

- a. **2025-010291-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.

Lani McCulley presented the case and staff recommendation. Staff recommended the historic status of the residential structure be upgraded to contributing with the south, west and east facades 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.

Christopher Purvis, 518 Old Santa Fe Trail, Santa Fe, NM, was sworn in. Mr. Purvis stated that the report was complete and agreed with the staff's recommendation.

Public Comment:

Ms. Stefanie Beninato, PO Box 1601, Santa Fe, New Mexico was sworn in. She agreed with the staff report and felt that it would be a good decision to preserve this building.

Board Action:

Member Bienvenu moved that the recommendations of the staff be adopted as findings, that the residential structure be upgraded to contributing with the south, west, and east facades which are designated 4, 5, and 6 of the residence as primary excluding the non-historic materials and excluding the greenhouse, the door opening which appears to be non-historic and in an ideal world if the greenhouse were to be removed would be returned to a window to reestablish the original symmetry of the street facing facade, the garage structure be designated as non-contributing and the storage structure be designated as non-contributing. Member Degnan seconded. The motion passed by roll call vote with the Board voting unanimously (5-0).

- b. **2025-010331-HDRB, 137 E. Santa Fe Ave.**, Don Gaspar Area Historic District, Contributing, Gayla Bechtol, agent for Paige Prescott and Robert Merker, owners, request a status review and primary façade designation(s) if applicable for residence, garage and yard wall.

Amanda Romero presented the case and staff recommendation. Staff recommended the historic status of the main residential structure be upgraded to significant status, excluding the mudroom addition on the north facade, the garage to maintain contributing status with the south façade designated as primary excluding the garage doors, and the east yard wall designated as contributing, per 14-5.2(C) Designation of Significant and Contributing Structures.

Chair Rios requested clarification on the recommendation for the house.



City of Santa Fe
Land Use Department
200 Lincoln Ave.
Santa Fe, New Mexico 87504-0909

PROJECT 2024-010291-HDRB, 815 Dunlap St, Westside-Guadalupe Historic District, non-contributing,
DESC: 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.

CASE NUMBER: 2025-010291--HDRB

PROJECT TYPE: Historic Status Review

LOCATION: 815 DUNLAP ST
Santa Fe, NM 87501

CONTACTS: Applicant Christopher Purvis 518 Old Santa Fe Trail ST1 PMB
373
Santa Fe, NM 87505

Property Owner Michael and Julie Zimmer

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on May 13, 2025. The decision of the Board was to designate the residential structure contributing with the east, west, and south elevations as primary excluding the door opening and greenhouse on the south elevation and excluding the non-historic materials, and to designate the storage structure and the garage units as non-contributing. The Board also noted that if the greenhouse were to be removed they would like the door behind it returned to a window.

For further information please call 505-955-6605.

Sincerely,

Lani McCulley

NOTE: Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerk's office (SFCC 14-3.17(D)). Your permit will be denied if any changes on plans that were not approved by the HDRB or if conditions of approval are not met. **Please attach copies of this letter to all sets when submitting for construction permits.**

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*

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.

