of a contributing structure, construct a new roof deck, exterior staircase, and install deck railing and fencing. Exceptions are requested to 14-5.2 (D)(6) for replacing a roof not in-kind and 14-5.2(D)(2)(5)(b) for constructing an architectural feature on a primary facade. (Lani McCulley, LjMcCulley@santafenm.gov)
(Postponed)

- b. 2025-009719-HDRB, 878 E. Palace. Downtown and Eastside Historic District, Micheal Herrera, agent for Marilyn Halla, property owner, request a status review and primary façade designation. (Amanda Romero, alromero@santafenm.gov)
- c. 2025-009689-HDRB, 1 Camino Pequeno Unit A, Downtown & Eastside Historic District, non-contributing, Courtenay Mathey, agent for Ann and Kevin Cooney, owners, proposes to construct 475 sq. ft. of additions to a height of 14'4", raise parapets to 12'5", install exterior insulation, replace windows and doors, and construct a 645 sq. ft. freestanding garage and studio to a height of 14'-4" where the maximum allowable is 14'-5", 5'8" high yard walls, fences and gates where the maximum allowable height is 5'-8", stucco, roof, install exterior lighting, solar panels and hardscaping. (Lani McCulley)
- d. 2025-009690-HDRB, 1525 Canyon Rd, Downtown & Eastside Historic District, Contributing, Rachel Heydemann, agent/owner, proposes to replace windows and doors and stucco. An exception is requested to 14-5.2(D)(5)(a) to replace historic windows and doors. (Lani McCulley)

10. Discussion Items

11. Matters from the Board

12. Next Meeting:

- a. February 11, 2025

13. Adjourn


Persons with disabilities in need of accommodations, contact the City Clerk's office at 955-6521, five (5) working days prior to meeting date.

City of Santa Fe, New Mexico

memo

DATE: January 28, 2025

TO: Historic Districts Review Board

VIA: Heather Lamboy, Planning & Land Use Department Director 
Maggie Moore, Acting Assistant Land Use Director
Gary Moquino, Historic Preservation Division Manager GM

FROM: Amanda Romero, Senior Planner, Historic Preservation Division

2025-009719-HDRB, 878 E. Palace, Downtown and Eastside Historic District. Micheal Herrera, agent for Marilyn Halla, owner, requests a status review and primary façade designation.

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

Elevations

Photographs

Other:

STAFF RECOMMENDATION:

Staff recommends the historic status of the structure be maintained as contributing and the east yard wall upgraded to contributing. Staff recommends that the east façade be designated as primary as identified in the façade diagram as number 1. (excluding non-historic material) per 14-5.2(C) Designation of Significant and Contributing Structures.

BACKGROUND & SUMMARY:

The single-family residence at 878 E. Palace Ave. is listed as contributing to the Downtown and Eastside Historic District. A reconnaissance survey was conducted in 1985 and designated structure as Contributing. The 900 sq. ft. main residential structure was built on a 0.088-acre lot in the early 1930s and the 64 sq. ft. shed structure was built in the mid-1990s. The main structure was built in the Spanish Pueblo Revival architectural style as seen by flat roof, rounded parapets and cut through canales. In the 2024 Historic Cultural Properties Inventory (HCPI) form, Mr. Murphey identifies additions to the west and south facades as identified in the façade diagram as numbers 3 and 4, with the enclosure of the south elevation porch and the north elevation portal completed by the 1970s. Mr. Murphy states the windows and doors are non-historic; however, the exact date is unknown. The east wall was constructed prior to 1966 and was raised in height between 1973 and 1978. The south wall was constructed between 1973 and 1978 as identified in the HCPI form.

Although the structure has undergone several alterations over the years, it retains the design qualities that are significant to the district, is well over 50 years old and if protected should continue to contribute to the character of the district.

As illustrated on a State Engineer's Office 1914 map, the property on which the house is located belonged to Miguel Rodriguez who used the land for agricultural purposes. The house was constructed by 1930 near the old Fishcher Brewery on a part of East Palace that still was part of a working-class neighborhood. The house has been predominantly used as a rental or a second home over the years.

Previous Historic District Review Board (HDRB) cases include:

On June 1, 1984, case #1984-010100230 the board approved the enclosure of the portal on the west façade identified as number 3 in the façade diagram. Staff has no further information on the hearing.

On October 23, 2018, case #H-18-100-1762, applicant requested roof mounted HVAC to be heard by the HDRB, this case was postponed to be handled administratively. There are currently no records for the roof mounted HVAC system or for the ground mounted HVAC system on the north façade.



878 E. Palace Ave: Façade Diagram

Primary Façade ———

Non-Primary Façade ———

APPLICANT’S REQUEST:

The applicant requests a status review with primary façade designation(s) if applicable.

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) General Provisions

(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.

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

(Ord. No. 2004-26)

(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.

(2) Designation of Significant, Contributing, or Noncontributing Status within Historic Districts

(a) Status Designation

Structures within historic districts may be designated a status of "significant," "contributing," or "noncontributing" based upon the definitions of these terms in Article 14-12. Staff shall maintain a record as to the current status of *structures* located in the Historic Districts.

(b) Board Authority to Review Status Designation

- (i) The Board is authorized to change the status of a *structure* or to designate a status for a *structure* with no status designated.
- (ii) A change in status or the designation of a status shall be based upon an evaluation of data provided through survey or other relevant sources of information and the definitions of "significant," "contributing," or "noncontributing."

(e) Appeals (Ord. No. 2009-42 § 16)

Decisions made by the historic districts review board may be appealed to the *governing body* as set forth in Section 14-3.17.

(f) Restoration of Status

If a *property owner* makes changes to a *structure* without the proper *city* approvals which result in the lowering of the *structure's* status, staff or the board may require the *property owner* to restore the *structure* such that its former status is restored.

(4) Compliance with General and Specific Design Standards Required

All *development* located within the historic districts and subject to this Section 14-5.2 shall comply with all applicable general *development* standards set forth in Subsection 14-5.2(D), as well as any applicable specific *development* standards set forth in Subsections 14-5.2(E) through (I).

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.

(E) **Downtown and Eastside Design Standards**

The *governing body* recognizes that a style of architecture has evolved within the *city* from the year 1600 to the present characterized by construction with *adobe*, hereafter called "old Santa Fe style", and that another style has evolved, hereafter called "recent Santa Fe style", which is a *development* from, and an elaboration of the old Santa Fe style, with different materials and frequently with added decorations.

(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 aerials, 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
- (f) It is characteristic of old Santa Fe style commercial *buildings* to place a *portal* so that it covers the entire sidewalk, the columns being set at the curb line.

(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.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: November 11, 2024 - F

For HPD Office use only:		
HCPI No. _____	District No. _____	NRHP <input type="checkbox"/> SRCP <input type="checkbox"/> Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D
1. Name of property: Lugarda Sparr House/ Halla Residence	2. Location: 878 East Palace Avenue Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2935 4. County: Santa Fe Parcel # 12625792
5. Property Type: <input checked="" type="checkbox"/> Buildings: 1, house <input checked="" type="checkbox"/> Structures: yard walls <input type="checkbox"/> Site <input type="checkbox"/> Object		
6. Date of Survey: October 27, 2024		
7. Previous Survey Date(s): <input checked="" type="checkbox"/> Yes: March 1985, Susan Lopez <input type="checkbox"/> No:		
8. Name of Project: HDRB Status Evaluation		
9. Lat/Long: 35.6811028,-105.926169		
10. Photo Information: Giulia Caporuscio, photographer. Photo 1: View of property from East Palace Avenue.		
11. Brief Description of the Property: Constructed around 1930, 879 East Palace Avenue is a simple adobe box enclosing approximately 900 square feet. It's arranged on an east-west axis, with its façade facing Palace Avenue. The flat-roof building is square in plan and displays a few Pueblo Revival elements consisting mainly of earth-colored skin, rounded parapets, and cut-through <i>canales</i> . It holds one bedroom which was built across the front portal in the 1970s. The rear of the house has an enclosed porch holding a bathroom and a laundry. There is a non-historic shed at the rear of the property and connected yard walls, two of which (east and south) belong to the property. The house is currently designated Contributing to the Downtown and Eastside Historic District. <i>Continued on Page 5.</i>		
12. Who uses the property?		
13. Construction Date: Date: Before c.1929-30 <input type="checkbox"/> Known <input checked="" type="checkbox"/> Estimated Source: city directories		
14. Setting: <input checked="" 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		

16. Additional Perspective: (Photos, drawing, footprint, etc., indicate north arrow when possible)



Source: Office of the Santa Fe County Assessor
parcel lines are not accurate



17. Surveyor:
 (your name, address, telephone number, and any group affiliation)

John W. Murphey
 Architectural Historian
 Architectural History Services
 505-577-7593/707-583-7819
John@archhistoryservices.com
 w/ Giulia Caporuscio

For: Current owner, Ward B. and Marilyn M. Halla

18. Owner (if known) and other knowledgeable people:

Current owner: Ward B. and Marilyn M. Halla

N/A

19. Is Property Endangered? Unknown No Yes How?

20. Significance to Current Community: Unknown None Low Moderate High
 Describe: Unknown

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
 See Historical Overview.

22. National or State Register:

Is this property individually listed on a historic register? Unknown No Yes
 If yes: State National
 If 'no' or unknown, do you think this property is eligible for listing? No Yes
 Why? See Evaluation of Historical Status

23. National or State Historic District: City of Santa Fe

Is this property in a historic district? Unknown No Yes
 If yes: Significant Contributing: house Non-contributing No Status: walls
 Per City of Santa Fe official designation map
 If 'yes', what is the name of the district? State National City of Santa Fe:
 Downtown and Eastside Historic District

24. Supplemental Forms:

None HCPI Detail Form (FORM 2) Continuation Sheets, # pages: _____

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 A B C D																												
1. Name of property: Lugarda Sparr House/ Halla Residence	2. Location: 878 East Palace Avenue Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2935	4. County: Santa Fe 5. Date of Survey: October 27, 2024																												
ARCHITECTURAL AND CONSTRUCTION DETAILS:																															
6. Visible Construction Material: <input checked="" 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: <input type="checkbox"/> N/A Number: <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 1 1/2 <input type="checkbox"/> 2 <input type="checkbox"/> 2 1/2 Other: _____ 8. Foundation: <input type="checkbox"/> N/A <input type="checkbox"/> Not visible <input type="checkbox"/> None <input type="checkbox"/> At Grade <input checked="" type="checkbox"/> Raised: <i>contrapared</i> Materials: <input checked="" type="checkbox"/> Concrete: <input type="checkbox"/> Stone Other: Notes 9. Roof: <input type="checkbox"/> 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 checked="" 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: Standing Seam <input type="checkbox"/> Tile: Terra Cotta <input type="checkbox"/> Wood: Shingle Other:																													
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>Casement & Fixed</td> <td>Wood</td> <td>4-4</td> <td>2</td> </tr> <tr> <td>Casement</td> <td>Wood</td> <td>9</td> <td>2</td> </tr> <tr> <td>Casement</td> <td>Wood</td> <td>Paired 8</td> <td>3</td> </tr> </tbody> </table>		Operation	Material	Glazing	Number	Casement & Fixed	Wood	4-4	2	Casement	Wood	9	2	Casement	Wood	Paired 8	3	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>Decorative</td> <td>Wood</td> <td>1</td> </tr> <tr> <td>Single-Leaf</td> <td>Divided-Lite</td> <td>Wood</td> <td>1</td> </tr> </tbody> </table>		Type	Style	Material	Number	Single-Leaf	Decorative	Wood	1	Single-Leaf	Divided-Lite	Wood	1
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Type	Style	Material	Number																												
Single-Leaf	Decorative	Wood	1																												
Single-Leaf	Divided-Lite	Wood	1																												
12. Chimneys <input checked="" type="checkbox"/> two, corner pots		13. Porches <input checked="" type="checkbox"/> N/A Type: <input type="checkbox"/> Entry <input type="checkbox"/> Partial-Width <input type="checkbox"/> Full-Width <input type="checkbox"/> Wrap																													
14. Other Significant Features N/A																															
15. Modifications: <input checked="" type="checkbox"/> <input type="checkbox"/> No known modifications <u>#1 Date: Date unknown; enclosure of back porch; aerial photographs and visual material evidence, particularly windows.</u> <u>#2 Date: 1970s; enclosure of front portal; aerial photographs, owner's knowledge, and visual and material evidence.</u> <u>#3 Date: Post-1978; unification and extension of parapet sections; aerial photographs.</u>																															

HCPI Detail Form (FORM 2)

(Continued from other side)

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 checked="" 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: Vernacular

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>

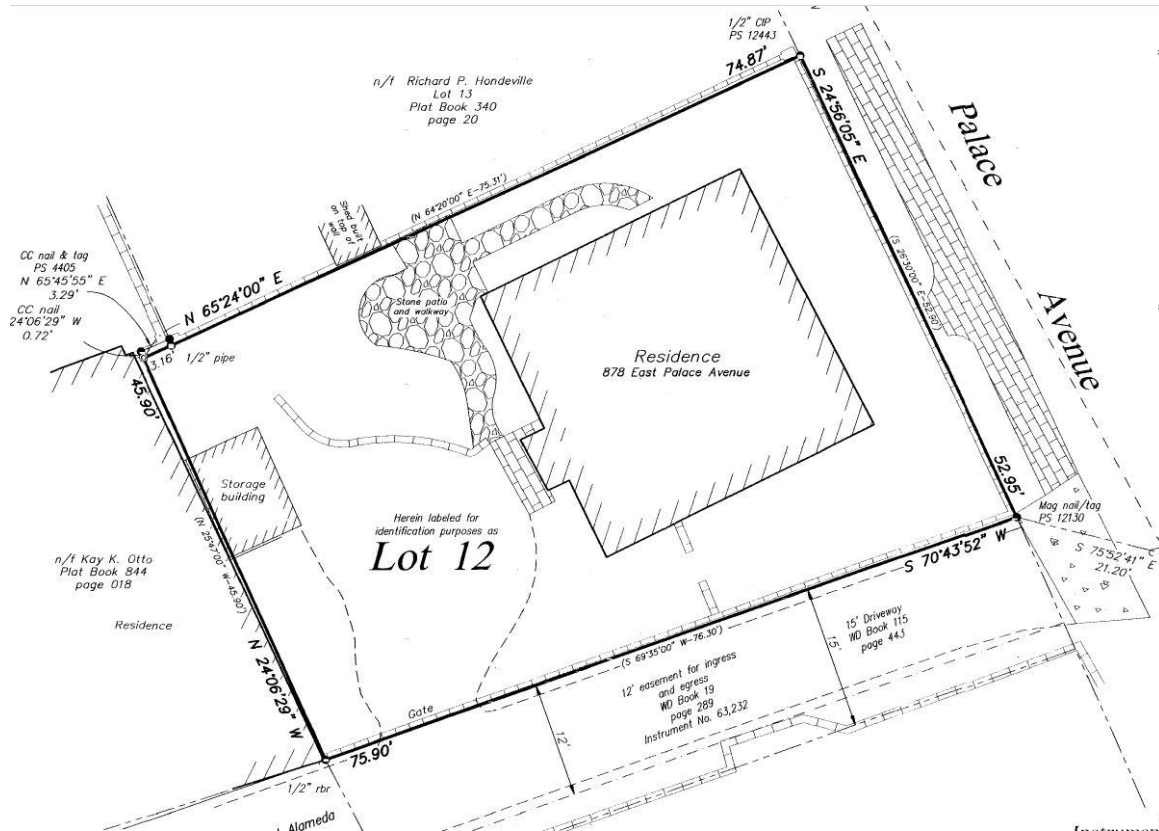
Archaeological Records Management Section
 Laboratory of Anthropology
 708 Camino Lejo
 Santa Fe, NM 87501
 (505) 476-1320
<https://nmhistoricpreservation.org/arms.html>

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing:

19. Site Plan: Portion of 2019 survey plat. Courtesy of Sierra Land Surveying, Inc.



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 A B C D			
1. Name of property: Lugarda Sparr House/ Halla Residence	2. Location: 878 East Palace Avenue Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2935			
		4. County: Santa Fe			
		5. Date of Survey: October 27, 2024			

Architectural Description Continued

Setting

The house sits near the east end of Palace Avenue in an area formerly in agricultural use. Beginning in the 1920s, the small and level fields of this area became house lots. The subject house was one of several constructed during this period near the end of Palace Avenue. The house is mostly hidden from the street behind a privacy wall (Photo 1). The front yard is entered by a non-historic rustic wooden gate. Vehicular access is along an alley, edging the south side of the property. The 0.9-acre flat lot is minimally landscaped with gravel, a stone patio, and a footpath at the home’s northwest corner, with a towering fir tree in the backyard.

House

East (Front)

Beyond the wooden gate, one encounters an unassuming façade composed of a door and two windows (Photo 2). The portal — which once lent interest to the house — was enclosed in the 1970s to create the bedroom (Photo 3).¹ This involved shifting the entry to the exterior and installing two small windows (Photo 4). A chimney was erected at the addition’s corner, mimicking a similar chimney at the opposite end of the façade. The portal enclosure may have also coincided with a change of the parapets. Comparing aerials from the 1970s with current conditions shows that the once discontinuous sections have been connected at a uniform height, with a piece extended at the southwest corner (Fig. 6 & Field 15).

South

The south elevation begins at the east end with the enclosed portal (Photo 5). Beyond the addition is an older pair of eight-light wood casements. The single-glazed windows open outward by small barrel hinges (Photo 6). Similar windows are found on the north elevation. In both instances, they are deteriorated. Their age is indeterminate, but they

¹ Marilyn Halla, email to John W. Murphey, October 23, 2024. The infill portal is detected by a slight offset at the wall, the new windows, and the change in parapet.

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do not date to the 1930s. The elevation moves west through an overgrown bush, terminating at its connection with the enclosed porch (Photo 7).

West

The west façade is split into two sections. The south holds what appears to have been a porch that was enclosed at some point (Photo 8). A non-historic multi-light wood door at the center opens to a laundry room. To the south, representing the original porch, are two, four-light wood windows at the bathroom. These windows, along with the same units north of the door, are not historic.

North

Looking onto a property wall, the north elevation contains two groups of eight-light casement windows (Photos 9-11).

Walls

Based on a 2019 survey plat, the east and south yard walls are part of the property. The east wall (Photo 1), measuring 62” to 92” tall, may have started as a much shorter wall which gained in height in the 1970s. This lower wall appears on a 1966 aerial photograph (Fig. 5) and seems to have stayed at that height through at least 1973 (Fig. 6). By 1978, it had gained height to match a new wall built along the alley (Photo 12 & Fig. 7). The alley wall measures between 62” and 102” above finished grade. Neither is considered historic.

Historical Overview

The End of Palace Avenue

In the late Territorial period, East Palace Avenue emerged as Santa Fe’s fashionable district, becoming a street lined with large homes owned by wealthy families. But beyond its bend, near the old Fischer Brewery, it sheltered poorer families and remained unpaved. Their traditional homes sat on the east side of the road, on a small

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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ridge overlooking farm fields reaching down to the Santa Fe River. The *Acequia de Muralla* watered the fields planted with corn and alfalfa.

The subject house was built over a such field shown on the 1914 hydrological map planted with alfalfa (Fig. 1). Sixteen years later, the property had been subdivided, with the subject lot holding a small house. It is unclear who built the house, but it may have been Francisco Montoya, who is thought to be the landowner. The house may have been an investment as it initially worked as a rental.

Early Tenants

The first known tenants, in 1930, were a married couple, James and Pearl Wiley.² James worked as a vulcanizer — someone who repairs rubber tires — at the Closson and Closson garage (now Santa Fe Village) on Don Gaspar Avenue.³ The Wileys were followed quickly by William and Rose Jones. Like Wiley, William Jones worked with automobiles, as a mechanic at a garage on West Santa Francisco Street. In 1934, Ailleen Roberson, who came from Oklahoma and managed the Unique Beauty Service shop on Palace Avenue, lived in the home with her mother, Clara.⁴ They left and were replaced by James and Janet Murray.⁵ James worked as an electrician for the Prokosh Electric Company. The Murrays seem to be longest-term renters, living in the house for four years.

Lugarda Sparr

After renting the house out for ten years, Francisco and Guadalupita Montoya sold the property and house to Lugarda Sparr, a widow from Albuquerque, for \$900,00 cash.⁶ At

² Hudspeth Directory Company, *Hudspeth Directory Company, Santa Fe City Directory, 1930* (El Paso: Hudspeth Directory Company, 1930), 201 & 232.

³ *Ibid.*, 1932, 93 & 202.

⁴ *Ibid.*, 1934, 157 & 228.

⁵ *Ibid.*, 1936, 144 & 251.

⁶ Contract of Sale and Purchase, Francisco Montoya and Guadalupita de Montoya to Lugarda Sparr, recorded March 15, 1940, Book FCNT/Page 157, Instrument # 61478, Santa Fe County, New Mexico.

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At the time, the property stretched down to East Alameda Street. The house was described in an accompanying deed as having three rooms and a bathroom.⁷ Lugarda (or Lulu as she was known) grew up on Palace Avenue as a member of the Lobato family — Spanish settler descendants who have lived on Palace Avenue for more than 130 years.⁸

In the 1910s, Lulu married Edson “Ted” Sparr, a cowboy who worked for the federal government as a cattle detective.⁹ The couple initially lived with his mother in Atrisco but later purchased a ranch in San Ysidro, near Jemez Pueblo. Ted Sparr died in 1939 from injuries he suffered while repairing a car.¹⁰ He was 48.

Lugarda moved into the East Palace Avenue home around 1940, likely to be closer to her family. She appeared to live a quiet life. She died at St. Vincent’s on the afternoon of Sunday, February 9, 1970. A rosary was read at Cristo Rey Church a few days later, and her body was buried at Rosario Cemetery.¹¹

Later Owners

It is unclear how the transaction transpired, but the property ended up in the ownership of John T. Midyette III and his wife, La Merle Boyd.¹² Midyette was a Connecticut-born architect who arrived in Santa Fe in the late 1960s full of ideas, and later made his mark for his globular Pueblo architecture. The Midyettes do not appear to have ever lived in

⁷ Warranty Deed, Francisco Montoya and Guadalupita de Montoya to Lugarda Sparr, recorded October 16, 1940, Book 19/Page 289, Instrument # 1940063232, Santa Fe County, New Mexico

⁸ U.S. Census Bureau, 1910; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: T624_918; Page: 1a; Enumeration District: 0221; FHL microfilm: 1374931; John W. Murphey, “The House at the Top of Palace Avenue: The Apolonio and Cleofes Lobato House,” (Private house history prepared for Brad and Suzanne Miller, September 14, 2021), 3-4.

⁹ United States, Selective Service System. *World War I Selective Service System Draft Registration Cards, 1917-1918*. Washington, D.C.: National Archives and Records Administration. M1509, 4,582 rolls. Imaged from Family History Library microfilm.

¹⁰ “Injury Proves Fatal to SCS Range Rider,” *The Albuquerque Tribune*, June 1939, 1.

¹¹ “Lugarda Sparr Rites Scheduled,” *Santa Fe New Mexican*, February 10, 1970, 2.

¹² There was no deed found for either individual as a grantee to the property. Lugarda Sparr’s estate was settled in 1974, the same year the property was surveyed for a plat. This unrecorded plat, mentioned subsequent deeds, has not been located.

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the home. They sold or leased the property to Frank L. Halla, Jr., and his wife, Judith Webb Halla. The Hallas used it as a second home.

Halla, who had been raised in El Paso, graduated from Southern Methodist University and served in the Vietnam War. He received a doctorate in history from the University of Texas, Austin, and later taught at the University of Missouri and Texas Tech.¹³ Dr. Halla worked as a psychotherapist in Lubbock for many years. In 1980, Midyette gave the Hallas a deed for the property which involved taking over his mortgage with First National Bank.¹⁴

Frank Louis Halla, Jr. died in 1990. As the executrix of the estate, his wife deeded the Palace Avenue property to herself in 1997.¹⁵ Her brother-in-law, Ward B. Halla, had received a half-interest for the property in 1984.¹⁶ The house is now owned by Ward, and his wife, Marilyn M. Halla.

Evaluation of Historical Status

The house is designated Contributing to the Downtown and Eastside Historic District. The status followed a reconnaissance survey in 1985, in which the surveyor was not aware that the front façade had been greatly altered in the 1970s when its portal was enclosed. Only the north elevation shows what may be considered original design. But this elevation is modest, holding two windows and a few canales. It is unclear if this house should remain Contributing. Neither section of yard wall on the property is historic.

¹³ "Halla [obituary]," *El Paso Times*, June 9, 1990, 6-C

¹⁴ Warranty Deed (Joint Tenants), John T. Midyette III and La Merle Boyd to Frank and Judy W. Halla, recorded January 8, 1980, Book 393/Page 202, Instrument # 452013, Santa Fe County, New Mexico.

¹⁵ Deed of Personal Representative, Judith Ann Webb Halla to Judith Ann Webb Halla, recorded April 3, 1997, Book 1360/Page 998, Instrument # 979333, Santa Fe County, New Mexico.

¹⁶ Warranty Deed, Frank and Judy W. Halla to Ward B. Halla, recorded December 26, 1984, Book 509/Page 345, Instrument # 557854, Santa Fe County, New Mexico.

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Illustrations

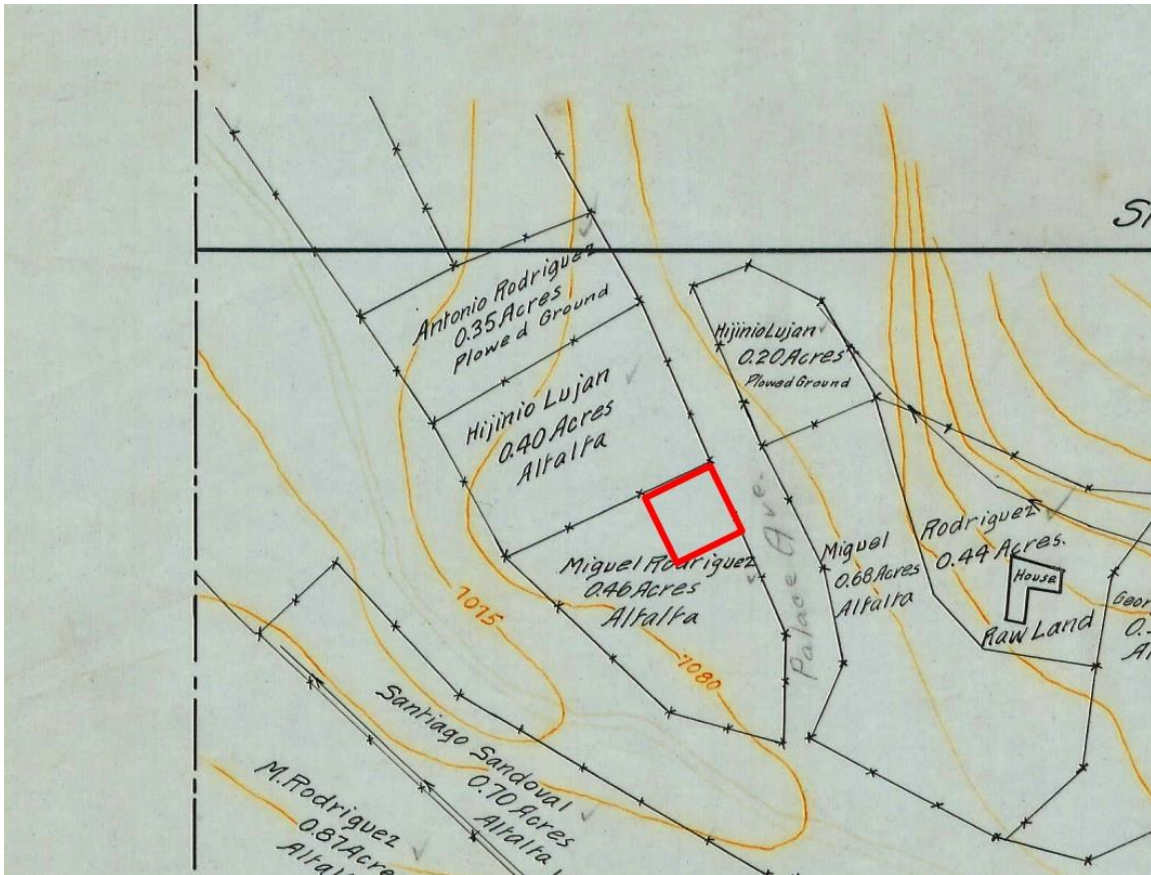


Figure 1: Proximate location of current parcel over 1914 map.
 Source: State Engineer's Office, "Santa Fe Hydrological Survey," [series of maps] (Santa Fe: State Engineer's Office, 1914 (published 1919)).

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Figure 2: Presence of house on 1935 aerial photograph.
Source: United States Soil Conservation Service, Sheet # 1009.

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Figure 3: Footprint of house is discernable on 1958 aerial photograph. Note its roof form consists of a square footprint with two porches (P1 & P2) at the corners. Source: November 10, 1958, Sheet 1.

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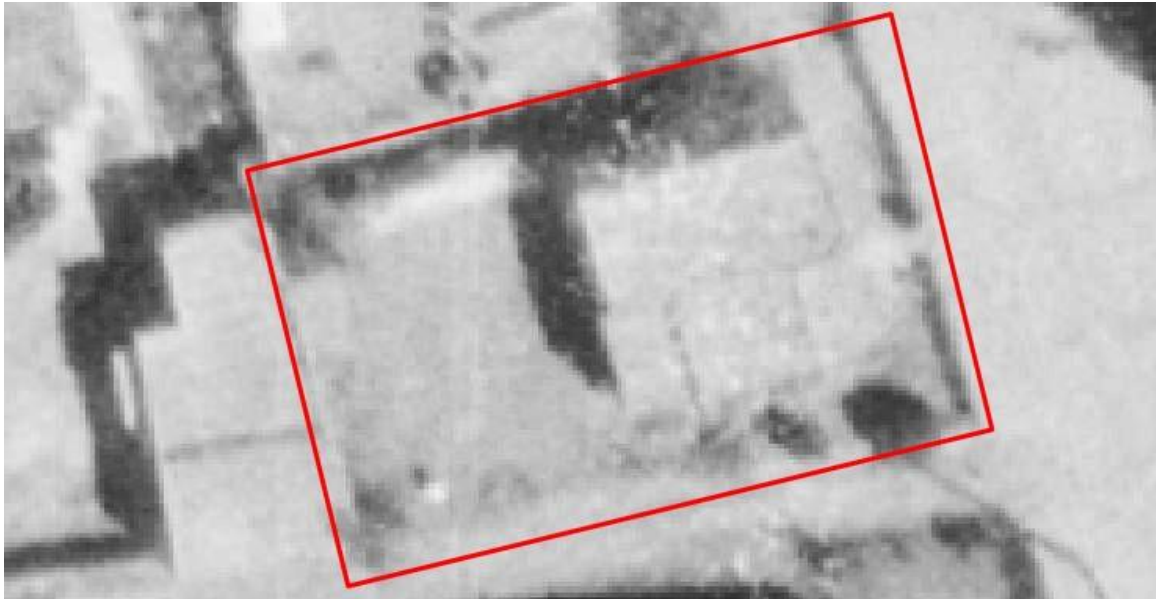


Figure 4: 1966 aerial photograph. Note low wall along the alley. Source: May 2, 1966, Sheet 16.

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Figure 5: 1973 aerial photograph. Source: May 11, 1973, Sheet 64.

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Figure 6: 1978 aerial photograph. Note discontinuous parapet line; compare with current aerial in Field 16. Note also wall along alley. Source: September 11, 1978, Sheet 75.

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Survey Photographs

(All images taken by Giulia Caporuscio on October 27, 2024).



Photo 2: East oblique angle. Camera facing northwest.

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Photo 3: East elevation, south end. 1970s portal enclosure highlighted. Camera facing northwest.

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Photo 4: East elevation, portal enclosure. Non-historic window. Camera facing southeast.

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Photo 5: South elevation, east end. 1970s portal enclosure highlighted. Camera facing northeast.

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Photo 6: South elevation. Older casement window.

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Photo 7: South elevation, at southwest corner. Enclosed porch at left. Camera facing northeast.

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Photo 8: West elevation. Enclosed porch highlighted. Camera facing northeast.

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Photo 9: North elevation. Camera facing east.

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Photo 10: North elevation. Older casement windows.

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Photo 11: North elevation, northeast corner. Camera facing southeast.

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Photo 12: Alley wall. Camera facing northeast.

