


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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: January 10, 2025

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 <u> </u>
1. Name of property: 127 Duran Street, Rear House Guadalupe and Simonia Chavez House Martha J. Baca House	2. Location: 127 Duran Street (Rear) Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613057 4. County: Santa Fe Parcel # 10446175
5. Property Type: <input checked="" type="checkbox"/> Buildings: 2 – house and shop <input type="checkbox"/> Structures: <input type="checkbox"/> Site <input type="checkbox"/> Object		
6. Date of Survey: November 24-25, 2024		
7. Previous Survey Date(s): <input checked="" type="checkbox"/> Yes: August 1985, Susan Lopez <input type="checkbox"/> No:		
8. Name of Project: HDRB Status Evaluation		
9. Lat/Long: 35.690543, -105.946678		
10. Photo Information: John W. Murphey, photographer. Photo 1: North (front) elevation. Camera facing southeast, November 25, 2024		
11. Brief Description of the Property: Potentially erected in the late 1930s, 127 Duran Street (Rear) is a roughly 1,189-square-foot adobe box. The building sits approximately 70' from the street (Photo 2) on a 0.15-acre flag lot created from the property west of it at 127 Duran Unit A. The subject house has a rectangular ground plan and faces north. The building began as a square footprint, evident in a 1966 aerial photograph (Fig. 3). In c.1985, a 406-square-foot addition was added across the east elevation. All windows and doors have been replaced. The house is designated Non-Contributing to the Westside-Guadalupe Historic District.		
<i>Continued on Page 5.</i>		
12. Who uses the property?		
13. Construction Date: Unknown Date: Original core, estimated late 1930s, with 1980s addition <input checked="" type="checkbox"/> Known <input checked="" type="checkbox"/> Estimated Source: city directories and aerial photographs		
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; above interpretation made by author based on fence lines, etc; see Field # 19, survey plat.

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

For: Current owner & Gayla
 Bechtol Architect PC

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

Current owner: Jennifer E.
 Allen and Karen L. Kalat
 Neighbor

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 Non-contributing: house No Status: shop
 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: _____

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ARCHITECTURAL AND CONSTRUCTION DETAILS:																																					
6. Visible Construction Material: <input checked="" type="checkbox"/> Adobe <input type="checkbox"/> Brick <input type="checkbox"/> Composition <input checked="" 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 checked="" 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: <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>Sliding</td> <td>Vinyl</td> <td>1-1</td> <td>2</td> </tr> <tr> <td>Sliding</td> <td>Aluminum</td> <td>1-1</td> <td>2</td> </tr> <tr> <td>Fixed</td> <td>Metal</td> <td>2 and 3</td> <td>3</td> </tr> <tr> <td>Combination</td> <td>Aluminum</td> <td>1S-1F-1S</td> <td>1</td> </tr> </tbody> </table>				Operation	Material	Glazing	Number	Sliding	Vinyl	1-1	2	Sliding	Aluminum	1-1	2	Fixed	Metal	2 and 3	3	Combination	Aluminum	1S-1F-1S	1	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>6-panel</td> <td>Wood</td> <td>1</td> </tr> <tr> <td>Single-Leaf</td> <td>Faux Plank</td> <td>Wood</td> <td>1</td> </tr> </tbody> </table>		Type	Style	Material	Number	Single-Leaf	6-panel	Wood	1	Single-Leaf	Faux Plank	Wood	1
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Single-Leaf	6-panel	Wood	1																																		
Single-Leaf	Faux Plank	Wood	1																																		
12. Chimneys <input checked="" type="checkbox"/> N/A				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: c.1985; erection of app. 406 sq ft addition across north elevation; 1985 HBI form and aerial photographs</u> <u>#2 Date: c.1980s; installation of app. 90 sq ft porch (removed); aerial photographs and County Assessor data</u> <u>#3 Date: Unknown; replacement of all windows and doors; material and visual evidence</u>																																					

