

City of Santa Fe, New Mexico

memo

DATE: February 11, 2025

TO: Historic Districts Review Board Members

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

FROM: Lani McCulley, Senior Planner, Historic Preservation Division *LM*

2025-009773-HDRB, 127 Duran St., Westside-Guadalupe Historic District, Non-contributing. Gayla Bechtol, agent for Jennifer Allen and Karen Kalat, owners, request a status review with primary façade designation, if applicable, for a residence and an accessory structure.

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: 2025 HCPI

STAFF RECOMMENDATION:

Staff recommends the historic status of the residential structure be maintained as non-contributing and the status of the accessory structure be maintained as non-contributing, per 14-5.2(C) Designation of Significant and Contributing Structures.

Sample motion:

- a. Move to retain the status of the residential and accessory structures at 127 Duran Street as

non-contributing in Case #2025-009773-HDRB.

BACKGROUND & SUMMARY:

The single-family residence at 127 Duran Street is listed as non-contributing to the Westside-Guadalupe Historic District. The property holds an accessory structure which is also listed as non-contributing.

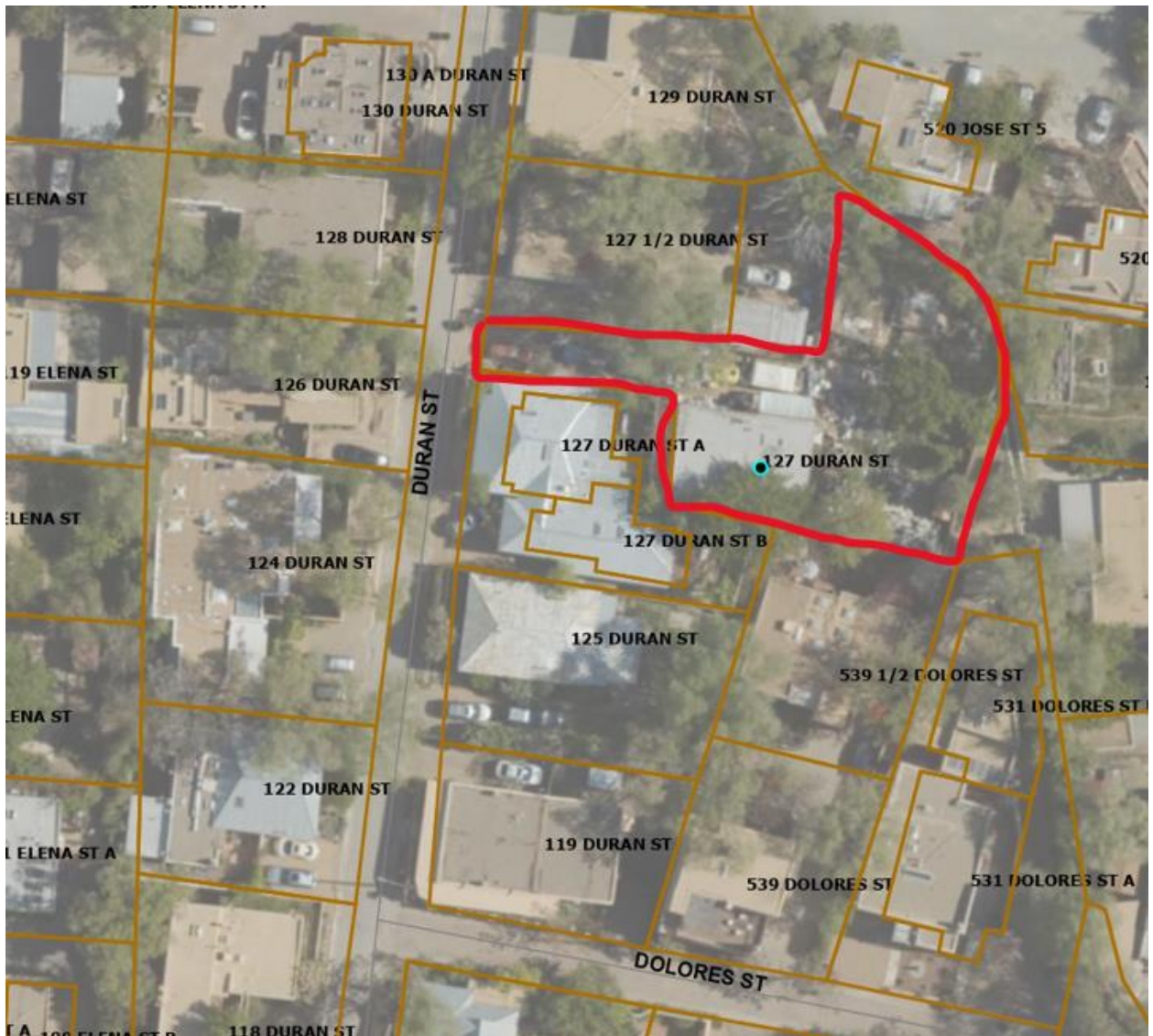


Figure 1: Property Location

According to the HCPI, the 1,189 sq. ft. residential structure was constructed originally in the late 1930s. The structure started out as a square building as is evidenced by the 1966 aerial photograph in the HCPI. The structure almost doubled its size with the 406 sq. ft. 1985 addition. The HCPI indicates that a 90 sq. ft. porch was also installed in the 1980s but has since been removed. As shown below in Figure 2, remnant roofing material from the porch remains on the exterior wall. While the original structure was constructed of 12” thick adobe, the 1985 addition was constructed

of concrete block. The windows in the adobe portion of the structure are inset into the wall where the newer construction windows are not. The windows are a combination of metal, aluminum, and vinyl. According to the HCPI, none of the windows appear to be original to the structure. The HCPI also indicates that the wood doors, one six panel and the other faux plank appear to not be original to the structure.



Figure 2: The main residence (Source: 2024 HCPI, John Murphy)

The HCPI dates the accessory structure on the northeast corner of the property to post-1978 and states that it is constructed of concrete block. The roof is supported by posts set on the dirt floor. An adjacent frame lean-to storage room is covered with gray coat stucco. Upon a recent site inspection, the entire accessory structure appears unstable.