City of Santa Fe, New Mexico

memo

DATE: January 28, 2025
TO: Historic Districts Review Board Members
VIA: Heather Lamboy, Planning & Land Use Department Director
Gary Moquino, Historic Preservation Division Director *GM*
Maggie Moore, Acting Assistant Land Use Director *MM*
FROM: Lani McCulley, Senior Planner, Historic Preservation Division *LJM*

2025-009689-HDRB, 1 Camino Pequeno Unit A, Downtown & Eastside Historic District, non-contributing, Courtenay Mathey, agent for Ann and Kevin Cooney, owners, proposes to construct 475 sq. ft. of additions to a height of 14'4", raise parapets to 12'5", install exterior insulation, replace windows and doors, and construct a 645 sq. ft. freestanding garage and studio to a height of 14'-4" where the maximum allowable is 14'-5", 5'8" high yard walls, fences and gates where the maximum allowable height is 5'-8", stucco, roof, install exterior lighting, solar panels and hardscaping.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

- District Standards & yard wall & fence standards.
- Historic Inventory Form
- Zoning Review Sheet
- Other: 2023-007399-HDRB

APPLICANT SUBMITTALS

- Proposal Letter
- Site Plan/Floor Plan
- Elevations
- Photographs
- Other:

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and finds that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

Sample motions:

- a. Approve or deny Case #2025-009689-HDRB to allow these alterations to 1 Camino Pequeno Unit A.

Should the Board deny the exception request, the applicant shall return with an alternative proposal for review and approval prior to proceeding to building permit.

BACKGROUND & SUMMARY:

1-A Camino Pequeno is a single-family residence listed as non-contributing to the Downtown and Eastside Historic District. Constructed in 1973 as an accessory dwelling unit to 1 Camino Pequeno, the structure is a stucco-on-frame construction. 1-A Camino Pequeno was split off from 1 Camino Pequeno and is now on its own lot.

The dwelling is roughly square in footprint and encloses 1,178 square feet. 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.

The property came before the Board in November 2023, under case 2023-007399-HDRB where the Board confirmed the status of the structure as non-contributing.

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

Main Residence:

- 1) Construct a 308sq. ft. addition to a height of 14'-4" where the maximum allowable height is 15'-2" on the west side of the main residence. The addition is designed in a Pueblo revival style with rounded stucco corners to match the existing structure.
- 2) Construct a 28 sq. ft. addition in the alcove on the south elevation to replace the existing cantilever.
- 3) Construct a 23 sq. ft. portal addition on the north elevation with wood corbels and beams with a low slope overhanging roof.
- 4) Construct a 41 sq. ft. portal addition on the west elevation with wood corbels and beams with a low slope overhanging roof.
- 5) Construct a 64 sq. ft. portal addition on the south elevation with wood corbels and beams with a low slope overhanging roof.
- 6) Replace windows and doors. Exterior doors and windows will be metal clad with divided lite in Sierra Pacific "linen" and "sandstone".
- 7) Raise parapets on the existing residence from 11'-5" to 12'-5".

- 8) Install exterior insulation.
- 9) Re-roof using modified bitumen membrane in tan or gray finish.
- 10) Stucco using either Sto elastomeric in either “suede” or “pueblo”.
- 11) Install Roof-mounted photovoltaic panels on the house – screened by 17 ½” min. parapets. The panels will not be publicly visible.
- 12) Install a ground mounted condenser on the north elevation.
- 13) Install exterior lighting on the wall of the east elevation of the residence, at the north elevation door, and on the wall by the window and at the door on the west elevation.

Accessory Structure Construction:

- 14) Construct a 613 sq. ft. freestanding accessory structure which will include a garage to a height of 11’8” where the maximum allowable height is 15’2”. The structure is designed in a Pueblo revival style with rounded stucco corners.
- 15) Construct a 43 sq. ft. portal addition on the south elevation of the garage with wood corbels and beams with a low slope overhanging roof.
- 16) Install ground mounted condenser on the west elevation.
- 17) Install exterior lighting at the doors on the west and south elevations

Other:

- 18) Construct 68” to 72” high stucco yard walls and coyote fencing. The yard walls and fences at the street frontage will be at 68” where the maximum allowable height is 68”. Side and rear property line yard walls and fences will be at 72” where the maximum allowable height is 72”.
- 19) Install a 68” high wrought iron pedestrian gate in west side of the driveway leading into the front yard.
- 20) Install a 72” high wrought iron vehicle gate at the driveway on the southeast of the property.
- 21) Install exterior lighting at the east elevation gates on the yard wall.

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) General Provisions

(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.

(D) General Design Standards for All H Districts

In any review of proposed additions or alterations to *structures* that have been declared significant or contributing in any historic district or a *landmark* in any part of the *city*, the following standards shall be met:

(1) General

- (a) The status of a significant, contributing, or *landmark structure* shall be retained and preserved. If a proposed alteration will cause a *structure* to lose its significant, contributing, or *landmark* status, the *application* shall be denied. The removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited.
- (b) If a proposed alteration or new construction will cause an adjacent *structure* to lose its significant, contributing, or *landmark* status, the *application* may be denied.

(2) Additions

- (a) Additions shall have similar materials, architectural *treatments* and styles, features, and details as the existing *structure*, but shall not duplicate those of the existing *structure* in a manner that will make the addition indistinguishable from the existing *structure*.
- (b) Additions to *buildings* that meet the standards of Subsection 14-5.2(E) shall continue to meet those standards set forth in Subsection 14-5.2(E) in addition to the standards set forth in this section.

(9) Height, Pitch, Scale, Massing and Floor Stepbacks

The height, pitch, *scale*, and massing of any *structure* in an historic district, as defined in this section, shall be limited as provided for in this section, unless further restricted within this chapter.

(a) Applicability

The following sections identify specific areas and specific *projects* subject to this section. Planning and land use department staff shall determine whether or not properties are included within this section. (Ord. No. 2007-45 § 30; Ord. #2020-22, § 16)

- F. When the proposed *building*, *yardwall*, or fence is located in a *streetscape* that includes no *buildings*, *yardwalls*, or fences, the height of the proposed *building* shall not exceed sixteen (16) feet. *Yardwalls* and fences in this *streetscape* shall not exceed five (5) feet in height.

(c) Height

- (ii) In exercising its authority under this section, the board shall limit the height of *structures* as set forth in this section. Heights of existing *structures* shall be as set forth on the official map of *building* heights in the historic districts.
 - A. If a proposed *building* has a parapet, the façade shall not be in excess of two (2) feet of the average of the height of the façades in the *streetscape*.
 - B. If the proposed *building* has a pitched roof, the ridge height of the proposed *building* shall not be in excess of two (2) feet of the average of the ridge height of the pitched roofs in the *streetscape*.
 - C. *Yardwalls* and fences shall be limited to a height that does not exceed the average of the height of other *yardwalls* and fences in the *streetscape*.
 - D. Pursuant to Section 14-7.4(C), the height of any other *structure* shall be limited to the allowable *building* height within the applicable *streetscape*, as defined in this section. (Ord. No. 2002-37 § 26)
 - E. The height and dimension of signage are as set forth in Section 14-8.10(H).
 - F. The board may increase the allowable height for proposed *buildings* and additions located on a sloping site where the difference in the natural *grade* along the *structure's* foundation exceeds two (2) feet. In no case shall the height of a façade exceed four (4) feet above the allowable height of the applicable *streetscape* measured from natural or finished *grade*, whichever is more restrictive. This increase in height shall be constructed only in the form of *building* setbacks from the *street*.

(e) Scale

The height of a proposed *building* or addition, its façade length, and its roof form and pitch shall appear to be in proportion to the height, façade length, and roof form and pitch of *buildings* in the applicable *streetscape*, or the *building* on which the addition is proposed.

(E) Downtown and Eastside Design Standards

The *governing body* recognizes that a style of architecture has evolved within the *city* from the year 1600 to the present characterized by construction with *adobe*, hereafter called "old Santa Fe style", and that another style has evolved, hereafter called "recent Santa Fe style", which is a *development* from, and an elaboration of the old Santa Fe style, with different materials and frequently with added decorations.

(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 aerials, 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
 - (f) It is characteristic of old Santa Fe style commercial *buildings* to place a *portal* so that it covers the entire sidewalk, the columns being set at the curb line.
- (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.

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. _____	Criteria <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> 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		

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																													
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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: <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; 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>* 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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Double	French	Wood	1																												
12. Chimneys <u> </u> x_ 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)

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	
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		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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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 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	
		5. Date of Survey: July 27, August 1 and 3, 2023	

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.

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	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					
					5. Date of Survey: July 27, August 1 and 3, 2023					

Illustrations



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

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			

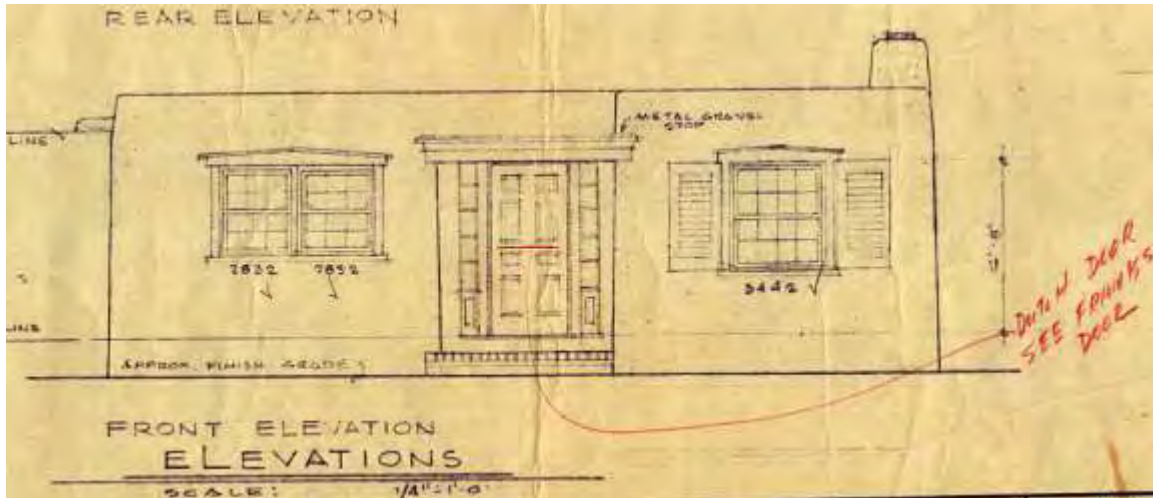


Figure 2: South elevation. April 7, 1973, drawing. Frank J. Kuziel. In homeowner's collection.

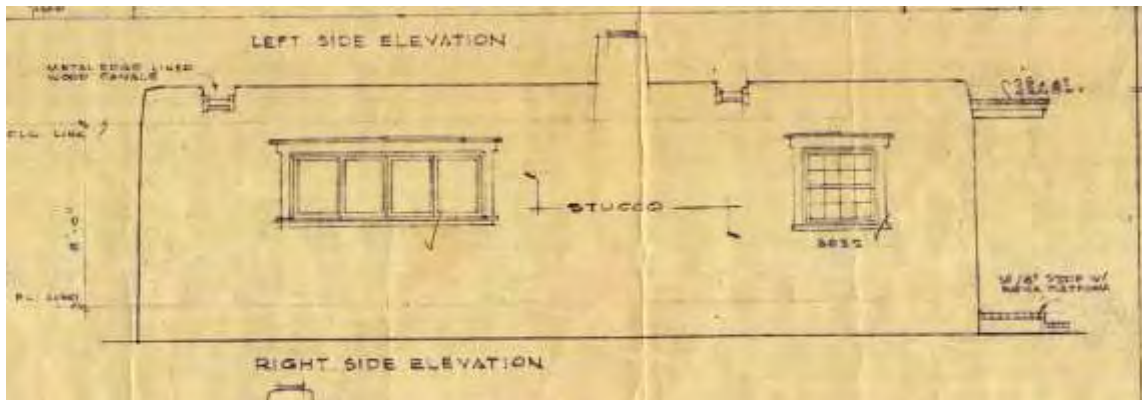


Figure 3: East elevation. April 7, 1973, drawing. Frank J. Kuziel. In homeowner's collection.

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 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		
		5. Date of Survey: July 27, August 1 and 3, 2023		

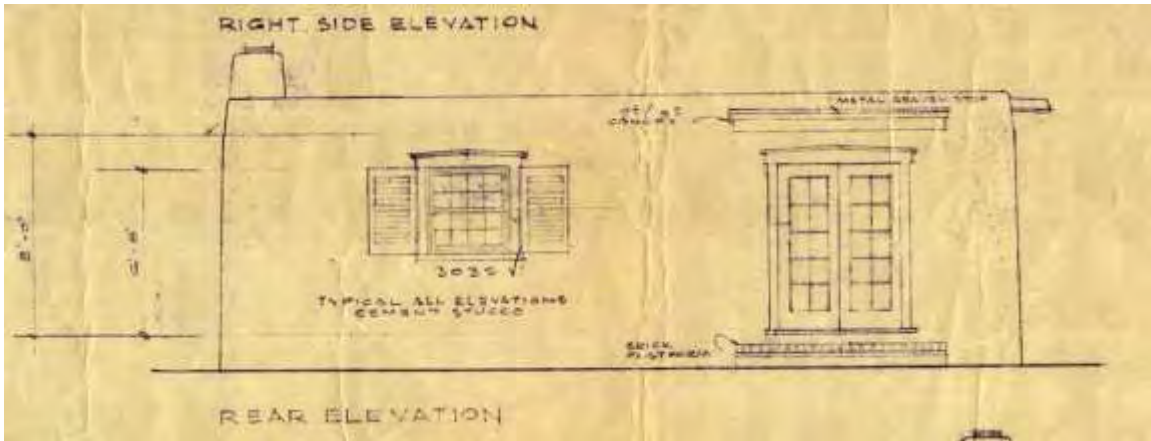


Figure 4: North elevation. April 7, 1973, drawing. Frank J. Kuziel. In homeowner's collection.

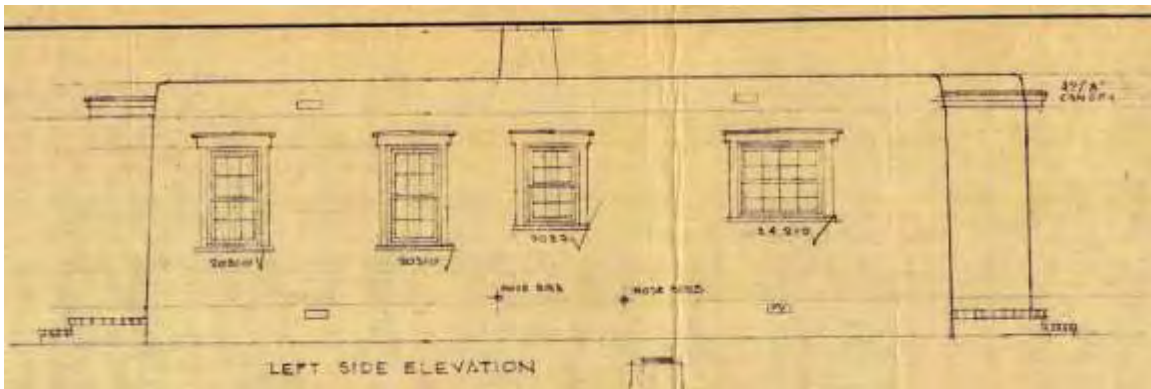


Figure 5: West elevation. April 7, 1973, drawing. Frank J. Kuziel. In homeowner's collection.

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	



**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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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
				5. Date of Survey: July 27, August 1 and 3, 2023



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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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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	



**Figure 8: September 25, 1960, aerial photograph.
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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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		



**Figure 9: May 5, 1966, aerial photograph.
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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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			

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.

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		



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

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		



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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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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		



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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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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		



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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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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		



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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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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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		5. Date of Survey: July 27, August 1 and 3, 2023	



Photo 9. North elevation. Camera facing southwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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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		



Photo 10: West elevation. Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

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. _____		<i>Please complete HCPI FORM 1 before completing FORM 2</i> 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	



Photo 12. Living Room. Camera facing north.



Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:		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	TOTAL ROOF AREA: 2398 SF	
Zoning District: <u>R-5</u>	Lot Coverage : <u>24.3</u> %	
Overlay: <input type="checkbox"/> Escarpment	<input type="checkbox"/> Open Space Required: _____	
<input checked="" type="checkbox"/> Flood Zone* <u>DOWNTOWN/ EASTSIDE</u>	Setbacks:	
<input checked="" type="checkbox"/> Other: <u>HISTORIC DISTRICT</u>	Proposed Front: <u>NA</u> Minimum: <u>NA</u>	
	2 nd 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:	Height: Proposed <u>15'-2"</u>	
<input checked="" type="checkbox"/> Legal Lot of Record <input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Building Plans	Maximum Height: <u>15'-2"</u> or	
<input checked="" type="checkbox"/> Existing Site Plan <input checked="" type="checkbox"/> Proposed Site Plan <input checked="" type="checkbox"/> Elevations	<input checked="" type="checkbox"/> Regulated by Historic Districts Ordinance	
Supplemental Zoning Submittals Required for Building Permit:	<input type="checkbox"/> Regulated by Escarpment District	
<input checked="" type="checkbox"/> Zero Lot Line Affidavit	Parking Spaces:	
Access and Visibility: <input type="checkbox"/> Arterial or Collector**	Proposed <u>4</u> Accessible _____	
<input checked="" type="checkbox"/> Visibility Triangle Required	Minimum: _____	
Use of Structure: <input checked="" type="checkbox"/> Residential	Bicycle Parking**:	
<input type="checkbox"/> Commercial Type of Use: _____	Proposed: _____ Minimum: _____	
Terrain: <input type="checkbox"/> 30% slopes <u>EXISTING SLOPES UNDER 5%</u>	** Commercial Requirement	

* 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

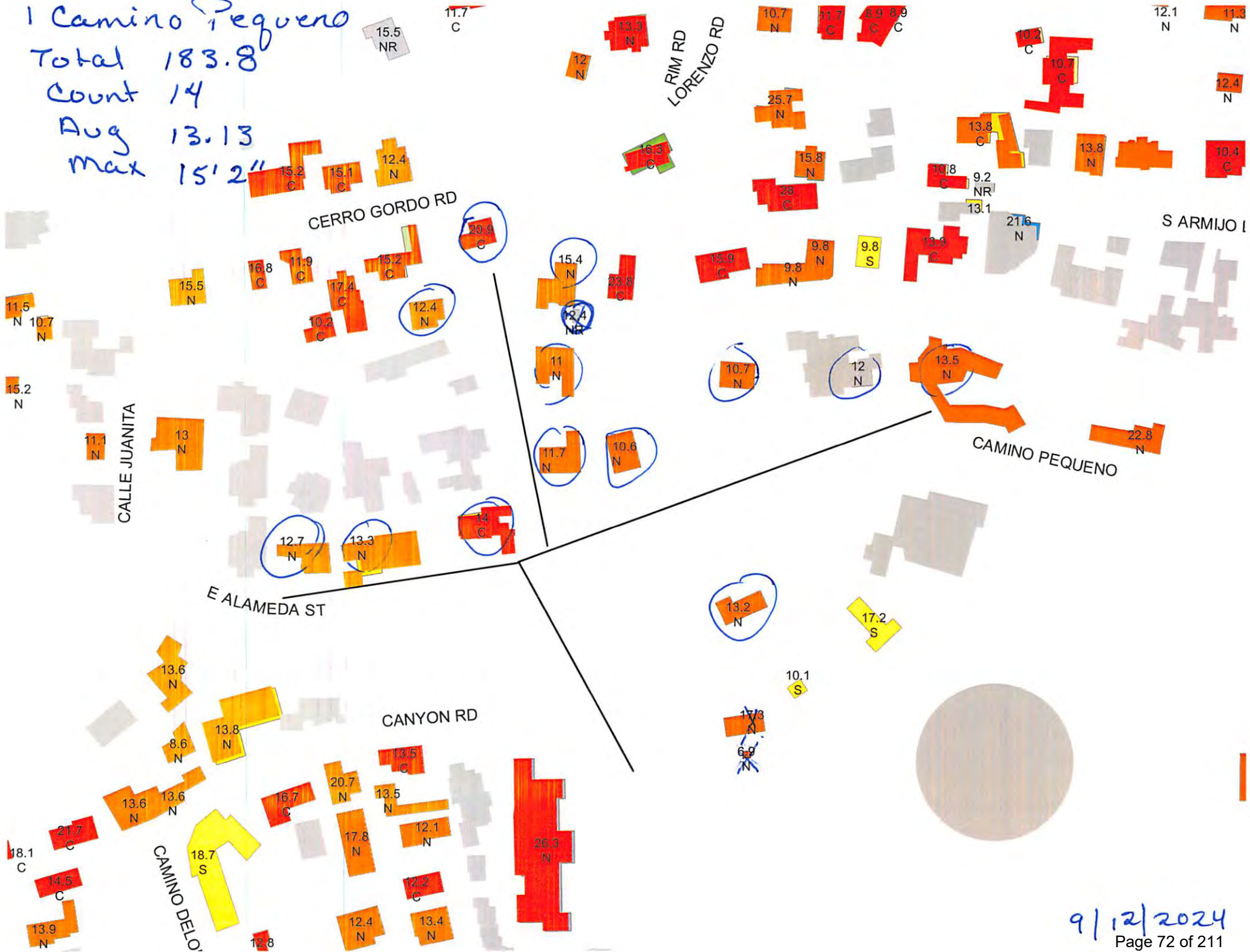
SIGNATURE

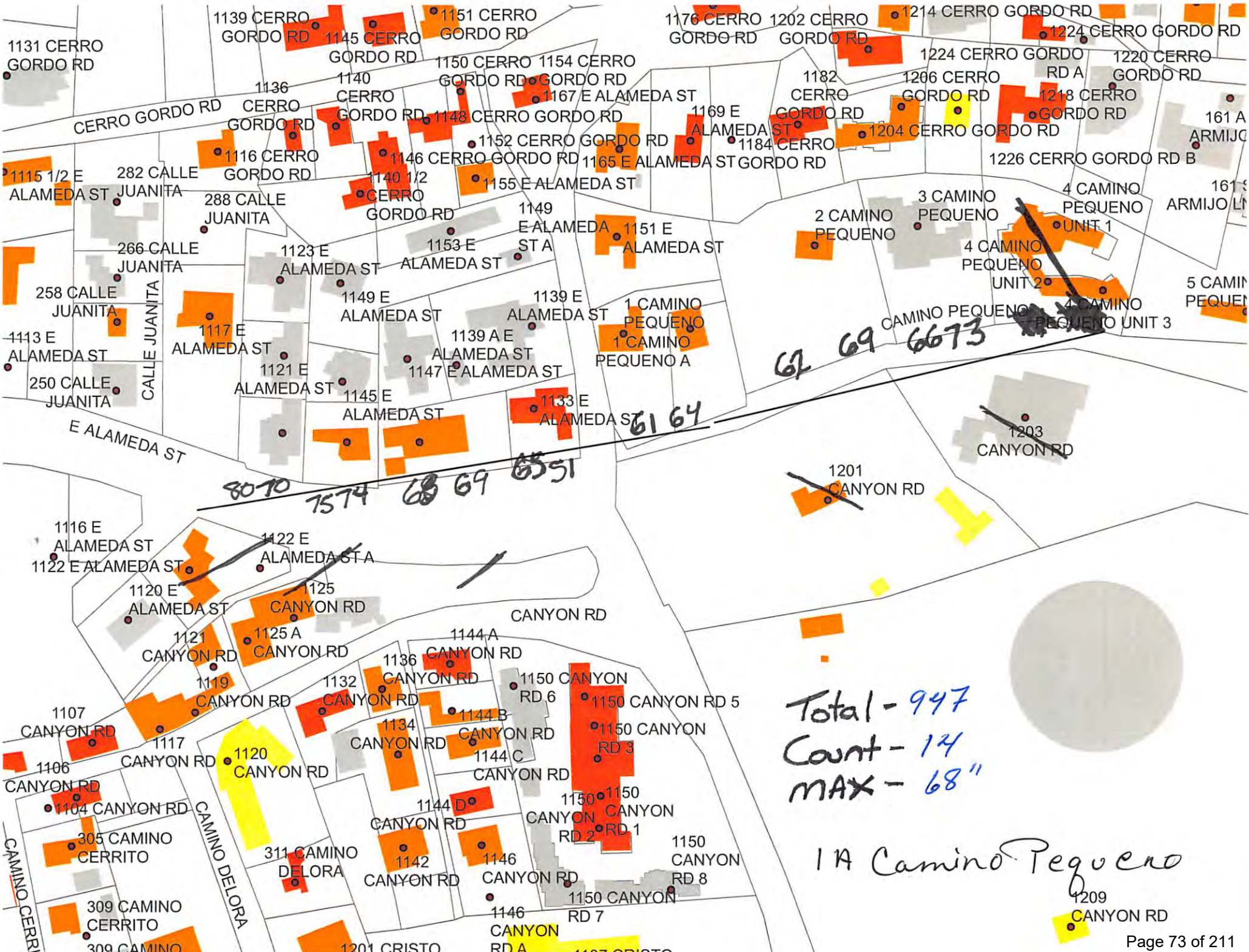
DATE

To Be Completed By City Staff:	2024-009277-PAR
Additional Agency Review if Applicable:	
<input type="checkbox"/> Escarpment Approval by _____ Date: ___/___/___	
<input type="checkbox"/> Flood Plain Approval by _____ Date: ___/___/___	
<input type="checkbox"/> Traffic Engineering Approval by _____ Date: ___/___/___	
Notes: _____	
Zoning Approval:	
<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</u> /2024
Original color form must be submitted with Historic Districts Review Board (HDRB) application packet.	

Revised 20 November 2020

1 Camino Pequeno
 Total 183.8
 Count 14
 Avg 13.13
 Max 15.2





Total - 947
 Count - 14
 MAX - 68"

1A Camino Pequeno

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 aerials, 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. _____	Criteria <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> 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																													
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		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> x_1 <u> </u> 1 1/2 <u> </u> 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: <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		11. Door 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>		Operation	Material	Glazing	Number	Double-Hung	Wood	1/1*	9	Single-Hung	Vinyl	1/1*	1	Casement	Vinyl/Metal	1*	4	<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																												
* include affixed grids of different light patterns																															
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																															

HCPI Detail Form (FORM 2)

(Continued from other side)

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>

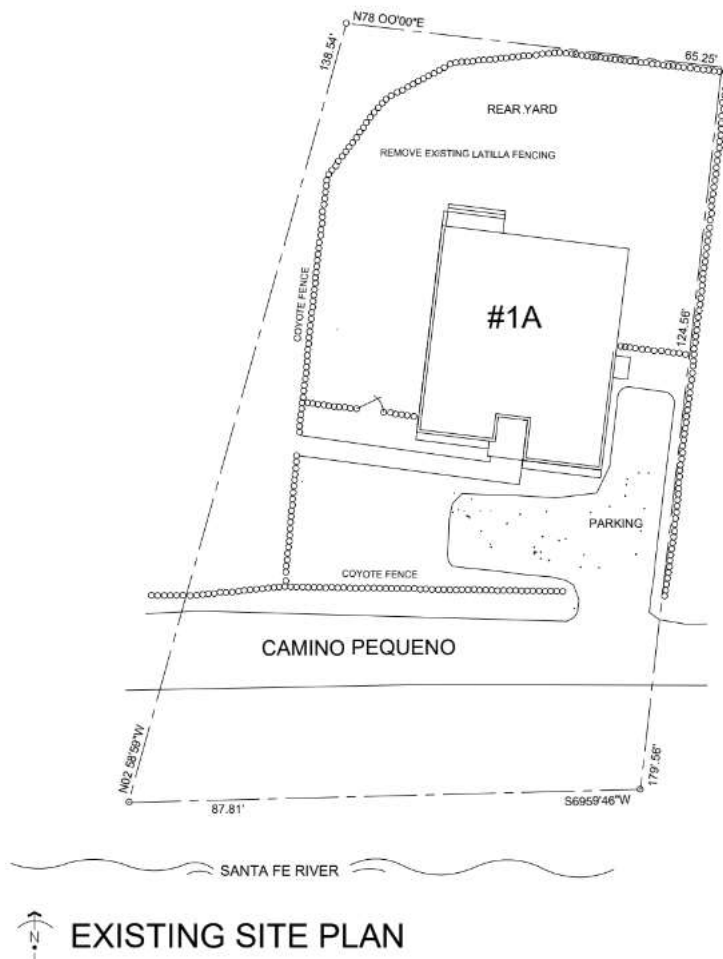
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
<https://nmhistoricpreservation.org/arms.html>

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)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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		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.

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

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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

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

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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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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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

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 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			
		5. Date of Survey: July 27, August 1 and 3, 2023			

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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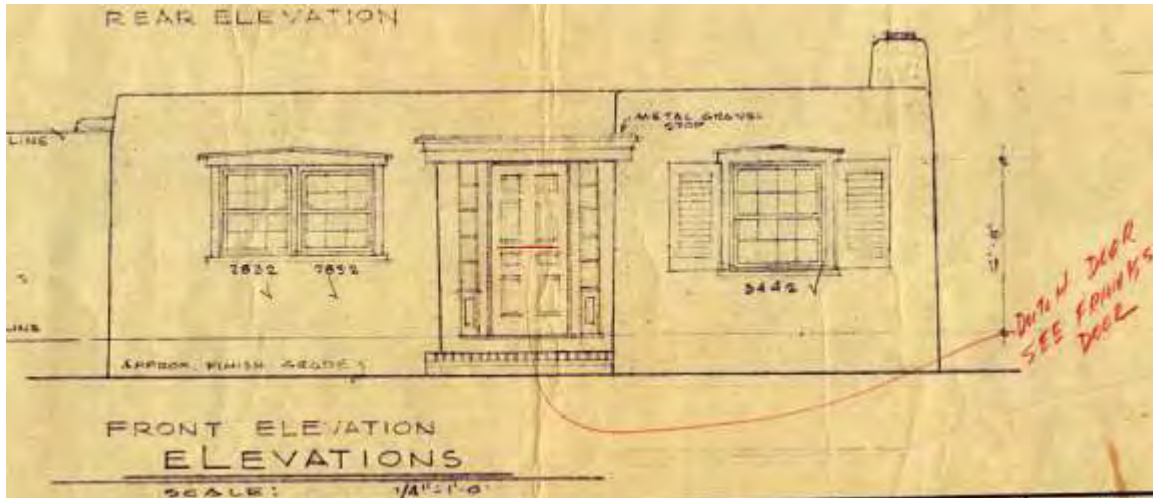


Figure 2: South elevation. April 7, 1973, drawing. Frank J. Kuziel. In homeowner's collection.

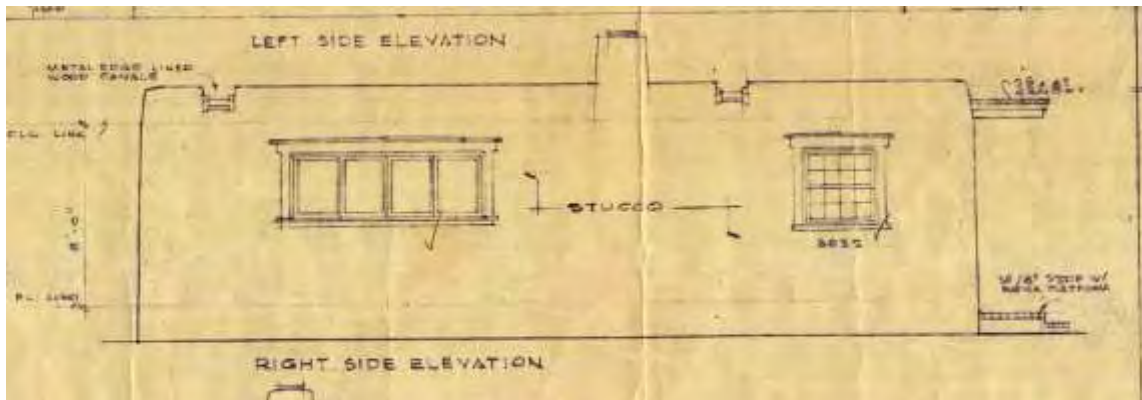


Figure 3: East elevation. April 7, 1973, drawing. Frank J. Kuziel. In homeowner's collection.