16. Primary Architectural Style Not Applicable

- | | | | | |
|---|----------------------------|-----------------------------|------------------------------|-------------------------------------|
| <u> </u> Art Deco/Streamline Moderne | <u> </u> Gothic Revival | <u> </u> Mission Revival | <u> </u> Pueblo | <u> x </u> Spanish-Pueblo Revival |
| <u> </u> Bungalow/Craftsman | <u> </u> International | <u> </u> Neo-Classical | <u> </u> Queen Anne | <u> </u> Territorial |
| <u> </u> Colonial Revival | <u> </u> Italianate | <u> </u> Northern NM | <u> </u> Ranch | <u> </u> Territorial Revival |
| <u> </u> Folk Victorian | <u> </u> Mediterranean | <u> </u> Prairie | <u> </u> Spanish-Colonial | <u> </u> Tudor Revival |

Notes: x Other: Vernacular

17. Documents Available and Their Locations

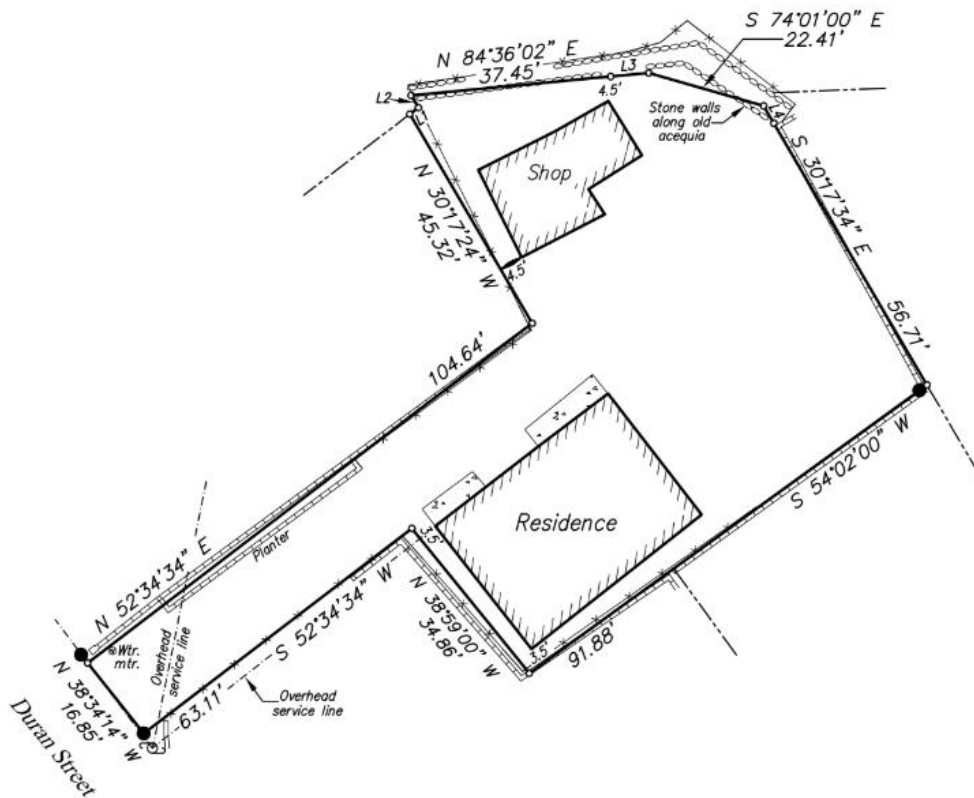
Historic Preservation Division Land Use Department City of Santa Fe 200 Lincoln Avenue Santa Fe, NM 87504 (505) 955-6605 https://www.santafenm.gov/land-use/historic-preservation	Archaeological Records Management Section Laboratory of Anthropology 708 Camino Lejo Santa Fe, NM 87501 (505) 476-1320 https://nmhistoricpreservation.org/arms.html
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SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing:

19. Site Plan: 2024 survey plat. Courtesy Sierra Land Surveying, Inc.



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

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		5. Date of Survey: November 24 and 25, 2024			

Architectural Description Continued

The property includes a post-1978 concrete block shop and storage room, both of which are of substandard construction. Once used for farming, the level lot has two mature apricot trees and several invasive ailanthuses. There is no formal landscaping. A relict acequia, thought to be part of the *Acequia Publica*, courses across the east edge of the property (Photo 4).

