

A. CHRISTOPHER PURVIS ARCHITECTS

Historic Districts Review Board
City of Santa Fe, City Hall
Santa Fe NM 87501

Wednesday, August 20, 2025

RE: 815 Dunlap
Enclosed
2/25 HCPI
Window report
HDRB application
A-1 Site Plan
A-2 Floor Plan
A-3 Elevations
Photographs of elevations

Dear Lani and
Members of the Historic Districts Review Board

At the May 25th 2025 Hearing of the HDRB the status of the building was set as contributing with east west and south elevations contributing excluding non historic material (the greenhouse).

As you can see in the attached window report almost all of the windows are deemed beyond repair .

Therefore we propose the following:

Windows G and K non historic replace to match existing but with TDL

Window C is restorable so we propose to re habilitate that window

Windows A,B,D,E,F,H,I,J,L are historic but beyond repair

We propose to replace in kind window the above identified windows (A,B,D,E,F,H,I,J,L—G,K) with white K-Kron painted wood TDL insulated glass Kolbe heritage series (in lite patterns to match existing)

<https://www.kolbewindows.com/windows/heritage-old-world-classic-double-hung>

Finally provide a new window to match that one on the western side of the south elevation with white K-Kron painted wood double hung 8 over 8 TDL insulated glass Kolbe heritage series (after removing the greenhouse).

Then Restucco to match existing Buckskin on all 4 sides of the building

And install a compressor behind a 48” high coyote fence on the north side of the building

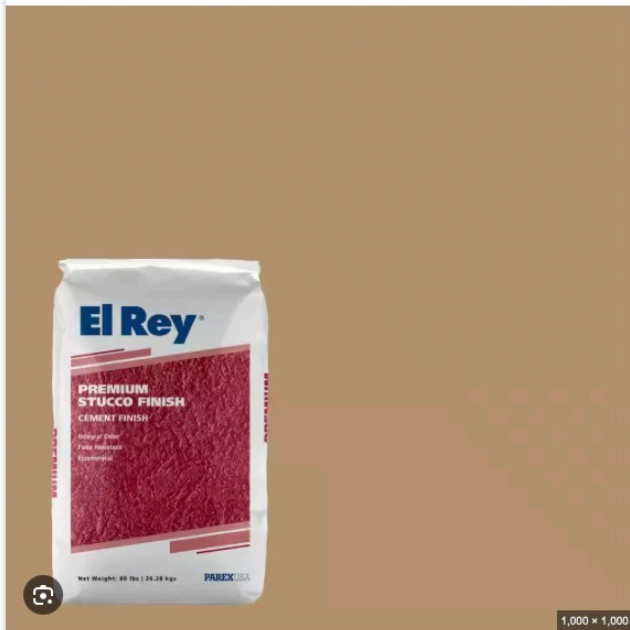
Please call if you have any questions on the project 982-5461

Sincerely,



Christopher Purvis.

A. CHRISTOPHER PURVIS ARCHITECTS



LaHabra 80 lb. Premium Stucco Finish #106 Buckskin
740156 - The Home Depot

[Visit >](#)

A. CHRISTOPHER PURVIS ARCHITECTS

Historic Districts Review Board
City of Santa Fe, City Hall
Santa Fe NM 87501

Sunday, September 28, 2025

RE: 815 Dunlap
Exceptions

Lani McCulley and
Members of the Historic Districts Review Board

I provide the following responses to the criteria for exception for the proposed window replacement on primary facades

- (i) Do not damage the character of the streetscape;

This proposed Window replacement that is necessitated by the deteriorated condition of the wood in the window does not damage the streetscape because the opening and glass pattern are unchanged and the durable paint on the wood allows for the continued look of a wood window while providing the same pattern of visual interest to that portion of the street .

- (ii) Prevent a hardship to the applicant or an injury to the public welfare;

This proposed window replacement allows the homeowner to have a functioning window in place of ones that are beyond repair according to the window assessment to not have functioning windows would be a hardship

- (iii) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts;

The window replacement allows for the strengthening of the heterogeneous character of the city by allowing a residential building to continue to be used for its original purpose with all its parts functioning properly. This makes the historic building able to be used long into the future. And is part of the full range of design options that should be available for residents to continue to live in this location.

Please call if you have any questions on the project 982-5461

Sincerely,



Christopher Purvis.