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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1. Name of property:		2. Location:		3. Local Reference Number:	
Mary Kuziel House - Guesthouse		1 Camino Pequeño A Downtown and Eastside Historic District - Santa Fe		Santa Fe ID: N/A	
				4. County: Santa Fe	
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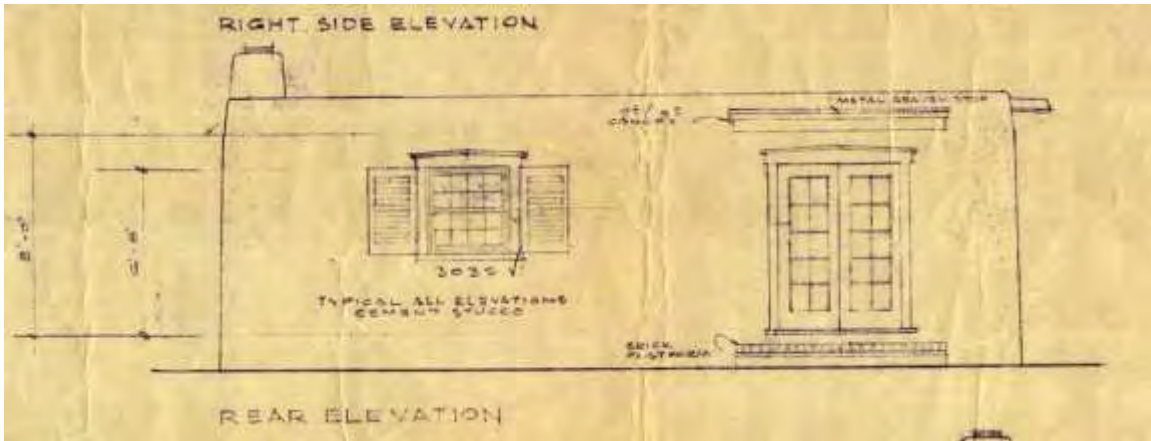


Figure 4: North elevation. April 7, 1973, drawing. Frank J. Kuziel. In homeowner's collection.

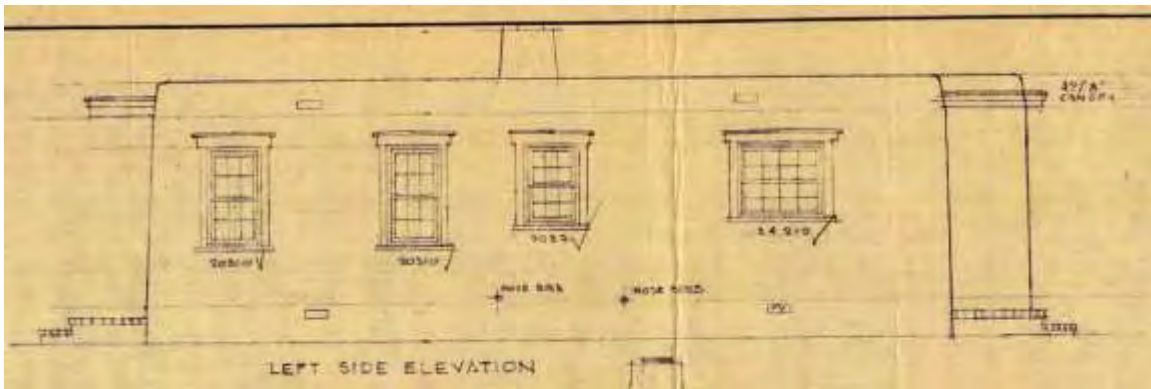


Figure 5: West elevation. April 7, 1973, drawing. Frank J. Kuziel. In homeowner's collection.

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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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.

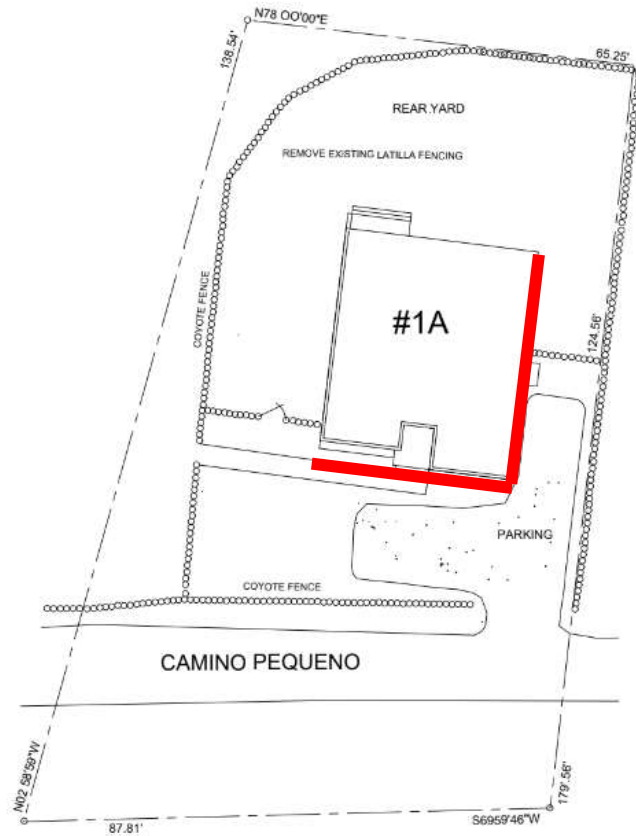
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Photo 12. Living Room. Camera facing north.



SANTA FE RIVER

EXISTING SITE PLAN

Proposed Primary Facades

Mathey Associates ARCHITECTS

574 W. San Francisco St. Santa Fe, NM 87501

December 16, 2024

Attn: City of Santa Fe Historic Review Division
Re: Historic Design Review, 1A Camino Pequeno
Owner: Ann and Kevin Cooney

Dear Historic Design Review Board,

This proposal is regarding the remodel of and addition to a single-story home and creating a new detached single-car garage with a study and bathroom at 1A Camino Pequeno in the Downtown and Eastside Historic Review District.

The existing house was reviewed by the HDRB on October 24, 2023 and was determined to be non-contributing in regards to historical status, with no Primary Facades. The stucco-on-frame home was constructed in 1973 as a mother-in-law unit for the main house at 1 Cm. Pequeno. The home shows a mix of Pueblo and Territorial revival themes. Cantilevered portal roofs at the front and back do not comply with historical design guidelines.

The proposed project is designed in a Pueblo revival style, with rounded stucco corners, wood corbels and beams at the portals and a flat roof with parapets on the house and low slope overhanging roofs at the portals. Doors and windows will be recessed from the face of stucco. The main roof area will have photovoltaic collectors which will be shielded from view by the parapets as shown on the plans. Construction will be of wood frame with elastomeric or cement stucco exterior finish.

The primary scope of proposed work includes:

Remodel:

- 1178 sf of existing house – upgrade utilities/services, raise parapets, new exterior insulation and stucco, doors/windows, roofing, interior remodel

New:

- 336 sf attached Dining Room and Entry Addition
- 613 sf detached Garage, Study and Bathroom
- New portals
- New 200' LF X 6' high max. cmu/stucco yard walls
- New 68" – 72" high max. stuccoed yard walls and coyote fencing
- New gravel driveway and parking
- Roof-mounted photovoltaic panels on the house – screened by 17 ½" min. parapets.

AREA SUMMARY

LOT = 9878 SF

EXISTING HEATED AREA = 1178 SF

PROPOSED HOUSE ADDITION = 336 SF

TOTAL HOUSE HEATED AREA = 1514 SF

PROPOSED GARAGE/OFFICE = 613 SF

NEW PORTALS = 171 SF

TOTAL ROOFED AREA = 2298 SF

LOT COVERAGE =

2298 SF ROOFED / 9878 SF LOT = 23.3%

MAXIMUM ALLOWABLE HEIGHT = 15'-2"

ACTUAL MAX. HEIGHT = 14'-4"

ZONING = R-5

1A CAMINO PEQUENO EXISTING RESIDENCE PHOTOS



STREET VIEW (SOUTH ELEVATION)



VIEW FROM SOUTHWEST



VIEW FROM SOUTHEAST



1A Camino Pequeno SOUTH ELEVATION



1A Camino Pequeno EAST ELEVATION



1A Camino Pequeno NORTH ELEVATION



1A Camino Pequeno WEST ELEVATION

TYPICAL EXTERIOR FINISHES

STUCCO:



01006 Suede #29

OPTION 1 – “SUEDE” #29 ELASTOMERIC STUCCO BY STO.



01005 Pueblo #42

OPTION 2 – “PUEBLO” #42 ELASTOMERIC STUCCO BY STO.

WINDOW AND DOOR COLORS:

(Sierra Pacific Windows)



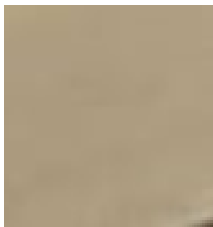
OPTION 1



OPTION 2

CANALES:

STAINED WOOD WITH GALVANIZED LINING OR
PRE-CAST CONCRETE, SMOOTH “LIMESTONE” FINISH, BY FIBERSPAN



“Limestone”
by Fiberspan



WOOD:



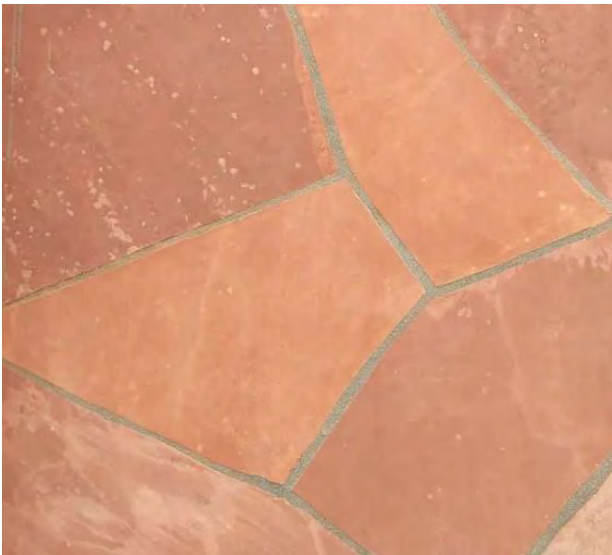
SILVER ASH 1073

SMOKY QUARTZ 1074

EXPOSED WOOD TO BE STAIN FINISHED, MINWAX COLOR OPTIONS SHOWN

FLAGSTONE PATIOS AND WALKS:

ROSE COLOR



EXTERIOR STONE WINDOWSILLS:

WHERE SHOWN, EXTERIOR WINDOWSILLS ARE TO BE 2" THICK ROSE COLORED FLAGSTONE

GRAVEL:

DRIVEWAY TO HAVE CRUSHED GREY GRAVEL.

DRIVEWAY AND YARD WALL GATES:

POWDER COATED METAL, BLACK OR DARK BRONZE

METAL:

EXPOSED METAL TO BE PAINT FINISHED TO MATCH STUCCO. GUTTERS AND DOWNSPOUTS TO BE PAINTED DARK BRONZE OR TO MATCH WOOD.

EXTERIOR WALL LIGHTS

BULBS TO BE LED (50 WATT MAX. EQUIVALENT) PER CITY DARK SKY REGULATIONS

LIGHT #1

HINKLEY ROOK 12" HIGH SATIN BLACK OR DARK BRONZE FINISH RECTANGULAR LED OUTDOOR WALL LIGHT



LIGHT #2

HINKLEY SILO 8" HIGH BLACK OR DARK BRONZE FINISH, CYLINDER MODERN LED OUTDOOR WALL LIGHT.



WINDOW SCHEDULE

Mark	Width	Height	Type	Comments
1.1	2' - 4"	3' - 8"	DOUBLE HUNG	KITCHEN
1.2	2' - 4"	3' - 8"	DOUBLE HUNG	KITCHEN
2.1	2' - 0"	4' - 4"	DOUBLE HUNG	DINING ROOM
2.2	3' - 6"	4' - 4"	FIXED	DINING ROOM
2.3	2' - 0"	4' - 4"	DOUBLE HUNG	DINING ROOM
3.1	2' - 0"	4' - 4"	DOUBLE HUNG	DINING ROOM
3.2	2' - 0"	4' - 4"	DOUBLE HUNG	DINING ROOM
4	2' - 0"	6' - 0"	DOUBLE HUNG	DINING ROOM
5	2' - 0"	6' - 0"	DOUBLE HUNG	DINING ROOM
6	2' - 0"	2' - 0"	FIXED	BATH 2, TEMP. GLASS
7	2' - 0"	3' - 0"	DOUBLE HUNG	BED 2
8	2' - 0"	3' - 0"	DOUBLE HUNG	BED 2
9.1	2' - 6"	3' - 0"	DOUBLE HUNG	BED 1
9.2	2' - 6"	3' - 0"	DOUBLE HUNG	BED 1
10	2' - 6"	3' - 4"	CASEMENT	BED 1, EGRESS
11	2' - 0"	2' - 0"	FIXED	BATH 1, TEMP. GLASS
12.1	2' - 6"	3' - 0"	DOUBLE HUNG	LIVING ROOM
12.2	2' - 6"	3' - 0"	DOUBLE HUNG	LIVING ROOM
12.3	2' - 6"	3' - 0"	DOUBLE HUNG	LIVING ROOM
13	3' - 6"	4' - 4"	DOUBLE HUNG	LIVING ROOM
14	3' - 6"	4' - 0"	DOUBLE HUNG	STUDY
15	3' - 6"	4' - 0"	DOUBLE HUNG	STUDY
16	3' - 6"	4' - 0"	DOUBLE HUNG	GARAGE

Grand total: 23

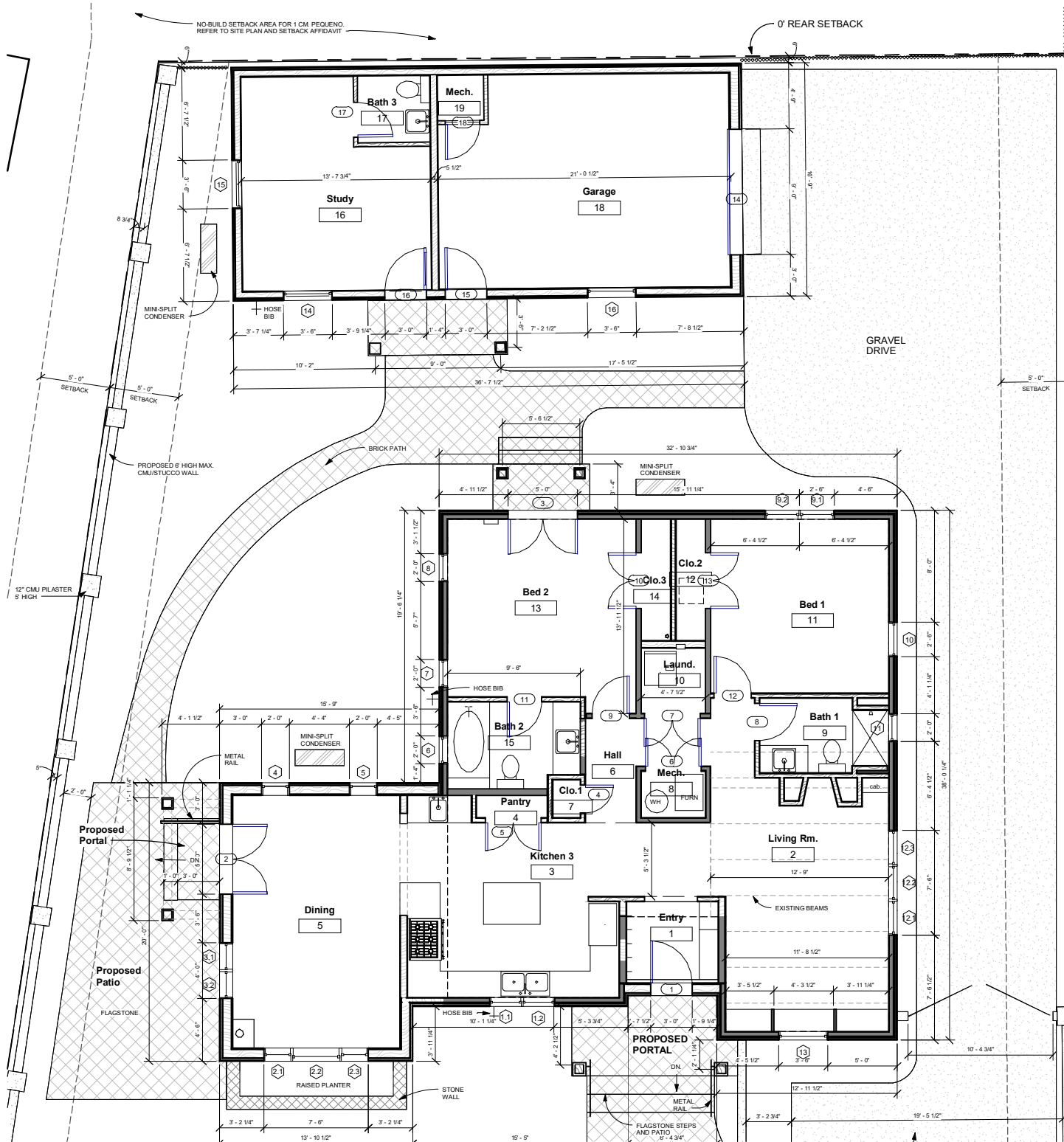
DOOR SCHEDULE

Mark	Width	Height	Description	Comments
1	3' - 0"	7' - 0"	EXTERIOR	ENTRY DOOR, 2 WOOD OR CLAD PANELS, 2 GLASS LITES. DOOR TO BE METAL CLAD OR WOOD STAIN FINISH
2	5' - 0"	8' - 0"	EXTERIOR	DINING ROOM, PAIR OF CLAD FRENCH DOORS
3	5' - 0"	6' - 8"	EXTERIOR	BED 2, PAIR OF FRENCH DOORS
4	2' - 0"	6' - 8"	INTERIOR	CLOSET 1
5	4' - 0"	6' - 8"	INTERIOR	PANTRY, PAIR OF DOORS
6	4' - 0"	6' - 8"	INTERIOR	MECHANICAL, PAIR OF 20 MIN. DOORS
7	4' - 0"	6' - 8"	INTERIOR	LAUNDRY, PAIR OF DOORS
8	2' - 8"	6' - 8"	INTERIOR	BATH 1
9	2' - 8"	6' - 8"	INTERIOR	BED 2
10	4' - 0"	6' - 8"	INTERIOR	CLOSET 3, PAIR OF DOORS
11	2' - 6"	6' - 8"	INTERIOR	BATH 2
12	2' - 8"	6' - 8"	INTERIOR	BED 1
13	4' - 0"	6' - 8"	INTERIOR	CLOSET 2, PAIR OF DOORS
14	9' - 0"	7' - 0"	EXTERIOR	OVERHEAD GARAGE DOOR, WOOD FINISH WITH GLASS LITES
15	3' - 0"	6' - 8"	EXTERIOR	GARAGE, CLAD PANEL DOOR
16	3' - 0"	6' - 8"	EXTERIOR	STUDY, SINGLE FRENCH DOOR, CLAD
17	2' - 6"	6' - 8"	INTERIOR	BATH 3
18	2' - 6"	6' - 8"	INTERIOR	MECHANICAL AT GARAGE, 20 MIN. DOOR
G1	3' - 6"	6' - 8"	GATE	WROUGHT IRON ENTRY GATE

Grand total: 19

NOTES:

1. EXTERIOR DOORS AND WINDOWS TO BE METAL CLAD, TYPICAL UNLESS NOTED OTHERWISE.
2. CLAD COLOR TO BE SIERRA PACIFIC #32 (LINEN) OR #003 (SANDSTONE). REFER TO HISTORIC REVIEW APPLICATION FOR COLOR SAMPLES.
3. TYPICAL DIVIDERS FOR FRENCH DOOR AND WINDOW LITES TO BE 7/8" WIDTH.



Product Summary- Clad Flexible Access Inswing

FRAME	All frame components are manufactured from kiln-dried Ponderosa Pine and preservative-treated in accordance with WDMA I.S.4. Douglas Fir interior is available as an option. The basic jamb width is 4-9/16" with accommodations for factory jamb extensions of 6", 6-9/16", 6-11/16", 7-1/16" and 7-9/16". Inswing door jamb widths are extended to the exterior with extruded aluminum jamb extension. Exposed exterior surfaces of frame head and jambs are covered with .062" extruded aluminum cladding. Clad frame corners are sealed with silicone and foam pads and mechanically fastened. A continuous nailing flange is an integral part of the frame extrusion. The exterior of the frame clad is designed to accept retrofit trim systems or clad brickmould. All aluminum surfaces are finished to meet AAMA 2605 and 2604 specifications and are available in our current color palette, as well as custom colors. Interior surfaces are suitable for staining or painting. Optional factory-applied interior prime coat or Ultra Coat pre-finish is available.
PANELS	Stiles and rails are 1-3/4" thick kiln-dried Ponderosa Pine and preservative-treated in accordance with WDMA I.S.4. The panel rails are edge-glued and are attached to the laminated engineered stiles with 5/8" x 4" straight fluted dowels and installed with exterior glue. Stiles are 4-5/8" wide. Top rail is 4-5/8". The bottom rail is 12". Panels are covered with .075" extruded aluminum cladding and are finished in accordance with AAMA 2605 and 2604 specifications and are available in our current color palette, as well as custom colors. Interior surfaces are suitable for staining or painting. Optional factory-applied interior prime coat or Ultra Coat pre-finish is available.
DRIP CAP	All units are provided with factory-applied .062" extruded aluminum drip cap. Color matches frame color.
WEATHERSTRIP	Vinyl-covered foam weatherstrip is used on the head and side jambs for a full perimeter compression seal. A mohair weatherstrip is attached to the bottom of each panel.
HARDWARE	(Please note: doors purchased without hardware are not covered by the Sierra Pacific Warranty.) The standard hardware features a corrosion resistant 300 series stainless steel multi-point locking system with a 3-point lock on the active panel (single doors) and edge mounted flush bolts with no handle set on the inactive panel (double doors). Both the interior and exterior handle sets are forged brass and are available in a variety of finishes. A keyed lock is available as an option. Adjustable hinges are standard. Ball bearing hinges are optional.
SILL	The sill features a continual 3° slope from interior to exterior to help funnel water away from the door. The sill is 1/2" tall at the interior and follows a 3° slope down to the exterior.
GLAZING	Units are available with single or dual pane insulated tempered glass with one lite, simulated divided lites, or airspace grilles. Standard glass is 3/4" overall, separated by warm edge spacer technology from Quanex. All standard tints and types of glass are available, as is the capillary breather tube system for high altitude. The glass is dual bedded with a structural sealant and secured in the panel with a removable interior glazing bead; see Glazing in the Technical Section for more information.
SIMULITE	Simulite bars are 5/8", 7/8" and 1" wide Putty profile; 5/8", 7/8", 1", 1-1/4" or 2" wide Traditional or Contemporary profile and are available in Ponderosa Pine or Douglas Fir. Interior simulite bars are suitable for staining or painting. Exterior simulite bars are made from extruded aluminum in either Traditional, Contemporary or Putty profile. Multiple simulite bar widths in Traditional or Contemporary profile can be used in the same unit to create unique lite patterns. Bars are permanently adhered to the glass surface with a very high bond adhesive tape. Insulated glass features an internal shadow bar to give the appearance of authentic divided lites.
AIRSPACE GRILLES	Airspace grilles between the glass are available in 5/8" and 1" flat or 11/16" and 1" contour, in 8 standard colors.

** The flexible access door does not meet AAMA/WDMA/CSA/101/I.S.2/A440 testing standards for air infiltration, water penetration, structural load performance or forced entry.



Clad FeelSafe Monument Double Hung/Single Hung



The Clad FeelSafe Monument Double and Single Hung windows are designed and built for architectural and light commercial applications. With a combination of historic styling and contemporary engineering, they frame any view with sleek, natural beauty while providing robust structural performance surpassing the toughest coastal building codes.

Standard Construction:

- Frame is 3/4" thick with 0.050" thick exterior cladding with mitered corners that are sealed with gaskets and mechanically fastened.
- 5-11/16" overall frame depth with standard 4-9/16" jamb depth.
- Full 1-3/4" thick mortised and tenoned sash with 2-1/16" stile and top rail face width with 3-5/8" interlocking bottom rail face width. Exterior clad thickness is 0.050" thick.
- Removable side-load operating sash operated with block and tackle balance concealed within the sash.
- Insulated and single FeelSafe impact glazing available.
- Classic styled Melron sash locks and keepers.
- Innovative, narrow profile, removable full or half screen. Flexscreen being standard as half screen.



Pictured: FeelSafe Monument Double Hung
(L to R: Interior and Exterior)

MINIMUM / MAXIMUM FRAME SIZES			
Additional sizes may be available upon request and approval.			
MONUMENT DOUBLE HUNG - OPERATING		MONUMENT SINGLE HUNG - OPERATING	
Minimum Frame Width	17-5/16"	Minimum Frame Width	21-5/16"
Minimum Frame Height	32-5/8"	Minimum Frame Height	28-5/8"
Maximum Frame Width	41-5/16"	Maximum Frame Width	48"
Maximum Frame Height	76-5/8"	Maximum Frame Height	100"

Performance Data:



FeelSafe Monument DH/SH: 41-5/16" x 76-5/8"

(single or mulled units)

WZ4 Missile Level D; +65/-85
CCL #: 436-H-615, 623
FL #: 17154
TDI #: WIN-2322



FeelSafe Monument SH: 48" x 100"

(single or mulled units)
mulled unit requires 1/4"x5" vertical mull plates

WZ4 Missile Level D; +60/-60
CCL #: 436-H-615.74
FL #: 28077
TDI #: WIN-2321

For a comprehensive list of tested and rated sizes and configurations, please refer to the Clad FeelSafe Monument Double_Single Hung Product Performance Guide (Structural) located in the Technical Resources Library on our website.

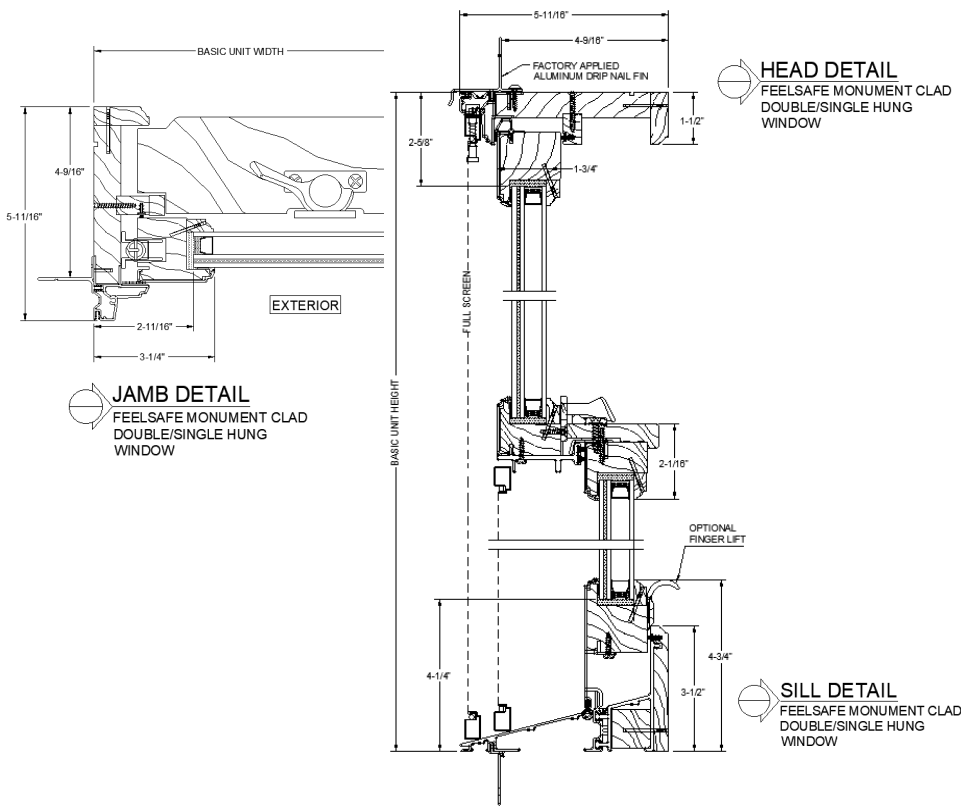
Thermal Performance (NFRC):

Air Filled			Argon Filled		
Low-E Clear	Low-E 366	Low-E 366 Turtle	Low-E Clear	Low-E 366	Low-E 366 Turtle
U-FACTOR.....0.33	U-FACTOR.....0.33	U-FACTOR.....0.33	U-FACTOR.....0.30	U-FACTOR.....0.29	U-FACTOR.....0.29
SHGC.....0.33	SHGC.....0.21	SHGC.....0.14	SHGC.....0.33	SHGC.....0.20	SHGC.....0.14
VT.....0.49	VT.....0.45	VT.....0.23	VT.....0.49	VT.....0.45	VT.....0.23
CR.....51	CR.....54	CR.....54	CR.....56	CR.....57	CR.....57

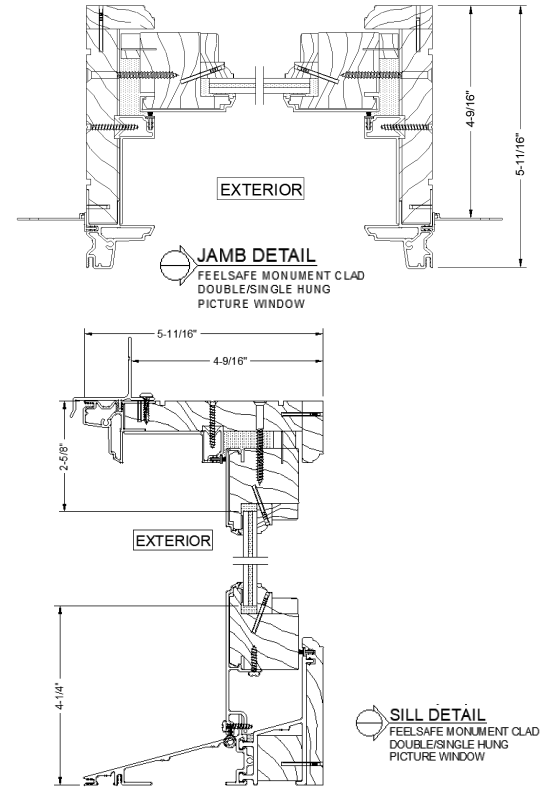
All values represent FeelSafe impact insulated glass units using Cardinal spacer. Additional glazing options available.

For a comprehensive list of glazing configurations, please refer to the Clad FeelSafe Monument Double Hung-Single Hung Product Performance Guide (NFRC) located in the Technical Resources Library on our website.

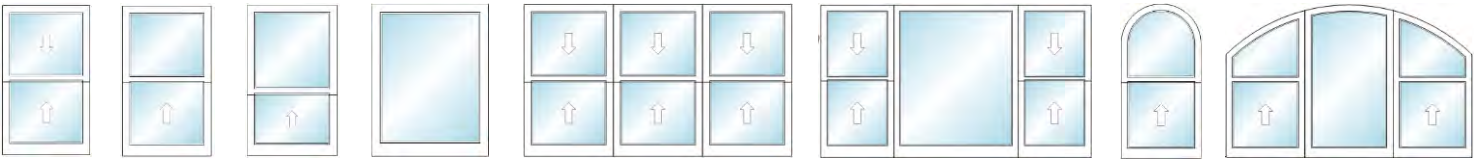
Operating 4 9/16" JAMB



Picture Unit 4 9/16" JAMB



Additional product details may be found on our website www.sierrapacificwindows.com/ProfessionalResources/TechnicalLibrary



Typical configurations shown. Contact us for additional options.