North (Façade)

The building faces north with mostly a blank façade (Photos 1 & 5). The west half is the earlier constructed dwelling, consisting of four rooms. Separated by an expansion joint is the 1980s addition holding a dining room and living room (Photo 5). The west side is constructed of adobe and rests on a low foundation, though it is too low to be considered a crawl space. Its walls are roughly 12" thick. The construction of the addition is unclear.

Beginning at the west end is a non-historic faux plank door (Photo 6). Next, still representing the original core, are sliding vinyl windows at the bathroom and kitchen (Photo 7). These windows, like the rest of the units along the portion of the building, are set 3½" to 4½" deep into the wall.

The remaining 14' of the façade represents the non-historic addition, which is entered by a six-panel wood door (Photo 8). Tar stains above the doorway indicate the presence of a porch that was recently removed.

East Elevation

An overhang, which helps drain the roof, traces the east elevation (Photo 9). This portion of the building represents the addition and encloses a large room which is divided into living and dining spaces. The windows on this and the west elevation of the addition are metal fixed units (Photo 10). They are placed nearly flush with the wall.

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South Elevation

The south side of the building sits close to a block wall (Photo 11). Here stands one of two of the property’s apricot trees. It begins at the east end with a large window at the living room (Photo 12). An expansion joint signals the shift between the addition and the original building (Photo 13). The remaining windows of the façade are large aluminum sliding units with slanted concrete sills (Photos 14 & 15).

West Elevation

The short west elevation is the side of the building not attached to the addition (Photo 16). It has a single opening holding an aluminum combination window. The opening’s width and the concrete sill’s style seem more of a mid-century vintage.

Interior

The interior of the older adobe section has four rectangular rooms that are connected by shared doorways rather than a hallway. The ceiling heights vary, with the tallest ceiling measuring 8’ 6” in the northwest entry room (Photo 18). The rooms are spare, lacking moldings or closets, and are all covered with non-historic flooring materials (Photos 18-20). Each room was heated with a stove. The fourth room, located in the northeast corner, is divided into a small bathroom and a kitchen (Photo 21).

The addition has a plywood floor covered with vinyl tiling and a viga-spanned ceiling, interrupted by a skylight (Photo 22).

Shop

Standing at the northeast corner of the property is a shop — perhaps potentially first used as a garage — and an attached storage room (Photo 23). Constructed of concrete masonry units, the shop has a rectangular, dirt-floor room (Photo 24). Its frame roof structure rests precariously on two poles, supported by tilting posts. An adjacent frame storage room is covered with gray coat stucco (Photo 25). Essentially a lean-to, its structure is even more precarious (Photo 26).

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The shop is not shown in a 1978 aerial (Fig. 5). Its construction may be linked to a zoning request the second-to-last owner made in 1979 to reduce the side yard setback to build a storage shed.¹

Historical Overview

West San Francisco Street Neighborhood

In the late 19th century, San Francisco Street beyond Guadalupe Street (then named Jefferson and carrying the tracks of the Denver & Rio Grande Railroad) ambled northwest toward the broad and deeply troughed Arroyo Mascaras. The arroyo impeded further movement.

An extension of the railroad tracks made in 1887 had lopped off the area from the city, giving it a separate identity. Farm fields surrounded San Francisco Street west of the railroad, similar to what was shown on Joseph de Urrutia’s map nearly 150 years earlier. According to the 1892 Gaynor map, the Ortiz and Duran families owned much of the land north of the street (Fig. 1).

The land had soil of moderate fertility that could support corn, beans, and hay. The crops were watered by *Acequia Publica*, which ran north and south of the street.² A section of the north alignment passes through the subject property’s backyard.

The area’s agrarian use ended in the early 20th century as landowners north of the road began subdividing their property into small housing tracts. One of these tracts included the Duran Street area, carved out from the former property of José E. Duran who was a prosperous Santa Fe Trail freighter.

A Duran family descendant subdivided a portion of the large estate into the Duran Addition (also called Duran Subdivision) in the 1920s. Elena Street was the first street in

¹ “Notice of Public Hearing,” *Santa Fe New Mexican*, February 23, 1979, C-3. Case V-1979 11.

