



July 11, 2025

To: Historic Districts Review Board

Re: 127 Duran Street Renovation/ Addition Proposal:

127 Duran Street is in the Westside Guadalupe Historic District, not visible from the street. 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 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. 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.

Square footages: existing 1189 SF and proposed 459 SF portal, existing heights 10' top of parapet, portal height 9' proposed, measured from finished grade.

Portal materials: Brai roof over wood decking, local pine vigas and columns, brick on sand flooring. Wood stained/sealed with natural stain.

New stucco on existing building color buckskin.

New windows: Aluminum clad wood windows with simulated divided lite muntins, color blue.

Repair yard walls and gates. New coyote gate at street is also proposed.



JULY 7, 2025

127 Duran Street PHOTOGRAPHS



VIEW FROM DURAN STREET



NORTHWEST ELEVATION



SOUTHEAST ELEVATION WITH DRIVEWAY



WEST ELEVATION



DETAIL AT EAST ELEVATION



DETAIL AT NORTH ELEVATION



Crank-Out XL Awnings



Kolbe's Ultra Series crank-out XL awnings take operational windows to new heights. Available up to 5-feet-wide by 7-feet-tall, this product meets the demand for extremely large, venting units. With their heavy-duty hardware, crank-out XL awnings operate smoothly despite their large size.

Crank-Out XL Awning Standard Features

- ▶ 2-3/16" thick sash
- ▶ Overall jamb width is 4-9/16" (basic box width is 3-1/4")
- ▶ Constructed of pine, with pine interior stops and wood mull casings on mull units
- ▶ Energy efficient, insulating LoE²-270 glass
- ▶ Glazed to the interior with beveled wood glazing beads
- ▶ All exterior wood parts are treated
- ▶ .050" thick, 6063 extruded aluminum alloy frames are press fit on to the wood frame exterior of all units, as well as the sash
- ▶ Accessory grooves are integral to the extruded frames for the easy addition of accessories
- ▶ Frame corners are mitered or profile cut, with internal corner and end keys screwed into the joints and injected with sealant
- ▶ 70% PVDF fluoropolymer finish on frame and sash exteriors (meets performance requirements of AAMA 2605)
- ▶ Fully weatherstripped for a tight seal
- ▶ Interior screens with Clay-colored aluminum frames and BetterVue[®] fiberglass mesh
- ▶ Clay-colored, folding handles, operator covers and multi-point locks
- ▶ Folding corrosion resistant operators with concealed, adjustable hinges
- ▶ Specially-engineered hardware designed to accommodate the additional sash weight
- ▶ Heavy vinyl nailing fins with head drip caps*

NOTES: All measurements are nominal.

* Standard only on units without brickmould.



Hardware

Clay-colored, folding handles are applied to crank-out XL awning units as standard. Other finishes available are White, Beige, Brass, Antique Brass, Satin Nickel, Antique Nickel, Rustic Umber, Oil-Rubbed*, and Matte Black. Multi-point lock handles will match operator handle colors.



folding handle in Clay
(closed)



folding handle in Clay
(open)

*The Oil-Rubbed finish is a living finish, which means that it will change appearance over time with use.

Multi-Point Lock

Ultra Series crank-out XL awnings feature a multi-point locking system as standard, which quickly and securely locks units from one convenient location. A sleek, slim-line handle and escutcheon makes windows more attractive. Handles and escutcheons are Clay colored as standard. Other finishes available are White, Beige, Brass, Antique Brass, Satin Nickel, Antique Nickel, Rustic Umber, Oil-Rubbed*, and Matte Black finishes.



NOTE: Not available on units with a box size smaller than 1' 4"



October 3, 2025

Lani J. McCulley
Historic Preservation Division,
Planning and Land use Department
City of Santa Fe

via email: ljmcculley@santafenm.gov

RE: Samples for Historic Approval for a renovation of single family residence at 127 Duran Street

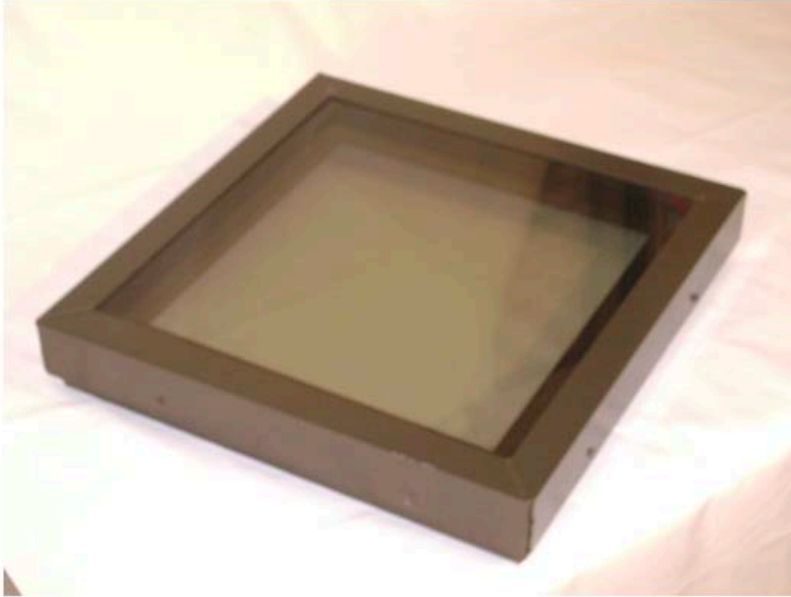
Samples:



El Rey Buckskin Stucco and Summer Blue Paint



Exterior Light fixtures, similar



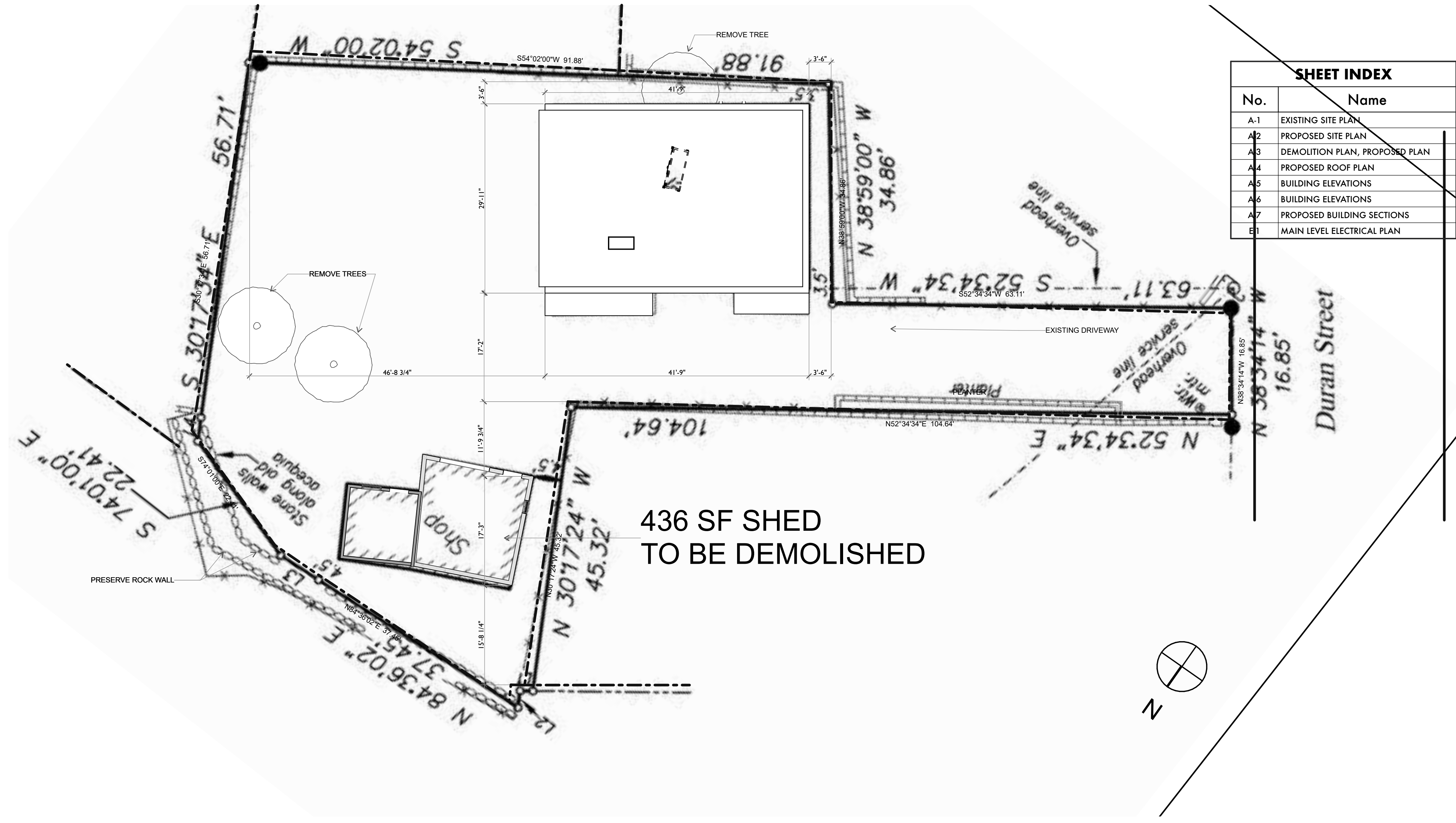
Flat glass skylights

Thank you.

Sincerely,

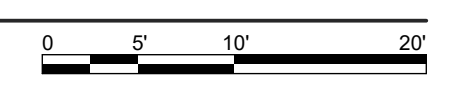
A handwritten signature in black ink, appearing to read 'Gayla Bechtol', with a long horizontal flourish extending to the right.

Gayla Bechtol, AIA



SHEET INDEX	
No.	Name
A-1	EXISTING SITE PLAN
A-2	PROPOSED SITE PLAN
A-3	DEMOLITION PLAN, PROPOSED PLAN
A-4	PROPOSED ROOF PLAN
A-5	BUILDING ELEVATIONS
A-6	BUILDING ELEVATIONS
A-7	PROPOSED BUILDING SECTIONS
E-1	MAIN LEVEL ELECTRICAL PLAN

1 Existing Site Plan
SCALE: 1" = 10'



320 Aztec Street
Santa Fe
New Mexico 87501
505.660.6301
www.gbasantafe.com

Allen Kalat Residence

127 Duran Street
Santa Fe
NM 87501

Project Number: Project No.
Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.
The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.
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ISSUED:

EXISTING SITE PLAN

A-1

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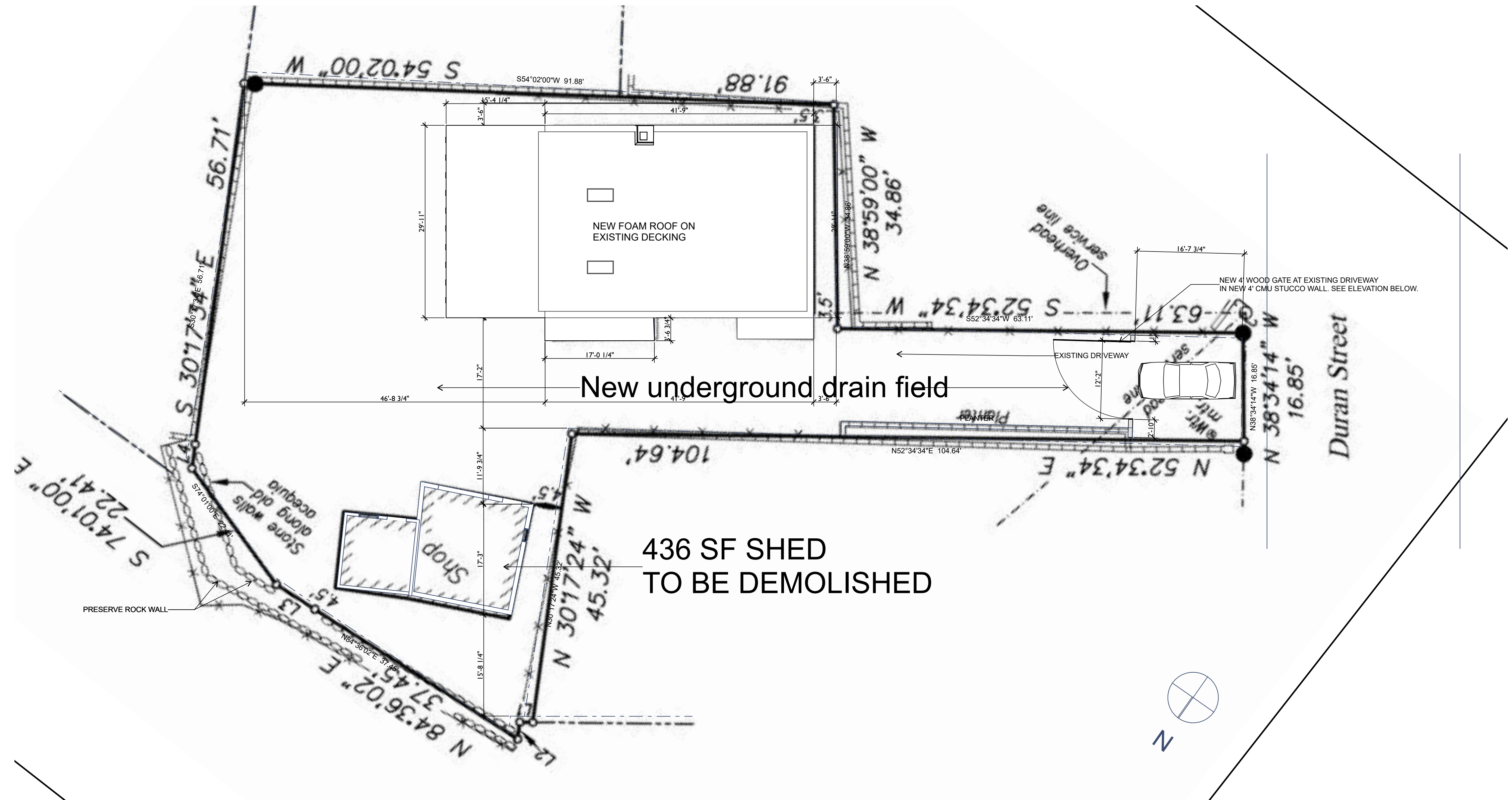
127 Duran Street
 Santa Fe, NM 87501