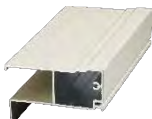
EXTERIOR TRIM OPTIONS



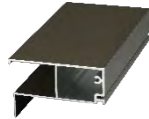
2" Standard Brickmould



2.5" Ovalo



3.5" Brickmould



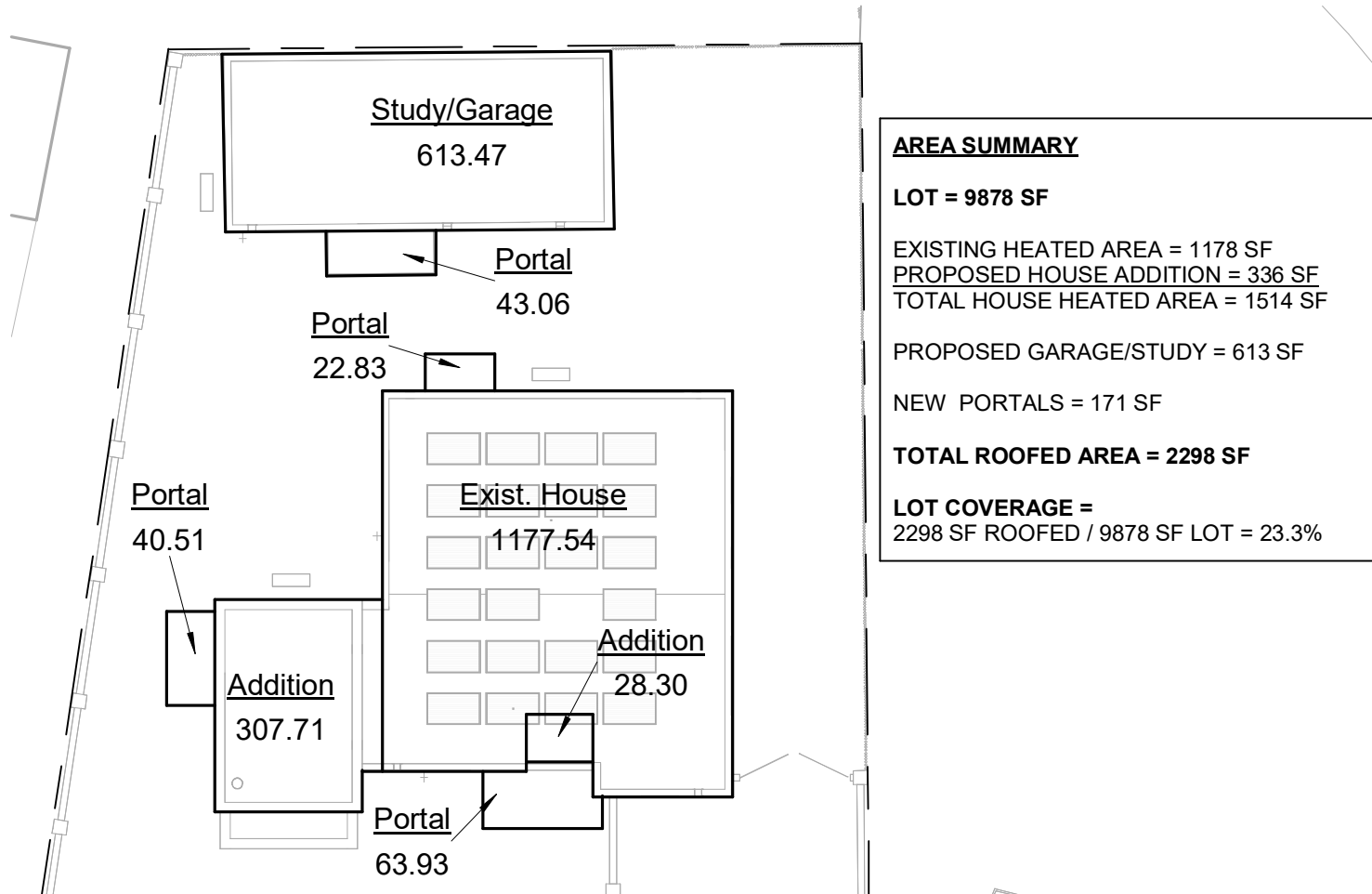
3.5" Flat Casing

Place Business Card or
Company Information Here

Clad FeelSafe Monument Double Hung / Single Hung Additional Features

- Color Palette of 50 colors in powder coated AAMA 2604 with optional AAMA 2605 finish. Some design collections only available in AAMA 2604.
- Extensive offering of impact resistant performance glass available using Cardinal spacer for optimum efficiency.
- Simulated Divided Lites available in 5/8", 7/8" and 1" Putty; 5/8", 7/8", 1", 1-1/4" and 2" Traditional and Contemporary.
- Grilles-Between-Glass available in 5/8" and 1" flat.
- 10 factory finished Ultra Coat Paint, 3 Ultra Stain interior or primed white or black interior options.

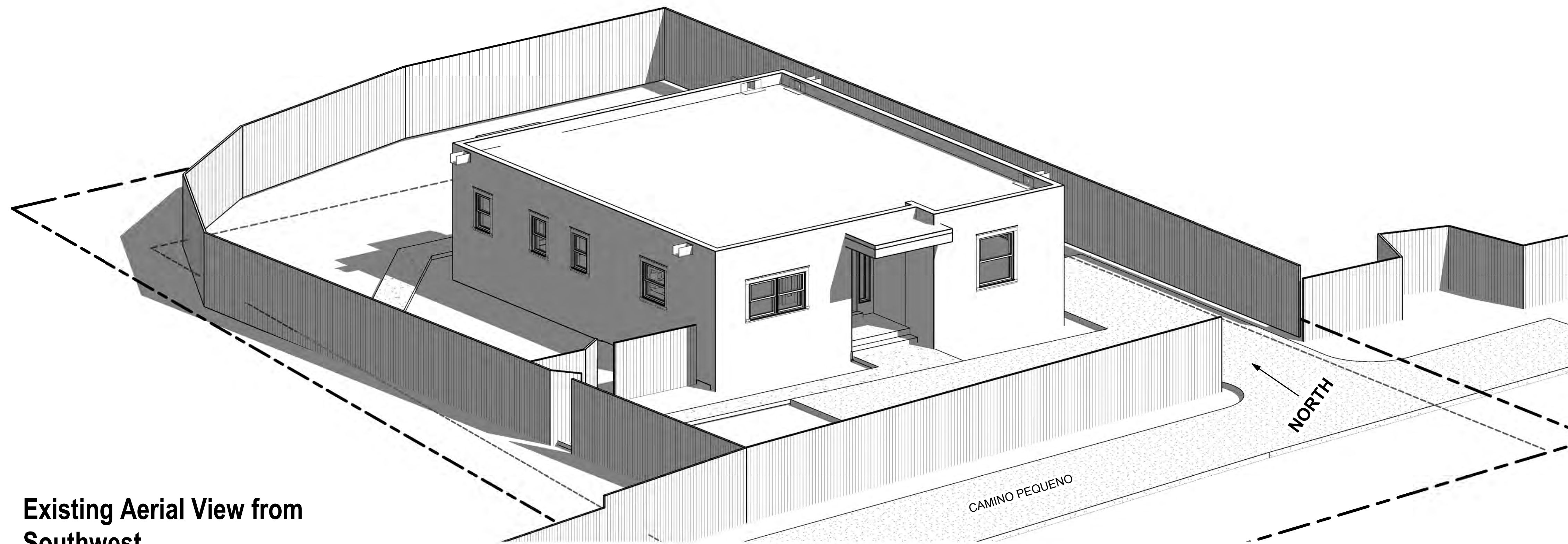
Please visit our website www.sierrapacificwindows.com for additional details or to contact your nearest Sierra Pacific Branch or Dealer location.



BUILDING AREA PLAN

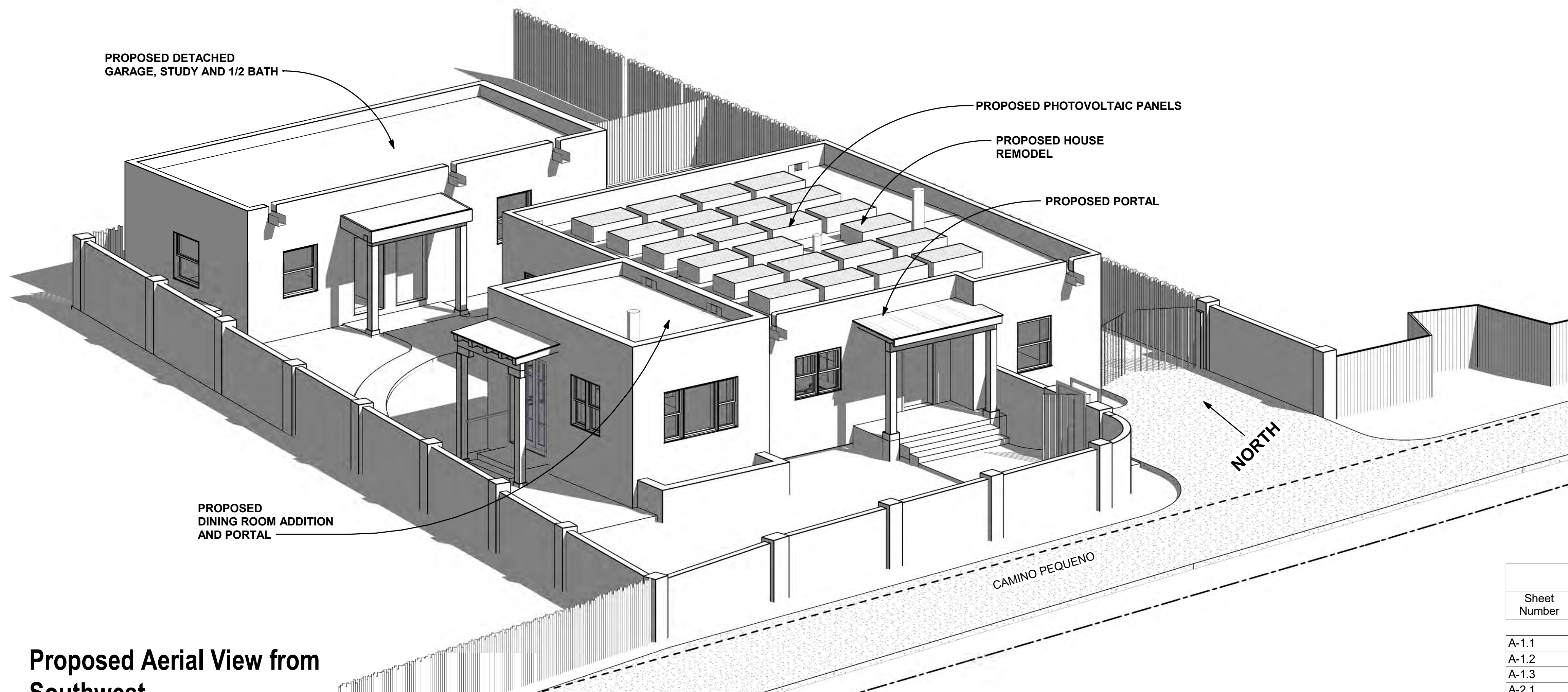
3

1/16" = 1'-0"



Existing Aerial View from Southwest

1



Proposed Aerial View from Southwest

2

SHEET LIST	
Sheet Number	Sheet Name
A-1.1	VIEW FROM SOUTHWEST
A-1.2	VIEW FROM NORTHEAST
A-1.3	SITE PLAN
A-2.1	EXISTING AND PROPOSED FLOOR PLANS
A-2.2	ROOF PLANS
A-3.1	SOUTH ELEVATIONS
A-3.2	EAST ELEVATIONS
A-3.3	NORTH ELEVATIONS
A-3.4	WEST ELEVATIONS
A-3.5	GARAGE ELEVATIONS

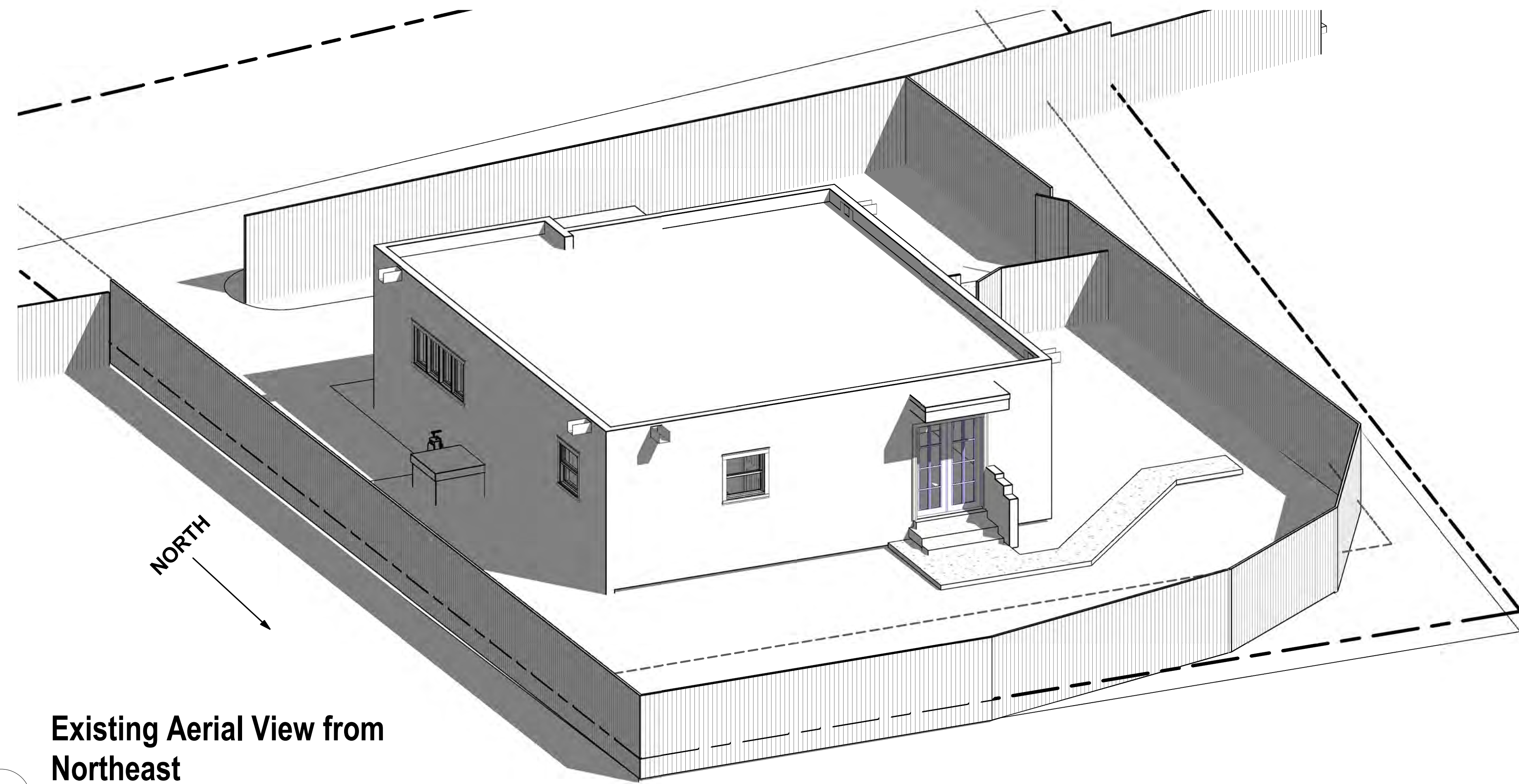
**Mathey and Associates
Architects**
574 W. San Francisco St. Santa Fe, NM 87501
505/986-9854 email: matheyarchitecture@gmail.com

RESIDENTIAL REMODEL & ADDITION
**1A Camino Pequeno
City of Santa Fe, NM**

VIEW FROM SOUTHWEST

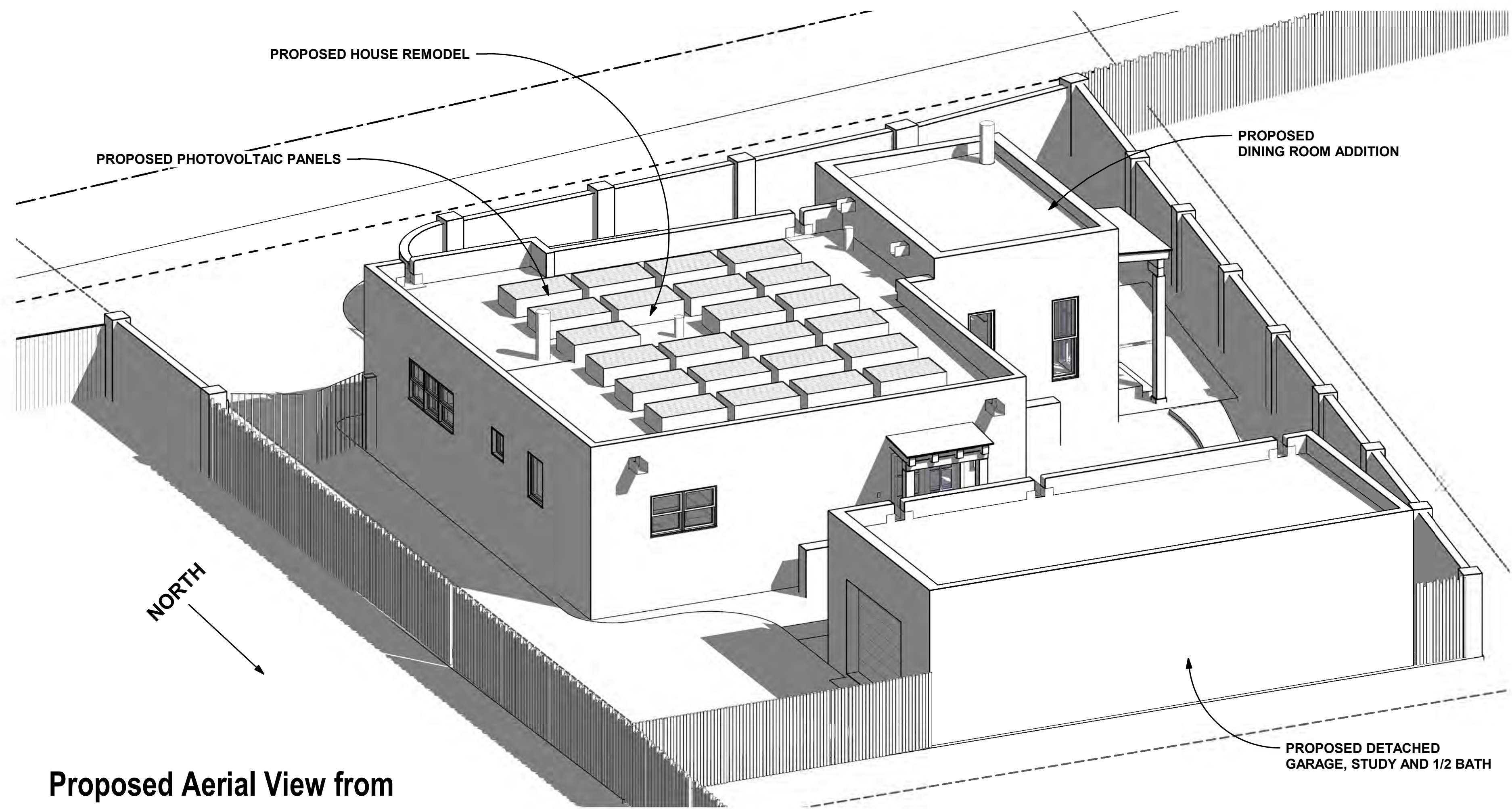
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HISTORIC DESIGN
REVIEW DEC. 16, 2024

**Sheet No.
A-1.1**



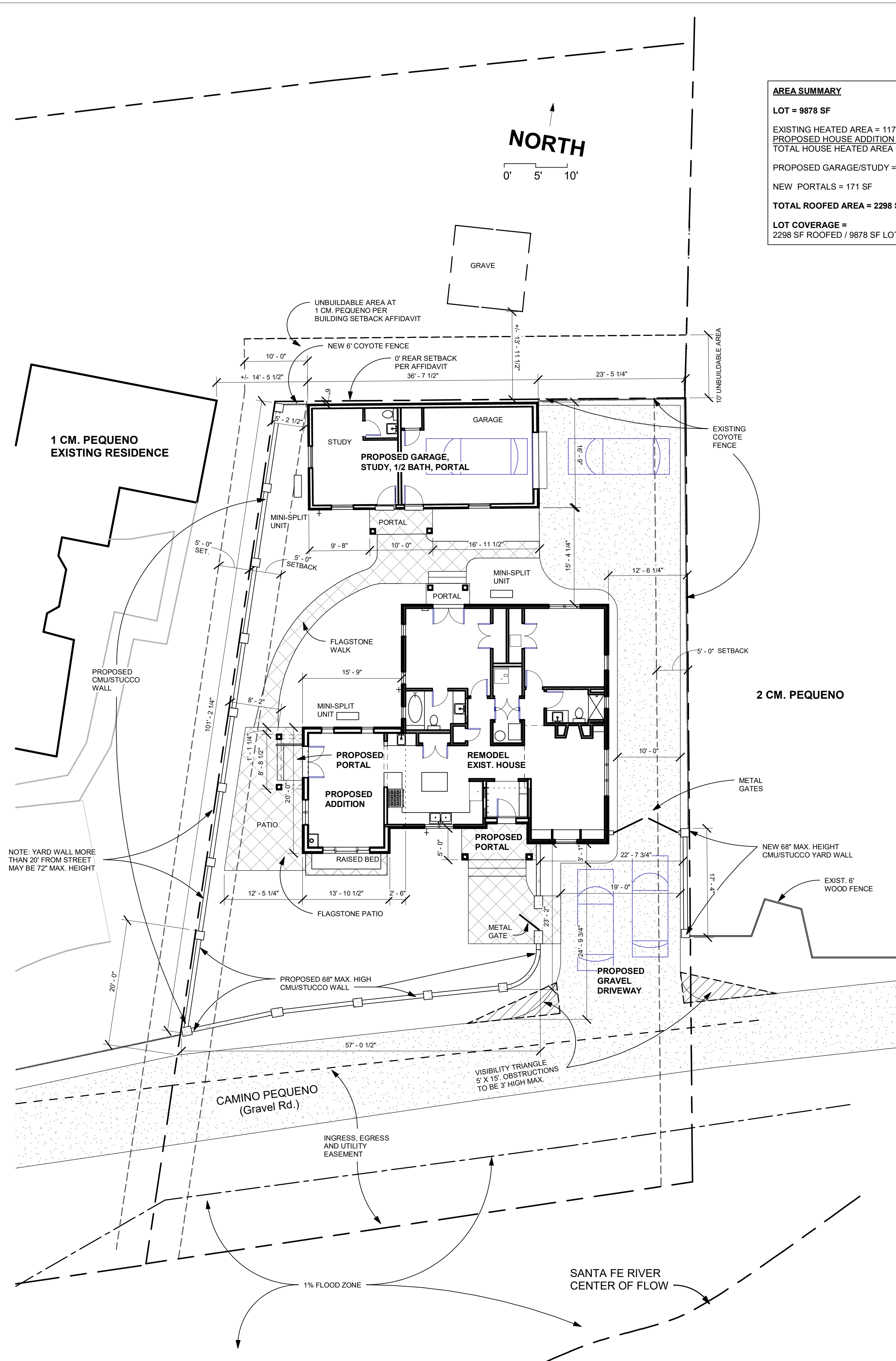
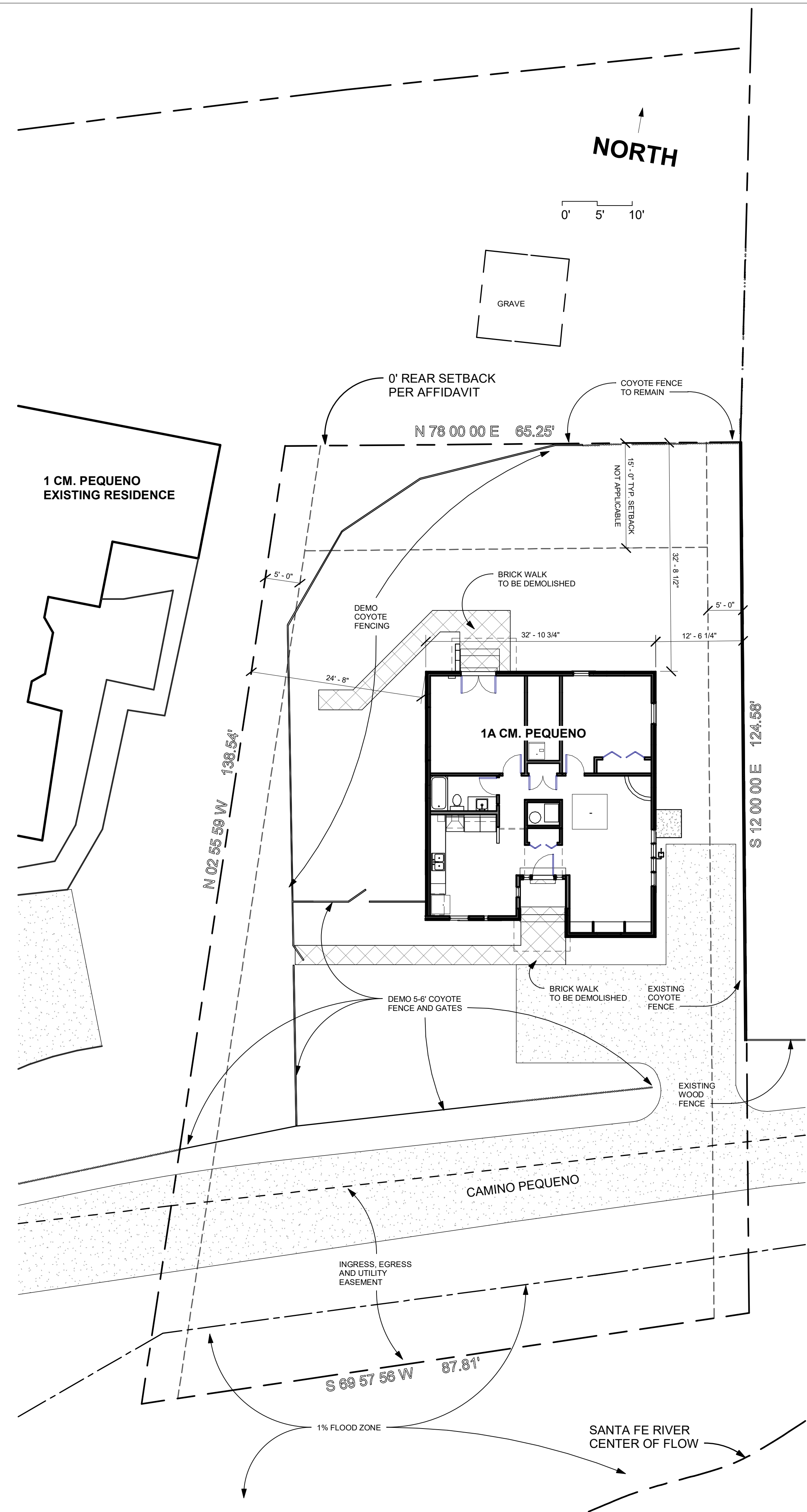
Existing Aerial View from Northeast

1



Proposed Aerial View from Northeast

2



AREA SUMMARY

LOT = 9878 SF
EXISTING HEATED AREA = 1178 SF
PROPOSED HOUSE ADDITION = 336 SF
TOTAL HOUSE HEATED AREA = 1514 SF
PROPOSED GARAGE/STUDY = 613 SF
NEW PORTALS = 171 SF
TOTAL ROOFED AREA = 2298 SF
LOT COVERAGE = 2298 SF ROOFED / 9878 SF LOT = 23.3%

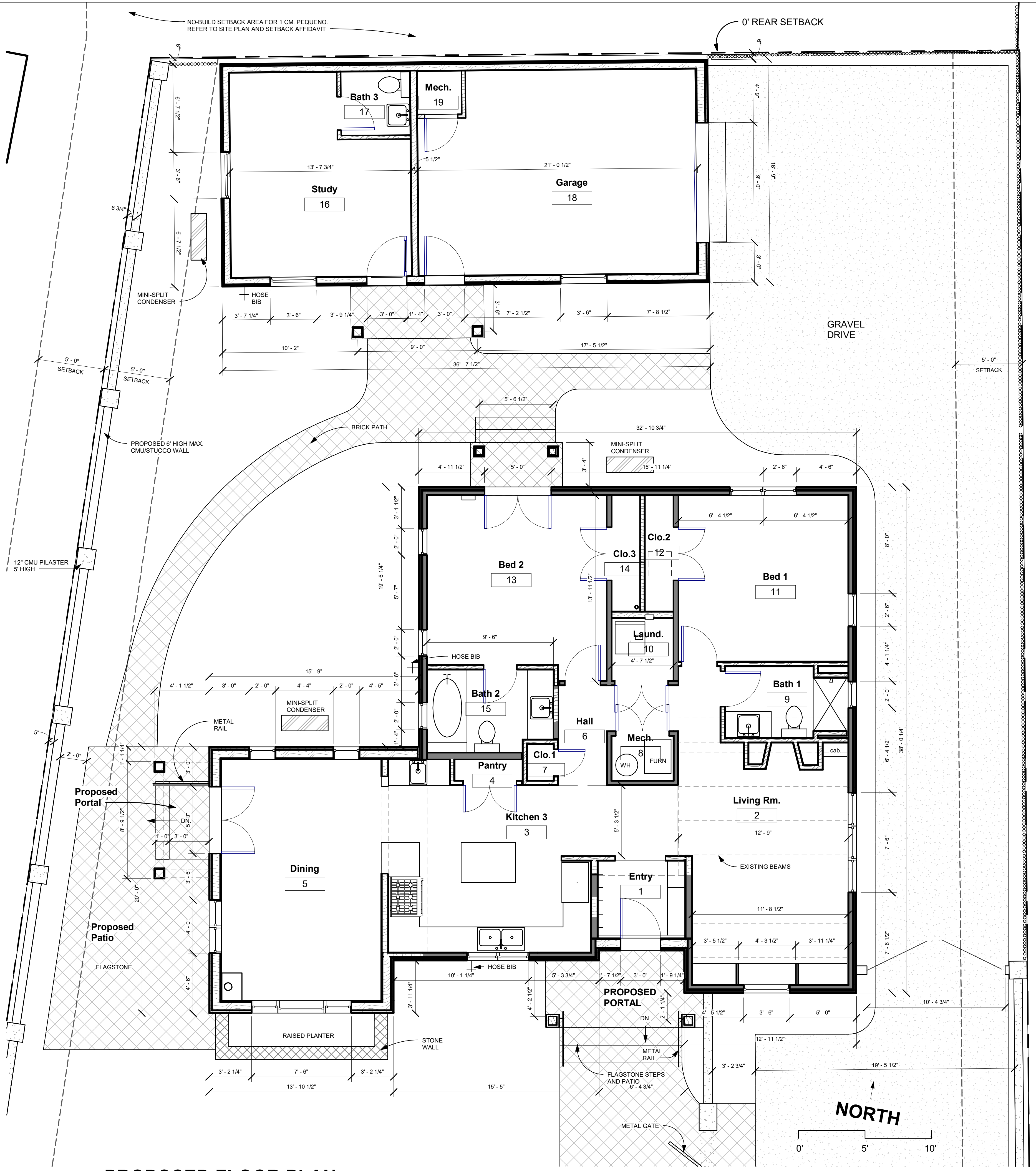
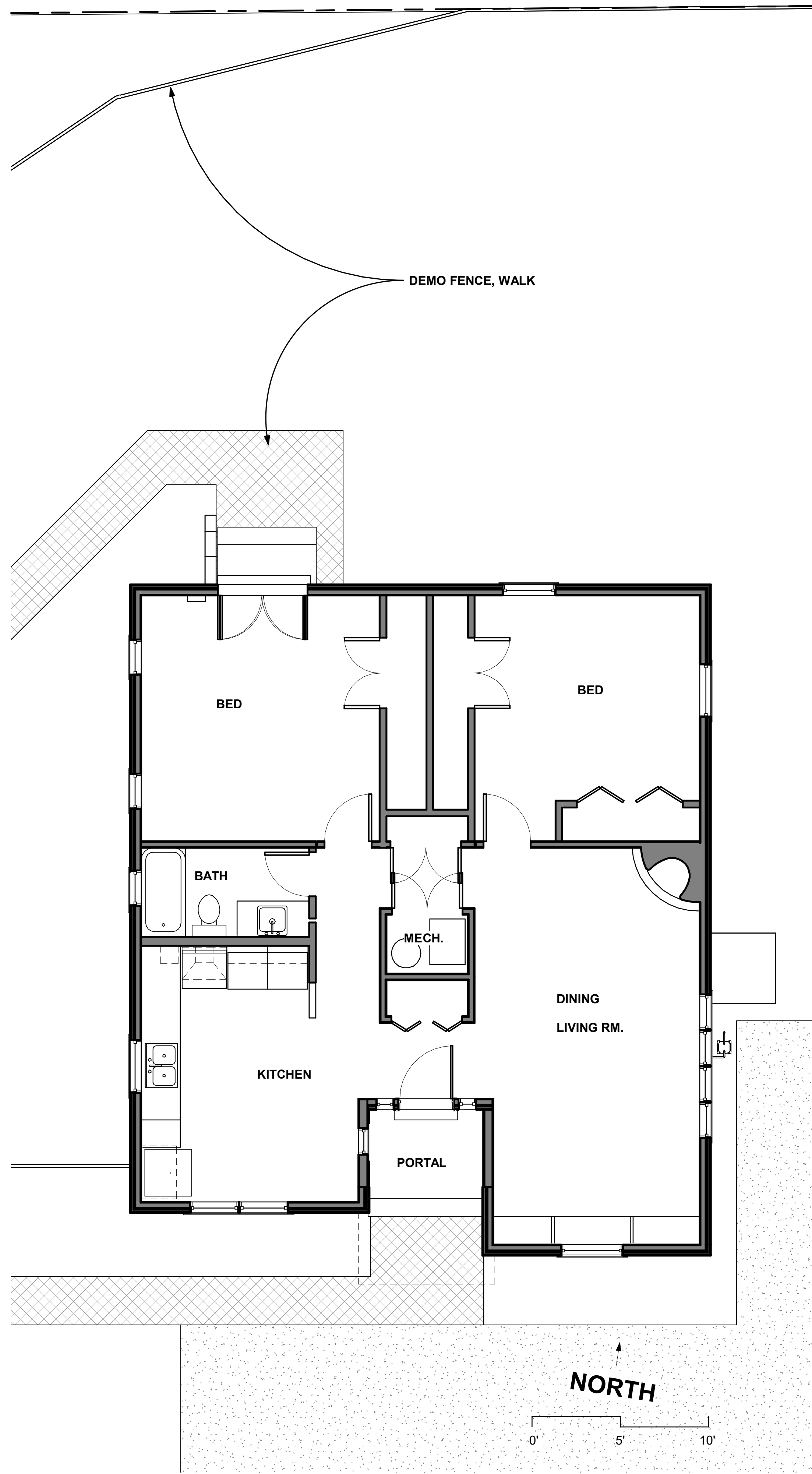
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574 W. San Francisco St. Santa Fe, NM 87501
505986-9854 email: matheyarchitecture@gmail.com