Figure 3: The accessory structure

Based on evidence provided in the HCPI, the lot was once used for farming, and has a remnant acequia, thought to be part of the *Acequia Publica*, across the east edge of the property.

According to the HCPI, a Duran family descendant subdivided a portion of the large estate into the Duran Addition (also called Duran Subdivision) in the 1920s. Elena, Duran, Candelario, and Quintana streets are all a part of this subdivision. The homes in this area were constructed as simple adobe structures topped with tin roofs. The roads were unpaved, and sidewalks were not brought in until the 1970s. By the late 1930s, Duran Street had mostly filled in with homes. All the primary residences were owner-occupied, and the street was entirely populated by families with Spanish surnames. The 1938 city directory indicates the presence of "rear" houses —smaller homes built at the back of properties that were rented out to generate additional income. The primary residential structure at 127 Duran appears to be one of those smaller four room homes built at the back of the property to generate income. After being used as a rental property, the home was split off from the front house, creating the “flag lot” configuration. From the late 1970s to her death in 2022, the property was owned by Martha Baca, who donated the proceeds of the sale of the property to local charities.

APPLICANT’S REQUEST:

The applicant requests the following:

- 1) A status review with primary façade designation, if applicable, of a residential structure.
- 2) A status review with primary façade designation, if applicable, of an accessory structure.

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."

14-12 Significant Structure:

A structure located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant:

- (A) for its association with events or persons that are important on a local, regional, national or global level; or
- (B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

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 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.

14-12 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 Historic Compound

An identifiable grouping of historic resources, including buildings, structures and landscaping elements, as described in Section 14-5.2(K)(2)(a). Historic compounds may be comprised of more than one lot.

