

**City of Santa Fe  
Historic Districts Review Board  
Findings of Fact and Conclusions of Law**

**Case # 2025-9773-HDRB**

**Address** – 127 Duran St.

**Agent’s Name** – Gayla Bechtol, AIA

**Owner/Applicant’s Name** – Jennifer Allen and Karen Kalat

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on February 11, 2025.

**BACKGROUND**

The single-family residence at 127 Duran St. is listed as non-contributing to the Westside-Guadalupe Historic District. The property holds an accessory structure which is also listed as non-contributing. According to a 2024 Historic Cultural Properties Inventory, the 1,189-square-foot 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-square-foot 1985 addition. The HCPI indicates that a 90-square-foot porch was also installed in the 1980s but has since been removed. While the original structure was constructed of 12” thick adobe, the 1985 addition was constructed of concrete block. 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.

The windows in the adobe portion of the structure are inset into the wall, while 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. The HCPI also indicates that the wood doors, one six panel and the other faux plank appear to not be original to the structure. 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.

The homes in this area were constructed as simple adobe structures topped with tin roofs. 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 St. 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.

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.

## FINDINGS OF FACT

After conducting a public hearing and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

1. Historic Preservation Division City staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code (“SFCC”) requirements and provided the Board with a written report of its findings (Staff Report), which evaluates the factors relevant to the application.
2. Historic Preservation Division Staff Recommendation: Staff recommended 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 SFCC Section 14-5.2(C), Designation of Significant and Contributing Structures.
3. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Westside-Guadalupe Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(I).
6. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve “significant,” “contributing,” or “non-contributing” status designations and to designate primary façades of contributing structures.
7. Under SFCC Section 14-12.1, the definition of a “contributing structure” is “a structure, located in a historic district, approximately 50 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.”
8. Under SFCC Section 14-12.1, the definition of a “non-contributing structure” is a “structure, located in a Historic District, that is less than 50 years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the Historic District.”
9. Under SFCC Section 14-12.1, the definition of a “primary façade” is one or more principal faces or elevations of a building with features that define the character of the building's architecture.
10. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the main residential structure meets the definition of a “non-contributing structure,” as recommended by Staff.
11. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the accessory structure meets the definition of a “non-contributing structure,” as recommended by Staff.
12. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the acequia and its walls are historic, are worthy of preservation, and they meet the definition of a “contributing structure.”

13. The information contained in the Application and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

**CONCLUSIONS OF LAW**

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board acted upon the application as follows:

1. The Board has the authority to review and approve the application.
2. The Board grants the Applicant’s request to review the historic status of this property.
3. The Board designates the main residential structure as a non-contributing structure.
4. The Board designates the accessory structure as a non-contributing structure.
5. The Board designates the acequia wall as a contributing structure.

**IT IS SO ORDERED ON THIS 22nd DAY of JULY, 2025, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.**

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Cecilia Rios  
Chair

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Date

FILED:

\_\_\_\_\_  
Andréa Salazar  
City Clerk

\_\_\_\_\_  
Date

APPROVED AS TO FORM:

\_\_\_\_\_  
Frank Ruybalid  
Assistant City Attorney

\_\_\_\_\_  
Date