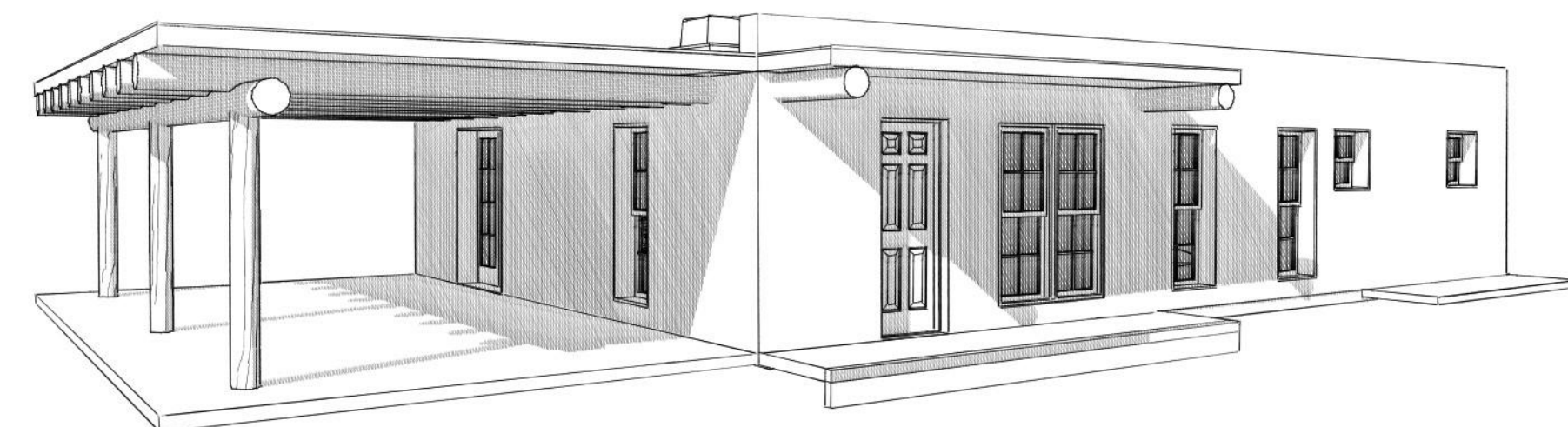
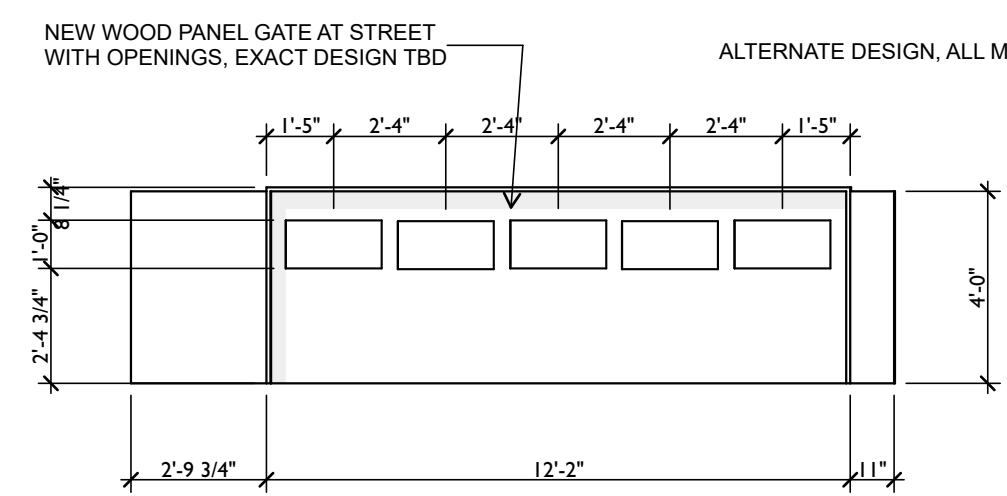
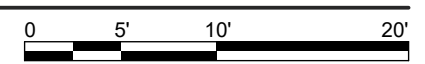
ISSUED:

PROPOSED SITE PLAN

A-2



1 Proposed Site Plan
 SCALE: 1" = 10'



4 Gate at Street
 SCALE: 1/4" = 1'-0"



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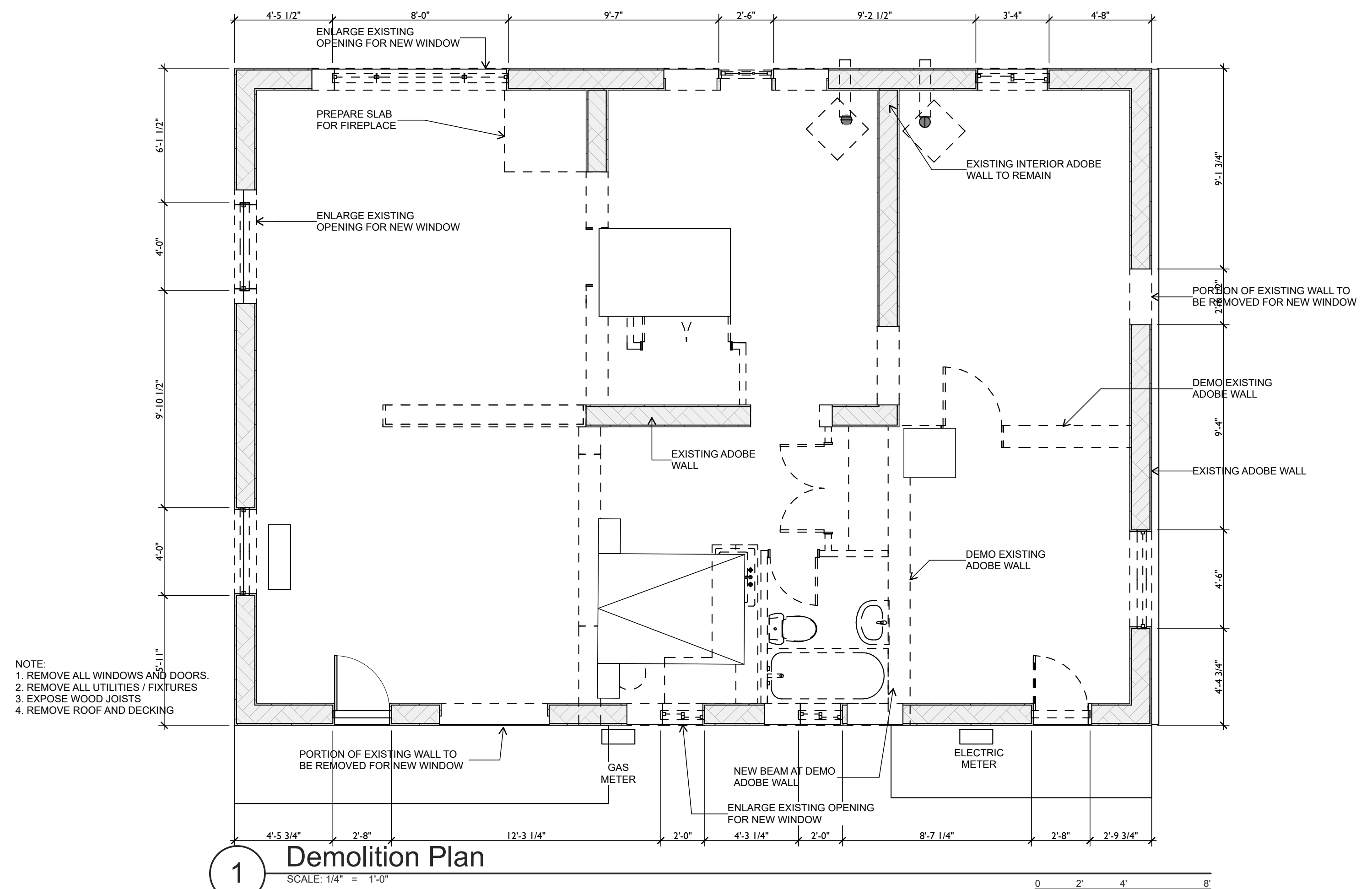
127 Duran Street
 Santa Fe, NM 87501