² David H. Snow, “The Santa Fe acequia Systems: Summary Report on Their History and Present Status, with Recommendations for Use and Protection,” (1988), 31, 118 (map). Snow gives it the name “Acequia Publica.”

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the subdivision to develop, receiving piped water and sewerage.³ The uniform 25'x100' lots led to the urbanization of the once agricultural land.⁴ Parallel Duran, Candelario, and Quintana streets would follow without the same uniformity as Elena.

The urban development of Santa Fe's west side was notably different from that of the South Capitol area, where housing tracts were being established at the same time. In the South Capitol, homes were designed by architects or builders primarily for Anglo buyers. These homes featured the emerging Pueblo Revival style and followed deed covenants. The south subdivisions included sidewalks and paved streets. In contrast, homeowners on West San Francisco constructed simple adobe structures topped with tin roofs. The roads were unpaved, and sidewalks were absent until the 1970s, when they were finally introduced through a federal War on Poverty program.⁵

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.⁶

A Four-Room Rental

One of these rentals, the subject property, was leased in 1938 to Carlos and Rosa Gonzales. Carlos was in his early 20s and originally from Mexico; he worked as a cook at La Fonda.⁷ Rosa was just 16 years old. They soon moved out and were replaced by another young couple, Henry and Angeline Arrey. Henry was 20 years old. He was born in Arrey, New Mexico, a small farming community in Sierra County named after his

³ W. G. Turley, "1933 Map, City of Santa Fe, Santa Fe County, New Mexico, Showing Block and House Numbering, Street and Road Layout," July 12, 1933.

⁴ John W. Murphey, "573 and 573 ½ West San Francisco Street, Ortiz-Quintana Property, Abbreviated Property History," Santa Fe, Santa Fe County, New Mexico (Archaeological Review Committee report, December 17, 2021), 8-9.

⁵ John W. Murphey, "Santa Fe Historic Context Study: 1610-1986," Document prepared for the City of Santa Fe (Revised June 4, 2021), 104.

⁶ Hudspeth Directory Company, *Hudspeth Directory Company, Santa Fe City Directory, 1938* (El Paso: Hudspeth Directory Company, 1938), 262. No "rear" houses were listed in the 1936 directory; by 1938 there were two, including the subject property.

⁷ *Ibid.*, 96.

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grandfather, Urbano Arrey. Henry worked as a taxi driver while Angeline, who was 17, cared for their seven-month-old baby. They paid \$4.00 a month to lease the small house.⁸

City directories suggest that the rental was part of the property with the address 127 Duran Street, along with the house fronting the street. Elias Vigil, a cook at La Fonda, lived in the front house and is assumed to have owned the larger property. Thereafter, the back house was leased by a few other tenants, and based on city directories was removed as a rental in the 1950s.

The specific sequence of transactions is not entirely clear, but it seems that the property was separated from the front house in the early 1960s. The back property eventually came under the ownership of Guadalupe and Simona (Simonia) Chavez.⁹ Guadalupe was employed as a correctional officer at the New Mexico State Penitentiary. He and his wife later transferred the property to his brother, Celestino Chavez.¹⁰

Martha J. Baca

The property changed hands several times in the early 1970s before being acquired by Fidel and Martha Ortega in 1976.¹¹ The couple had married the year prior. They sued to quiet the title in 1977, and a year later, they appeared to have divorced, with the property going to Martha, a state employee originally from Colorado. Martha, who would return to using her maiden name of Baca, kept the property until she died in 2022.

Baca was responsible for the changes to the 1930s house. In the 1980s, she added a dining/living room to the east side of the home, along with a portal that has since been removed. She also likely erected the shop and its addition.

⁸ U.S. Census Bureau, Year: 1940; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: m-t0627-02452; Page: 7B; Enumeration District: 25-15.

⁹ Quitclaim Deed, Juan Espinosa and Stella Martinez to Guadalupe and Simona Chavez, recorded September 17, 1962, Book 193/Page 544, Instrument # 259434, Santa Fe County, New Mexico.