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SITE PLAN

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Sheet No.
A-1.3



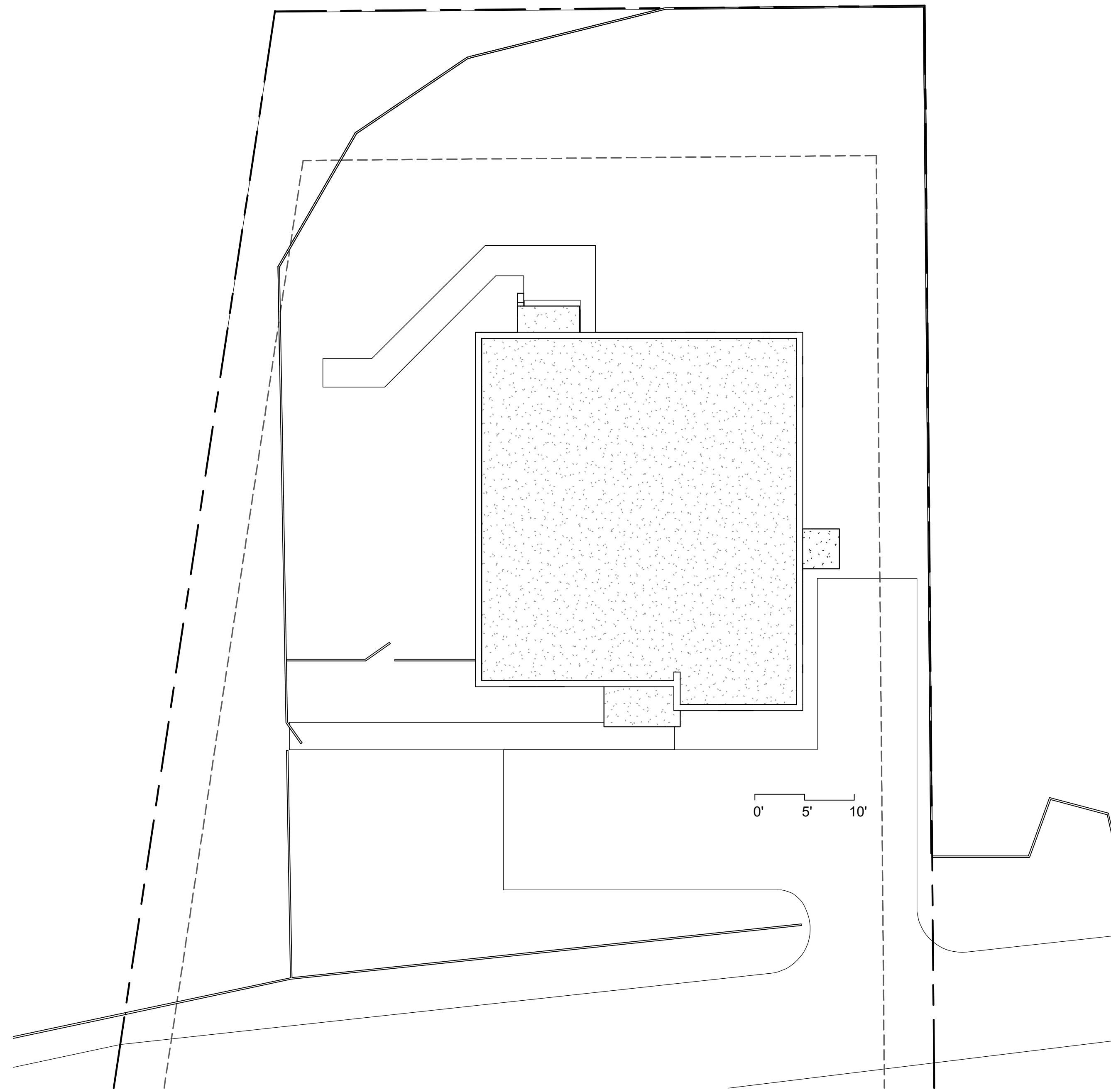
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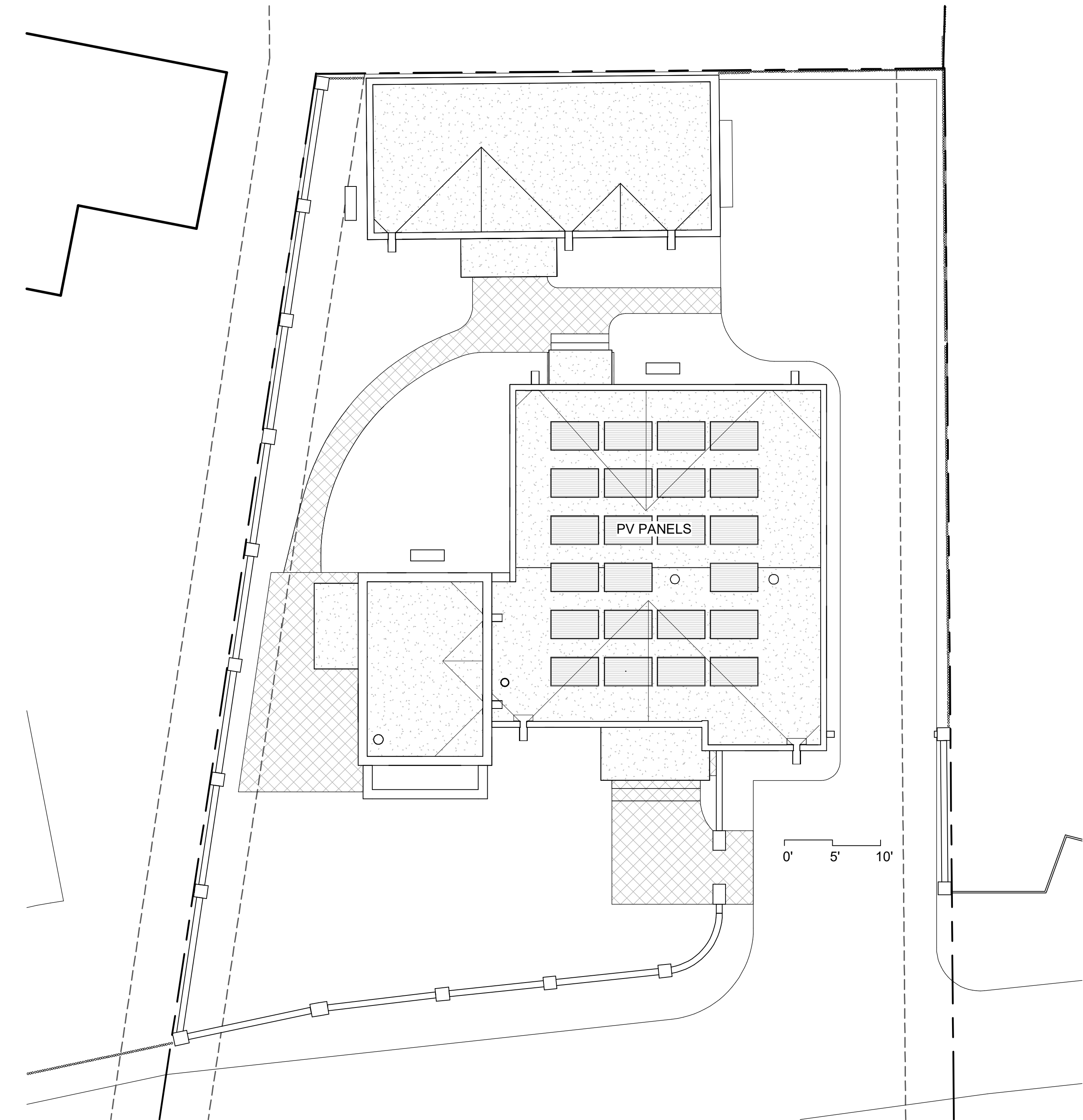
EXISTING AND PROPOSED FLOOR PLANS

DATE:
 HISTORIC DESIGN REVIEW DEC. 16, 2024

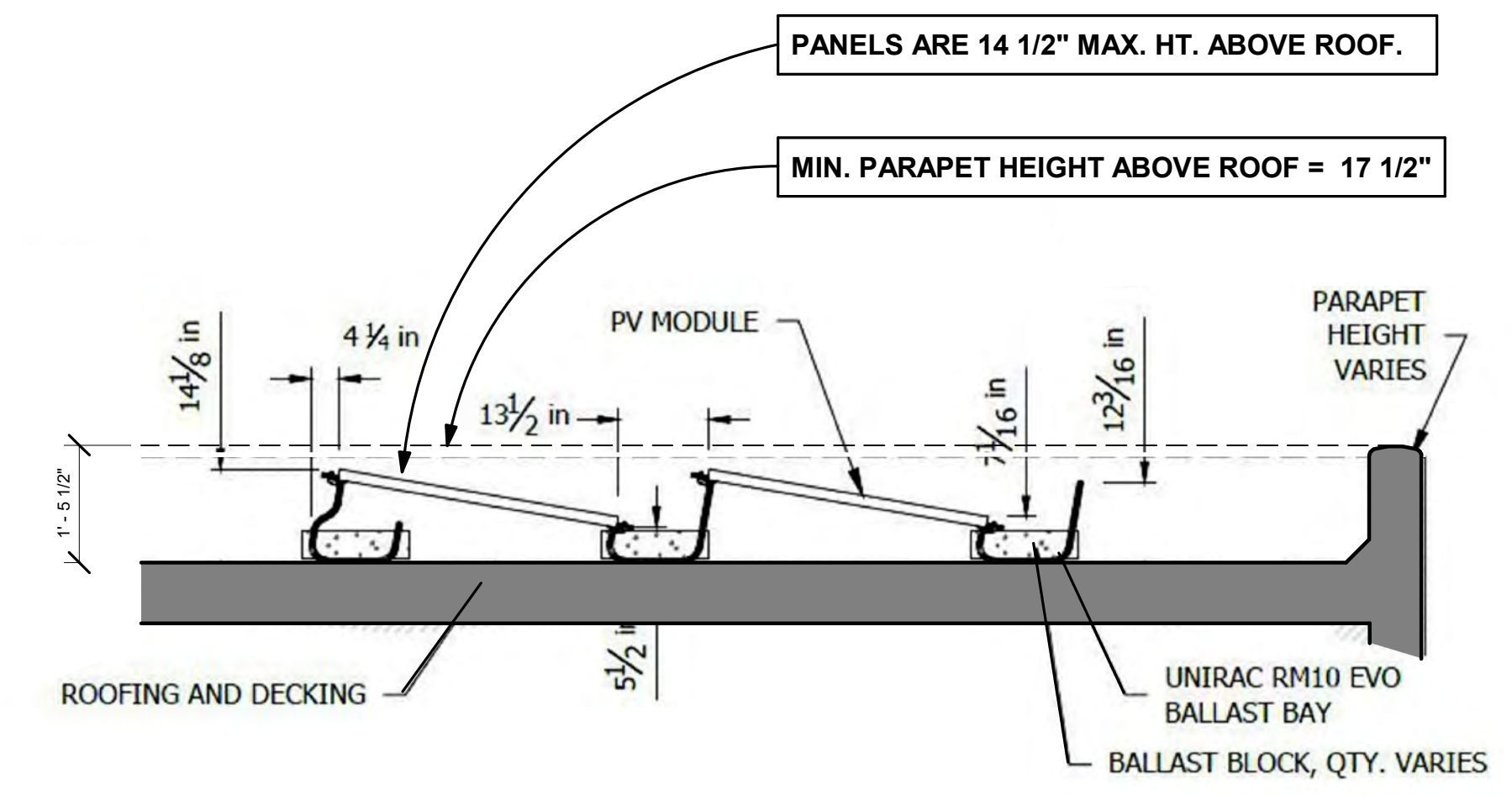
Sheet No.
A-2.1



1 Existing Roof Plan
1/8" = 1'-0"



2 Proposed Roof Plan
1/8" = 1'-0"



3 PV PANELS
1/2" = 1'-0"

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RESIDENTIAL REMODEL & ADDITION
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City of Santa Fe, NM

ROOF PLANS

DATE:
HISTORIC DESIGN
REVIEW DEC. 16, 2024

Sheet No.
A-2.2

TYPICAL EXTERIOR FINISHES

STUCCO:
STO "SUEDE" #29 OR "PUEBLO" # 42 ELASTOMERIC OR CEMENT STUCCO, ROUNDED, BULLNOSE CORNERS, TYPICAL

CANALES:
PRE-CAST CONCRETE, LIMESTONE COLOR, SMOOTH FINISH OR WOOD CANALE WITH GALV. FLASHING

WOOD:
EXPOSED WOOD TO BE STAIN FINISHED, "SILVER ASH" #1073 OR "SMOKY QUARTZ" #1074, MINWAX OR EQUAL

WINDOW AND DOOR COLORS:
NEW DOOR AND WINDOW TRIM TO BE "LINEN" #032 OR "SANDSTONE" #003 BY SIERRA PACIFIC WINDOWS.

FLAGSTONE WALKS AND PATIO:
ROSE FLAGSTONE

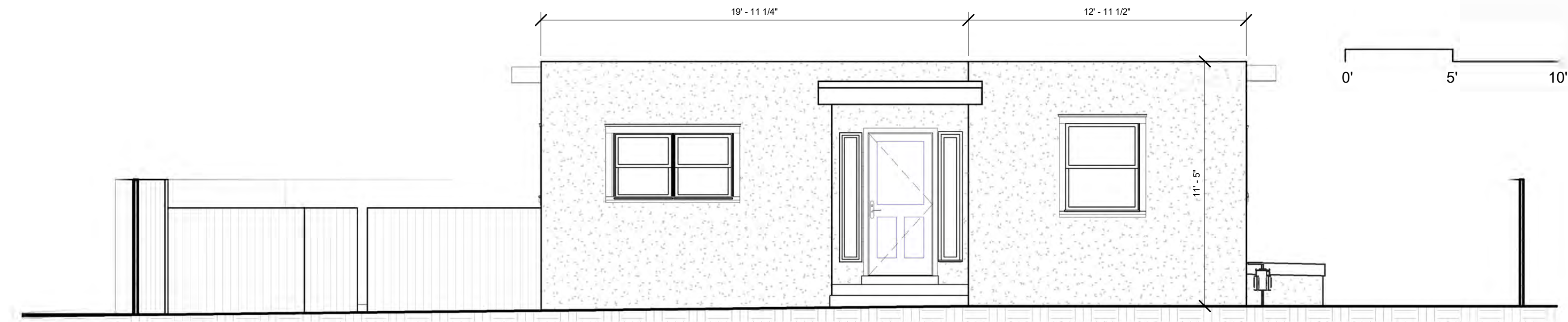
EXTERIOR STONE WINDOW SILLS:
WHERE SHOWN, EXTERIOR WINDOW SILLS ARE TO BE 2" THICK ROSE COLORED FLAGSTONE

GRAVEL :
DRIVEWAY TO HAVE CRUSHED GRAY GRAVEL.

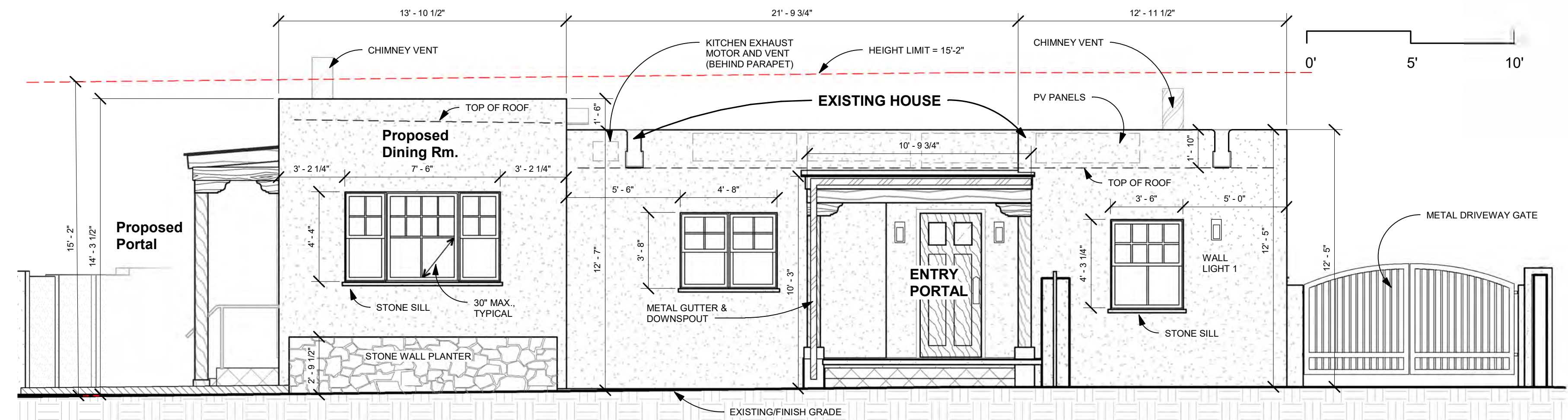
DRIVEWAY AND YARD WALL GATES:
POWDER COATED METAL, BLACK OR DARK BRONZE

METAL:
EXPOSED METAL TO BE PAINT FINISHED TO MATCH STUCCO. GUTTERS AND DOWNSPOUTS TO BE PAINTED DARK BRONZE OR TO MATCH WOOD.

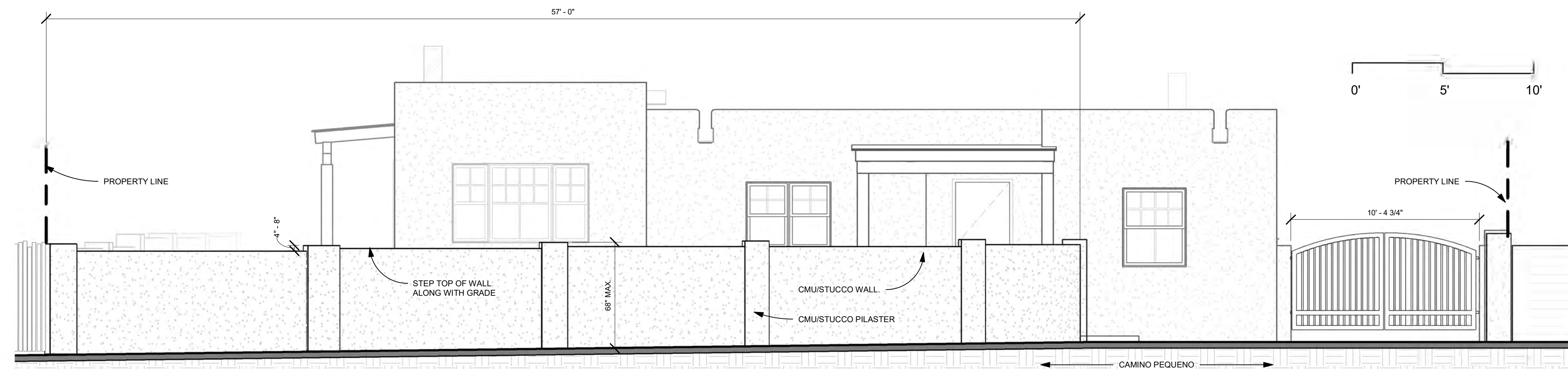
NOTE: REFER TO HISTORIC DESIGN REVIEW SUBMITTAL LETTER FOR ADDITIONAL INFORMATION AND COLOR SAMPLES



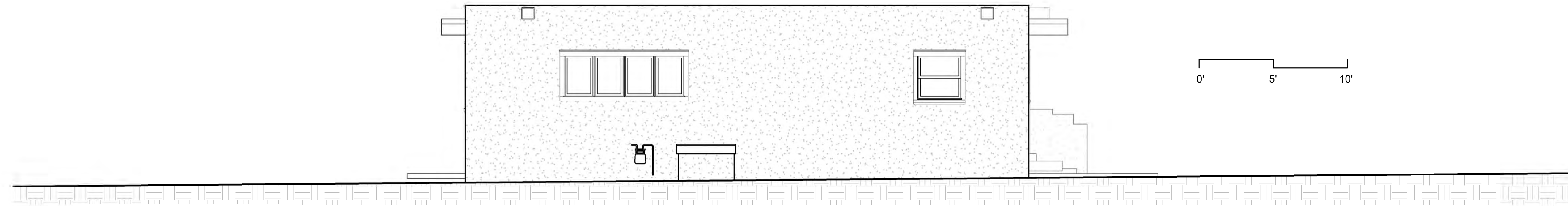
1 Existing South Elevation
1/4" = 1'-0"



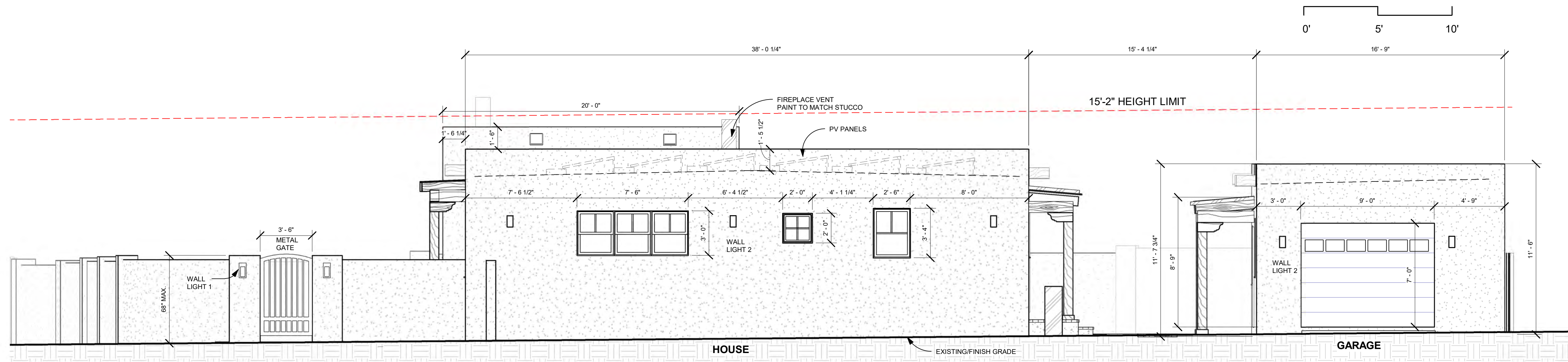
2 Proposed South Elevation
1/4" = 1'-0"



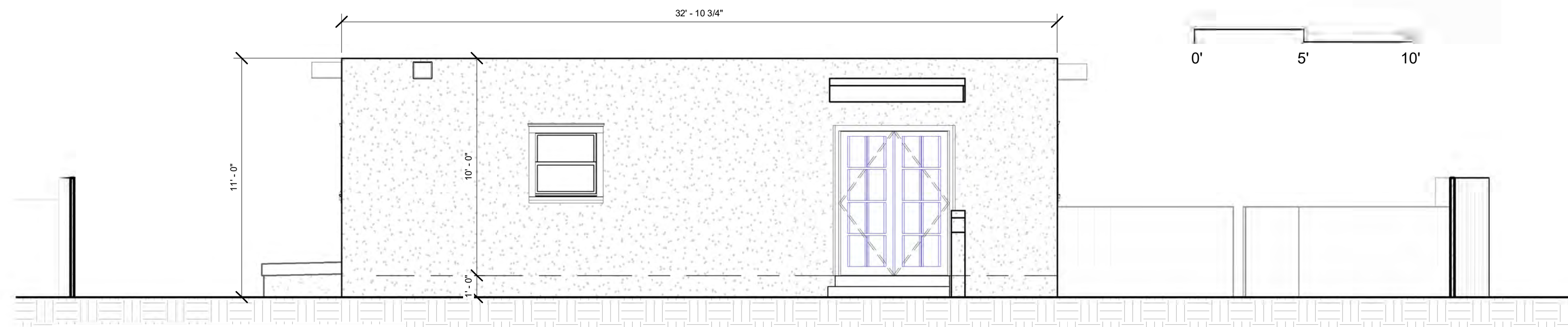
3 Proposed South Elev. with Yard Wall
1/4" = 1'-0"



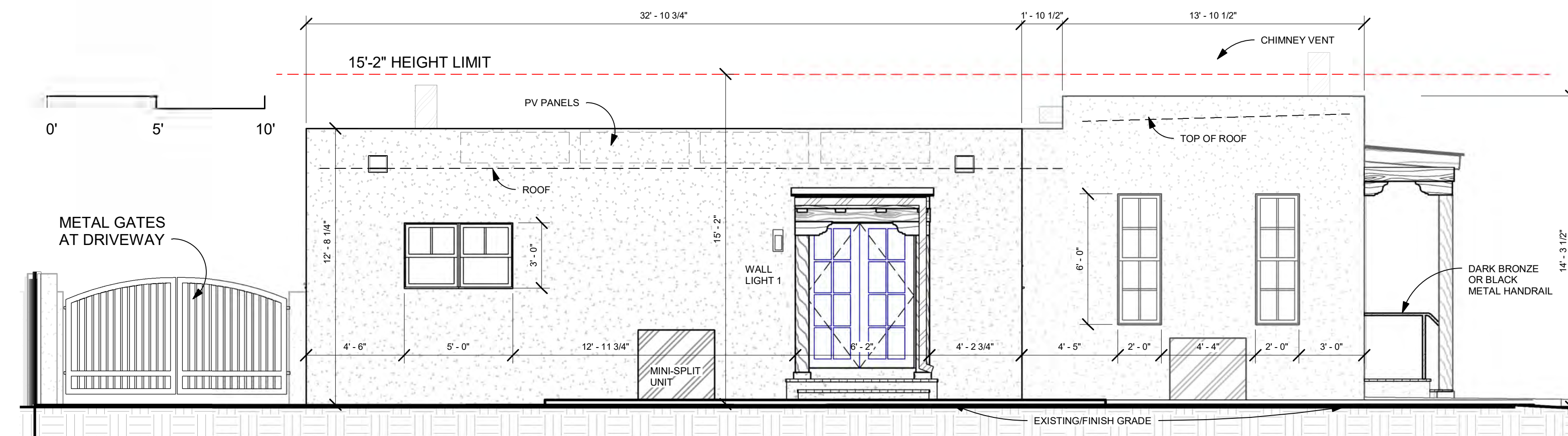
1 Existing East Elevation
1/4" = 1'-0"



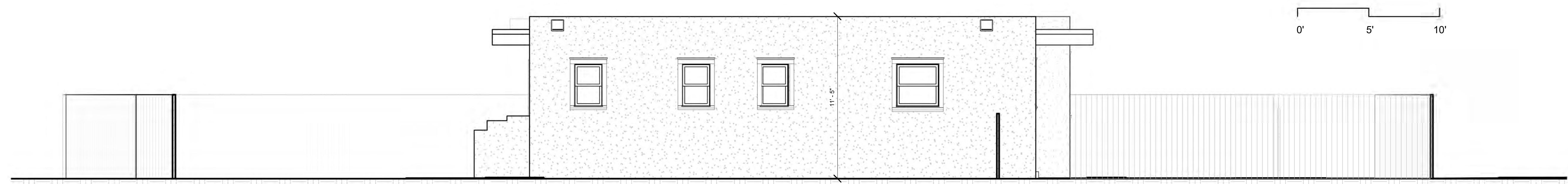
2 Proposed East Elevation
1/4" = 1'-0"



1 Existing North Elevation
1/4" = 1'-0"



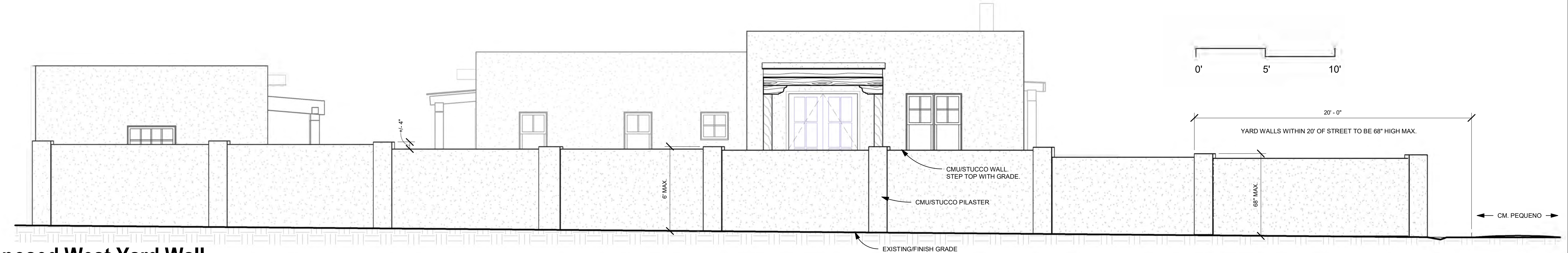
2 Proposed North Elevation
1/4" = 1'-0"