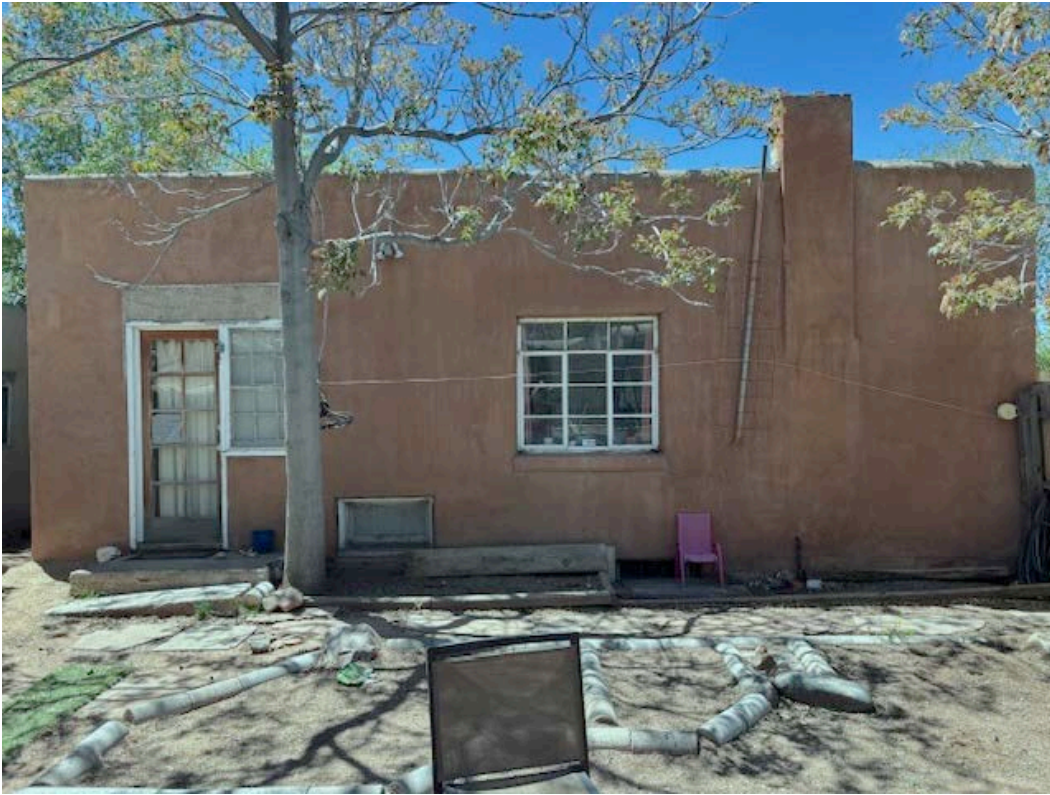


EAST ELEVATION



WEST ELEVATION

815 DUNLAP

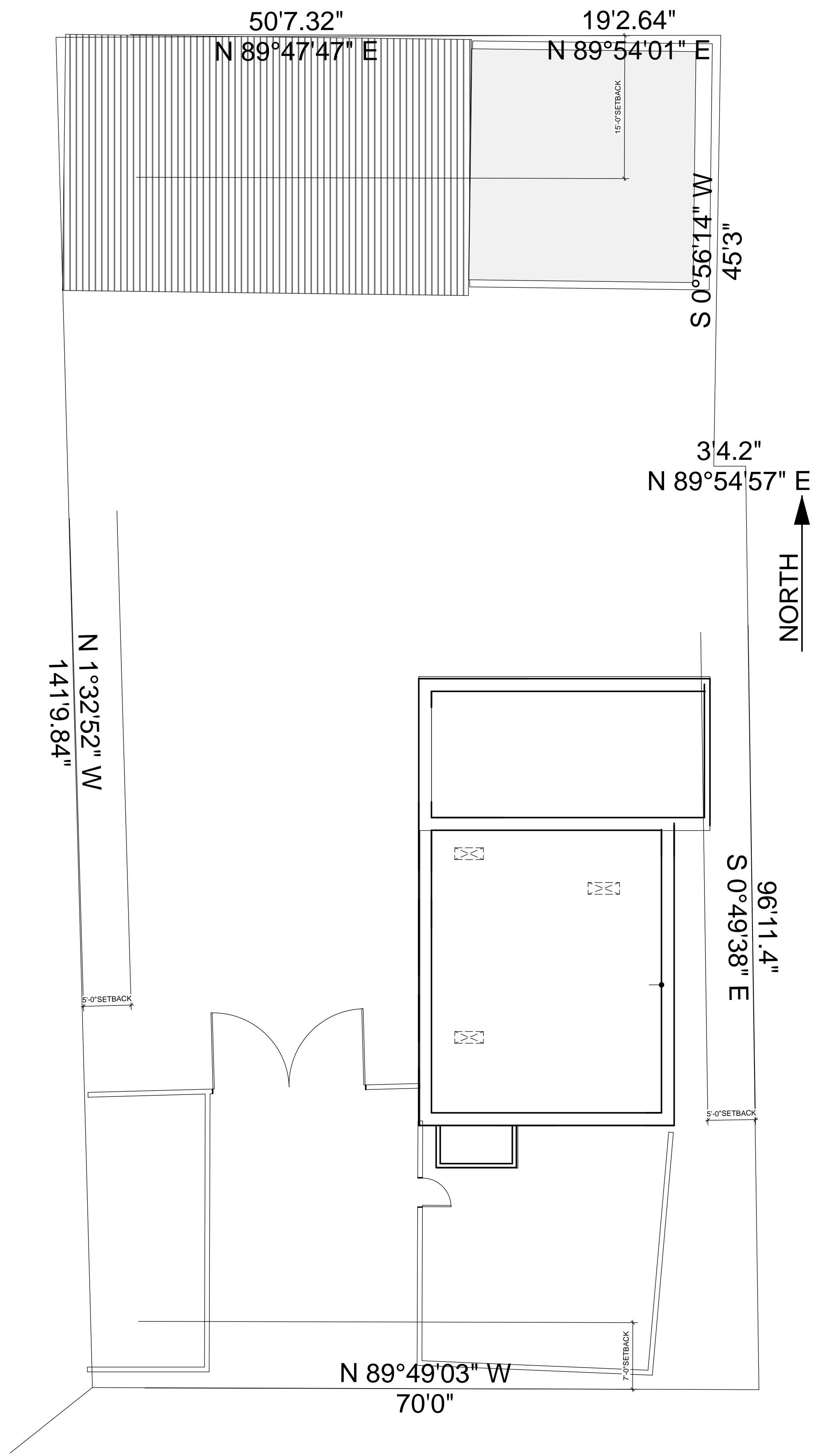


NORTH ELEVATION