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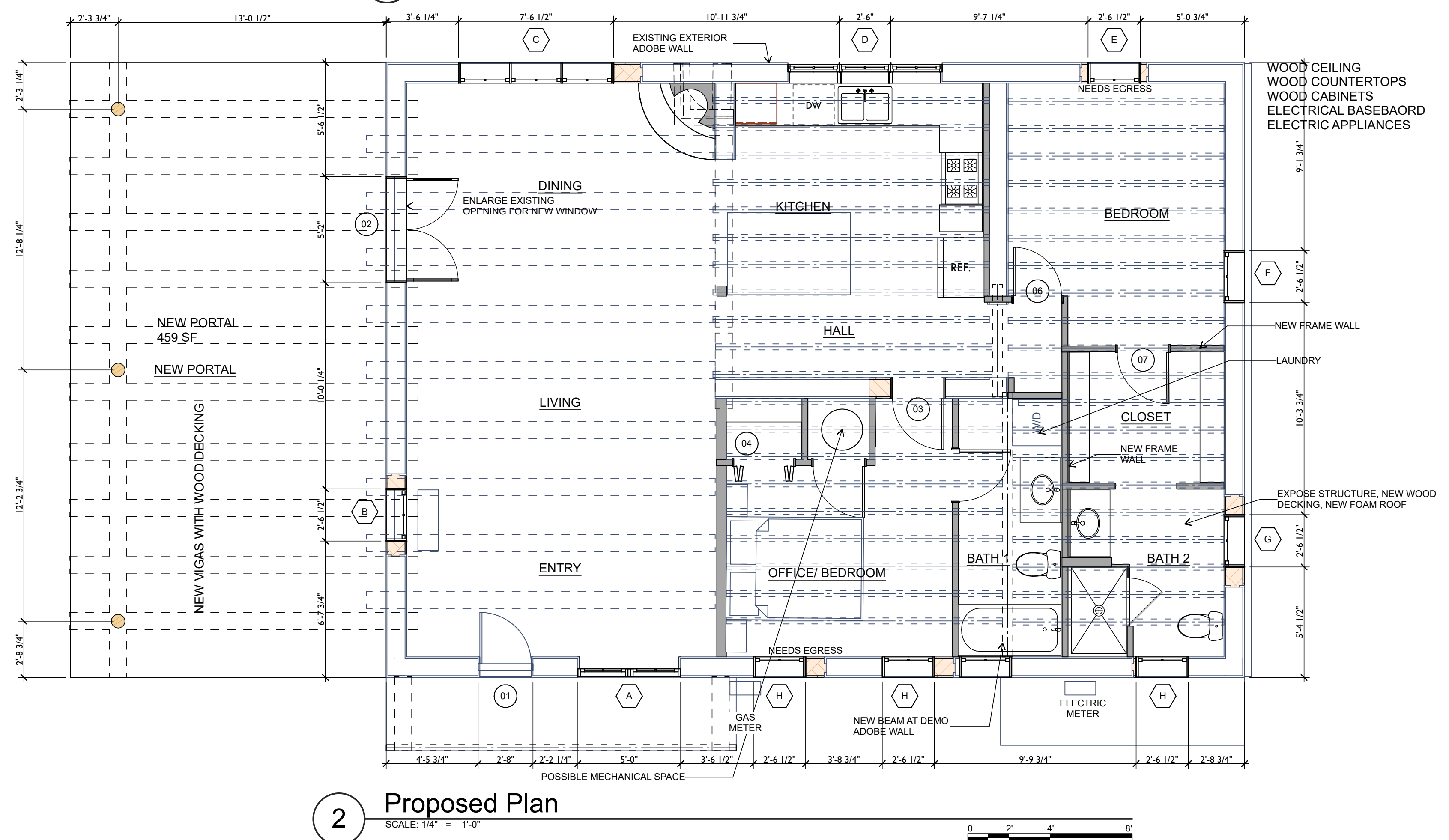
DEMOLITION PLAN,
 PROPOSED PLAN

A-3



WINDOW SCHEDULE				
Mark	Size		Type	Notes
	Width	Height		
A	5'-0"	6'-0"	Double Hung	
B	2'-6"	6'-0"	Double Hung	
C	7'-6"	6'-0"	Double Hung	(3) 2'-6" x 6'-0" Double Hung
D	2'-6"	3'-0"	Sliding	
D	2'-6"	3'-0"	Sliding	
D	2'-6"	3'-0"	Sliding	
D	2'-6"	3'-0"	Sliding	
E	2'-6"	6'-0"	Double Hung	
F	2'-6"	6'-0"	Double Hung	
G	2'-6"	6'-0"	Double Hung	
H	2'-6"	6'-0"	Double Hung	
H	2'-6"	6'-0"	Double Hung	
H	2'-6"	2'-6"	Double Hung	
H	2'-6"	2'-6"	Double Hung	

DOOR SCHEDULE					
Mark	Size		Type	HW Set	Notes
	Width	Height			
	2'-6"	6'-8"	Single Swing		
	12'-0"	4'-0"	Single Swing		
01	2'-6"	6'-8"	Single Swing		
02	5'-0"	6'-8"	Double Swing		
03	2'-6"	8'-0"	Single Swing		
04	2'-11"	6'-8"	Single Swing		
06	2'-4"	6'-8"	Single Swing		
07	2'-6"	8'-0"	Single Swing		
08	2'-8"	6'-8"	Single Swing		



**Allen Kalat
 Residence**

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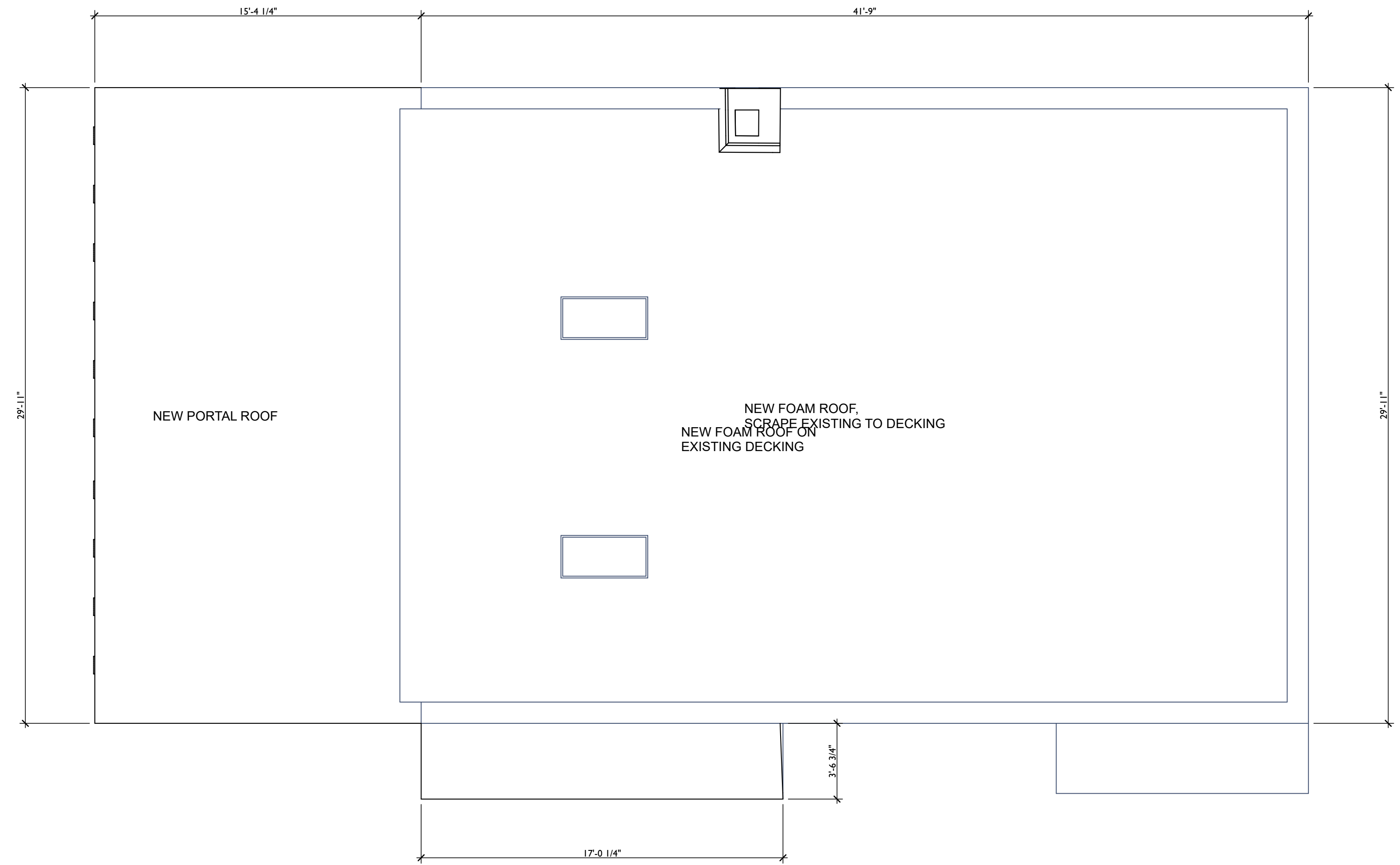


