

# City of Santa Fe, New Mexico

# memo

**DATE:** May 13, 2025

**TO:** Historic Districts Review Board Members

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

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

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2024-010291-HDRB, 815 Dunlap St, Westside-Guadalupe Historic District, non-contributing, Christopher Purvis, agent for Michael Zimmer, owner, requests a status review with primary façade designation, if applicable for a residential structure and two accessory structures.

**REFERENCE ATTACHMENTS (Sequentially):**

**CITY SUBMITTALS**

District Standards & yard wall  
& fence standards.

Historic Inventory Form

Zoning Review Sheet

Other:

**APPLICANT SUBMITTALS**

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

Other: [2025 HCPI]

**STAFF RECOMMENDATION:**

Staff recommends the historic status of the residential structure be upgraded to contributing with the south, west and east facades (Facades 4, 5, and 6) of the original residence as primary, excluding the non-historic materials and excluding the greenhouse, the garage structure be designated as non-contributing, and the storage structure be designated as non-contributing per 14-5.2(C)(2) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

**Sample motions:**

- a. Upgrade the residential structure to contributing status and designate the south, west and east facades as primary.of the original residence, excluding the non-historic materials and excluding the greenhouse,
- b. Designate the garage structure non-contributing.
- c. Designate the storage structure non-contributing.

**BACKGROUND & SUMMARY:**

The 1,360 sq. ft. single-family residence at 815 Dunlap Street is listed as non-contributing to the Westside Guadalupe Historic District. The two accessory structures in the rear of the lot have not been assigned a historic status.



Figure 1 Property Location

The single-story main residence was constructed of adobe in the 1930’s with a 1940s addition on the north elevation. The 1940s addition appears to have been constructed to have interior access to the basement. A solar greenhouse was constructed sometime in the 1970s/1980s on the south elevation (see 2025 HCPI aerials). This greenhouse addition created a door where there was once a window.

The residence is designed with a flat parapet with deep undulating points that conceal a low gabled roof. It originally had vigas which protruded on the west elevation which were removed after 1985(see figure 2 below). There also is evidence of the bathroom window on the west elevation being altered and the infill of a northeastern window after 1985. The windows all have concrete

lug sills. For the most part the windows are wood windows with one vinyl window centered in the west elevation and one steel casement window on the north elevation.

The 1940s addition does not maintain the deep undulating points nor canales. It also has never had protruding vigas. The windows are higher on the structure than those of the 1930s construction. On the north elevation of the addition there appears to have been an overhang or cover of some sort attached above the door which has since been removed (see photo 10 of the 2025 HCPI). However, the 1940s addition does have the concrete lug windowsills except for the window on the northeast corner next to the door. This window is not in-set and appears to be a newer installation than the other windows.



Figure 2: South and West Facades in 1985 (HCPI photo) and 2025.

In the northwest corner of the property sits a 600 sq. ft. wood frame garage structure with board walls, a pitched corrugated metal roof, a roll up metal vehicle door and a pedestrian door. According to the 2025 HCPI, this structure may have started as a gabled roof building shown in the 1950s aerial. The structure now extends the length of the rear lot and connects to the other outbuilding.



Figure 3: Garage Structure (photo courtesy of 2025 HCPI)

In the northeast corner of the property sits a 400 sq. ft. adobe, flat roof accessory structure. The building has grey coat stucco with a single lite window and a plywood door. The building was constructed in the 1950s as indicated in the 2025 HCPI aerials and retains its original footprint though the garage/storage structure connects to its western side.



Figure 4: Storage Building (“Outbuilding” photo courtesy of 2025 HCPI)

There are no case files in the Historic Preservation Division for this property except for the single 2016 administrative approval which approved the 48” high coyote fence with pilasters that encloses the southeastern portion of the lot in front of the residence.

#### **APPLICANT’S REQUEST:**

The applicant proposes the following exterior alterations:

1. requests a status review with primary façade designation, if applicable, for a residential structure.
2. requests a status review with primary façade designation, if applicable for a garage accessory structure.
3. requests a status review with primary façade designation, if applicable for a storage accessory structure.

The residence retains its original footprint except for the non-contributing addition on the north elevation, and it holds some unique features, namely the distinctive undulating parapets characteristic of the housing in the Westside-Guadalupe Historic District, deep-inset canales, and most of the historic windows are still present. Sofia O. Sanchez, subdivided the property in 1933 officially creating the Sofia O. Sanchez Subdivision. This is the first known Santa Fe subdivision created by a woman. This lot was subdivided off from the original lot and was deeded by Sofia Sanchez to her eldest son, Blas Jr. who built this residence. Therefore, staff recommends upgrading the structure to contributing to the Westside-Guadalupe Historic District.