¹⁰ Warranty Deed, Guadalupe and Simona Chavez to Celestino Chavez, recorded November 16, 1971, Book 286/Page 142, Instrument # 338209, Santa Fe County, New Mexico.

¹¹ Warranty Deed, Elizabeth M. and Joachin F. Wirth to Fidel and Martha Ortega, recorded August 27, 1976, Book 338/Page 222, Instrument # 1976392169, Santa Fe County, New Mexico.

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Baca fell into financial difficulties, leading the City of Santa Fe and the State of New Mexico to place multiple liens on the property.¹² The property deteriorated significantly over the years. Aerial photographs reveal what began in the early 2000s as a line of parked cars down the driveway and escalated into a lot cluttered with trash (Field 16). A neighbor recalled that Martha struggled with hoarding.¹³

In 2013, Baca created a will that specified her house was to be sold upon her death, with the net proceeds divided equally between St. Vincent de Paul, St. John’s Soup Kitchen, and St. Anne’s Church.¹⁴ Martha J. Baca passed away less than ten years later on New Year’s Eve in 2022 at the age of 74.¹⁵ She was buried in a hardwood coffin at the West St. Ignacio Cemetery in Ignacio, Colorado, alongside her father and several relatives.

A year later, it took several days — and several dumpsters — to remove the accumulated debris at her Duran Street home.

Evaluation of Historical Status

Following the original survey, the recommendation is to maintain Non-Contributing status. The house holds little architectural or historical significance. In addition, the 1985 extension increased its footprint by 34%. The shop and its addition appear to postdate 1978 and are poorly constructed.

¹² Review of list of liens, Santa Fe County Clerk’s Office.

¹³ Juanita Martinez, conversation with John W. Murphey, November 25, 2024, Santa Fe, New Mexico.

¹⁴ “Will of Martha J. Baca,” recorded November 7, 2013, Instrument # 1722557, Santa Fe County, New Mexico.

¹⁵ “Martha J. Baca,” obituary, Rivera Family Funerals & Cremations, <https://www.riverafamilyfuneralhome.com/obituaries/marthabaca>.