ISSUED:

PROPOSED ROOF

PLAN

A-4



1 Proposed Roof Plan
 SCALE: 1/4" = 1'-0"



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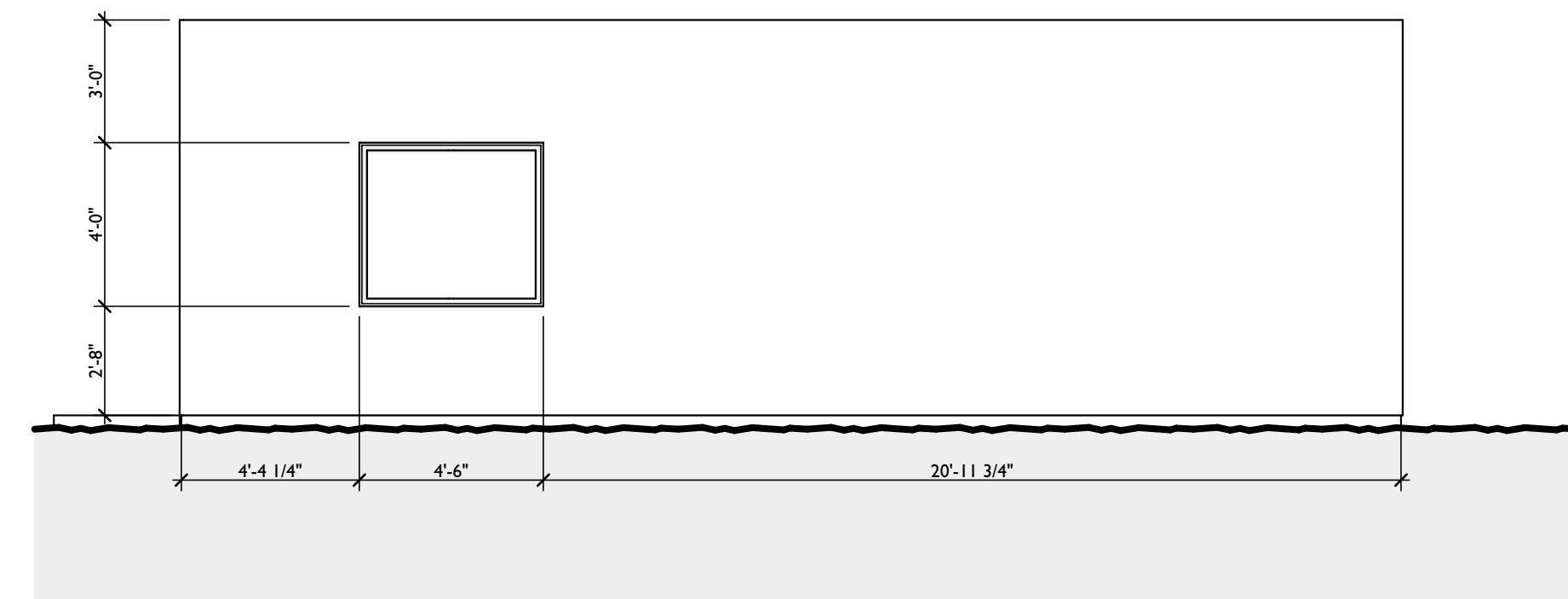
127 Duran Street
Santa Fe, NM 87501



ISSUED:

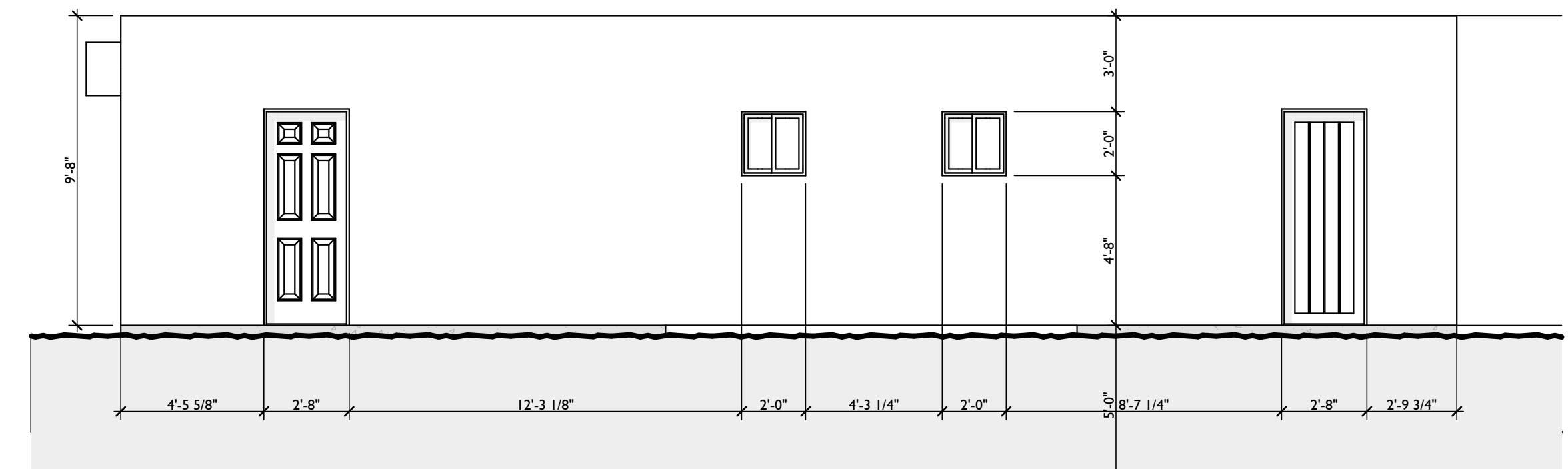
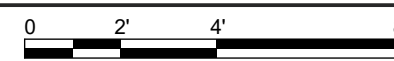
BUILDING ELEVATIONS