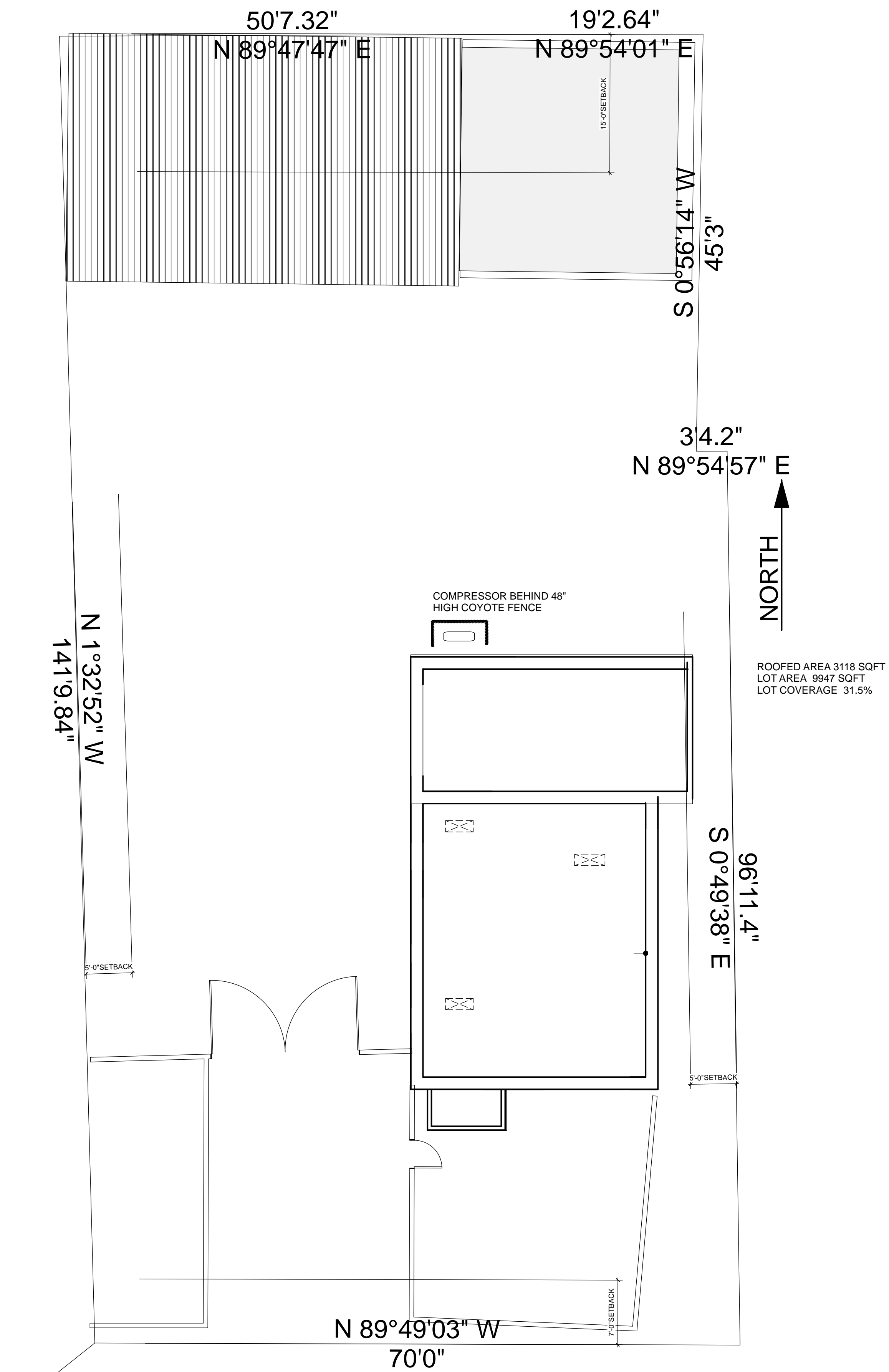


SOUTH ELEVATION

815 DUNLAP

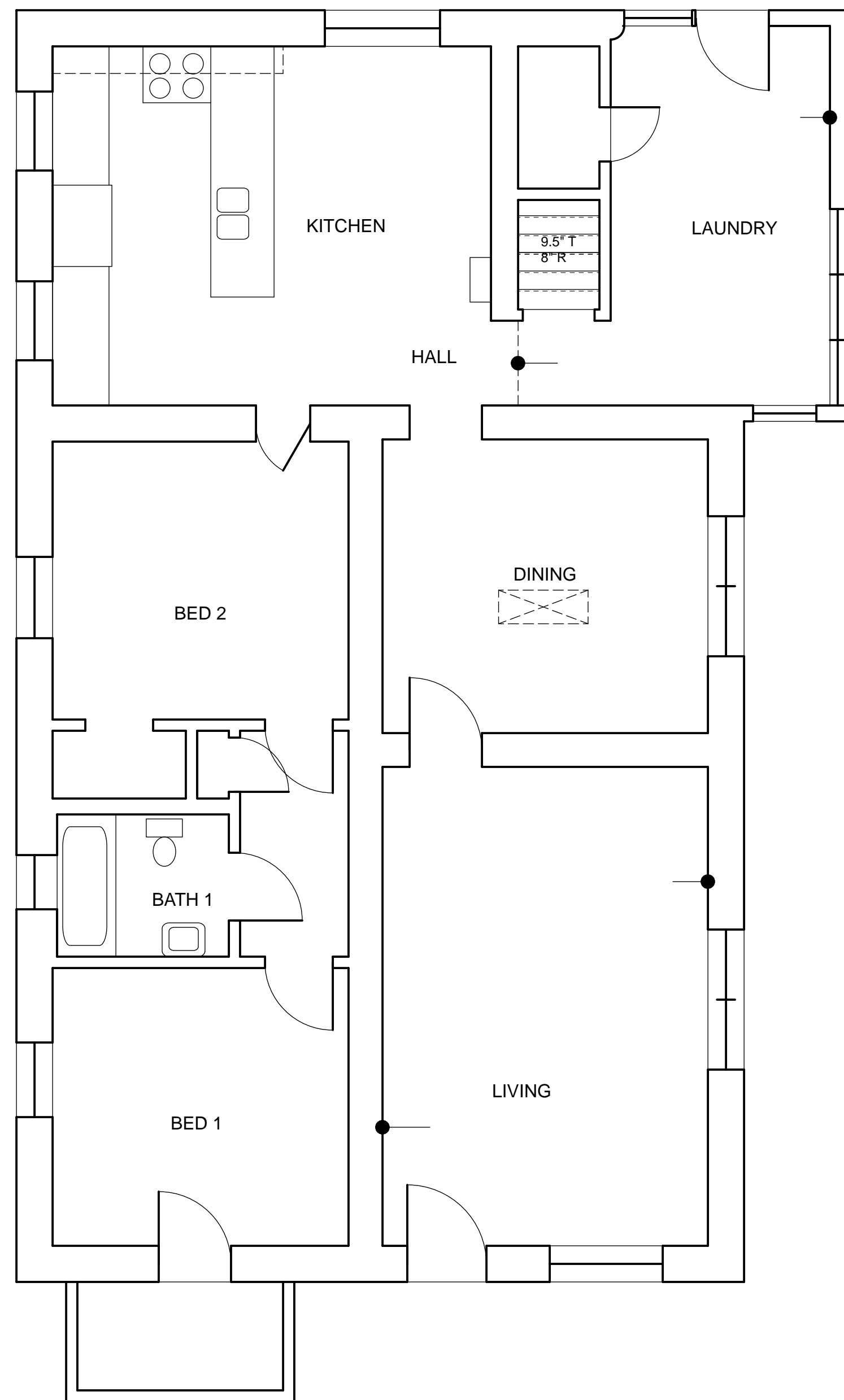


1 SITE PLAN EXISTING
Scale: 1/8" = 1'-0"

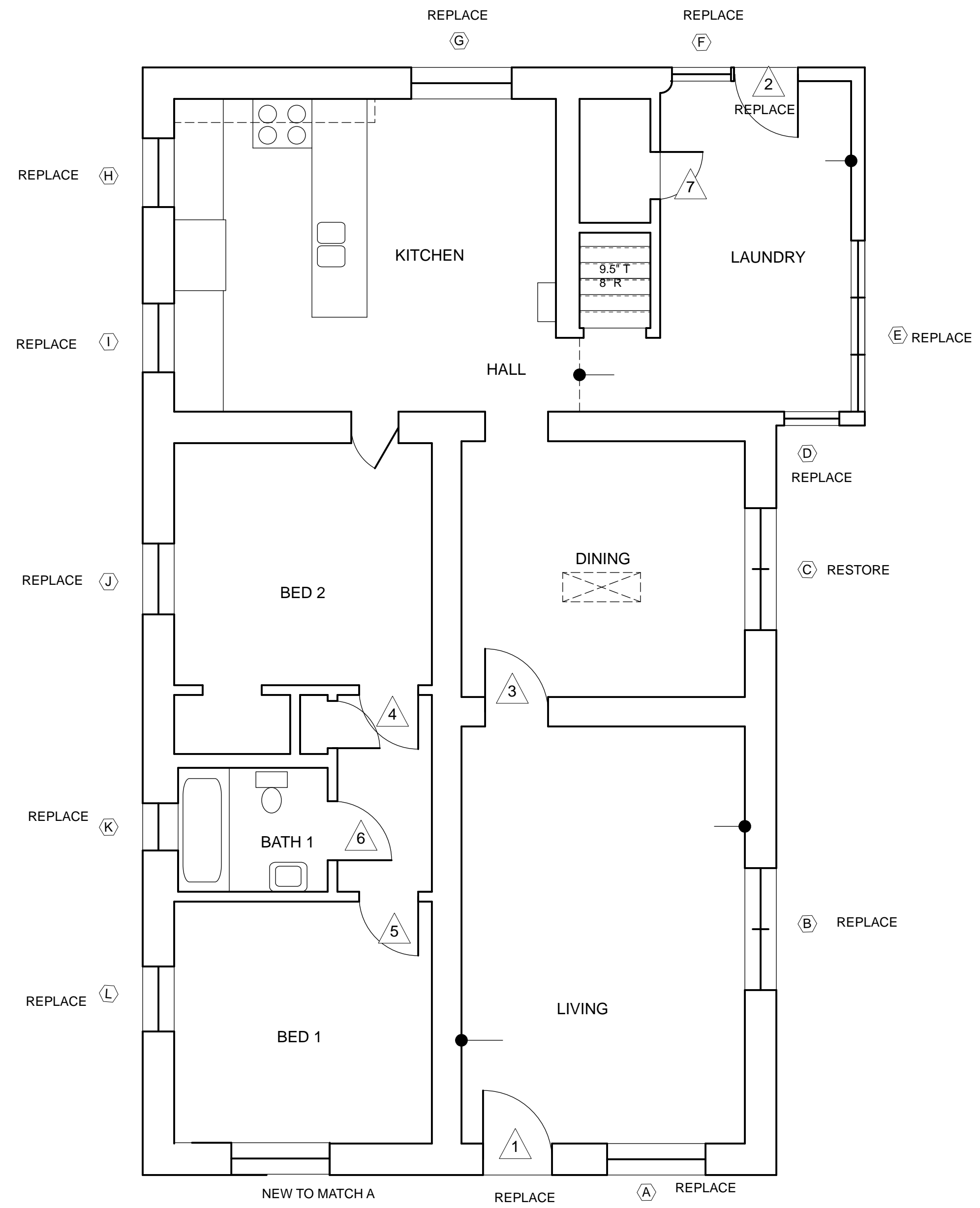