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Illustrations

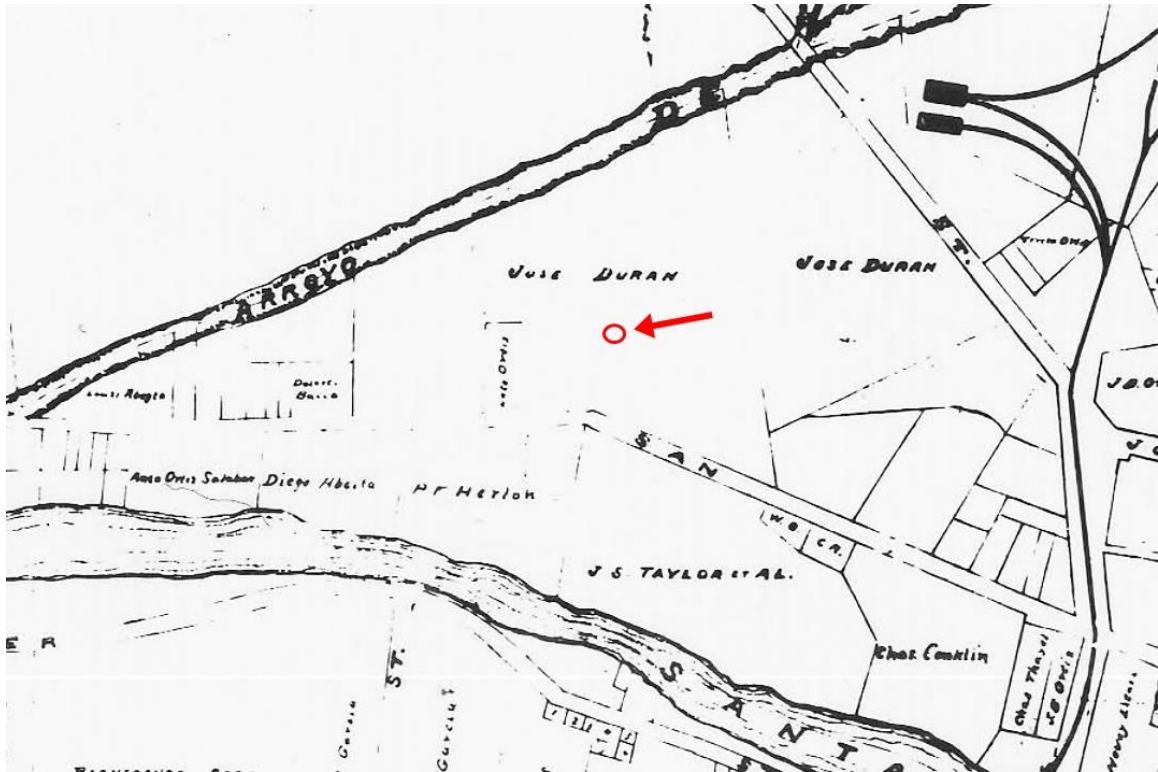
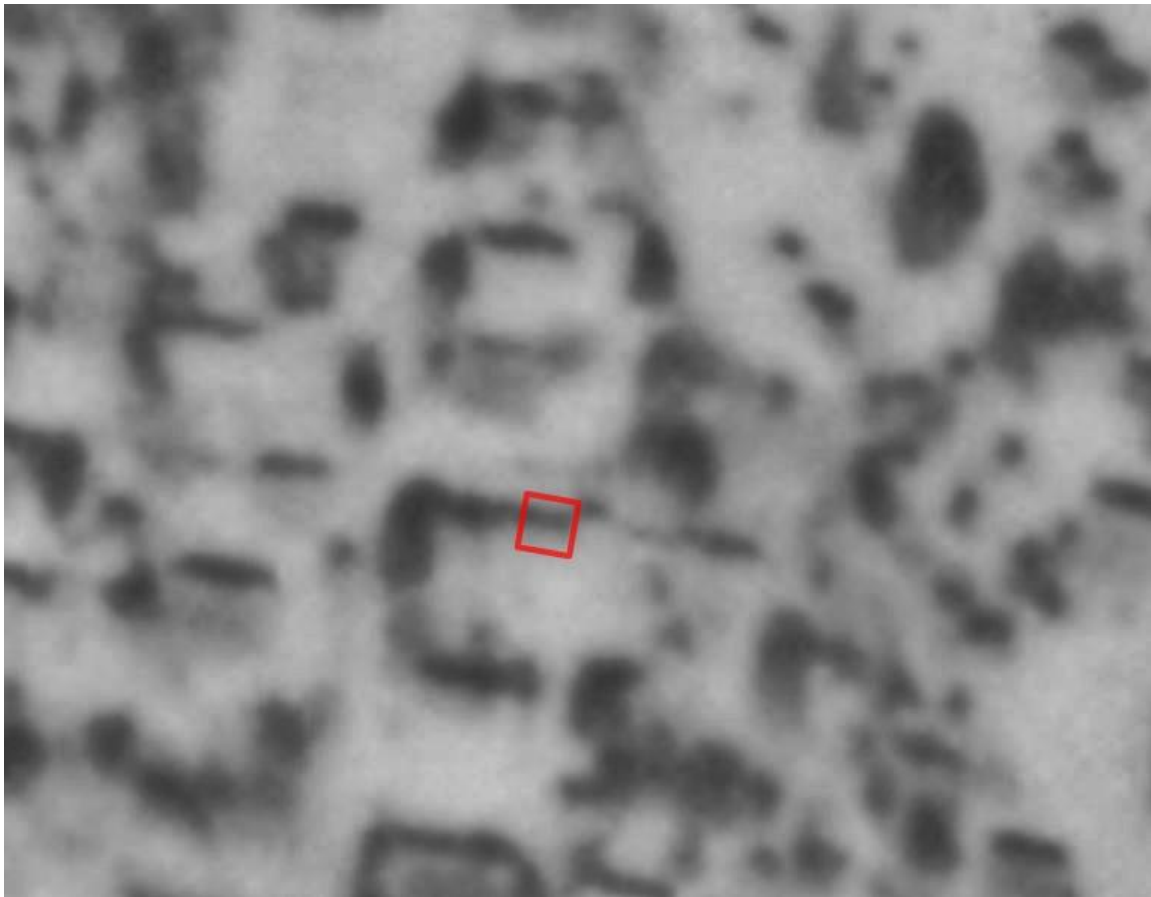


Figure 1: P. C. Gaynor, "Map of Santa Fe," 1892.
 Circle indicates the approximate location of current house.