A-5



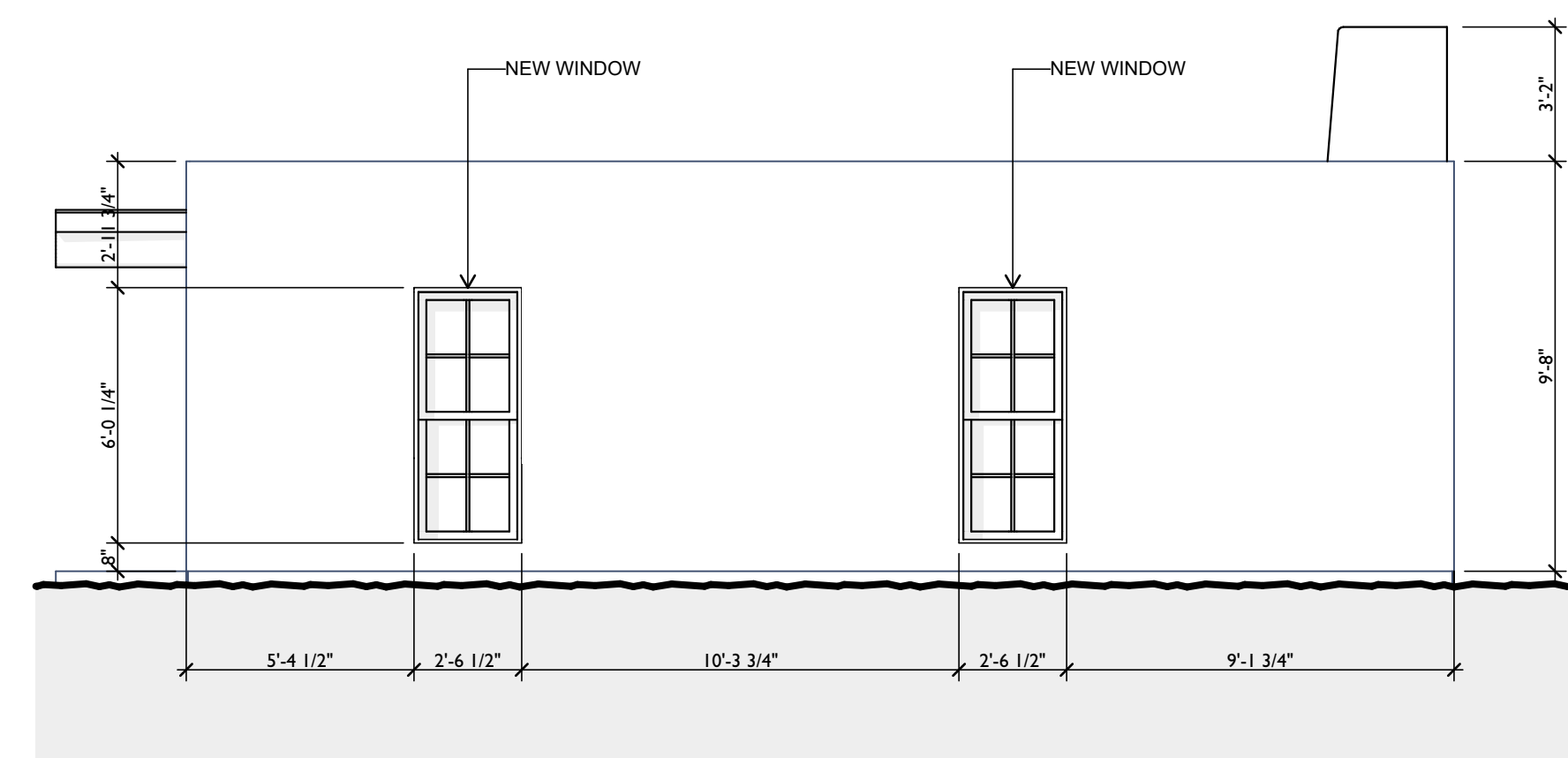
2 Existing East Elevation

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



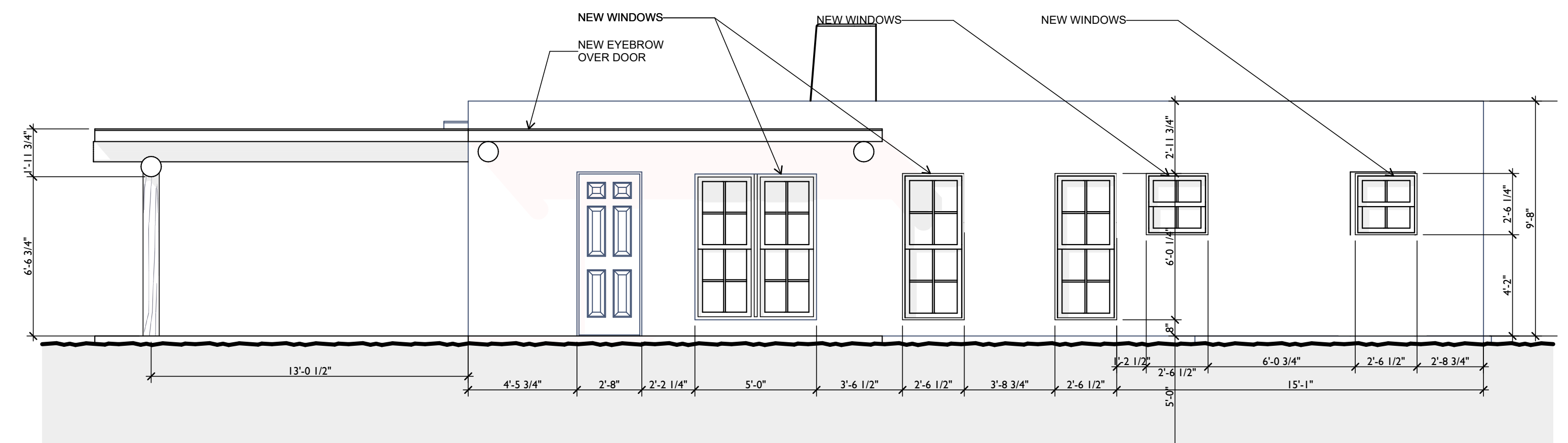
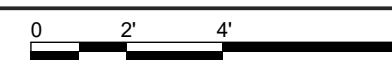
1 Existing South Elevation