It is not clear if the garage structure is the same structure as in the 1950s aerial, but it has changed extensively over the years and has more than doubled in size from the 1950s aerial and is not constructed in a manner that would contribute to the overall neighborhood; therefore, staff recommends a non-contributing status for the garage structure.

The storage unit is constructed of adobe and is in the original footprint of the structure; however, it does not hold any contributing features; therefore, staff recommends a non-contributing status for the storage structure.

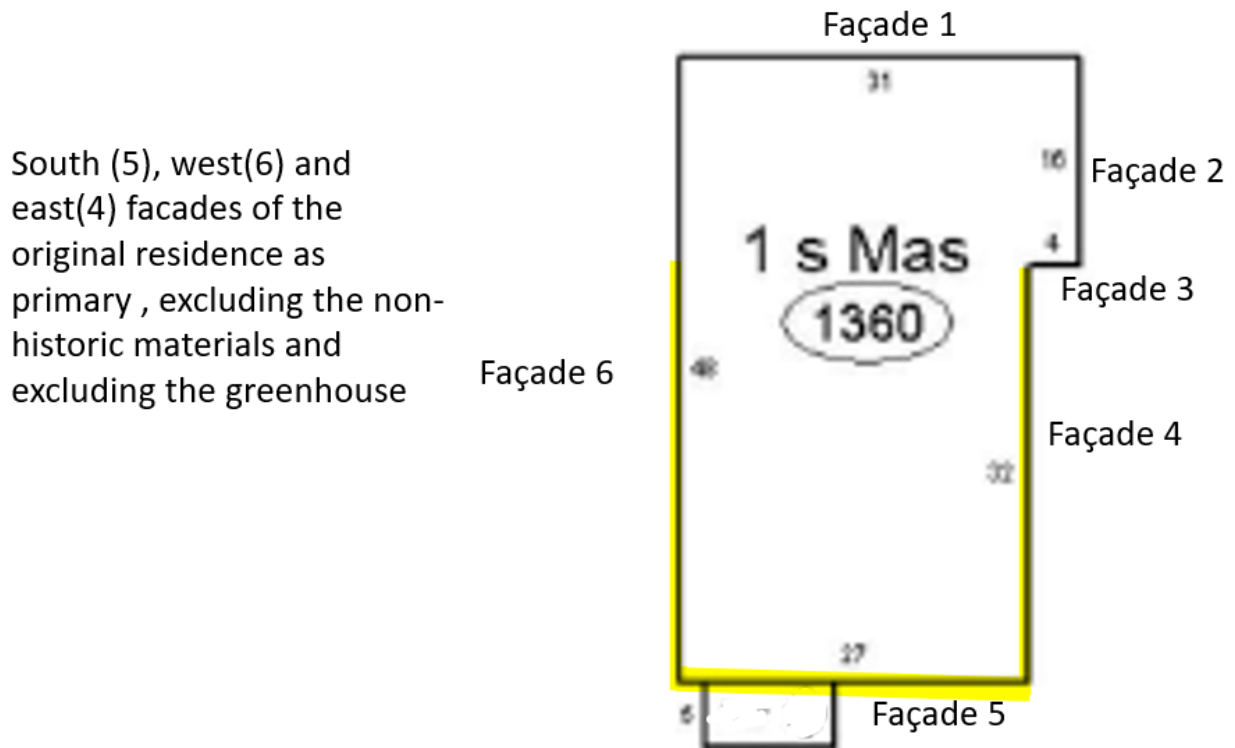


Figure 5: Façade Map

**RELEVANT CODE CITATIONS:**

**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.

(2) Designation of Significant, Contributing, or Noncontributing Status within Historic Districts

(a) Status Designation

*Structures* within historic districts may be designated a status of "significant," "contributing," or "noncontributing" based upon the definitions of these terms in Article 14-12. Staff shall maintain a record as to the current status of *structures* located in the Historic Districts.

(b) Board Authority to Review Status Designation

- (i) The Board is authorized to change the status of a *structure* or to designate a status for a *structure* with no status designated.
- (ii) A change in status or the designation of a status shall be based upon an evaluation of data provided through survey or other relevant sources of information and the definitions of "significant," "contributing," or "noncontributing."

(e) Appeals (Ord. No. 2009-42 § 16)

Decisions made by the historic districts review board may be appealed to the *governing body* as set forth in Section 14-3.17.

(f) Restoration of Status

If a *property owner* makes changes to a *structure* without the proper *city* approvals which result in the lowering of the *structure's* status, staff or the board may require the *property owner* to restore the *structure* such that its former status is restored.

14-12 Significant Structure:

A structure located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant:

- (A) for its association with events or persons that are important on a local, regional, national or global level; or
- (B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

14-12 Contributing Structure:

A structure, located in a historic district, approximately fifty 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.

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 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)