(I) Westside-Guadalupe Historic District

(1) District Standards

Compliance with the following structural standards shall occur whenever those exterior features of *buildings* and other *structures* subject to public view from any public *street*, way, or other public place are erected, altered, or demolished:

- (a) Slump block, stucco, brick, or stone shall be used as exterior *wall* materials. Wood and other materials may be used for details. Aluminum siding, metal panels, mirrored glass, and unstuccoed concrete block or unstuccoed concrete shall not be used as exterior *wall* materials;
- (b) The color of stuccoed *buildings* shall predominantly be in browns, tans, local earth tones and soft pastels. Surfaces of stone or brick shall be in the natural color. Entryways, and *portales* or *porches* may be emphasized by the use of white or other colors. Painting of *buildings* with a color that causes arresting or spectacular effects or with bold repetitive patterns or using *buildings* as signs is prohibited. Murals, however, are permitted and may be referred to the *city* arts board for an advisory recommendation;
- (c) Roof form, *slope*, and shape. It is intended that *buildings* be designed to be "wall dominated". "Wall dominated" means that the *building's* geometry is more defined by *walls* than by roofs. *Buildings* with flat, gabled, shed, or *hipped roofs* can be designed as "wall dominated" solutions and are allowed. The height of the roof above the *wall* shall be no greater than the height of the *wall*. Folded plate, hyperbolic or mansard roofs are not allowed;
- (d) The use of solar and other energy collecting and conserving strategies is encouraged. The use of large glazed areas on south facing *walls* for trombe *walls* or other solar collectors, direct gain, or other energy collecting purposes is allowed. When in view from any public *street*, way, or other public place, solar equipment shall be screened as follows:

- (i) raising the parapet;
 - (ii) setting back from the edge of the roof;
 - (iii) framing the collector with wood;
 - (iv) in the case of pitched roofs, by integrating the collector into the pitch;
 - (v) in the case of ground solar collectors by a *wall* or vegetation;
 - (vi) in the case of *wall* collectors, by enclosing by end or other *walls*;
 - (vii) other means that screen the collector or integrate it into the overall *structure*.
- Non-glare materials shall be used in solar collectors.

- (e) Mechanical, electrical, telephone equipment, microwave satellite receiving dishes, and other obtrusive equipment shall be architecturally screened with opaque materials by raising the parapet, boxing in the equipment, or other appropriate means. The equipment shall be of a low profile to minimize the *screening* problems;
- (f) *Walls* and fences shall be of brick, *adobe*, masonry, rock, wood, coyote fencing, or similar materials. Wrought iron fences and slump block *walls* are allowed. *Walls* of unstuccoed concrete block, unstuccoed concrete, chain-link, metal wire, or similar materials are prohibited, except where the *wall* or fence is not in the *street* frontage;
- (g) *Greenhouses*
- (h) Attached *greenhouses* that front on the *street* shall give the appearance of being integrated into the *structure* of the *building* or of being a substantive addition rather than having a lean-to effect. The use of corrugated fiberglass or rolled plastic for the external surface of attached or freestanding *greenhouses* that front on the *street* is prohibited. *Greenhouses* with slanting sides shall be bracketed at the ends and that *greenhouses* made from enclosed *porches* or *portales* maintain the shape of the *porch* or *portal*;
- (i) *Porches* and *portales* are encouraged;
- (j) When parking spaces are required for commercial or multi-family *residential buildings*, they shall be placed to the rear or side of the building.

(2) Walls; Fences; Solar Collectors; Administration

Applications for erection, alteration, or demolition of *walls*, fences, and solar collectors and required submittals shall be reviewed by the planning and land use department. Approval, disapproval or referral shall be indicated by the division on the *application* for the building *permit* and on each of the required submittals, all of which shall be signed by the division staff assigned to the review. The division shall report approvals, disapprovals, and referrals to the board at its next regular meeting as an informational item. (Ord. No. 2007-45 § 30; Ord. #2020-22, § 16)