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



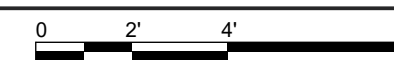
4 Proposed East Elevation

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



3 Proposed South Elevation

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



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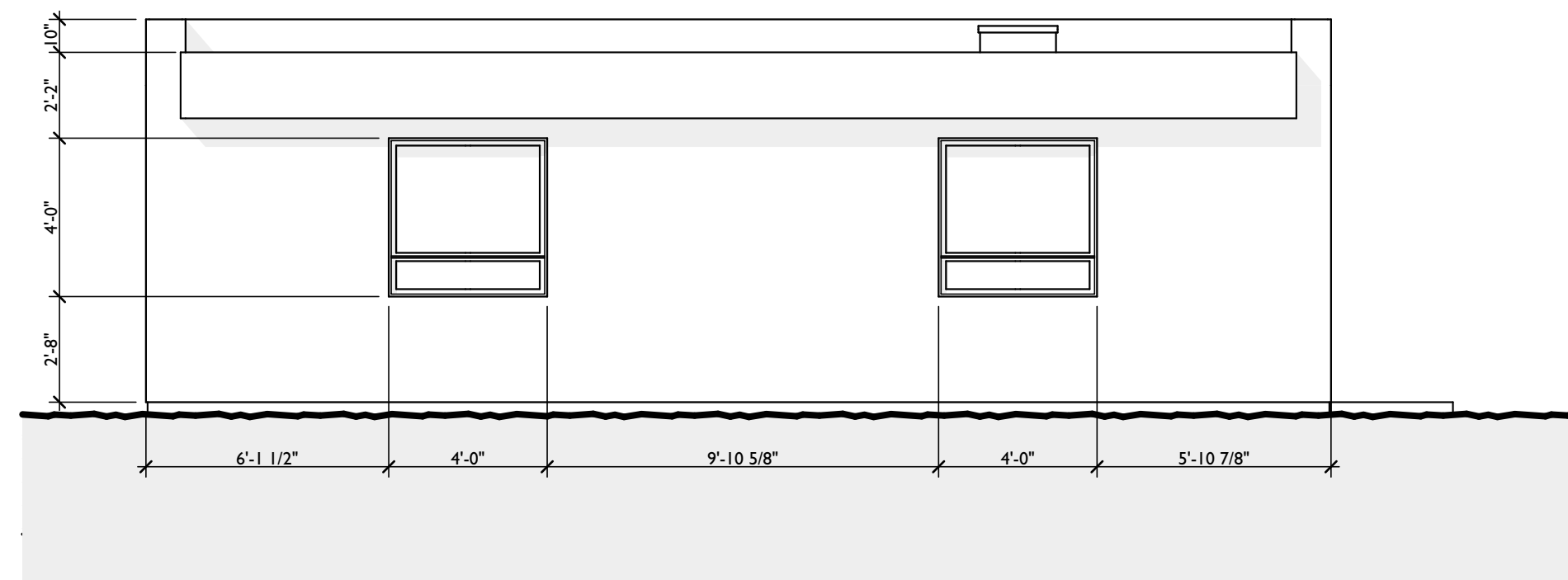
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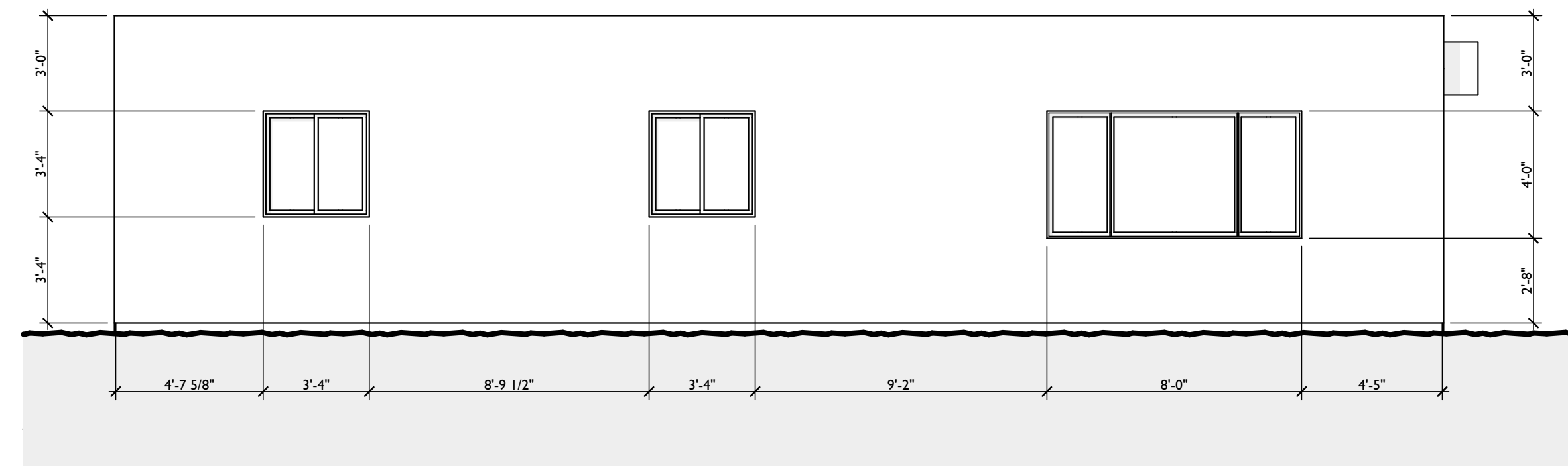
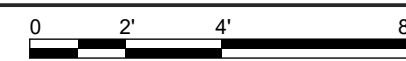
ISSUED:

BUILDING ELEVATIONS

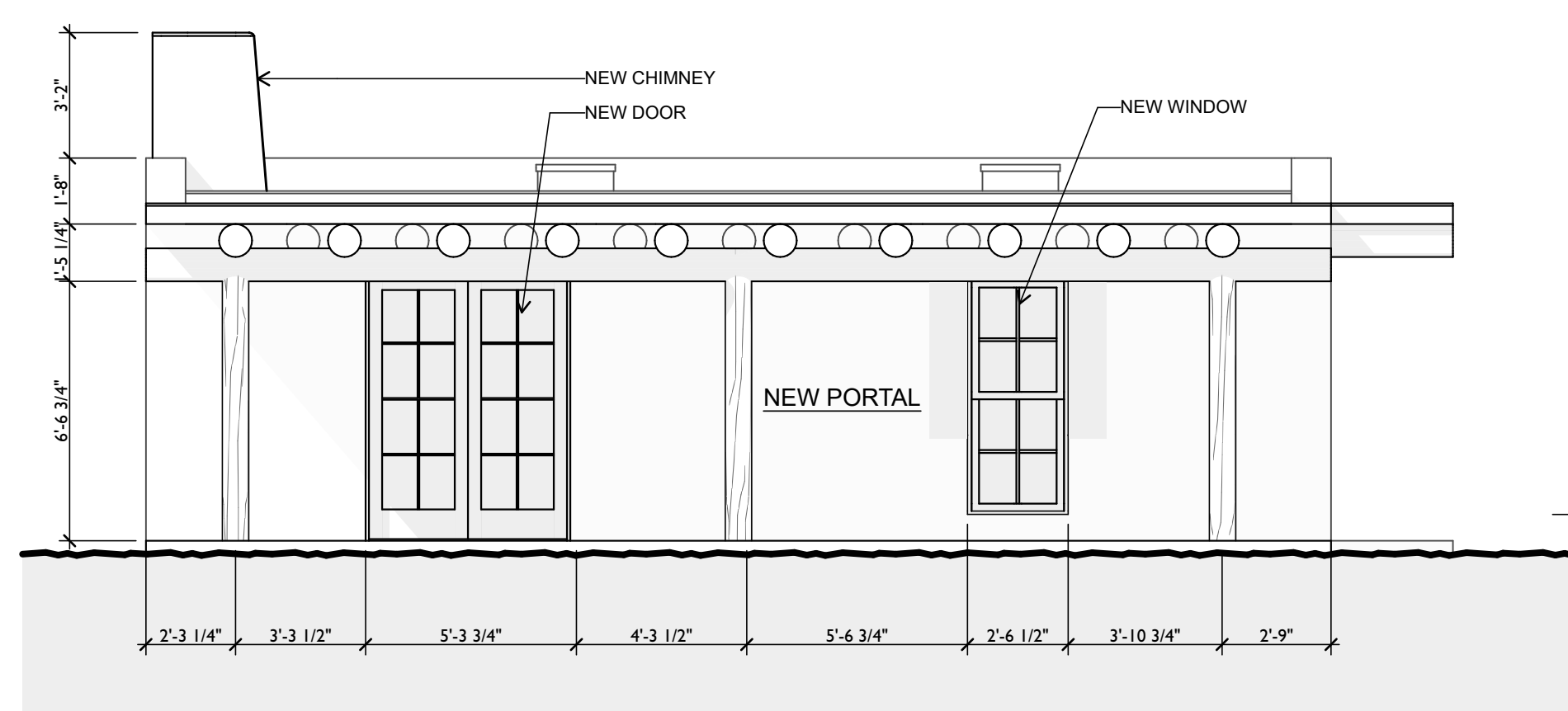
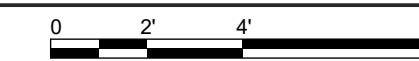
A-6