1 Existing West Elevation
1/4" = 1'-0"



2 Proposed West Elevation
1/4" = 1'-0"



3 Proposed West Yard Wall
1/4" = 1'-0"

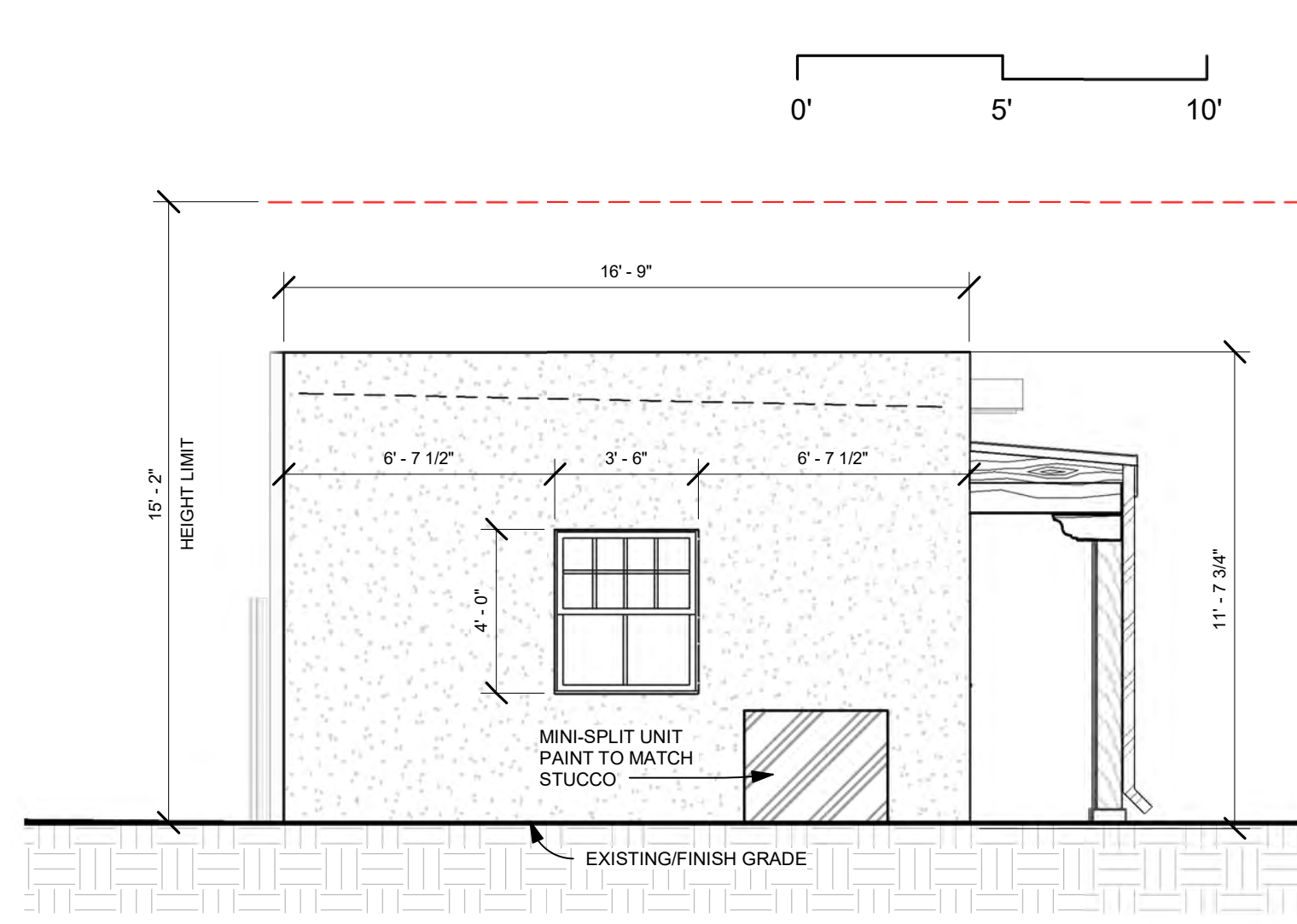
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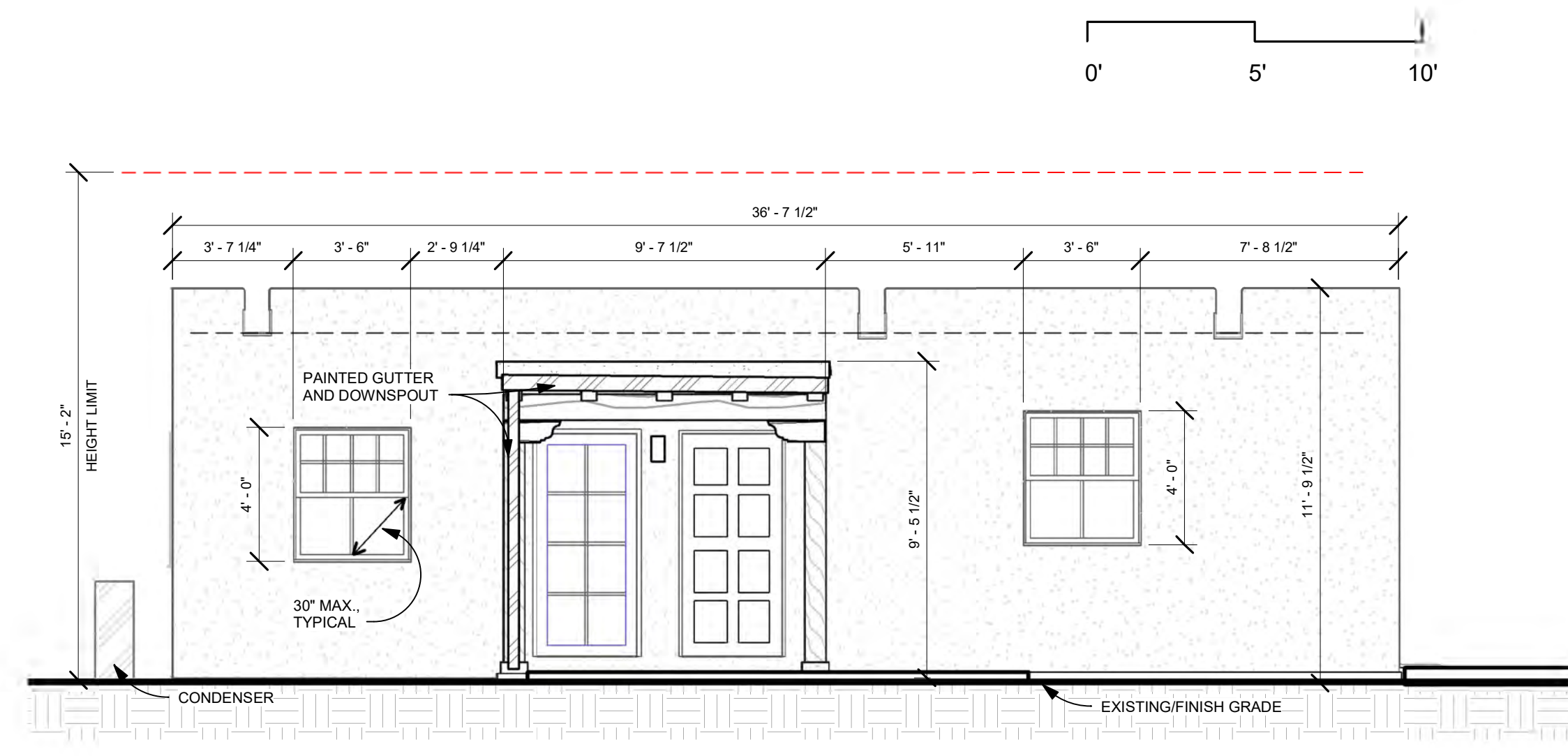
WEST ELEVATIONS

DATE:
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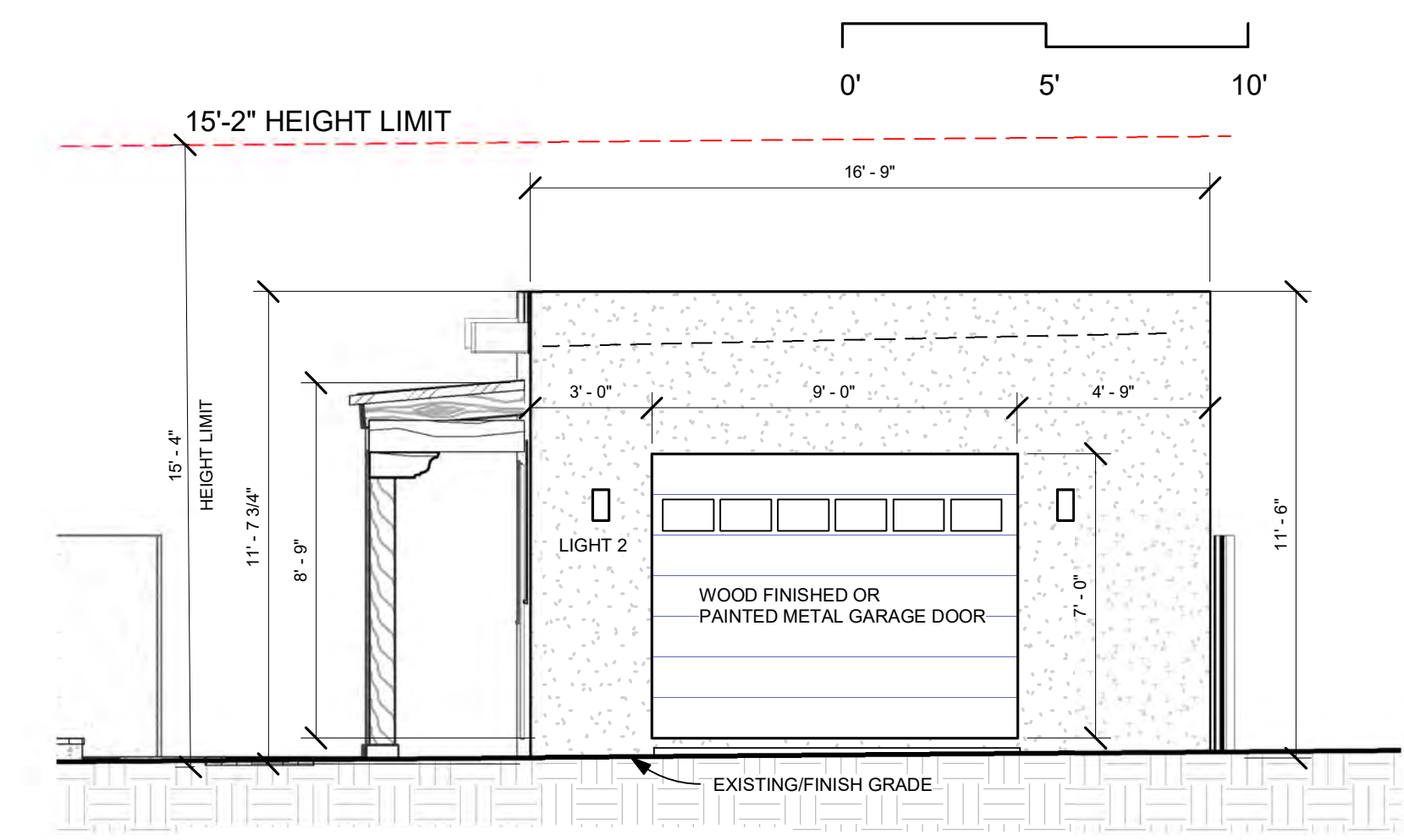
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A-3.4



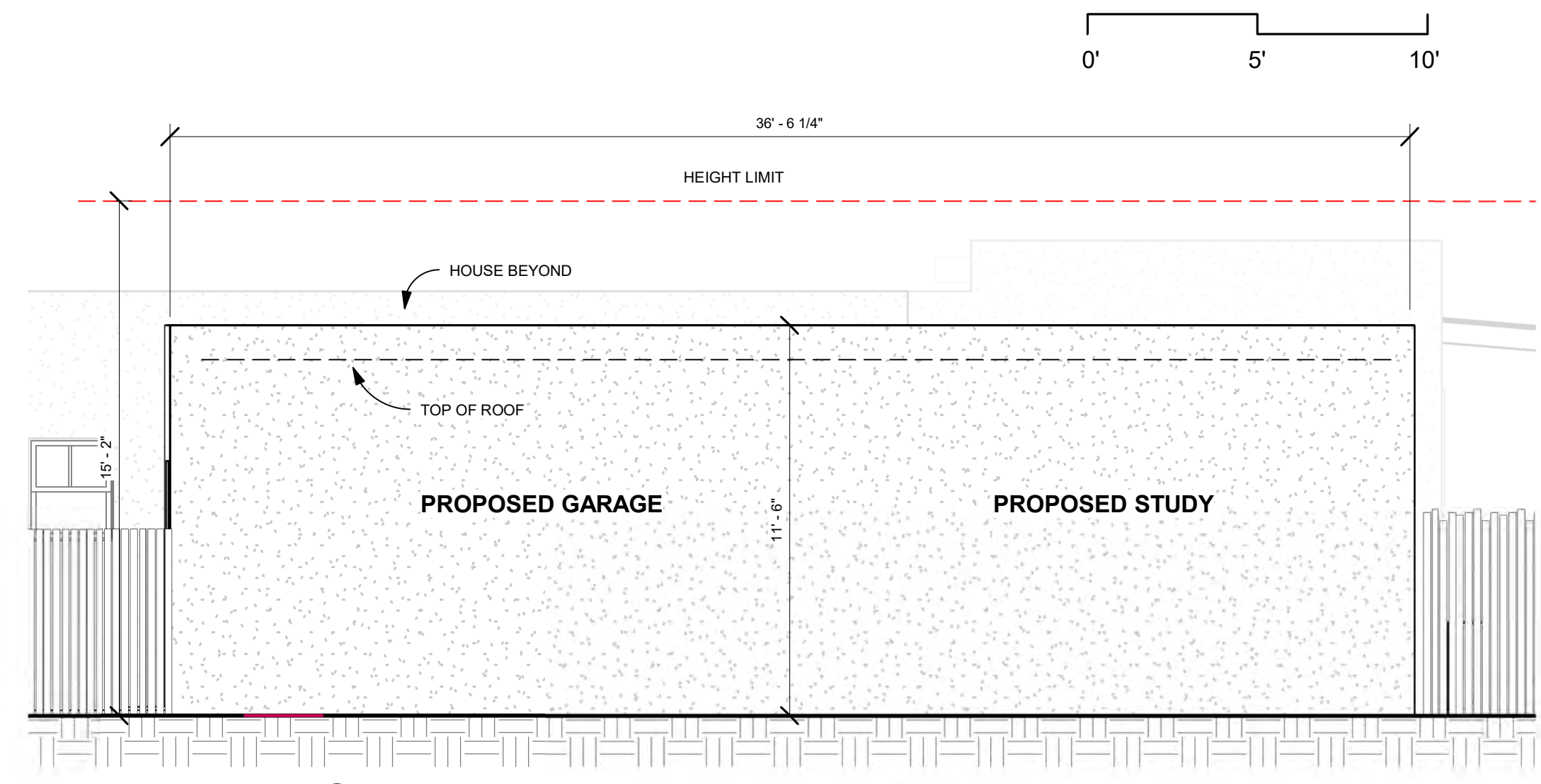
1 Proposed Garage West
1/4" = 1'-0"



2 Proposed Garage South
1/4" = 1'-0"



3 Proposed Garage East
1/4" = 1'-0"



4 Proposed Garage North
1/4" = 1'-0"

GARAGE ELEVATIONS

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RESIDENTIAL REMODEL & ADDITION
**1A Camino Pequeno
City of Santa Fe, NM**

GARAGE ELEVATIONS

DATE:
HISTORIC DESIGN
REVIEW DEC. 16, 2024

Sheet No.
A-3.5

City of Santa Fe, New Mexico

memo

DATE: January 28, 2025
TO: Historic Districts Review Board Members
VIA: Heather Lamboy, Planning & Land Use Department Director
Gary Moquino, Historic Preservation Division Director *GM*
Maggie Moore, Acting Assistant Land Use Director *MM*
FROM: Lani McCulley, Senior Planner, Historic Preservation Division *LJM*

2025-009690-HDRB, 1525 Canyon Rd, Downtown & Eastside Historic District, Contributing, Rachel Heydemann, agent/owner, proposes to replace windows and doors and stucco. An exception is requested to 14-5.2(D)(5)(a) to replace historic windows and doors.

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

Elevations

Photographs

Other: Exception Criteria

STAFF RECOMMENDATION:

Staff finds that all the exception criteria have been met and recommends approval to replace the historic windows in-kind and recommends approval of the other window replacements as they comply with 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

Sample motions:

- a. Approve or deny the exception to 14-5.2(D)(5)(a) to replace historic materials.

Should the Board deny the exception request, the applicant shall return with an alternative proposal for review and approval prior to proceeding to building permit.

BACKGROUND & SUMMARY:

The single-family residence at 1525 Canyon Road and accessory shed structure are designated as contributing to the Downtown and Eastside Historic District.



Figure 1: Location Map

Known as the Tobias and Gumecinda Lujan house, the primary structure was constructed in the 1930’s and is approximately 980 sq. ft.

As detailed in the 2024 HCPI,

“The house faces southeast toward Canyon Road and is simple in its expression. Its walls are thick and without articulation. The parapet runs along the southeast elevation and turns a few feet down the east and west elevations before terminating. A heavy raised foundation runs along the perimeter of the building. The southeast elevation has a ¾ lite door and a six over six, double-hung wood sash window, covered with a storm unit.

A heavy concrete sill terminates the opening. The long east elevation has two six over six windows bookending a small single pane window. The windows have crude concrete sills. There are square openings in the parapet, serving as drains. The northwest elevation held a porch which was enclosed after 1969. The unaffected northeast side of the elevation has an opening fitted with a six over six window. The northwest side has a newer wood panel door giving entry to the enclosed porch. The roof in this area is slightly lower and the walls are fenestrated with recycled windows. On the west elevation the enclosed porch portion holds four repurposed eight lite sash windows arranged in a wood frame and covered with storm units. The corner windows hang on barrel hinges and may have once been operable. The remainder of the elevation is penetrated with two six over six double-hung wood sash windows. The residence is coated with cementitious stucco in a buckskin color.”

The 2024 HCPI continues,

“The unaltered core of the house dates to at least 1948, as discernable in aerial photography. The only significant change is the enclosure and raising of the roof of the northwest porch in 1978. The surviving windows and doors of the other (south, east, and west) elevations are historic. The house, while humble in its expression, communicates the vernacular form of its period and is associated with 20th-century farming in the Upper Canyon area. The shed, constructed after 1966, is also vernacular but is not part of this application.”

The HDRB designated the status and primary façades for the residence under case 2024-008233-HDRB in June of 2024. The decision of the Board was to retain both the residence and the accessory shed structure as contributing to the Downtown and Eastside Historic District and to designate both the south and east elevations (facades 2 and 3) of the main residence as primary and the south elevation (facades G3 and G5) of the accessory structure as primary (see Figure 2, Primary Façade Map).



Figure 2: Primary Façade Map

APPLICANT’S REQUEST:

The applicant proposes the following exterior alterations:

- 1) Replace 7 of the 8 windows on the main residence including the historic windows on each of the two primary facades. An exception is requested to 14-5.2(D)(5)(a) to replace historic materials.
- 2) Stucco the residence in cementitious stucco in “buckskin” color.

Window A, located on the south (primary) elevation and window B, located on the east (primary) elevation are both historic windows. According to the window assessment, “that though the sills are buried in the wall with a flush concrete sill added to exterior. Since sills are flush it is allowing water to run back into the adobe wall causing damage.”

The window assessment continues, “To resolve this issue, the window would need to be removed, and the sills replaced and protrude slightly to exterior like they were originally. The problem is the windows perimeter jamb is also the buck for the opening, meaning the window would be destroyed during removal. Therefore, a new window will need to be made in like and kind for the two windows.”

The window assessor also points out that Window D on the east elevation has historic jambs, but the sashes are not original.

While window C on the east elevation is not historic, the assessor recommends replacing all four windows and one door on the south and east elevations with in-kind to that era either all wood or clad exterior/wood interior and divided light windows.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(D)(5)(a): The applicant requests an exception to replace historic windows.

(i) *Do not damage the character of the district*

Applicant Response: Windows A and B need to be addressed to preserve the historic structure. They will be replaced with exact replicas – in like and kind – thus preserving the character of the district.

Note, that though the sills are buried in the wall with a flush concrete sill added to exterior. Since sills are flush it is allowing water to run back into the adobe wall causing damage.

Staff Response: Staff agree with the applicant’s response. Per the window assessor, though the windows are historic, and the sills are buried in the wall, the sills are leaking water into the adobe wall causing damage to the historic building. To resolve the issue, windowsill replacement would damage the windows beyond repair. Therefore, replacement of the

windows is recommended. The replacement of the windows in-kind will preserve the historic building, maintain the look of the building, and preserve the integrity of the district.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*

Applicant Response: As per the professional opinion of Ra N. Patterson, the current windows are allowing water to run back into the adobe wall, causing significant damage to the structure by deteriorating the adobe wall and compromising its structural integrity. The adobe wall will continue to erode if this issue is not resolved, posing tremendous risk to the overall property with the potential for complete disintegration over time. The windows cannot be preserved nor can the situation continue to be neglected to live safely in the structure and to also ensure the short and long term preservation of the historic property with integrity.

The windows need to be replaced in order to protect the structure to mitigate this drainage issue. As Ra. Patterson detailed, the windows *need* to be replaced.

“The windows perimeter jamb is also the buck for the opening, meaning the window would be destroyed during removal. Therefore, a new window will need to be made in like and kind for the two windows.”

Staff Response: Staff agree with this. Per the window assessor, though the windows are historic, and the sills are buried in the wall, the sills are leaking water into the adobe wall causing damage to the historic building. To resolve the issue, windowsill replacement would damage the windows beyond repair. Therefore, replacement of the windows is recommended. The replacement of the windows in-kind will preserve the integrity of the historic building while maintaining the look of the building.

(iii) *Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts*

Applicant Response: The replacement windows for A + B will strengthen the unique heterogeneous character by remaining contiguous with the existing design while also protecting the overall structure of the historic home from continuous and inevitable disintegration. Granting this exception is an act of integrity to the mission of this board in service of preserving historic structures by allowing me to invest in the protection of this cultural and historical asset. With each passing year left neglected, it becomes more difficult if not impossible to maintain this house for posterity.

Staff Response: Staff agree with this and recognize that the in-kind replacement will maintain the residence’s appearance while protecting the building from further damage.

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) General Provisions

(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.

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

(Ord. No. 2004-26)

(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

(5) Exceptions

Staff shall determine whether an exception to this section is required. The historic board may grant an exception to the regulations set forth in this section provided that such exception does not exceed the underlying zoning.

(D) General Design Standards for All H Districts

In any review of proposed additions or alterations to *structures* that have been declared significant or contributing in any historic district or a *landmark* in any part of the *city*, the following standards shall be met:

(1) General

- (a) The status of a significant, contributing, or *landmark structure* shall be retained and preserved. If a proposed alteration will cause a *structure* to lose its significant, contributing, or *landmark* status, the *application* shall be denied. The removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited.
- (b) If a proposed alteration or new construction will cause an adjacent *structure* to lose its significant, contributing, or *landmark* status, the *application* may be denied.

(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.

(E) **Downtown and Eastside Design Standards**

The *governing body* recognizes that a style of architecture has evolved within the *city* from the year 1600 to the present characterized by construction with *adobe*, hereafter called "old Santa Fe style", and that another style has evolved, hereafter called "recent Santa Fe style", which is a *development* from, and an elaboration of the old Santa Fe style, with different materials and frequently with added decorations.

(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 aerials, 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
 - (f) It is characteristic of old Santa Fe style commercial *buildings* to place a *portal* so that it covers the entire sidewalk, the columns being set at the curb line.
- (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.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: April 12, 2024

For HPD Office use only:		
HCPI No. _____	District No. _____	Criteria <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D
1. Name of property: Tobias and Gumecinda Lujan House and Shed	2. Location: 1525 Upper Canyon Road (1525 Canyon) Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-1205 4. County: Santa Fe Parcel # 11452800
5. Property Type: <input checked="" type="checkbox"/> Buildings: 2: house and shed <input type="checkbox"/> Structures: <input type="checkbox"/> Site <input type="checkbox"/> Object		
6. Date of Survey: April 6, 2024		
7. Previous Survey Date(s): <input checked="" type="checkbox"/> Yes: June 30, 1983, Michael Belshaw <input type="checkbox"/> No:		
8. Name of Project: HDRB Status Evaluation		
9. Lat/Long: 35.6835256,-105.9017879		
10. Photo Information: Giulia Caporuscio, photographer. Photo 1: View of south (main) façade. Camera facing north.		
11. Brief Description of the Property: <p>Sitting on an overgrown lot about 2.5 miles southeast of the Plaza are two undistinguished adobe buildings. They are set close together. The front building is an approximately 980-square-foot dwelling holding a single bedroom and a bath. It was constructed in the 1930s, with its back porch enclosed and roof raised after 1969. Next to it is a 575-square-foot shed/garage erected after 1966. Both are of crude construction and in poor condition.</p> <p>Continued on Page 5.</p>		
12. Who uses the property?		
13. Construction Date: Date: House, 1930s; Shed, 1966-1969 <input type="checkbox"/> Known <input checked="" type="checkbox"/> Estimated Source: aerial photographs, deeds, and other sources		
14. Setting: <input checked="" type="checkbox"/> Suburban <input checked="" 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 style="font-size: small; margin-top: 10px;">Source: Office of the Santa Fe County Assessor <i>parcel lines are not accurate</i></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 w/ Giulia Caporuscio</p> <p>For: Jeffrey J. Seres, A.I.A. and owner</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 checked="" type="checkbox"/> Contributing House and Shed <input 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:		Please complete HCPI FORM 1 before completing FORM 2																																																							
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6. Visible Construction Material: <input checked="" 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: <input type="checkbox"/> _1 <input type="checkbox"/> _1 1/2 <input type="checkbox"/> _2 <input type="checkbox"/> _2 1/2 Other: <u> </u>																																																					
				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 checked="" type="checkbox"/> Concrete: <input type="checkbox"/> Stone Other: 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 checked="" 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 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: Standing Seam <input type="checkbox"/> _Tile: Terra Cotta <input type="checkbox"/> _Wood: Shingle Other:																																																					
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12. Chimneys <input type="checkbox"/> _x_ N/A				13. Porches <input type="checkbox"/> _x_ N/A Type: <input type="checkbox"/> _Entry <input type="checkbox"/> _Partial-Width <input type="checkbox"/> _Full-Width <input type="checkbox"/> _Wra																																																					
14. Other Significant Features N/A																																																									
15. Modifications: <input checked="" type="checkbox"/> <input type="checkbox"/> No known modifications																																																									
<u>#1 Date: c.1966-69; enclosure, raising roof, and adding at northwest corner of house; aerial photographs and physical and visual evidence</u>																																																									

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: Vernacular

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>

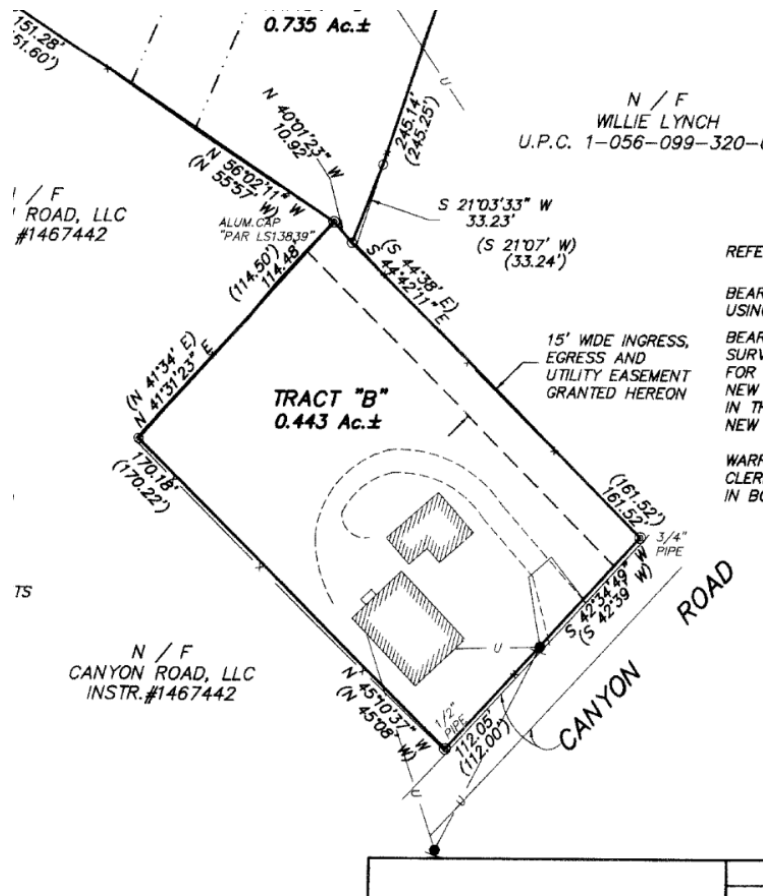
Archaeological Records Management Section
 Laboratory of Anthropology
 708 Camino Lejo
 Santa Fe, NM 87501
 (505) 476-1320
<https://nmhistoricpreservation.org/arms.html>

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19. Site Plan: Portion of 2007 survey plat. Courtesy Associated Surveys.



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>			
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		5. Date of Survey: April 6, 2024			

Architectural Description Continued

Setting

The Tobias and Gumecinda Lujan house stands on the north side of Upper Canyon Road, about 400' distant from the much older and better-preserved Martinez-Rivera farmhouse. Across the street, to the south, is the former John W. Williams estate; east is the property of the old Lynch fence company; west is a greatly expanded home that Tobias' brother once owned; and to the north are fallow farm fields and the remnant of an apple orchard historically cultivated by the Lujans.

House

The house faces southeast toward the road and is simple in its expression. Its walls are thick and without articulation. A heavy raised foundation/contrapared runs along the perimeter of the building. It is coated with cementitious stucco in a buckskin color.

South

The south elevation has two openings: one holding a door, the other a window. Both are set deep into the wall (Photo 2). The ¾-light wood door appears to be older. The window is a 6/6, double-hung wood sash. Its mullion style and window locks place it in the vintage category. It and other windows around the house are covered with storm units (Photo 3). A heavy concrete sill terminates the opening.

East

The long east elevation has two 6/6 windows bookending a small window in the bathroom (Photo 4). Like the south façade, the windows have crude concrete sills. Of interest are the square openings in the parapet, serving as drains.

North

The north elevation, once facing farm fields, shows the greatest alteration — principally due to a post-1969 porch enclosure (Photo 5). The unaffected east side of the elevation has an opening at the bedroom fitted with a 6/6 window. The change occurs to the west

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 Historic Preservation Division, New Mexico Department of Cultural Affairs

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with a relatively new wood panel door giving entry to an enclosed porch. This space has a slightly lower roof and is fenestrated with recycled windows.

West

Rounding the corner is a continuation of the porch enclosure (Photo 6). Four repurposed 8-light sash arranged in a wood frame and covered with storm units draw light into the room. The corner windows hang on barrel hinges and may have once been operable. The remainder of the elevation is penetrated with two 6/6 double-hung wood sash windows (Photo 7).

Shed

Set close to the home’s northeast corner is a structure the county assessor has designated a utility shed. The building, made of adobe, is arranged on a roughly east-west axis and composed of two distinct parts. However, it encloses only one room. Based on aerial photographs, it was erected between 1966 and 1969 (Figs. 5 & 6).

West

The west elevation is closest to the house and holds a small one-car garage (Photo 8). Swinging doors made of Oriented Strand Board open to this space. A separate wall with a wood entry door is set back approximately 9' from the garage (Photo 9).

North

The north elevation has no openings but reveals the building’s two parts (Photo 10). The longer section has north-south placed vigas and is topped with a flat roof. Attached to this is a lower section wrapping around the east elevation. It has a shed roof supported by east-west placed rafters.

East

The east elevation represents the shed roof section. It has a large barn sash window near its center and an angled stove pipe at the northeast corner (Photo 11).

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South

The building’s two parts become apparent on the south elevation (Photo 12). The viga-spanned room at the west has an opening containing two eight-light wood casements. The window, with its 2”x4” mullion, was likely repurposed. The shed roof portion has no openings.

Historical Overview

You could call it a farmhouse. The building was erected when the land bordering Upper Canyon Road was still under cultivation. But its owner, Tobias T. Lujan, was not a farmer. He worked full-time at a printing press downtown. But even as a pressman, aerial photographs show that he grew crops. In 1969, this lot, fronting Upper Canyon Road, still had a little strip with rows of plants.

The Lujan Land

The upper Santa Fe River Valley, colloquially called Upper Canyon, had been nourished for millennia by nutrients washing down from the mountain. Sheltered and with mostly a level floodplain, it was developed with farm plots by families who had established land grants outside the town center. In the floodplain grew corn, wheat, and alfalfa; in the terraces above were orchards watered by acequias. The piece of land holding the house is part of this legacy.

According to a 1914 hydrographic map, it falls within a larger parcel owned by Carmen Trujillo, who was likely Tobias’s grandfather (Fig. 1). At the time, it was planted with oats — a quick-release starchy grain fed to horses, who were then Santa Fe’s primary means of transportation. Tobias’ father, Juan Lujan, appears to have married into the Trujillo family.

The 1900 census recorded the Lujan family unit living in “Upper Santa Fe” between Canyon and Cerro Gordo roads along the Santa Fe River Valley. Tobias, just two years

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old, was the third of four children.¹ The oldest, José E. Lujan, would gain his father’s land and distribute pieces of it to his brothers.

Twenty years later, the census found the family now overseen by his mother, Carmelita T. Lujan. The household consisted of Carmelita, 46; José, 26, who worked as a coal miner; Tobias, 20, who helped at the family farm; daughters Ernestina, 18, Vincentita, 15, and Juanita, 10; and son Bernardino, 13.² Carmelita is identified as owning the farm, with the home located on Cerro Gordo Road.

Tobias Lujan

Son Tobias soon went out on his own. A few years after the 1920 census, he became a New Mexico Publishing Company pressman. As one of two pressmen employed by the printing company,³ he worked the press machinery that printed the daily *New Mexican*, as well as printing jobs for government agencies and the occasional private press printing of poetry. His employment on the ground floor of the New Mexico Press Building at 123 West Palace Avenue was a world away from the farm in the Upper Canyon.

On July 11, 1928, Tobias received the subject property from his older brother José.⁴ José, who had moved to town, gave each of his younger brothers land on the same day. For many years, Tobias lived next door to his younger brother Bernardino, who built a home at 1023 Upper Canyon Road.

The following year, Tobias married Gumecinda (sometimes Gumicinda) Montoya and soon welcomed his first child, son Lauriano. Interestingly, a published notice in 1929 shows Tobias being granted a permit to build a three-room adobe.⁵ It is unclear whether

¹ U.S. Census Bureau, Year: 1900; Census Place: Upper Santa Fe, Santa Fe, New Mexico; Roll: 1002; Page: 9; Enumeration District: 0119.

² U.S. Census Bureau, Year: 1920; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: T625_1080; Page: 9A; Enumeration District: 131.

³ “Memory of Old Office Towel Kept Green at New Mexican Shop Fest at Bishop’s Lodge,” *Santa Fe New Mexican*, January 4, 1926, 6.

⁴ Warranty Deed, Jose E. Lujan to Tobias Lujan, recorded July 11, 1928, Book 8/Page 24, Instrument # 1928035778, Santa Fe County, New Mexico.

⁵ “Building Activity Keeps Up and Small Houses Continue to Be Popular in Santa Fe,” *Santa Fe New Mexican*, July 3, 1929, 3.

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this is the subject house, as no address was provided. The census of 1930 listed the young family living on Canyon Road, but again, no address was given.⁶ Tobias owned the property, which was valued at \$500 and sat adjacent to another parcel owned by his younger brother, Bernardino. The 1940 city directory shows Tobias and Gumecinda residing in a house at 1525 Canyon Road.⁷

The census of 1940 recorded the family at that address and provided a picture of Tobias and Gumecinda’s life ten years into marriage.⁸ Tobias, probably reflecting the effects of the Great Depression, was working for the Works Progress Administration or WPA — the federal work-relief program that employed hundreds of Santa Feans on relief. He had worked for the WPA as a laborer for at least a year, earning \$620. His brother, Bernardino, also worked for the WPA. The family had grown to five children — four boys and one girl — ranging in age between three and ten.