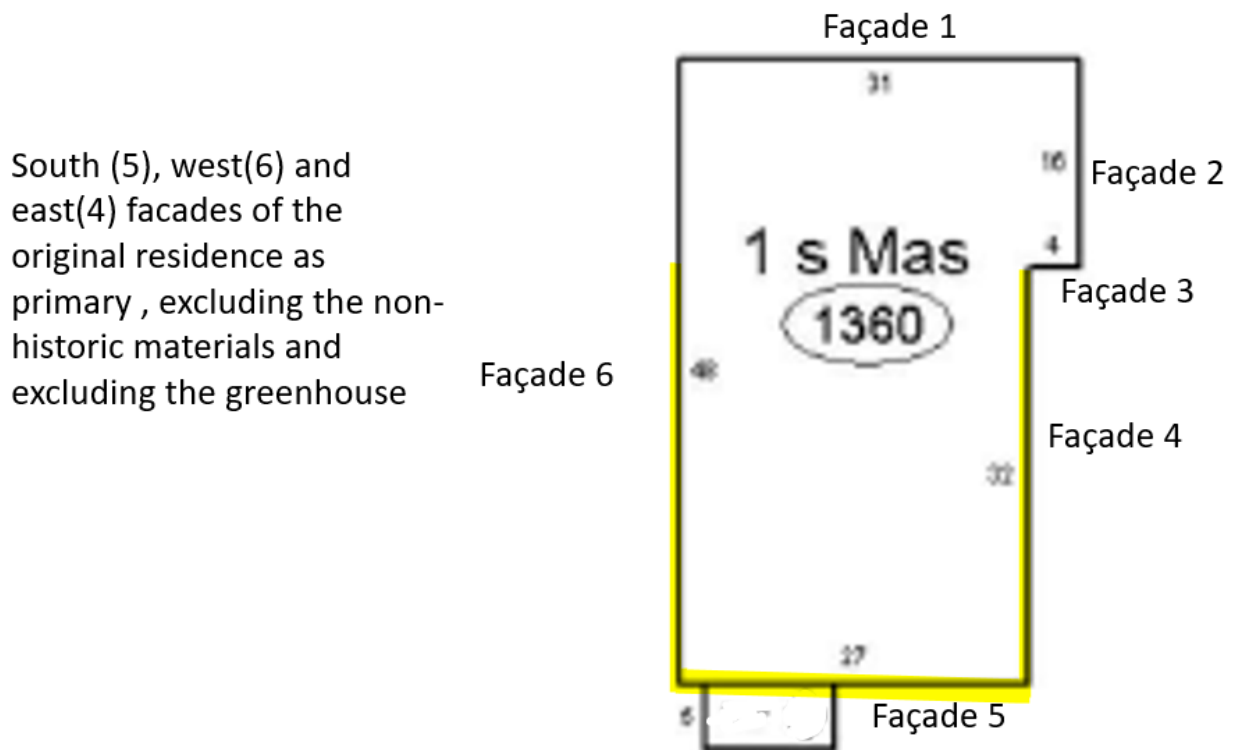


Figure 5: Façade Map

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:

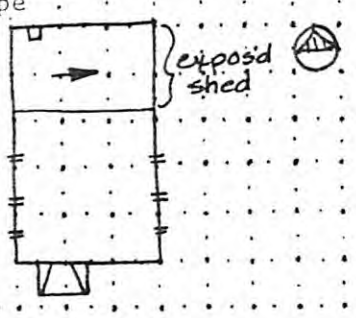
- (a) Slump block, stucco, brick, or stone shall be used as exterior *wall* materials. Wood and other materials may be used for details. Aluminum siding, metal panels, mirrored glass, and unstuccoed concrete block or unstuccoed concrete shall not be used as exterior *wall* materials;
- (b) The color 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)

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

41905

building threatened? yes	surveyed date <u>8/85</u> by <u>SL</u>	county <u>SANTA FE</u>	ID no. <u>051613417</u>
field map <u>SFHD #7</u>	number <u>417</u>	UTM reference easting zone <u>12 13</u> northing	
location description <u>815 Dunlap</u>		city/town <u>SANTA FE</u>	
		land grant/reservation <u>na</u>	
building name		legal description tensp <u> </u> N S range <u> </u> E W sec <u> </u> $\frac{1}{4}$ $\frac{1}{2}$	
film roll by <u>SL</u> no. <u>14</u>	negative nos. <u>26</u>	loc. of neg. <u>HPB</u>	plan shape 



date of construction
140-144 estimate actual

source
directory

use
present residential
other

historic residential
other

condition
 excellent good
 fair deteriorating

NMUV	conc.
	wall material/surface <u>adobe/stucco</u>

degree of remodeling
 minor moderate major

describe:

architectural features
one story w/ basemt.; flat parapet (w/ undulated points)
concealing ^{both} low 'gable' roof (draining via canales) at
front & exposed shed at rear w/ alum gutter
w/ windows: 8/8 dbh, 6/6 dbh, 4 lit casemt, 1 lit hopper in
basemt, mtl. casemt: 3x4, - shutters on W facade - all
w/ conc lug sill
w/ doors: solid w/ 12 lits, solid w/ 4 lits

surroundings
residential

relationship to surroundings
 similar not similar

district potential
 yes no

significance
 eligible of none

if eligible, interest
why?
age

comments

associated buildings? yes
what type?
old garage & storage

if inventoried, list ID nos.