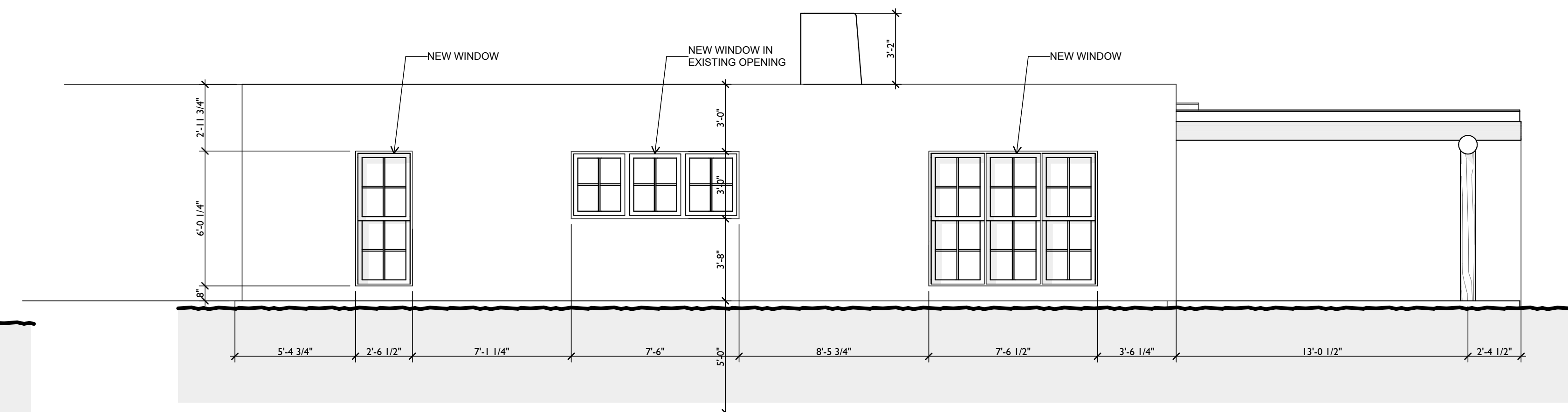
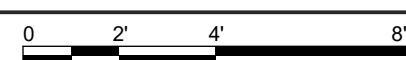
2 Existing West Elevation
 SCALE: 1/4" = 1'-0"



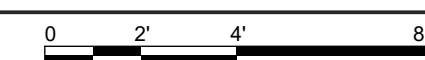
1 Existing North Elevation
 SCALE: 1/4" = 1'-0"



4 Proposed West Elevation
 SCALE: 1/4" = 1'-0"



3 Proposed North Elevation
 SCALE: 1/4" = 1'-0"



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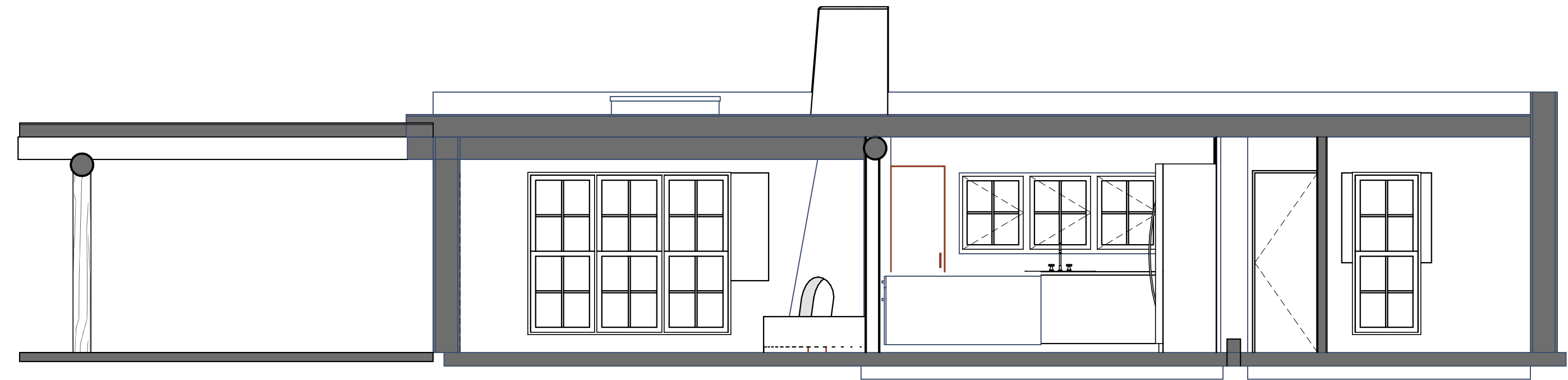
127 Duran Street
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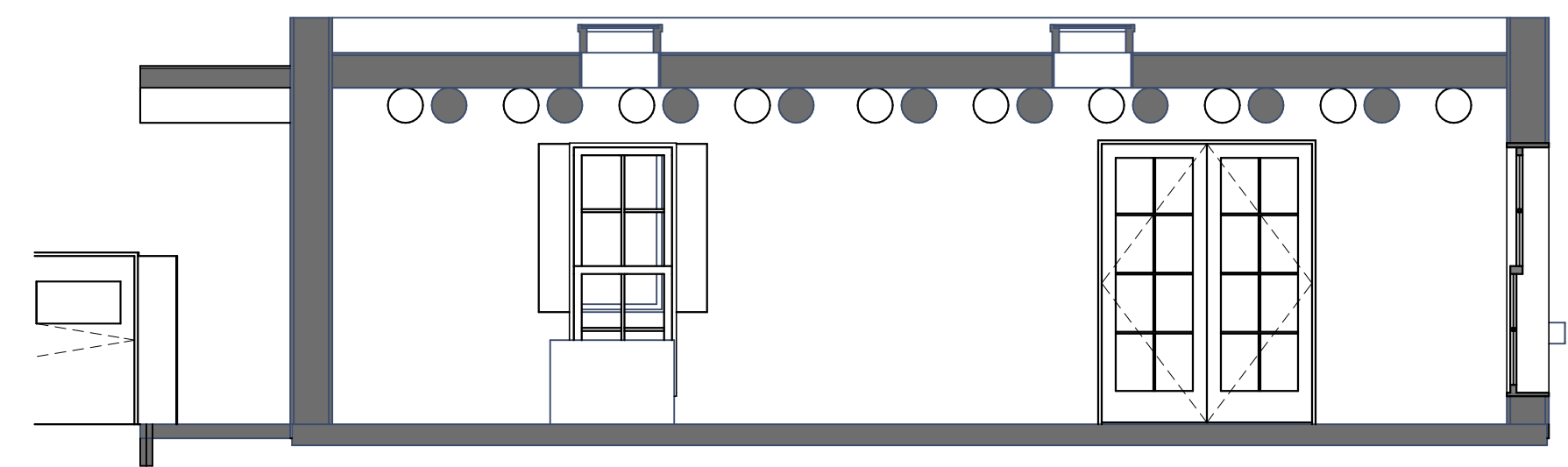
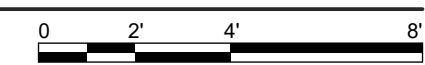
ISSUED:

PROPOSED BUILDING
 SECTIONS

A-7



1 Proposed Section A
 SCALE: 1/4" = 1'-0"



2 Proposed Section B
 SCALE: 1/4" = 1'-0"