Tobias did not serve during World War II. Two of his sons, Lauriano and Ralph, enlisted after the war, with the former earning a Purple Heart during the Korean Conflict.

Tobias’ career changed after the war. While he would still work as a pressman (last employed by the Southwest Publishing Company), he took on a role as a guard. In this capacity he worked first for El Fidel Hotel, and later First National Bank, which included a photo of him in a 1956 newspaper ad (Fig. 2). He was active in fraternal groups, including the Knights of Columbus, Woodmen of the World, and La Union Protectiva. Gumecinda was also active. She was a member of the Altar Society of Cristo Church, the Franciscan Society, and the League of the Sacred Heart.

Tobias T. Lujan died in his home on Canyon Road on June 27, 1979.⁹ He had lived 82 years, of which at least 50 were spent at 1525 Canyon Road. Gumecinda continued to

⁶ U.S. Census Bureau, Year: 1930; Census Place: Santa Fe, Santa Fe, New Mexico; Page: 6B; Enumeration District: 0003; FHL microfilm: 2341134.

⁷ Hudspeth Directory Company, *Hudspeth Directory Company*, Santa Fe City Directory, 1940 (El Paso: Hudspeth Directory Company, 1940), 167.

⁸ U.S. Census Bureau, Year: 1940; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: m-t0627-02452; Page: 7A; Enumeration District: 25-5B.

⁹ “Lujan Tobias T.,” *Santa Fe New Mexican*, June 28, 1979, 13.

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live in the house for a time, assisted by her family. She later moved to Albuquerque, where she died in 2003 at 89.¹⁰

Evolution of Property

Being distant from downtown, aerial photograph coverage for Upper Canyon is spotty. However, older higher-altitude imagery combined with contemporary imagery gives a sense of the property’s development.

The first available aerial from 1935 shows what appears to be the footprint of a building and possibly, based on other sources, the subject house (Fig. 3). A 1948 aerial provides more clarity on this building’s placement (Fig. 4). A 1966 view shows the house with its identifiable northwest corner indent (Fig. 5). The shed is not apparent.

The superior color imagery from 1969 best captures the property (Fig. 6). The house, seeming to be painted white, stands adjacent to a new structure: the shed. A dirt vehicular entry ambles along the west property line, providing the only access to the house. Behind the house is a flattened area working as a car park. What is currently the vehicular entry on the east was being farmed. Based its configuration, this was likely a chile plot.

By the next available aerial, from 1978, the northwest indent had been filled in with the porch enclosure (Figs.7 & 8). A two-track entry had been introduced across the east side of the house, and the small patch of row crops was gone.

¹⁰ Lujan, Gumicinda M.,” *Albuquerque Journal*, June 8, 2003, D-9.

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Evaluation of Historical Status

The unaltered core of the house dates to at least 1948, as discernable on an aerial photograph. The only detectable significant change is the enclosure and raising of the roof of the northwest porch. The surviving windows and doors of the other elevations are historic. The house, while humble in its expression, communicates the vernacular form of its period and is associated with 20th-century farming in the Upper Canyon area. The shed, constructed after 1966, is also vernacular but has less substance. In some ways, its haphazard design and proximity detract from the much older house.

Conclusion

For the above reasons, the house is recommended to remain a Contributing resource to the Downtown and Eastside Historic District. The shed is recommended to be downgraded to Noncontributing.

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Illustrations

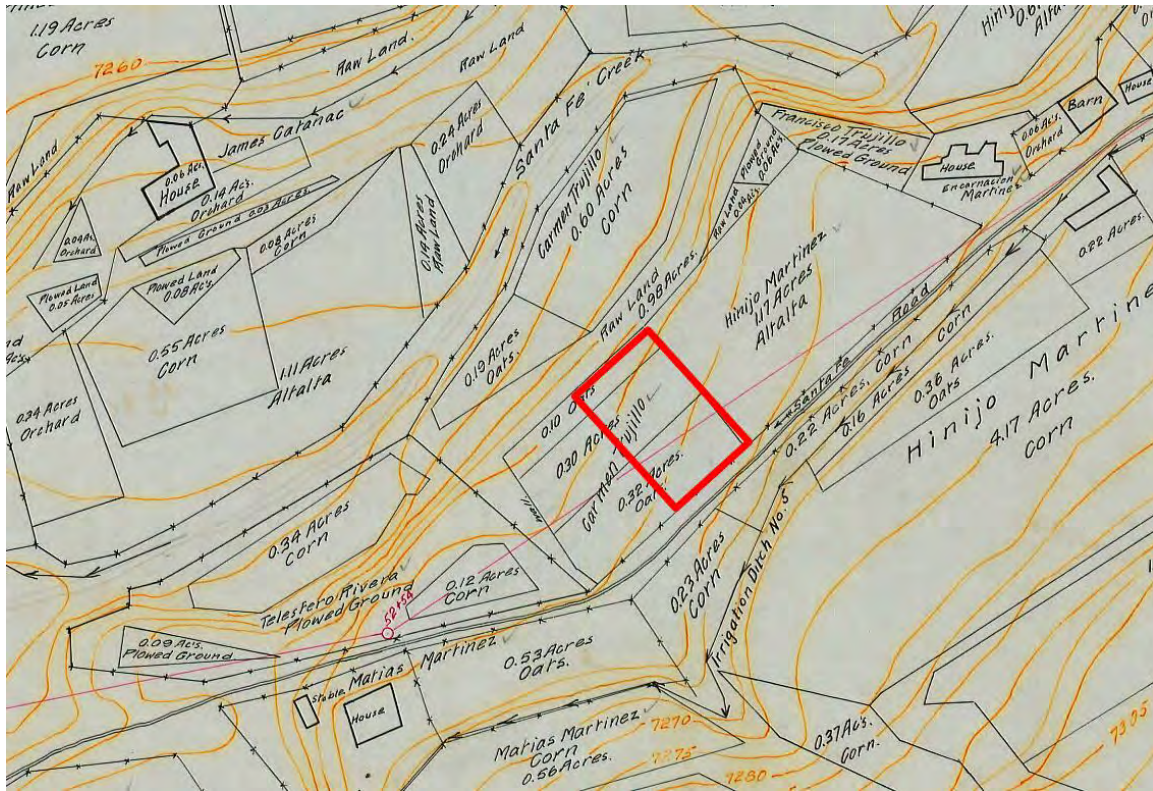


Figure 1: Approximate boundary of subject parcel
 State Engineer’s Office, “Santa Fe Hydrological Survey,” [series of maps] (Santa Fe: State Engineer’s Office, 1914 (1919), Sheet 8.

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TOBIAS LUJAN
Guard

**Figure 2: Tobias Lujan. 1956 First National Bank advertisement.
Courtesy The Santa Fe New Mexican.**

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Figure 3: 1935 aerial photograph. Subject house (assumed) highlighted.

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Figure 4: 1948 aerial photograph laid over contemporary image. Subject house outlined.

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Figure 5: 1966 aerial photograph. Subject house outlined. Note the shed is not present.

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Figure 6: 1969 aerial photograph. Note indent at northwest corner of house and presence of shed.

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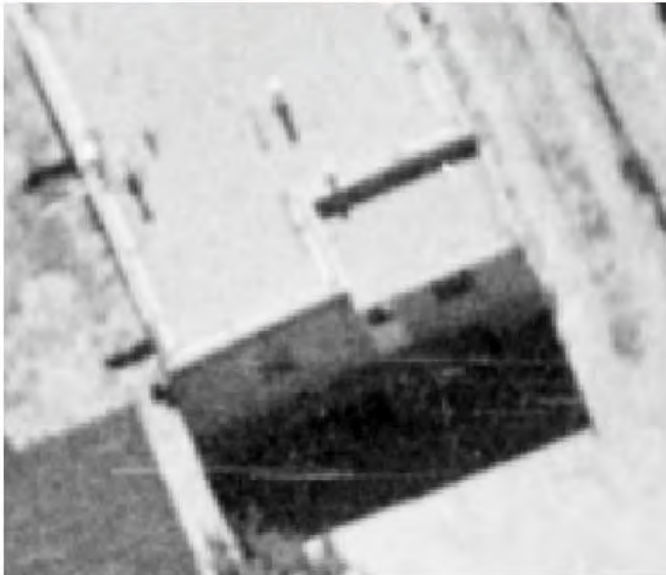


Figure 7: 1978 aerial photograph. Note raised roof of northwest corner.

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**Figure 8: Alteration of northwest corner: 1969 (top) to 1978 (bottom).
Alteration included raising the roof, and likely enclosing an existing porch and adding new windows and shifting the location of the entry door.**

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Survey Photographs

(All images taken by Giulia Caporuscio on April 6, 2024)

House



Photo 2: South elevation. Camera facing northeast.

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Photo 3: Typical window with extended sill. East elevation. Camera facing west.

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Photo 4: East elevation. Camera facing west.

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Photo 5: North elevation. Camera facing south.

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**Photo 6: North end of west elevation. Post-1969 porch enclosure at left.
Camera facing east.**

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Photo 7: West elevation. Camera facing southeast.

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Shed



Photo 8: West elevation. Camera facing east.

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Photo 9: West elevation. Camera facing northeast.

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Photo 10: North elevation. Camera facing south.

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Photo 11: East elevation. Camera facing west.

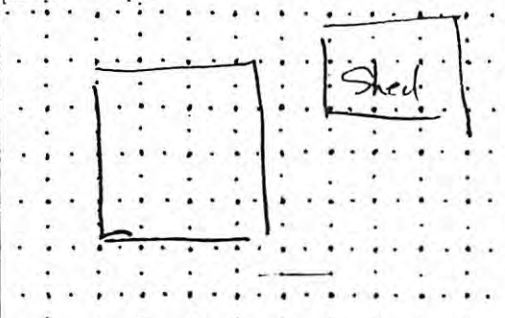

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Photo 12: South elevation. Camera facing north.

building threatened? yes	surveyed date 30-6-83 by mb	county Santa Fe	ID no. 051600491
field map Santa Fe, New Mexico	number 1	UTM reference zone 12 13	easting northing
location description 1525 Canyon		city/town Santa Fe	
		land grant/reservation	
building name Lujan	legal description tnsp 17 N R range 10 E sec 20 SE 1/4 SW 1/4		
film roll by M no. 22	negative nos. 22, 23	loc. of neg. HPB	plan shape 
		date of construction Pre 1999 estimate _____ actual _____ source Directory	
		use present residential other _____ historic residential other _____	
		condition _____ excellent _____ good _____ fair _____ deteriorating	
style Pueblo Revival	foundation material Netvic	degree of remodeling <input checked="" type="checkbox"/> minor _____ moderate _____ major _____ describe:	
	wall material/surface Stucco	surroundings Res	
architectural features Windows - 6/8 wood dbl hung, no lintel exp. - Canales - wood w metal extensions 7 metal flues/vents Door - french		relationship to surroundings <input checked="" type="checkbox"/> similar _____ not similar	
		district potential <input checked="" type="checkbox"/> yes _____ no	
		significance _____ eligible <input checked="" type="checkbox"/> of _____ none interest	
comments wall hedge fire escape wood fence landscape street trees stone curb O set back → regular		if eligible, why?	
		associated buildings? <input checked="" type="checkbox"/> yes what type? Shed if inventoried, list ID nos.	
		see back? _____ yes	

Streetscape



City of Santa Fe
Land Use Department
200 Lincoln Ave.
Santa Fe, New Mexico 87504-0909

PROJECT 2024-008233-HDRB. 1525 Canyon Rd. Downtown and Eastside Historic District. Contributing.
DESC: Jeff Seres, agent for Rachel Heydemann, owner, requests primary facade(s) designation for a contributing residential structure and to downgrade the status of a contributing accessory structure.

CASE NUMBER: 2024-008233--HDRB

PROJECT TYPE: Historic Status Review

LOCATION: 1525 CANYON RD
Santa Fe, NM 87501

CONTACTS: Applicant	SANDRIN INC	369 MONTEZUMA AVE 194 SANTA FE , NM 87501
Property Owner	Rachel Heydemann	1525 Upper Canyon RD Santa Fe, NM 87501

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on May 14, 2024. The decision of the Board was to retain both the residence and the accessory structure as contributing to the Downtown and Eastside Historic District and to designate both the south and east elevations (facades 2 and 3) of the main residence as primary and the south elevation (facades G3 and G5) of the accessory structure as primary.

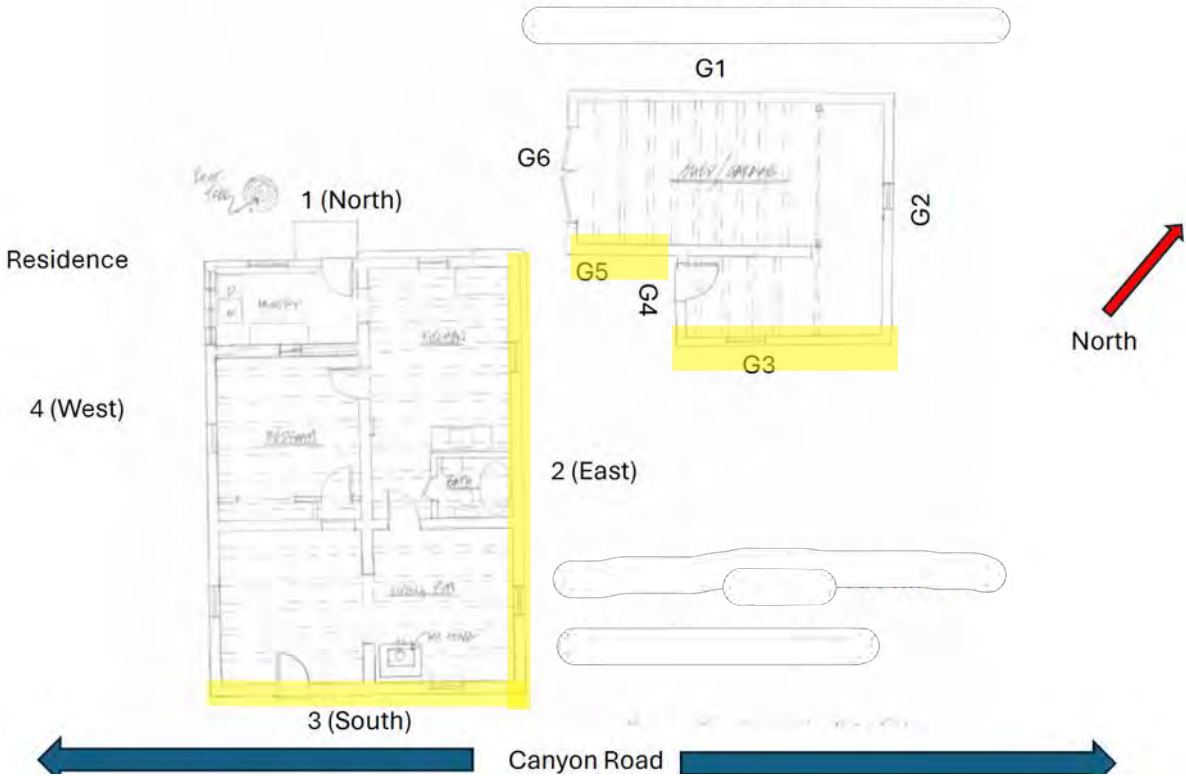
For further information please call 505-955-6605.

Sincerely,

Lani McCulley

NOTE: Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerk's office (SFCC 14-3.17(D)). Your permit will be denied if any changes on plans that were not approved by the HDRB or if conditions of approval are not met. **Please attach copies of this letter to all sets when submitting for construction permits.**

1525 Canyon Road designated primary facades



December 16, 2024

Dear Historic Districts Review Board and City Staff,

I, Rachel Heydemann, the owner of the property at 1525 Upper Canyon Road, am submitting this application to replace the home's existing windows and doors to honor and protect its historic significance, its Old Santa Fe design standard. I am also applying to conduct a re-stucco in the same buckskin color: El Rey Buckskin Stucco Finish.

There are nine windows in the home. I will replace eight of the nine with exact replicas – equal dimensions, in the precise divided light patterns currently represented, refurbished exterior frames in white, matching the current pattern and type of window. Six of the windows are six over six divided light double hung sash windows. In the enclosed porch, there are four repurposed eight lite sash windows arranged in a wood frame and a steel-framed nine lite steel window. I will replace those in the same pattern, in a modern, energy efficient version.

The ninth window is an exception: it is a non-historic window, likely added when a bathroom was installed inside the home (which was not typical at the time the home was built) to provide ventilation for that interior addition. That room will remain a bathroom, thus ventilation is important, however the window is out of character with the historic pattern of the other windows. It is much smaller, single pane casement window, and disruptive to the primary facade in its incongruous design. I propose to replace this window, as shown in the elevations, with an exact match of the other windows on this facade.

I believe this will enhance the facade by creating balance, harmony, and symmetry that currently feels disjointed, haphazard, and unattractive. In that regard, this change meets the intentions of the historic board. When an installation was done in a way that undermines the historical integrity of the neighborhood, whether due to a lack of aesthetic awareness, lack of commitment to the cause of preservation, limited financial resources and use of any available material, or any other reason, our only choice is to attempt to redeem that decision and create integrity and harmony where it was lacking.

All windows will be replaced with aluminum clad.

Additionally, the door on the non-primary north-facing facade will be replaced with a door that is more harmonious than the existing black, metal door. The door will be wood and will feature a consistent divided light pattern to fit in with the vernacular of the home.

~

Brief history:

The Tobias and Gumecinda Lujan house constructed in the 1930's at 1525 Canyon Road is a 980 sq. ft. adobe single family residence. The house faces southeast toward Canyon Road and is simple in its expression. Its walls are thick and without articulation. The unaltered core of the house dates to at least 1948, as discernable in aerial photography. The only significant change is the enclosure and raising of the roof of the northwest porch in 1978.

~

Thank you very much for your service to our community.

Sincerely,

Rachel Heydemann

Historic Districts and Historic Landmarks
Design Standards and Signage Exception Criteria

- (i) Do not damage the character of the district

Response:

Windows A and B need to be addressed to preserve the historic structure. They will be replaced with exact replicas – in like and kind – thus preserving the character of the district.

Note, that though the sills are buried in the wall with a flush concrete sill added to exterior. Since sills are flush it is allowing water to run back into the adobe wall causing damage.

- (ii) Are required to prevent a hardship to the applicant or an injury to the public welfare

Response:

As per the professional opinion of Ra N. Patterson, the current windows are allowing water to run back into the adobe wall, causing significant damage to the structure by deteriorating the adobe wall and compromising its structural integrity. The adobe wall will continue to erode if this issue is not resolved, posing tremendous risk to the overall property with the potential for complete disintegration over time. The windows cannot be preserved nor can the situation continue to be neglected to live safely in the structure and to also ensure the short and long term preservation of the historic property with integrity.

The windows need to be replaced in order to protect the structure to mitigate this drainage issue. As Ra. Patterson detailed, the windows *need* to be replaced.

“The windows perimeter jamb is also the buck for the opening, meaning the window would be destroyed during removal. Therefore, a new window will need to be made in like and kind for the two windows.”

- (iii) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts

Response:

The replacement windows for A + B will strengthen the unique heterogeneous character by remaining contiguous with the existing design while also protecting the overall structure of the historic home from continuous and inevitable disintegration. Granting this exception is an act of integrity to the mission of this board in service of preserving historic structures by allowing me to invest in the protection of this cultural and historical asset. With each passing year left neglected, it becomes more difficult if not impossible to maintain this house for posterity.



South Side – Residence Front Elevation



East Side - Residence Elevation

1525 U Canyon Rd.

Heydemann Residence

4-12-2024



North Side – Residence Rear Elevation



West Side - Residence Elevation



South Side - Shed / Garage Front Elevation



East Side – Shed / Garage Elevation



North Side – Shed / Garage Rear Elevation



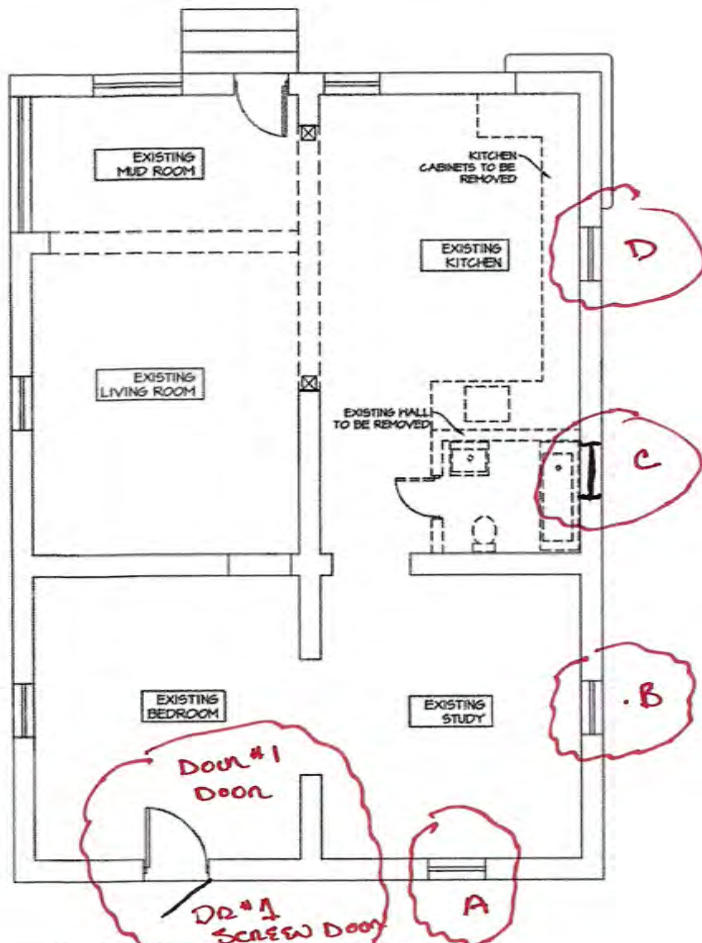
West Side – Shed / Garage Elevation



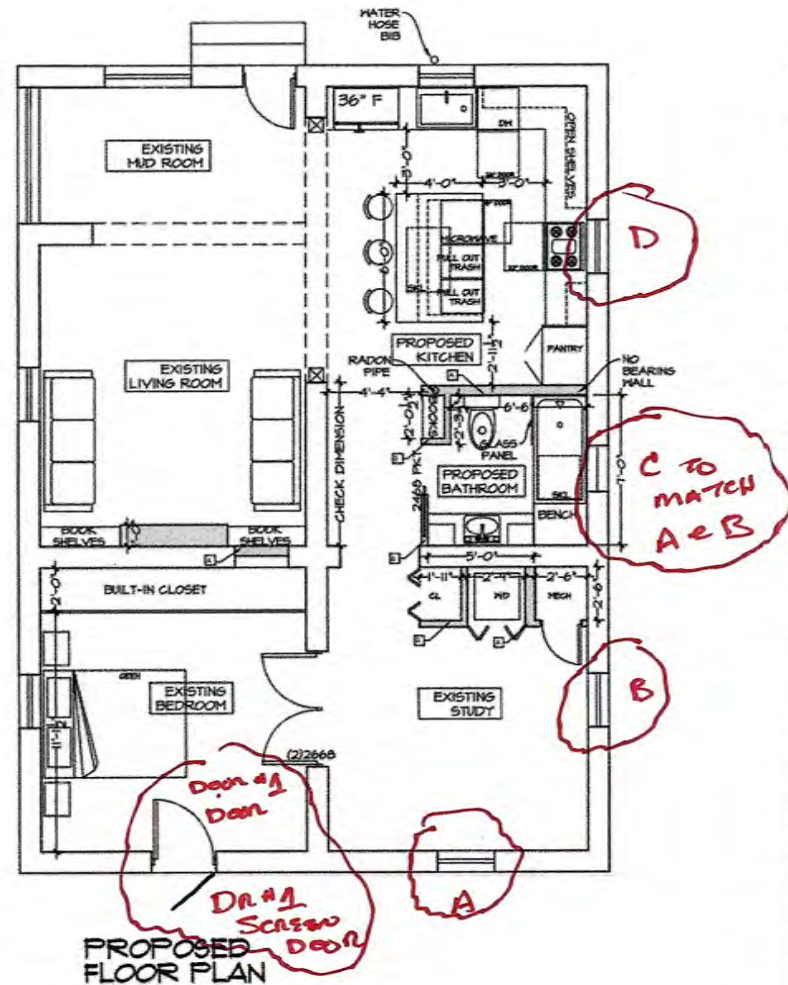
Street View – Looking East - U Canyon Rd.



Street View – Looking West - U Canyon Rd.



EXISTING FLOOR PLAN - DEMO PLAN



PROPOSED FLOOR PLAN

WALL KEY

<p>A INTERIOR WALL - 2X6 WOOD STUD @ 16" O.C. WITH BLOWN CELLULOSE INSULATION, 7/16 GYPSUM WALL BOARD ON EACH SIDE.</p>	
<p>B INTERIOR WALL - 2X4 WOOD STUD @ 24" O.C. 7/16 GYPSUM WALL BOARD WITH TEXTURE FINISH ON EACH SIDE.</p>	



DANIEL KALOGERIN
330 7865765
tkalogerin@gmail.com

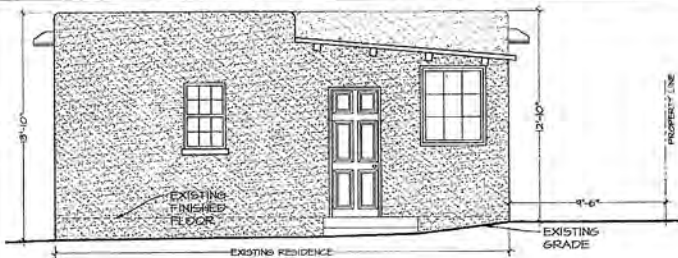
HOME REMODELING
1525 UPPER CANYON RD.
SANTA FE, NM

NO.	DATE	REVISIONS
1		FLOOR PLAN
2		MEDIA ROOM
3		NEW KITCHEN
4		NEW MEDIA ROOM

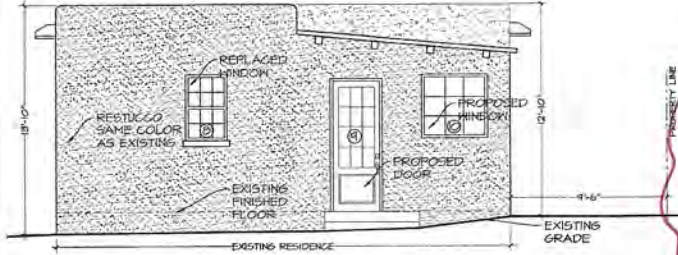
DATE:
DRAWN BY:
CHECKED BY:

SHEET TITLE
PROPOSED FLOOR PLAN
SCALE
1/4" = 1'-0"

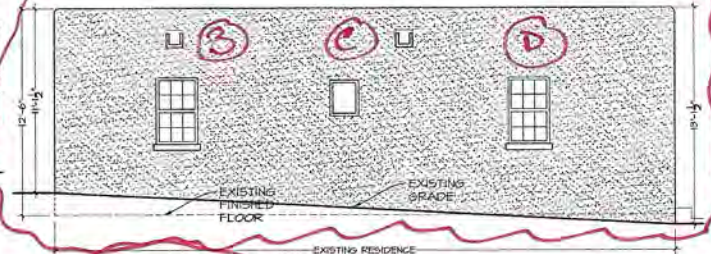
A101
SEPT 24, 2024



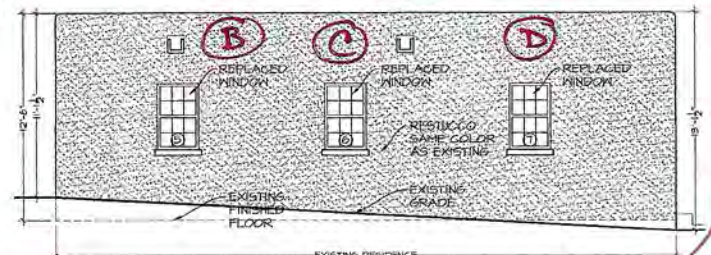
EXISTING NORTH VIEW
SCALE 1/4" = 1'-0"



PROPOSED NORTH VIEW
SCALE 1/4" = 1'-0"



EXISTING EAST VIEW
SCALE 1/4" = 1'-0"



PROPOSED EAST VIEW
SCALE 1/4" = 1'-0"

DK
design
construction
DANIEL KALOGERIN
330 7865765
kalogerindesign@gmail.com

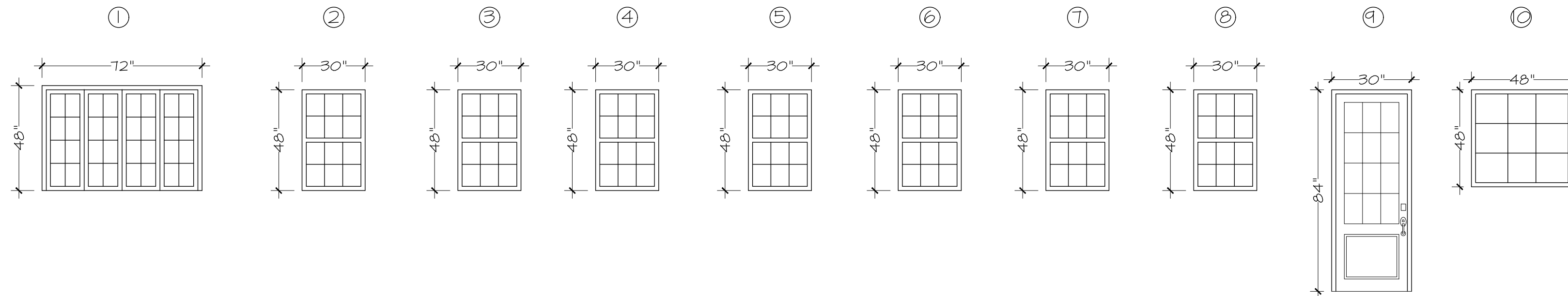
**EXTERIOR WINDOWS &
DOORS REPLACEMENT**
1525 UPPER CANYON RD.
SANTA FE, NM

NO.	REVISIONS	DATE
1	NEW FLOOR PLAN	
2	FIELD NOTES	
3	REV NOTES	

SHEET TITLE
ELEVATIONS
SCALE
1/4" = 1'-0"

A201
12.12.24

WINDOWS & DOOR SCHEDULE			
ITEM	OVERALL SIZE	LOCATION	TYPE
1	72"x48"	MUDROOM	ALUMINIUM CLAD, TRUE DIVIDE LITE.
2	30"x48"	LIVING ROOM	DOUBLE HANG, ALUMINIUM CLAD, TRUE DIVIDE LITE.
3	30"x48"	BEDROOM	DOUBLE HANG, ALUMINIUM CLAD, TRUE DIVIDE LITE.
4	30"x48"	BEDROOM	DOUBLE HANG, ALUMINIUM CLAD, TRUE DIVIDE LITE.
5	30"x48"	STUDY	DOUBLE HANG, ALUMINIUM CLAD, TRUE DIVIDE LITE.
6	30"x48"	BATHROOM	DOUBLE HANG, ALUMINIUM CLAD, TRUE DIVIDE LITE.
7	30"x48"	KITCHEN	DOUBLE HANG, ALUMINIUM CLAD, TRUE DIVIDE LITE.
8	30"x48"	KITCHEN	DOUBLE HANG, ALUMINIUM CLAD, TRUE DIVIDE LITE.
9	36"x84"	BACK DOOR	WOOD DOOR, WITH 12 TRUE DIVIDE LITE .
10	48"x48"	MUD ROOM- REAR SIDE	ALUMINIUM CLAD, DIVIDE LITE.