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**Figure 2: October 25, 1948, aerial photograph.
 Highlighted structure may be the subject house.**

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1. Name of property: 127 Duran Street, Rear House Guadalupe and Simonia Chavez House Martha J. Baca House	2. Location: 127 Duran Street (Rear) Westside-Guadalupe Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613057			
		4. County: Santa Fe			
		5. Date of Survey: November 24 and 25, 2024			



Figure 3: May 6, 1966, aerial photograph.
A. Structure located between front house and subject house; B. subject house, note square footprint; C. note absence of shop.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Figure 4: September 11, 1978, aerial photograph.
A. Structure located between front house and subject house has been demolished; B. subject house, note square footprint; C. note absence of shop.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Figure 5: August 1985 HBI survey. The arrow indicates 1980s east addition. Susan Lopez, photographer. Courtesy of NMCRIIS.

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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Survey Photographs

(All images taken by John W. Murphy on November 24 and 25, 2024.)



Photo 2: View of property from near the west end of the driveway. Subject house highlighted by arrow. Camera facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 3: View of property facing southwest. Non-historic shop at foreground right.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 4: Assumed acequia segment tracing east side of property. Camera facing southeast.

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Photo 5: East and north elevations. 1980s addition outlined in red. Camera facing southwest.

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

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Photo 6: North elevation representing the northwest room of the original core. Camera facing south.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 7: North elevation fenestration representing the kitchen (left) and bathroom (right) of the northeast room of the original core. Camera facing south.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 8: North elevation at east end addition. Camera facing south.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 9: East elevation representing 1980s addition. 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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Photo 10: East elevation at 1980s addition. Window detail. Camera facing west.

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

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Photo 11: South elevation. 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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Photo 12: South elevation at 1980s addition. Window at living room. 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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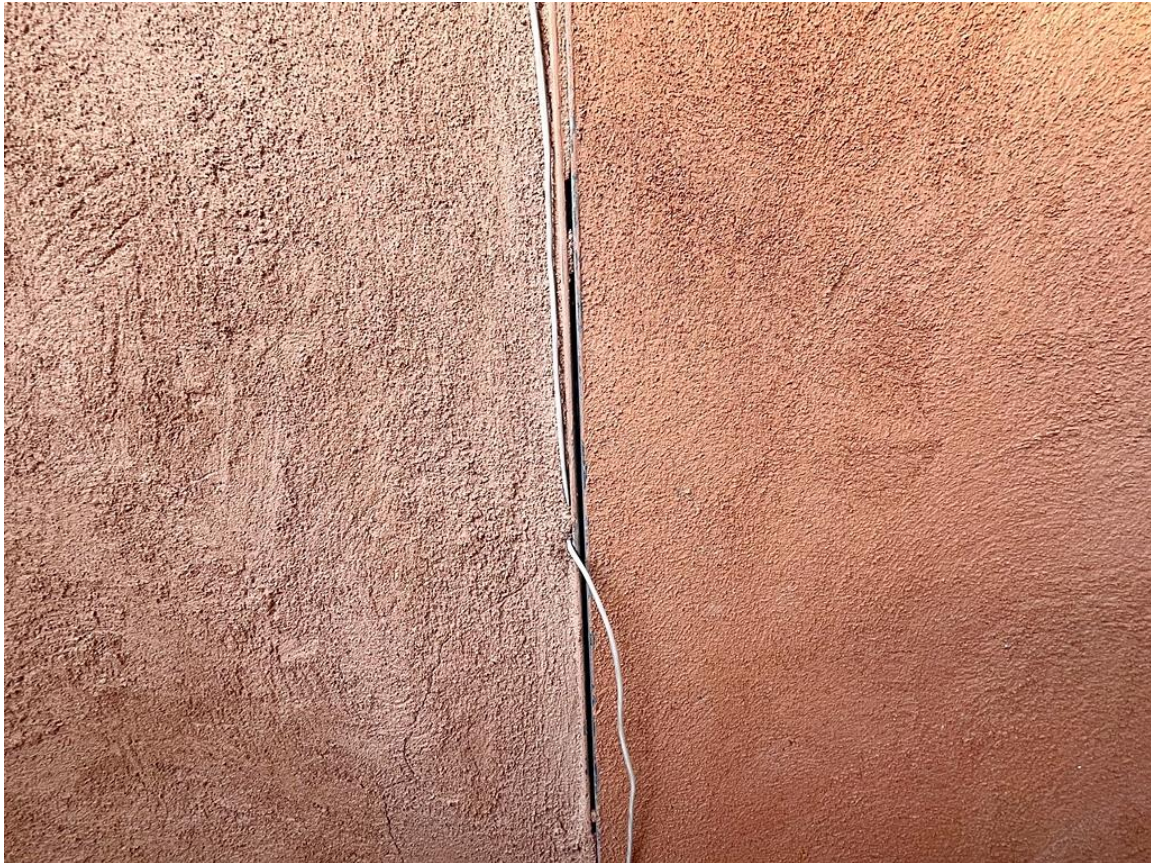