1 SITE PLAN PROPOSED
Scale: 1/8" = 1'-0"

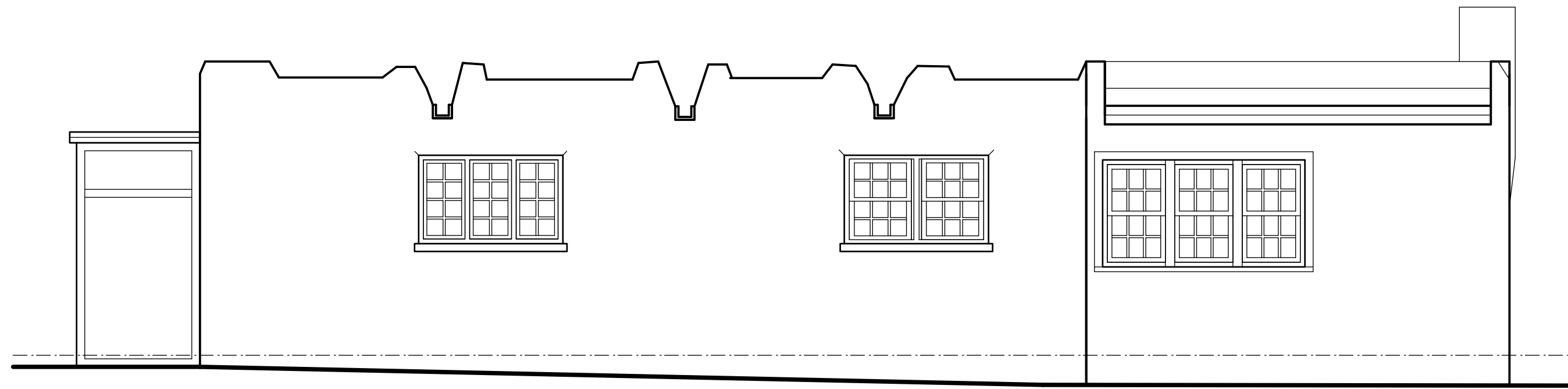
ROOFED AREA 3118 SQFT
LOT AREA 9947 SQFT
LOT COVERAGE 31.5%