REVISIONS:

NO.	DATE	DESCRIPTION
1	4/16	FLOOR PLAN
2	4/17	MECH. ROOM
2	4/17	NEW KITCHEN

DATE:

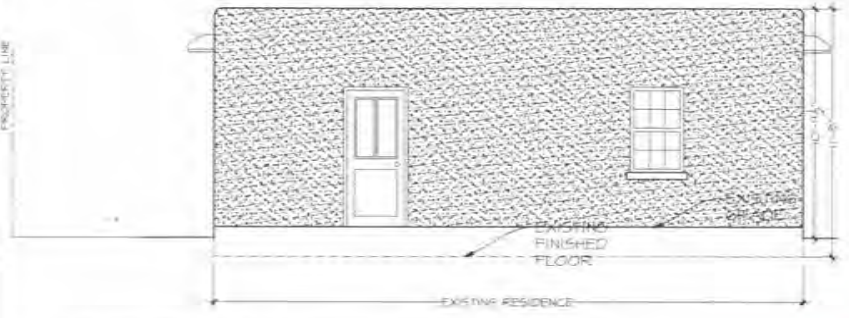
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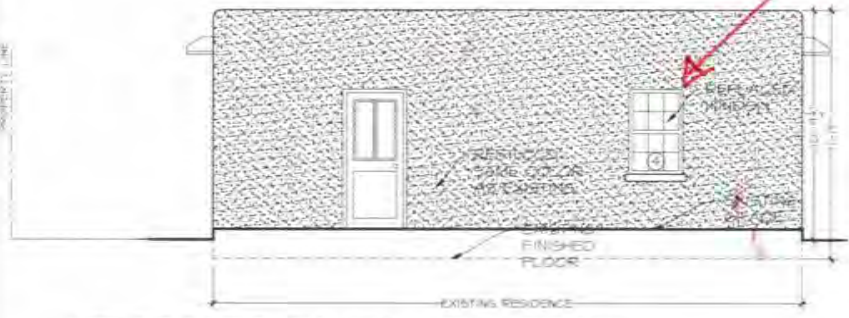
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**WINDOWS & DOOR
SCHEDULE**
SCALE

A201
9.17.24

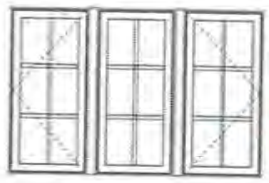
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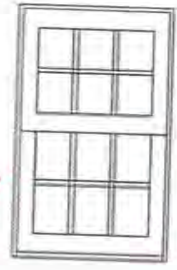
EXISTING SOUTH VIEW - FRONT
SCALE 1/4" = 1'-0"



PROPOSED SOUTH VIEW-FRONT
SCALE 1/4" = 1'-0"

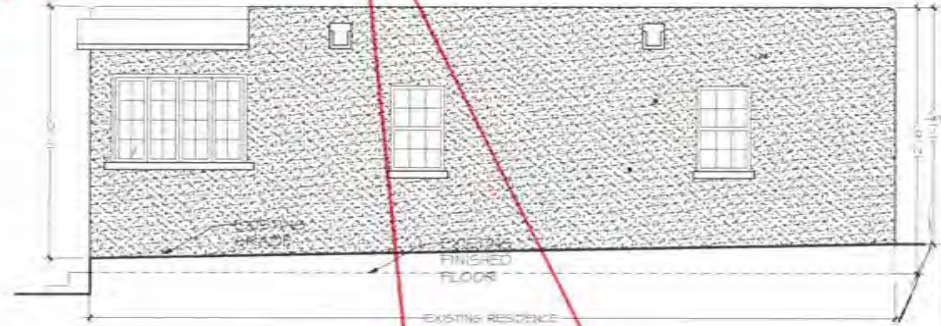


RO: 73 1/2"x48 3/4"
Jamb: 4 9/16"
Loc: MUDROOM
Sym: 1

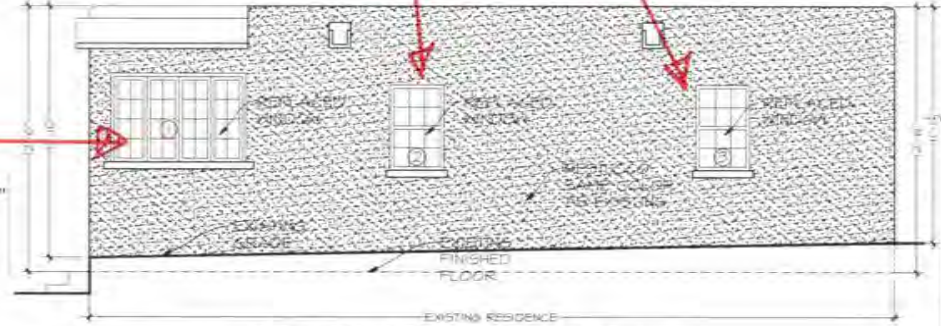


RO: 28"x45 1/2"
Jamb: 4 9/16"
Loc: LIVING ROOM
Sym: 2

3. Bedroom
4. Study



EXISTING WEST VIEW
SCALE 1/4" = 1'-0"



PROPOSED WEST VIEW
SCALE 1/4" = 1'-0"














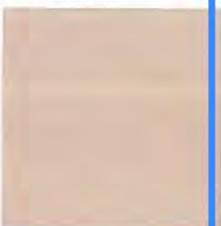













Locator
on Applicator Locator

Color Charts

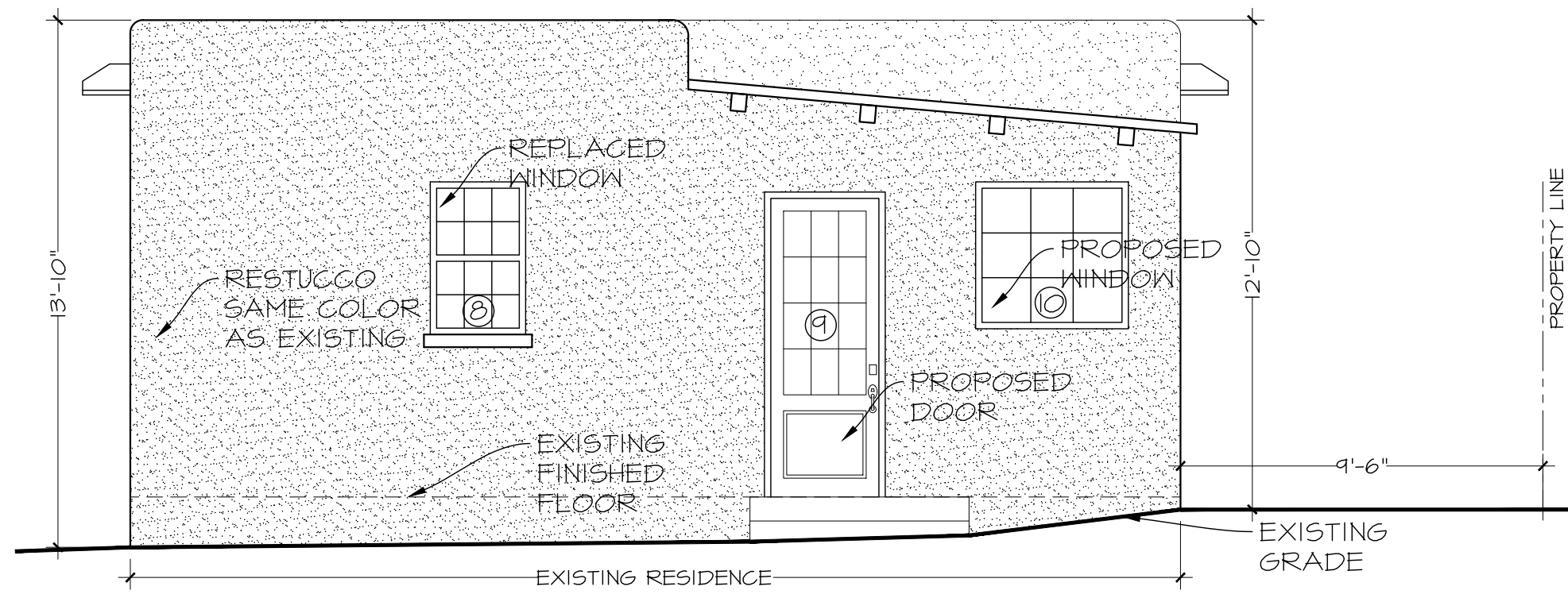
*COLOR SELECTED TO MATCH EXISTING

Premium Stucco Finish Colors

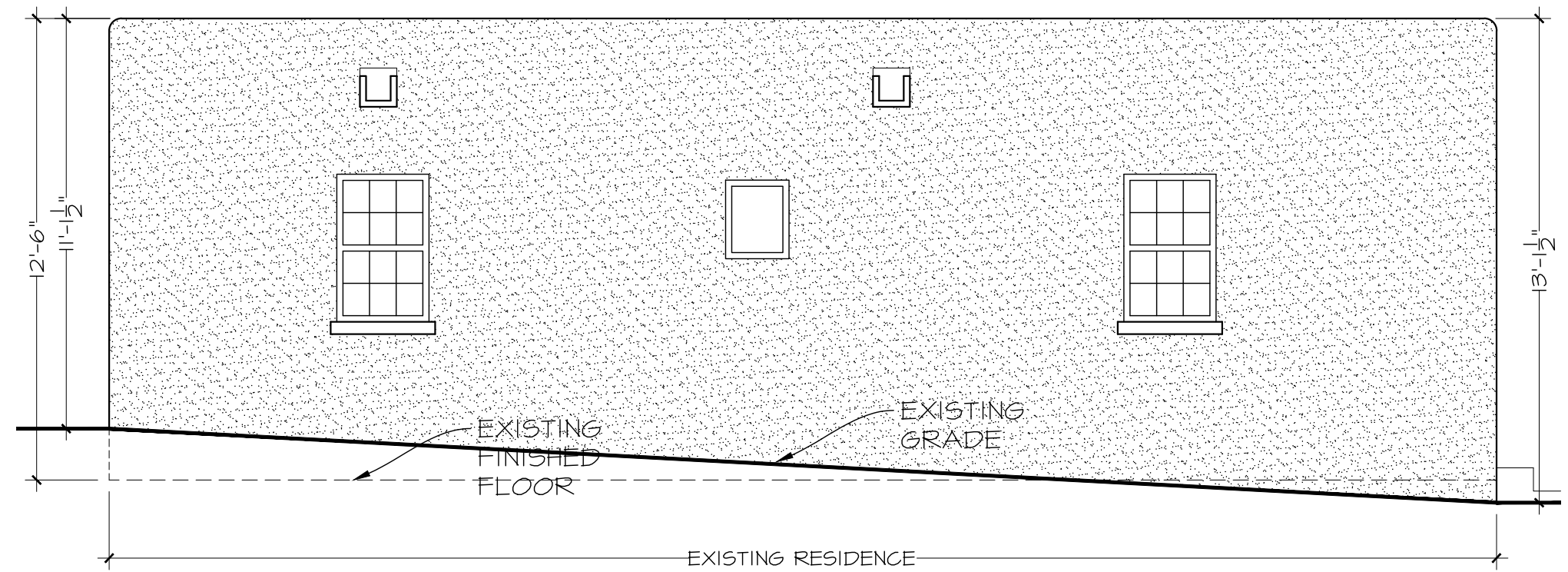
				
Cameo 102 (67)	Colonial White 100 (76)	Madera 212 (24)	Candlelight 90 (75)	Hacienda 127 (52)
				
Cream 128 (70)	Ivory 129 (70)	La Morena 197 (19)	Soapstone 30 (66)	Fawn 117 (45)
				
Palomino 119 (55)	Navajo White 101 (71)	Sandalwood 121 (56)	Straw 122 (42)	Buckskin 106 (35)
				
Kokanee 108 (54)	Sand 103 (52)	Denim 107 (44)	Sahara 135 (35)	Adobe 116 (24)
				
Suede 118 (38)	Bamboo 105 (47)	Ash 110 (64)	Soft Rose 80 (60)	Cottonwood 115 (32)



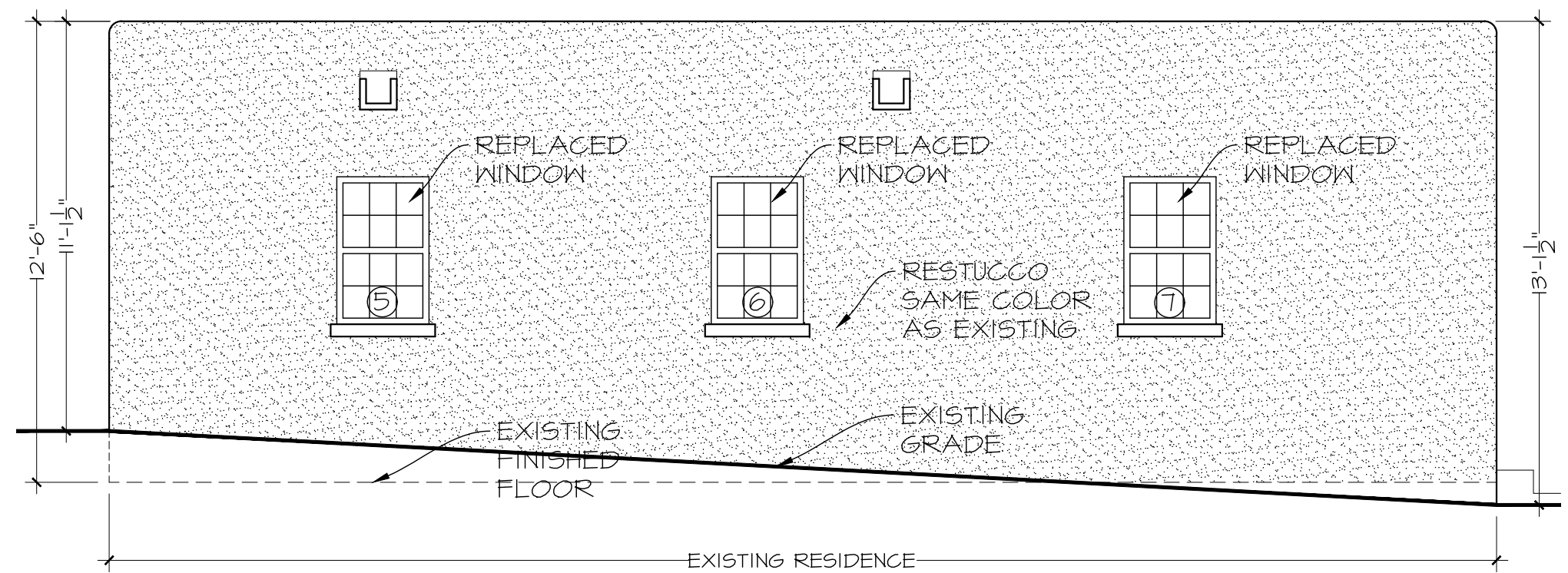
EXISTING NORTH VIEW
SCALE 1/4" = 1'-0"



PROPOSED NORTH VIEW
SCALE 1/4" = 1'-0"



EXISTING EAST VIEW
SCALE 1/4" = 1'-0"



PROPOSED EAST VIEW
SCALE 1/4" = 1'-0"

REVISIONS:

DATE:

1	4/16	FLOOR PLAN
2	4/17	MECH. ROOM
2	4/17	NEW KITCHEN

DATE:

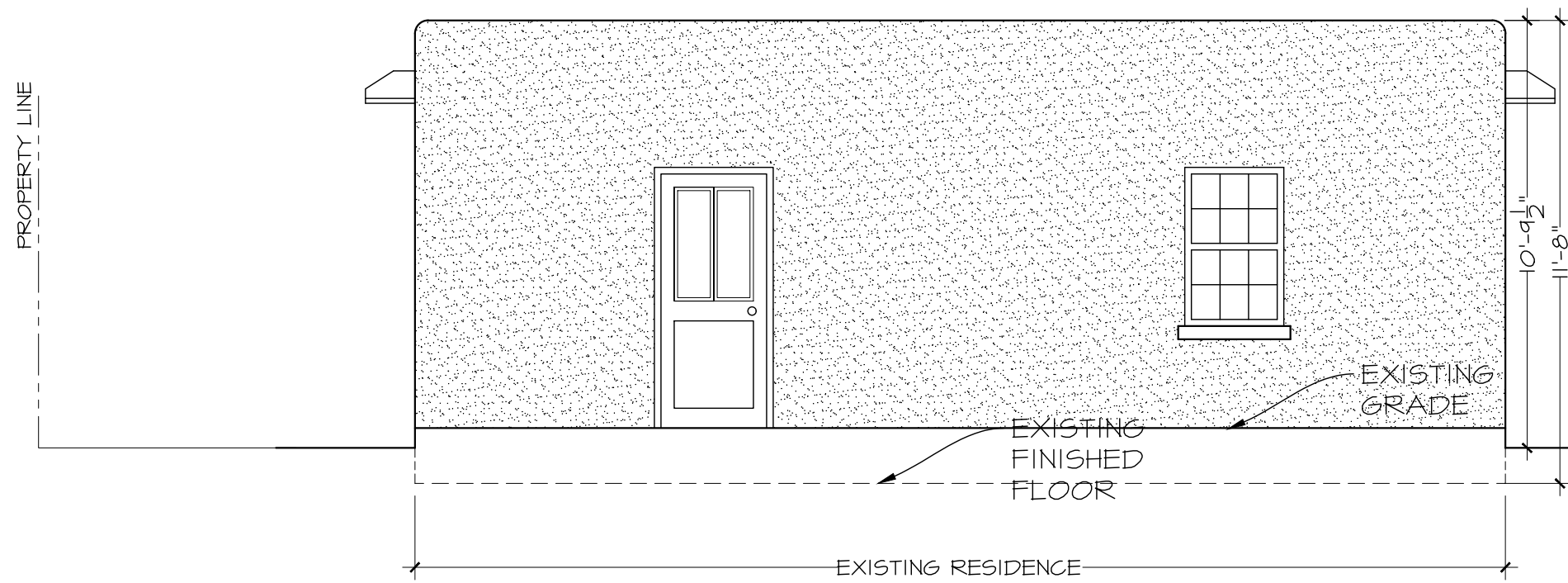
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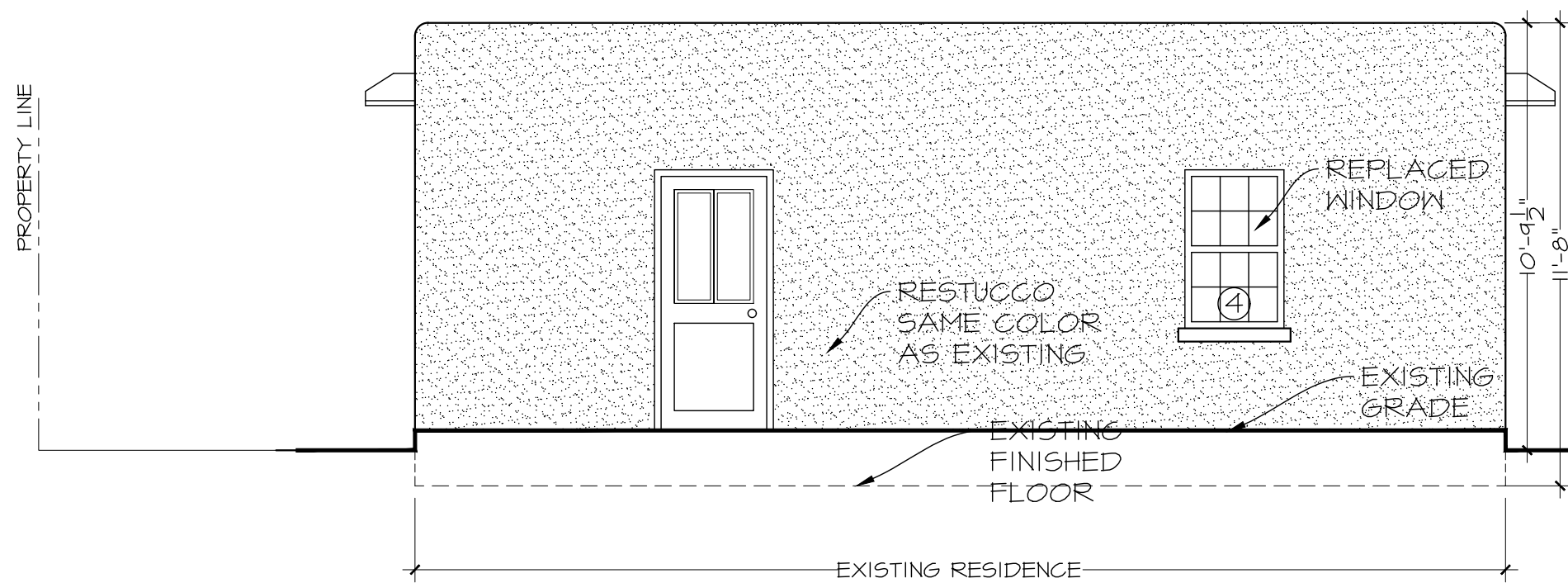
SHEET TITLE

ELEVATIONS
SCALE
1/4" = 1'-0"

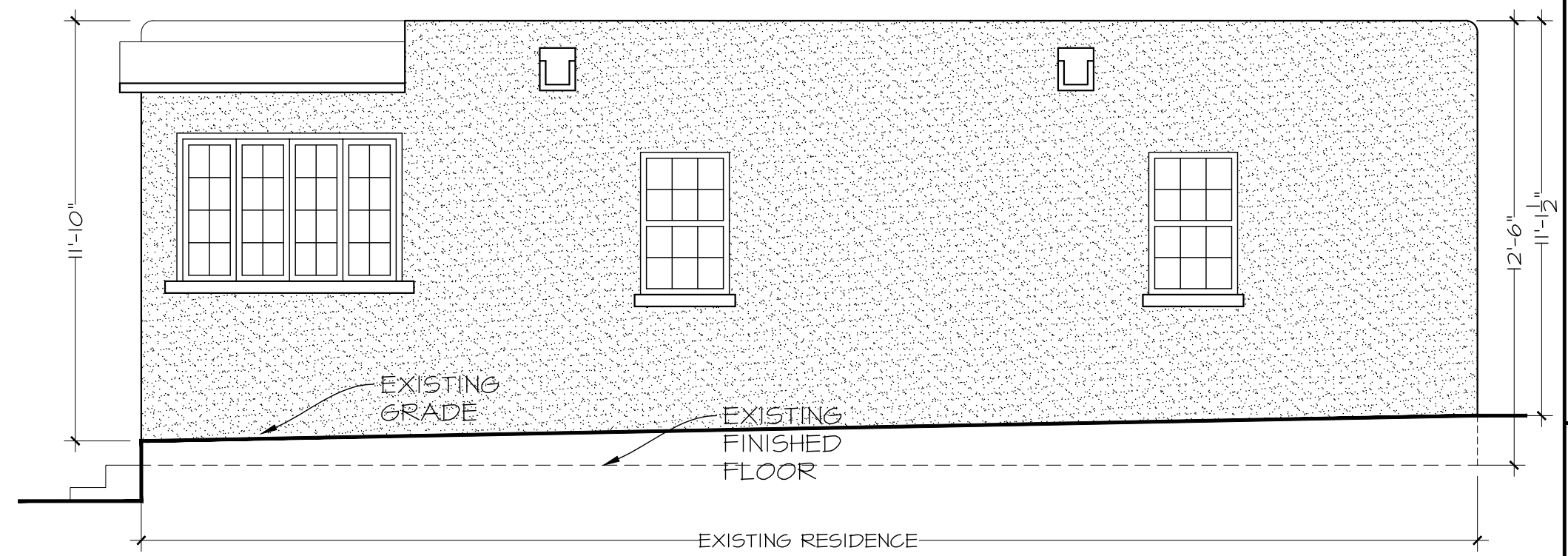
A201
12.12.24



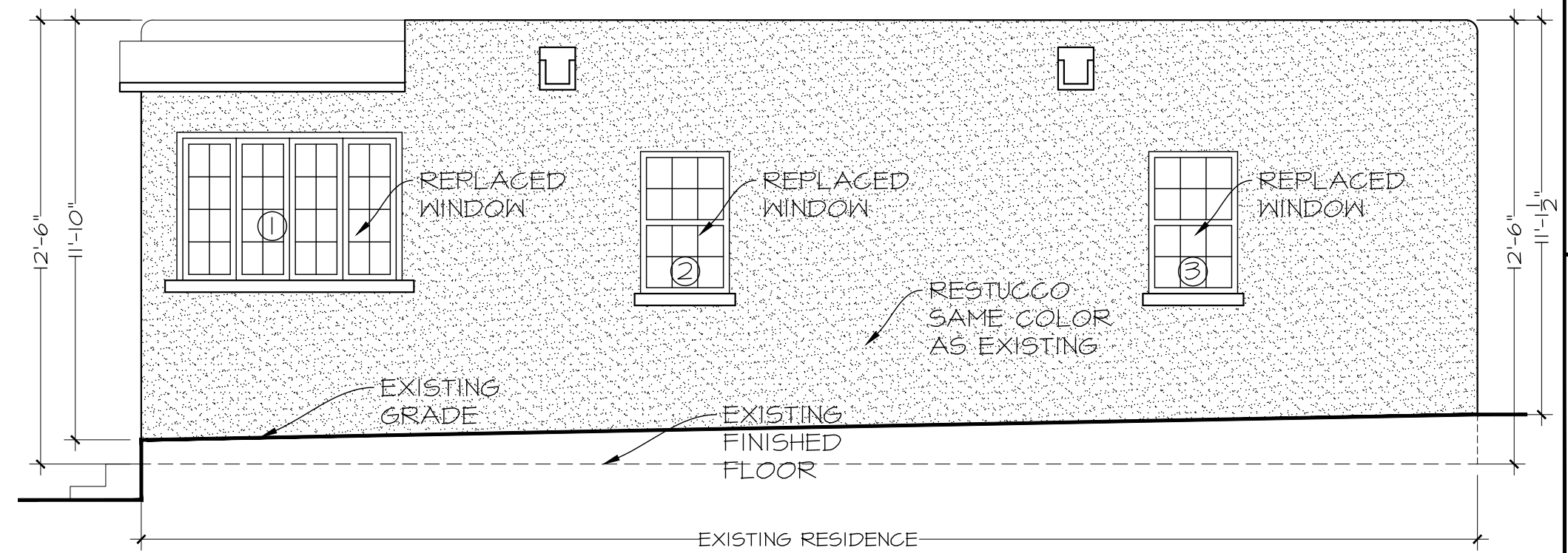
EXISTING SOUTH VIEW - FRONT
SCALE 1/4" = 1'-0"



PROPOSED SOUTH VIEW- FRONT
SCALE 1/4" = 1'-0"



EXISTING WEST VIEW
SCALE 1/4" = 1'-0"



PROPOSED WEST VIEW
SCALE 1/4" = 1'-0"

REVISIONS:

DATE:

1	4/16	FLOOR PLAN
2	4/17	MECH. ROOM
2	4/17	NEW KITCHEN

DATE:

DRAWN BY:

CHECKED BY:

SHEET TITLE

ELEVATIONS
SCALE
1/4"=1'-0"

A202
12.12.24

WARRANTY DEED

Jose E. Lujan

TO

Tobias Lujan

STATE OF NEW MEXICO,)
County of Santa Fe) ss. #35778

I Hereby certify that this instrument was filed for record on the 11 day of July A. D. 1928, at 10 o'clock A.M., and was duly recorded in Book 8, page 24.

M. C. Safford,
County Clerk

M. McNitt,
Deputy

THIS INDENTURE, Made the 9th day of July in the year of our Lord One Thousand, Nine Hundred and twenty-eight between Jose E. Lujan, a single man,

of Santa Fe County, New Mexico

part of the first part, and Tobias Lujan, of Santa Fe, New Mexico,

part of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten (\$10) Dollars

lawful money of the United States of America, to him

in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, has granted, bargained, sold, remised, conveyed, released, and confirmed, and by these presents doth grant, bargain, sell, remise, convey, release and confirm unto the said party of the second part, his heirs and assigns, forever, all the following described lot or parcel of land and real estate, situate, lying and being in the County of Santa Fe, State of New Mexico, to-wit:

Beginning at a point on the north side of Canyon Road, which point bears S. 56degrees 58' west from a concrete and iron marker located in east line of Santa Fe Grant where it crosses dam of Santa Fe Water & Light Co.; thence N. 42 degrees 55' West along a small acequia 163.93 feet to an old wall, thence in a westerly direction along the line of said old wall 114 1/2 feet, more or less, thence, thence in a southeasterly direction 173 feet, more or less, to the northerly side of Canyon Road, thence N. 45 degrees 23' East 112 1/2 feet, more or less, to the point of beginning; also another tract of land lying to the northeast of the above described tract, and having for its west line the east line of that certain tract conveyed by the grantor in July, 1928, to Bernardino Lujan, and bounded on the north by the Santa Fe River, on the northeast by the Santa Fe River, and on the south and southeast by property of Mrs. Jose F. Trujillo, Higinio Martinez and an old retaining wall separating this tract from the land of Higinio Martinez.

Together with all and singular the lands, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim, or demand whatsoever of the said party of the first part, either in law or equity, of, in, and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD, the said premises above bargained and described, with the appurtenances unto the said party of the second part, his heirs, and assigns forever.

And the said party of the first part, for himself, heirs, executors and administrators, doth covenant, and agree to and with the said party of the second part, his heirs, and assigns, that at the time of the ensembling and delivery of these presents he is well seized of the premises above conveyed as of a good, sure, perfect and indefeasible estate of inheritance in law in fee simple and has good right, full power, and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances, of what kind and nature whatsoever; and the above bargained premises, in the quiet and peaceable possession of the party of the second part, his heirs, and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said party of the first part shall and will warrant and forever defend.

IN WITNESS WHEREOF, The said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in presence of

Jose E. Lujan (L. S.)
(L. S.)
(L. S.)
(L. S.)

STATE OF NEW MEXICO,)
County of Santa Fe) ss.

On this 9th day of July, 1928, before me personally appeared Jose E. Lujan, a single man,

to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(Notarial Seal)

Ida C. Krick

My commission expires Oct. 27, 1929.

Notary Public.

In closing, my professional opinion is as follows:

Door #1 is non-historic, 1989 Simpson fir door with wood bead and air gun nails. The screen is non-historic mechanical nails and plywood panel.

Window A and B are historic. Note, that though the sills are buried in the wall with a flush concrete sill added to exterior. Since sills are flush it is allowing water to run back into the adobe wall causing damage.

To resolve this issue, the window would need to be removed, and the sills replaced and protrude slightly to exterior like they were originally. The problem is the windows perimeter jamb is also the buck for the opening, meaning the window would be destroyed during removal. Therefore, a new window will need to be made in like and kind for the two windows.

Window C is non-historic, a shop made one light sash, mechanical nails, glass, has no divided light. Adobe shows signs of being filled in, looks to be an added window. The window was probably the size of A and B originally.

Window D has historic jambs, but the sashes are not original. The top sash is a bottom sash installed upside down. This is the reason the sashes don't align at the check rail. The sill and rail widths are different from the windows A and B. Window C sashes are typical to barn sashes from Empire Builders Supply. The sashes are approximately from 1985 or newer.

The historic windows A and B would have to be removed to repair which would destroy the windows upon removal. Windows C and D are non-historic.

All window screens and door #1 screen are non-historic. They are shop made with air nails.

I would suggest replacing in like and kind all four windows and one door to that era either all wood or clad exterior/wood interior and divided light to meet the historic code.

If you have any questions, please contact me at 505-379-7900.

Assessment prepared by: *Ra N. Patterson*

RPA & ASSOCIATES, LLC | WINDOW & DOOR CONDITION AND INTEGRITY CODES

CODE	CONDITION AND INTEGRITY CODES
P = PREMIUM	EXTERIOR FINISHES AND SASH, FRAME, AND CASING MEMBER IN PREMIUM OR VERY GOOD CONDITION.
	PUTTY GLAZE INTACT.
	ONLY COSMECTIC TOUCH-UP, IF NEEDED.
S = SATISFACTORY	EXTERIOR FINISHES FADING AND WORN IN PLACES BUT STILL ADHERED TO THE WINDOW MEMBERS.
	PUTTY GLAZING CRACKING BUT INTACT AND ALL SASHES, FRAMES, AND CASING MEMBER WITH LESS THAN 30% -
	40% DETERIORATION.
F = FAIR	EXTERIOR FINISHES HAVE CRACKED & PEELED. MISSING TO BARE SURFACE.
	PUTTY GLAZING CRACKING AND MISSING IN 30% - 40% OF THE SASHES. ALL SASHES, FRAMES, AND CASINGS HAVE
	SOME MEMBERS 30% - 40% COMPLETELY DETERIORATED.
U = UNSATISFACTORY	EXTERIOR FINISHES HAVE COMPLETELY DETERIORATED.
	PUTTY GLAZING MOSTLY MISSING. ALL SASHES, FRAMES, AND CASING MEMBERS HAVE MORE THAN 30% - 40%
	DETERIORATION, BEYOND REPAIR.

NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTERGRITY CODE	HISTORIC/NON-HISTORIC - AGE
DR #1 (SCREEN)	32 x 80 ½ RH O/S	U	NON-HISTORIC
DR #1	32 x 80 ½ LH INSWING DOOR 3W5H	F	NON-HISTORIC
A	28 x 46 DH 3W2H/3W2H	F	HISTORIC – SEE NOTE
B	28 x 46 DH 3W2H/3W2H	F	HISTORIC – SEE NOTE
C	20 x 25 LH INSWING 1-LT	F	NON-HISTORIC
D	28 x 46 DH 3W2H/3W2H	F	HISTORIC – FRAME; NON-HISTORIC – SASHES

NOTES:

South
Elevation
Door #1



South
Elevation
Screen door
#1



South Elevation
Window A





East Elevation
Window
B



East Elevation
Window
C

East
Elevation
Window
D



Window
C
Showing Adobe in fill

