

City of Santa Fe, New Mexico

memo

DATE: September 9, 2025

TO: Historic Districts Review Board Members

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

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

2025-011031-HDRB, 127 Duran St., Westside-Guadalupe Historic District, non-contributing, Gayla Bechtol, agent for Jenny Allen and Karen Kalat, owners, proposes to demolish an accessory structure.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

District Standards & yard wall
& fence standards.

Historic Inventory Form

Zoning Review Sheet

Other: [previous case file]

APPLICANT SUBMITTALS

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

Other: [Demolition Criteria Responses,
City Inspectors Report]

STAFF RECOMMENDATION:

The staff finds that the application complies with Section 14-3.14 Demolition of Historic or Landmark Structures, Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(I) Westside-Guadalupe Historic District Design Standards and recommends approval of the proposed project to demolish the shed.

Sample motions:

- a. In case #2025-011031-HDRB at 127 Duran Street, approve/deny the application for demolition of the shed structure.

The property lies within the Historic Downtown Archaeological Review District. See Chapter 14, SFCC, Article 14-3.13(B)(1). There may be archaeological concerns associated with this project, and archaeological clearance may be required.

BACKGROUND & SUMMARY:

Streetscape:

Duran Street is narrow and lined with low yard walls with fencing on top, as well as a combination of coyote fencing, wrought iron, metal gates, and chain link fences. The residences sit an average of seven to ten feet from the street and are a combination of vernacular and Spanish Pueblo Revival styles with flat or hipped roofs and divided lite windows in earth-toned stucco.

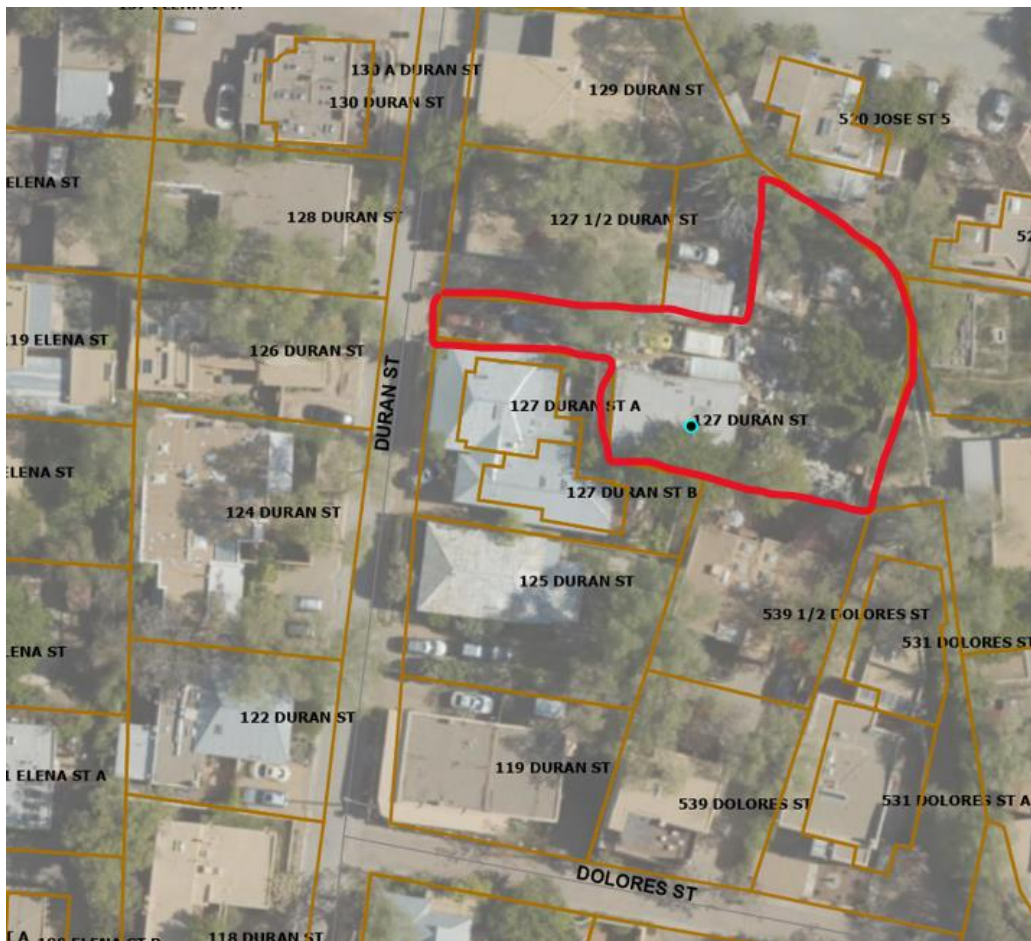


Figure 1: Property Location

Site Description:

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 constructed until the 1970s. By the late 1930s, Duran Street was mostly developed 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 or to accommodate additional family members. 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.

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.

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 2: 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 Pública*, across the east edge of the property.

PREVIOUS CASE SUMMARIES:

The property was reviewed by the Historic Districts Review Board for historic status on February 11, 2025, under case number 2025-009773-HDRB. The decision of the Board was to retain the residential structure and the accessory structure as non-contributing and designate the wall at the acequia as contributing.

APPLICANT’S REQUEST:

The applicant proposes to:

- 1) Demolish the accessory structure. There are no plans for a replacement structure.

DEMOLITION CRITERIA AND RESPONSES:

Per Section 14-3.14(G) Standards Demolition Criteria for determining if a demolition in a Historic District should be approved or denied

- (a) Whether the structure is of historical importance.

Applicant Response: The structure is part of a non-contributing compound.

Staff Response: The staff finds that this criterion is met. The Board recently designated the structure as non-contributing to the district and the streetscape. It is not unique in its construction and is not publicly visible.

- (b) Whether the structure for which demolition is requested is an essential part of a unique street section or block front, and whether this street section or block front will be reestablished by a proposed structure; and

Applicant Response: The structure is not on the street.

Staff Response: The staff finds that this criterion is met. The structure is behind several others and is not publicly visible; it is non-contributing to the district and the streetscape, and it is not unique in its construction. There is no planned replacement structure, but it will not have an impact on the streetscape.

- (c) The state of repair and structural stability of the structure under consideration.

Applicant Response: The structure built in 1979 doesn’t have a floor, the beams are non-continuous, the CMU block walls are non-reinforced, and are cracking. There are no windows or doors, electricity, or plumbing. Please reference Figure 3.



Figure 3: Interior of the Accessory Structure

Staff Response: The staff finds that this criterion has been met. Per the City Inspector’s Report, “The entire structure is in disrepair and would need a major reconstruction to meet codes to become safe. “

RELEVANT CODE CITATIONS:

14-3.14 DEMOLITION OF HISTORIC OR LANDMARK STRUCTURE

(G) Standards

- (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 this *street* section or block front will be reestablished by a proposed *structure*; and
 - (c) The state of repair and structural stability of the *structure* under consideration.
- (2) In determining whether a request for demolition of a *landmark structure* should be approved or denied, the HDRB and *governing body* shall consider the following:

- (a) The historical importance of the *structure*; and
- (b) The state of repair and structural stability of the *structure*.

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.

(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 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.

(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 the 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)