

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

Case # 2025-011326-HDRB

Address – 127 Duran St.

Agent's Name – Gayla Bechtol, AIA

Owner/Applicant's Name – Jenny Allen and Karen Kalat

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on October 28, 2025.

BACKGROUND

The house at 127 Duran St. sits approximately 70 feet from Duran Street on a 0.15-acre flag lot created from the property west of it, which is 127 Duran St., Units A and B. The subject house is 1,189 square feet, has a rectangular ground plan and faces north. According to a 2025 Historic Cultural Properties Inventory, the building began as a square footprint, as evident in a 1966 aerial photograph. About 1985, a 406-square-foot addition was added on the east elevation. All windows and doors have been replaced. The HDRB reviewed the historic status on February 11, 2025, Case # 2025-9773-HDRB, and retained the status of the residential structure and an accessory structure on the property as non-contributing to the Westside-Guadalupe Historic District. The Board reviewed the accessory structure for demolition September 9, 2025, Case # 2025-11031-HDRB, and approved its demolition.

The HCPI indicates that a 90-square-foot porch was also installed in the 1980s, but has since been removed. Remnant roofing material from the porch remains on the exterior walls on the east addition. While the original structure was constructed of 12-inch-thick adobe, the 1985 addition was built 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. 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 not to be original to the structure. The HCPI reads that 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. In the status review earlier in 2025, the Board designated this wall at the acequia as contributing.

The Applicant proposes the following exterior alterations:

- 1) Construct a 459-square-foot portal to a height of 9’6” where the residence is 9’8” high. The portal will be on the east elevation and will consist of a Brai roof over wood decking, local pine vigas and columns, and brick-on-sand flooring. The wood will be stained and sealed with natural stain.
- 2) Replace all windows with aluminum-clad wood windows with simulated divided lites in blue.
- 3) Install an eyebrow roof over the door on the north elevation at 3’6” deep.
- 4) Install two skylights, which shall not be publicly visible.

- 5) Stucco the residence in cementitious “Buckskin” stucco.
- 6) Re-roof the residence with foam roofing.
- 7) Construct a 4-foot-high coyote vehicle gate at the street to replace the existing chain link gate.

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. Land Use Department Staff conducted a preliminary zoning review (“PZR”) and determined that the Application appears to meet the underlying zoning standards set forth in the Santa Fe City Code (“SFCC”).
2. Historic Preservation Division Staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings (“Staff Report”), which evaluates the factors relevant to the application.
3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the proposed project, and found that the application otherwise complies with SFCC Section 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(I), Westside-Guadalupe Historic District Design Standards.
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. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(3)(a-b), and 14-5.2(C)(4), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant’s proposed design to assure overall compliance with applicable design standards.
7. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
8. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria 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 approves Items # 1-7 as set forth in the application, as recommended by Staff.

**IT IS SO ORDERED ON THIS 8th DAY of SEPTEMBER, 2026, BY THE
HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.**

Cecilia Rios, Chair

Date

FILED:

Geraldyn Cardenas
City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Date