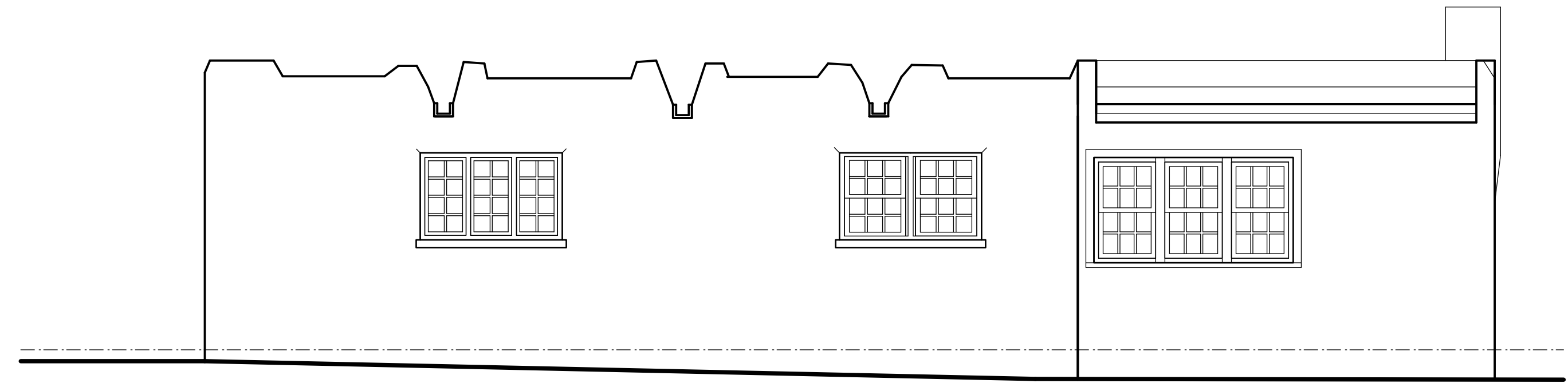
1 FLOOR PLAN EXISTING
Scale: 1/4" = 1'-0"



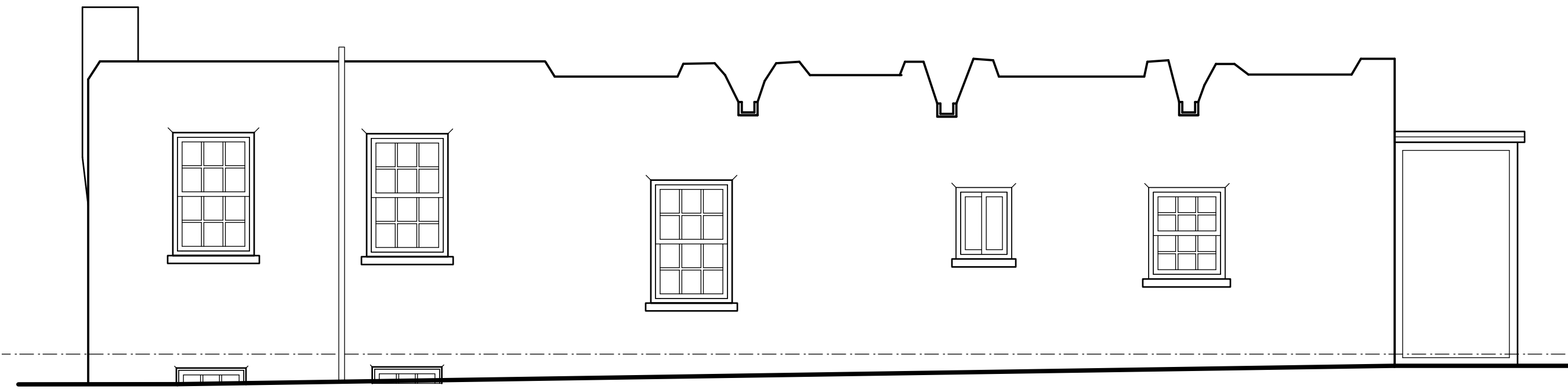
1 FLOOR PLAN PROPOSED
Scale: 1/4" = 1'-0"



