

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

**Case # 2024-8621-HDRB**

**Address** – 824 Dunlap St., Unit D

**Agent’s Name** – Watson and Associates

**Owner/Applicant’s Name** – Kary Myers

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on July 23, 2024.

**BACKGROUND**

The single-family residence at 824 Dunlap St., Unit D, is listed as non-contributing to the Westside-Guadalupe Historic District due to its modernity. The 1,100-square-foot unit is one of three approved in 2003 and constructed in 2003/2004. It is set back from Dunlap Street in the back of the complex and has minimal visibility from the public street. It is designed in a contemporary Santa Fe Style with sharp corners, a flat roof, canales and wall-dominated masses. The north-facing elevation of the building features rusted steel portals and single-lite doors. Exterior stucco color is a light yellow with a skip trowel finish. There have been no exterior renovations since the original construction.

The Applicant proposes the following exterior alterations:

1. Replace the latilla fence along the south and east property lines by installing new steel posts and reinstalling approximately 85 lineal feet of existing latilla fence along the same alignment to its original height of 7’8” for the east section and 7’0” for the south section where the maximum allowable height is 8’0”.
2. Construct a CMU yard wall 6’0” high for 12 feet between the back of house and south property line to enclose backyard, stuccoed to match existing house color and texture.
3. Construct a CMU storage shed unit with the rear of the storage structure abutting the yard wall. The storage unit will be 9’4” high and will have single panel doors facing east into the property. The stucco will match the existing house texture and color.
4. Install three light sconces at the storage shed: two on the west side and one on the east.
5. Install an un-primed steel pedestrian gate to 6’5” high in the west CMU wall between the house and the storage structure.
6. Install un-primed steel window canopies over three (3) west side windows and one (1) south side window. The canopies are un-primed 1” square steel tubing and corrugated metal. The west side canopies will be 2’0” deep by 3’10” wide, and the south side canopy will be 2’0” deep x 6’3.5” wide. They will patina to achieve a color that matches existing unprimed steel elements on the house.

**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 a written report of its findings (“Staff Report”), which evaluates the factors relevant to the application.
3. Historic Preservation Division Staff Recommendation: Staff recommends approval of the proposed project and finds that the application complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(I), Westside-Guadalupe 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. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.
8. 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.
9. 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, subject to the conditions imposed by the HDRB, as described below.

### **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 # 1-6 as set forth in the application, as recommended by Staff, with the following additional conditions:
  - a. The supporting steel framework for the coyote fence shall be on the interior of the fence, toward the residence, as required by code.

**IT IS SO ORDERED ON THIS 26th DAY of NOVEMBER, 2024, BY THE  
HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.**

\_\_\_\_\_  
Cecilia Rios, Chair

\_\_\_\_\_  
Date

FILED:

\_\_\_\_\_  
Andrea Salazar  
City Clerk

\_\_\_\_\_  
Date

APPROVED AS TO FORM:

\_\_\_\_\_  
Frank Ruybalid  
Assistant City Attorney

\_\_\_\_\_  
Date