

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

Case # 2025-10291-HDRB

Address – 815 Dunlap St.

Agent’s Name – Christopher Purvis

Owner/Applicant’s Name – Michael Zimmer

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on May 13, 2025.

BACKGROUND

The 1,360-square-foot single-family residence at 815 Dunlap St. 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. The single-story main residence was built of adobe in the 1930s, with a 1940s addition on the north elevation. The residence is designed with a deep undulating parapet that conceals a low-gabled roof. The 1940s addition appears to have been built to create an interior access to the basement. A greenhouse was added sometime in the 1970s/80s on the street-facing, south elevation. This greenhouse addition created a door where there was once a window. It originally had vigas protruding from the west elevation which were removed after 1985. There also is evidence that a bathroom window on the west elevation has been altered, and that after 1985 a northeastern window was infilled. The windows all have concrete lug sills. For the most part the windows are wood, 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 or 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. The 1940s addition has 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.

In the northwest corner of the property sits a 600-square-foot, 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 Historic Cultural Properties Inventory (“HCPI”), this structure may have started as a gabled-roof building, as shown in the 1950s aerial. The structure now extends the length of the rear lot and connects to another outbuilding. In the northeast corner of the property sits a 400-square-foot 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 it retains its original footprint, though the garage connects to its western side.

There are no case files in the Historic Preservation Division for this property except for a single 2016 administrative approval which approved the 48” high coyote fence with pilasters that

encloses the southeastern part of the lot in front of the residence. At this hearing, the Applicant requests:

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

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. For this reason, and for its historic materials and footprint, and its traditional design, the Staff recommends upgrading the residence to a contributing status.

Staff recommends a non-contributing status for the garage structure since its architecture is inconsistent with historic design models and it has changed extensively since its original construction. The Staff recommends a non-contributing status for the storage structure, as it lacks any distinctive features or other qualities that contribute to the Historic District.

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. Historic Preservation Division City staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code (“SFCC”) requirements and provided the Board with a written report of its findings (Staff Report), which evaluates the factors relevant to the application.
2. Historic Preservation Division Staff Recommendation: Per SFCC Section 14-5.2(C)(2), Designation of Significant, Contributing or Noncontributing Status Within Historic Districts: The Staff recommends the historic status of the residence be upgraded to contributing, with the south, west and east façades designated as primary, excluding the greenhouse addition and non-historic materials. The Staff recommends the garage and the storage structure be designated as non-contributing.
3. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
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. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve “significant,” “contributing,” or “non-contributing” status designations and to designate primary façades of contributing structures.

7. Under SFCC Section 14-12.1, the definition of a “contributing structure” is “a structure, located in a Historic District, approximately 50 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.”
8. Under SFCC Section 14-12.1, the definition of a “primary façade” is one or more principal faces or elevations of a building with features that define the character of the building’s architecture.
9. Under SFCC Section 14-12.1, the definition of a “non-contributing structure” is a “structure, located in a Historic District, that is less than 50 years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the Historic District.”
10. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the residence meets the definition of a “contributing structure,” as recommended by Staff. The Board finds that its association with Sofia Sanchez, location in the Sofia O. Sanchez Subdivision, and its distinctive undulating parapets, deep-inset canales and recessed windows with concrete lug sills are architectural design qualities significant for the Westside-Guadalupe Historic District.
11. The Board finds that the west, east and south façades of the residence are the primary elevations with the features that define the character of the structure’s architecture, excluding the door opening and greenhouse on the south elevation, and excluding other non-historic materials. The Board finds the unique features to be the distinctive undulating parapets, deep-inset canales, and the recessed historic windows with concrete lug window sills.
12. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the garage meets the definition of “non-contributing structure,” as recommended by the Staff.
13. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the storage structure meets the definition of “non-contributing structure,” as recommended by the Staff.
14. The information contained in the application, and the testimony, exhibits and evidence presented at the hearing establishes that all applicable requirements for Board review 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 grants the Applicant’s request to review the historic status of these structures.
3. The Board upgrades the status of the residence to contributing.

4. The Board designates the following elevations of the residential structure as the primary façades: east, west and south, excluding the door opening and greenhouse on the south elevation and excluding other non-historic materials.
5. The Board designates the garage as a non-contributing structure.
6. The Board designates the storage unit as a non-contributing structure.

IT IS SO ORDERED ON THIS 14th DAY of OCTOBER, 2025, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios
Chair

Date

FILED:

Andréa Salazar
City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Date