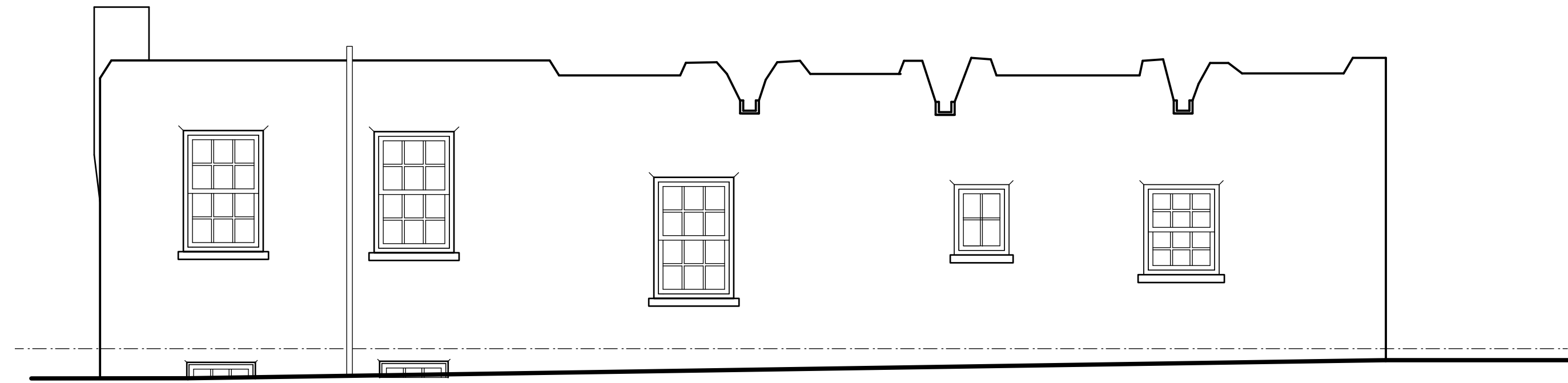
1 EAST ELEVATIONS EXISTING
Scale: 1/4" = 1'-0"



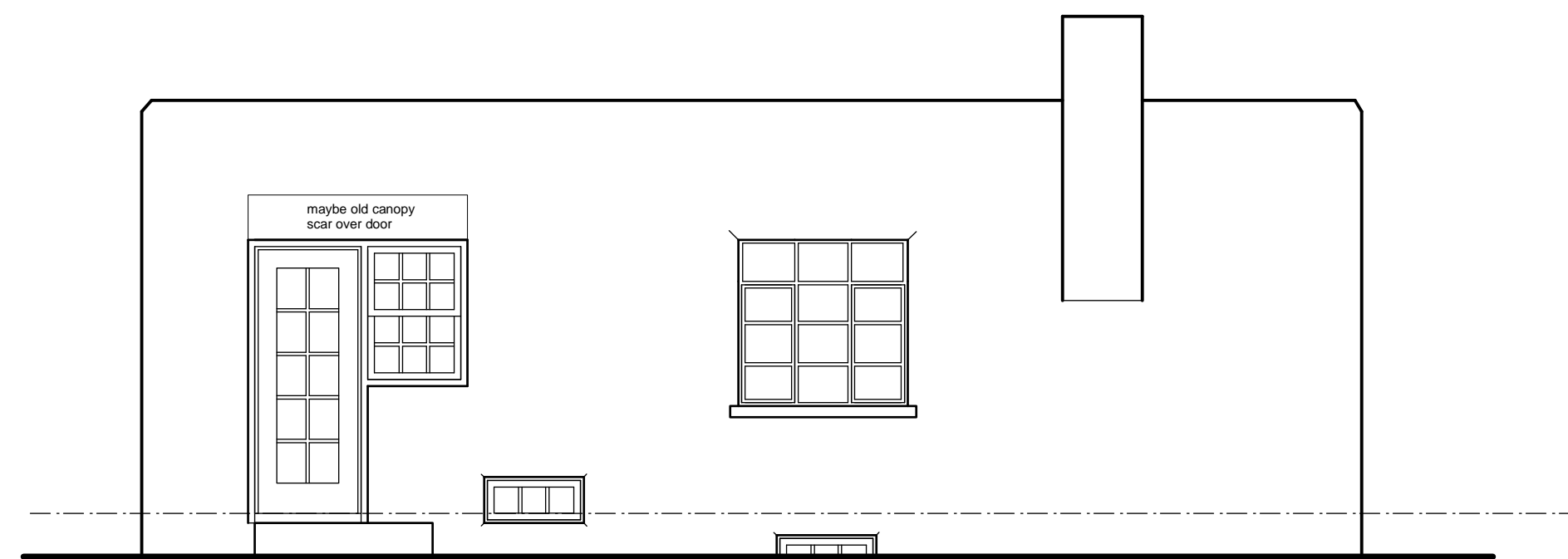
1 EAST ELEVATIONS PROPOSED
Scale: 1/4" = 1'-0"



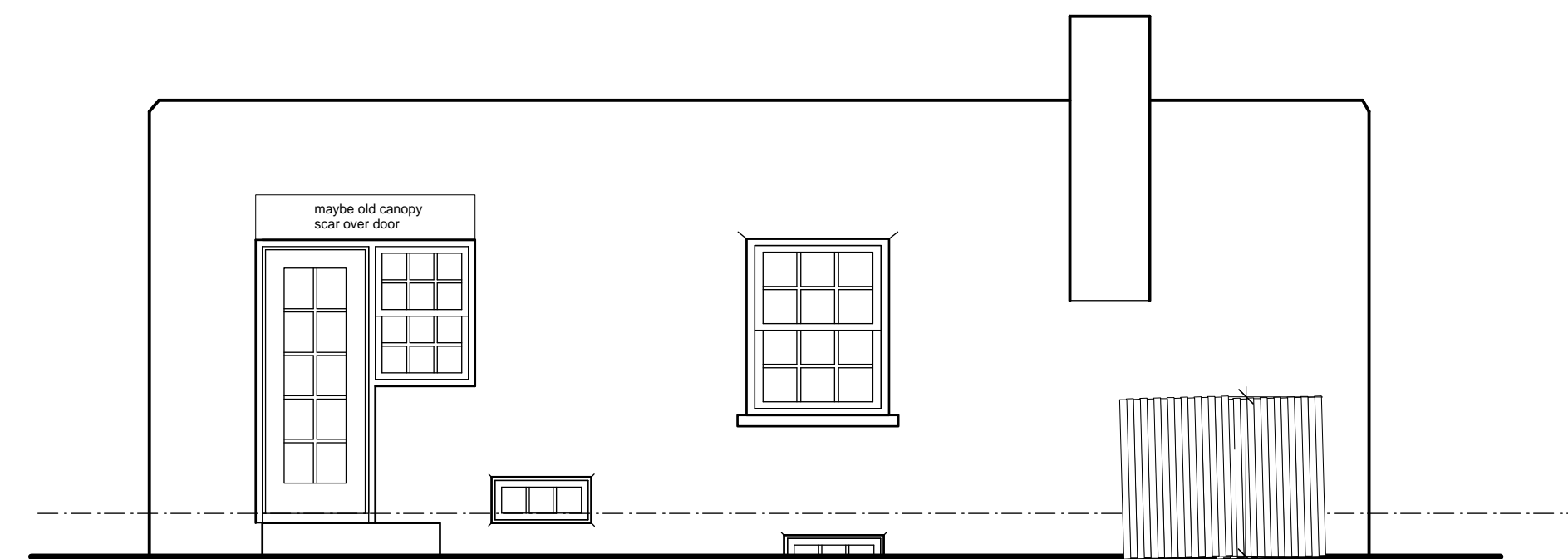
1 WEST ELEVATIONS EXISTING
Scale: 1/4" = 1'-0"