Photo 13: South elevation. Expansion joint between original core (left) and 1980s addition (right). Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 14: South elevation. Window of southeast room of the original core. Camera facing north.

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

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Photo 15: South elevation. Window of southwest room of the original core. Camera facing north.

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Photo 16: West elevation. Camera facing southeast.

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Photo 17: West elevation. Window of northwest room of the original core. Camera facing east.

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Photo 18: Northwest room of the original core. Camera facing north.

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Photo 19: Southwest room of the original core. Camera facing south.

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Photo 20: Southeast room of the original core. Camera facing southeast.

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Photo 21: Northeast room of the original core, combining bathroom and kitchen. Camera facing north.

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Photo 22: 1980s addition. Camera facing north.

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Photo 23: Shop. South elevation. Camera facing north.

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Photo 24: Shop. Interior. Camera facing north.

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Photo 25: Shop. Addition. Camera facing northwest.

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Photo 26: Photo 25: Shop. Addition, interior. Camera facing north.



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

PROJECT 2025-009773-HDRB, 127 Duran St., Westside-Guadalupe Historic District, Non-contributing.
DESC: 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

CASE NUMBER: 2025-009773--HDRB

PROJECT TYPE: Historic Status Review

LOCATION: 127 DURAN ST
Santa Fe, NM 87501

CONTACTS: Property Owner

Jennifer Allen

127 DURAN ST
Santa Fe, NM 87501

Applicant

Gayla Bechtol

320 Aztec Street AVE
SANTA FE , NM 87505

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Feb 11, 2025. 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.

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.**



127 Duran St

Preliminary Zoning Review Worksheet
City of Santa Fe Land Use Department

Form with sections: To Be Completed By Applicant, Site Address, Date Submitted (7 July 2025), Property Owner (JENNIFER ALLEN), Applicant/Agent Name (GAYLA BECHTOL), Zoning District (R29), Overlay (Historic), Submittals Reviewed with PZR, Supplemental Zoning Submittals, Access and Visibility, Use of Structure, Terrain, Lot Coverage (26%), Open Space Required (50), Setbacks, Proposed Front (NA), Proposed Rear (30), Proposed Sides (L15 R5), Height (10'), Parking Spaces (2), Bicycle Parking.

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

GAYLA BECHTOL (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. SIGNATURE DATE: 7 July 25

To Be Completed By City Staff: Additional Agency Review if Applicable, Zoning Approval: Preliminary Approval with conditions, Comments/Conditions: Legal lot of record provided setbacks, max height, and lot coverage standards met per Ch. 14-7. REVIEWER: Rachael Harrison DATE: 09/10/2025