1 WEST ELEVATIONS PROPOSED
Scale: 1/4" = 1'-0"



1 NORTH ELEVATIONS EXISTING
Scale: 1/4" = 1'-0"



1 NORTH ELEVATIONS PROPOSED
Scale: 1/4" = 1'-0"



1 SOUTH ELEVATIONS
Scale: 1/4" = 1'-0"



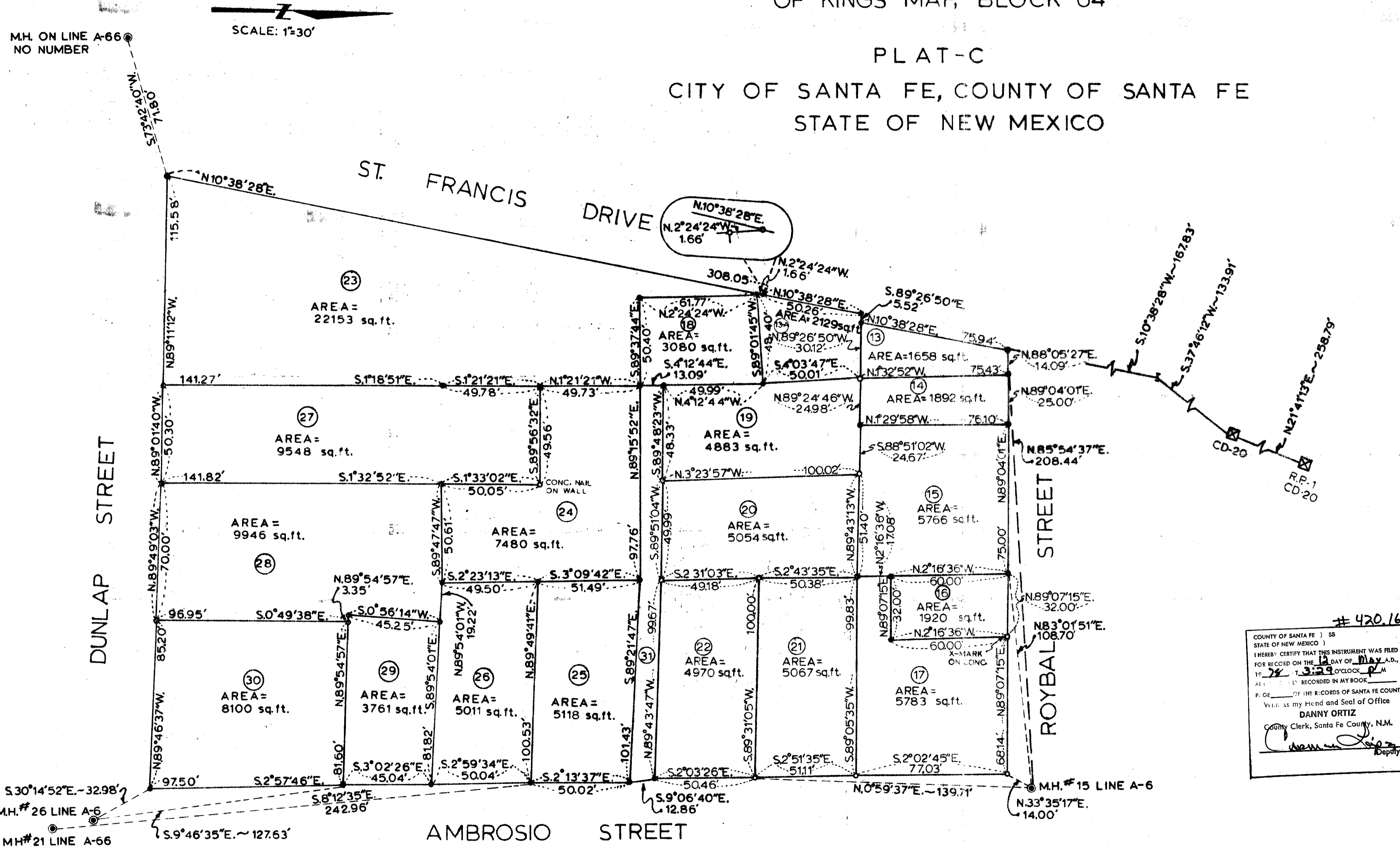
1 SOUTH ELEVATIONS PROPOSED
Scale: 1/4" = 1'-0"

PLAT OF SURVEY

SHOWING LANDS IN
GUADALUPE NEIGHBORHOOD
 REPLAT OF PORTIONS
 OF KINGS MAP, BLOCK 64

PLAT-C

CITY OF SANTA FE, COUNTY OF SANTA FE
 STATE OF NEW MEXICO



CITY OF SANTA FE NEW MEXICO

REVIEWED ON May 11 1978 BY [Signature]
 CITY PLANNER

REVIEWED ON 11 May 1978 BY [Signature]
 CITY ENGINEER

PARCEL	OWNERS
13 & 13A	GUADALUPE BLEA & LOUISE BLEA
14	MARY EDUVIGEN CHAVEZ (GUADALUPE & LOUISE BLEA)
15	SALOMON GONZALES & ROBERTA GONZALES
16	JOHN E. DOOLITTLE & MARY I. DOOLITTLE
17	JOE E. LOPEZ SR.
18	EVA P. MONTOYA
19	MACARIO A. SALAZAR
20	JOSE LUCERO (JOE LUCERO)
21	JOSE LUCERO (JOE LUCERO)
22	VICTORIANA M. GARCIA
23	ROBERT L. SHOCKEY
24	MARGARET SEDILLO
25	ROSINA ALARID
26	EDWARD CATANACH JR. & YMELDA S. CATANACH
27 & 28	PHILLIP R. SANCHEZ & NELL W. SANCHEZ
29	ALICIA P. SANCHEZ
30	BEATRIZ SANCHEZ
31	COMMON ENTRANCE

420.169

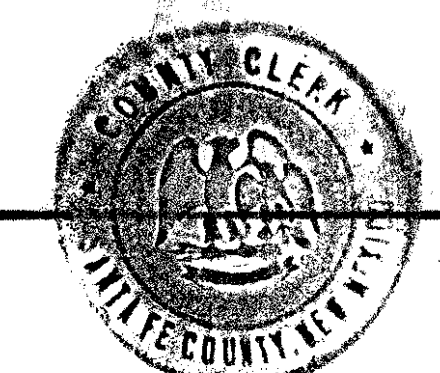
COUNTY OF SANTA FE) SS
 STATE OF NEW MEXICO)
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED
 FOR RECORD ON THE 12 DAY OF MAY A.D.,
 1978 AT 2:53 O'CLOCK P.M.
 AS A PLAT RECORDED IN MY BOOK
 P. GE _____ OF THE RECORDS OF SANTA FE COUNTY
 Witness my Hand and Seal of Office
 DANNY ORTIZ
 County Clerk, Santa Fe County, N.M.
[Signature]
 Deputy

I HEREBY CERTIFY THAT THIS PLAT AND
 NOTES THEREON ARE A TRUE AND CORRECT
 DRAWING OF A SURVEY COMPLETED BY ME
 IN THE FIELD DURING NOV. DEC. 1977 & JAN. 1978

Joseph L. Pacheco
 JOSEPH L. PACHECO P.E. & L.S. 3905

- NOTES
- INDICATES IRON PIPE FOUND
 - INDICATES REBAR FOUND
 - INDICATES 1/2" REBAR SET
 - INDICATES MANHOLE
 - I INDICATES HIGHWAY R.W. MARKER (RAIL)
 - INDICATES MONUMENT BRASS CAP SET

CITY OF SANTA FE
 COMMUNITY DEVELOPMENT PROJECT
 #C-41 ~ TITLE CLEARANCE ASSISTANCE AND SURVEY MONUMENTATION



WARRANTY DEED (JOINT TENANCY) 428460

PHILIP R. SANCHEZ, an unmarried man

for consideration paid, grant

to THOMAS CHARLES CALLANAN, a single man and
MICHAEL ZIMMER, a single man, as Joint Tenants

whose address is

the following described real estate in SANTA FE County, New Mexico:

A piece or parcel of land lying and being situate within the municipal limits of the City of Santa Fe, County of Santa Fe, State of New Mexico, being more particularly bounded and described as follows:

Beginning at a point for the Southeast corner of the parcel, which is a point that bears N. 89° 46' 37" W., a distance of 85.20 feet to a point; thence N. 30° 14' 52" W., a distance of 32.98 feet from the center of City of Santa Fe Sanitary Sewer Manhole #26, Line A-6. Thence from the said point of beginning N. 89° 49' 03" W., a distance of 70.00 feet to a point; thence, N. 1° 32' 52" W., a distance of 141.82 feet to a point; thence, N. 89° 47' 47" E., a distance of 50.61 feet to a point; thence, N. 89° 54' 01" E., a distance of 19.22 feet to a point; thence, S. 0° 56' 14" W., a distance of 45.25 feet to a point; thence, N. 89° 54' 57" E., a distance of 3.35 feet to a point; thence, S. 0° 49' 38" E., a distance of 96.95 feet to the point and place of beginning.

All is shown as parcel #28 on Plat of Survey by Joseph L. Pacheco, P. E. & L. S. #3905, entitled "Plat of Survey Showing Lands in Guadalupe Neighborhood", Plat "C". The plat is recorded in the office of the County Clerk of Santa Fe County under Document #420169.

SUBJECT TO reservations, restrictions and easements of record.

with warranty covenants.

WITNESS OUR hand S and seal this 1st day of October, 1981

Phillip R. Sanchez
Phillip R. Sanchez

(Seal)

(Seal)

(Seal)

(Seal)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO

COUNTY OF SANTA FE

ss.

The foregoing instrument was acknowledged before me this 1st day of October, 1981,

by Phillip R. Sanchez, an unmarried man

(Name or Names of Person or Persons Acknowledging)

My commission expires: 10-18-82

(Seal)

Henry J. Garcia
Notary Public

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO

COUNTY OF

The foregoing instrument was acknowledged before me this _____ day of _____, 19____,

by _____ (Name of Officer)

_____ (Name of Corporation Acknowledging)

_____ corporation, on behalf of said corporation.

My commission expires:

(Seal)

Notary Public

NOTARY PUBLIC USE ONLY

By and to which this instrument was filed and on the 1st day of Oct, 1981, at 2:37 o'clock P. M., duly recorded in book 428 of the records of Santa Fe County.

Witness my Hand and Seal of Office
CAROLINA R. MONZULES
County Clerk, Santa Fe County, N.M.

Mabel D. Salazar
Deputy