see back? yes



City of Santa Fe

LAND USE DEPARTMENT | HISTORIC PRESERVATION DIVISION



ADMINISTRATIVE APPROVAL

THIS IS NOT A CONSTRUCTION PERMIT

DO NOT BEGIN WORK WITHOUT A PERMIT. SUBMIT THIS FORM WITH YOUR CONSTRUCTION PERMIT APPLICATION AND RETAIN A COPY AT THE JOB SITE.

Date: 6/16/16

To: BUILDING PERMIT DIVISION

From: David Rasch, HPD Planner Supervisor:

DR
STAFF INITIALS

Sobia Sayeda, HPD Planner Technician Senior

SS
STAFF INITIALS

Date Submitted:

6/16/16

Contact Name:

CHRIS PUEVIS

Phone Number:

982-5461

Project Address: 815 DUNLAP

Be advised that per §14-5.2 SFCC 1987 the work described below at the above-referenced address does NOT require Historic Districts Review Board approval and is hereby staff-approved as described below. Please allow the applicant to submit for a construction permit(s) for this work if required.

Description of Proposed Work:

48" HIGH, IRREGULARLY TOPPED LATHING FENCE, WITH STONE PILASTERS AS SUBMITTED.

PERMIT ROUTING and REQUIRED HISTORIC INSPECTIONS

- Yes No ROUTE TO HISTORIC DIVISION SS
- Yes No INTERIM HISTORIC INSPECTION SS
- Yes No FINAL HISTORIC INSPECTION SS

A. CHRISTOPHER PURVIS
ARCHITECTS

Historic Design Review Board
City of Santa Fe
City Hall
Santa Fe NM 87501

Thursday, June 16, 2016

RE: 815 Dunlap.
Enclosed (1) 8.5"x14" copies
A-1 site plan 06-16-16
A-2 floor plan 06-16-16
A-3 fence detail 06-16-16
copy of stop work order

JUN 16 2016


Dear Sobia Sayeda

The enclosed submittal is in response to a stop work order issued on may 31 , 2016

The owner requests permission to modify the fence to comply with the enclosed drawings .
The fence will be no more than 48" high

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

Sincerely,



Christopher Purvis.



City of Santa Fe

0937

P.O. Box 909, Santa Fe, New Mexico 87504-0909

HISTORIC PRESERVATION DIVISION / NOTICE OF VIOLATION

City Initiated

Citizen Complaint

NAME: _____

PHONE: _____

ADDRESS: _____

DESCRIPTION

*(UNAPPROVED) LANTANA FENCE
AT PLACE OF RESIDENCE. NEED
APPROVAL FROM HISTORIC STAFF OR
HISTORIC BOARD*

NAME OF VIOLATOR: _____

PHONE: _____

ADDRESS: *815 UNCLAD STREET*

- 14-3.10 *Construction* ~~Permits~~ 14-8.10 (H) (19) Permits Required (Signs)
- 14-8.5 Walls and Fences 14-8.10 (H) (23) Sandwich Signs; Prohibition
- 14-8.10 Signs 14-8.10 (H) (29) Price Reduction Signs
- 14-8.10 (A) Applicability (Signs)
- 14-8.10 (H) Special Sign Regulations in the Historic Districts
- 14-8.10 (H) (4) Prohibited Locations
- 14-8.10 (H) (12) Signs; Awnings, Flags, Banners
- OTHER You are in violation of the following City Ordinance: _____

NOTICE OF VIOLATION

HPE01.indd 06/09

Should compliance not be adhered to, you will be subject to the penalties of Section 1-3.1. "Any violation of the Santa Fe City Code of 1987, not specifically provided for in any ordinance, resolution, rule, regulation or order to the contrary, is punishable by a fine of not more than five hundred dollars (\$500.00) or by imprisonment in the county jail for a term of not more than (90) days, or by both such fine and imprisonment. Any day that any such violation continues constitutes a separate offense, except where otherwise provided."

DATE: *5/31/16*

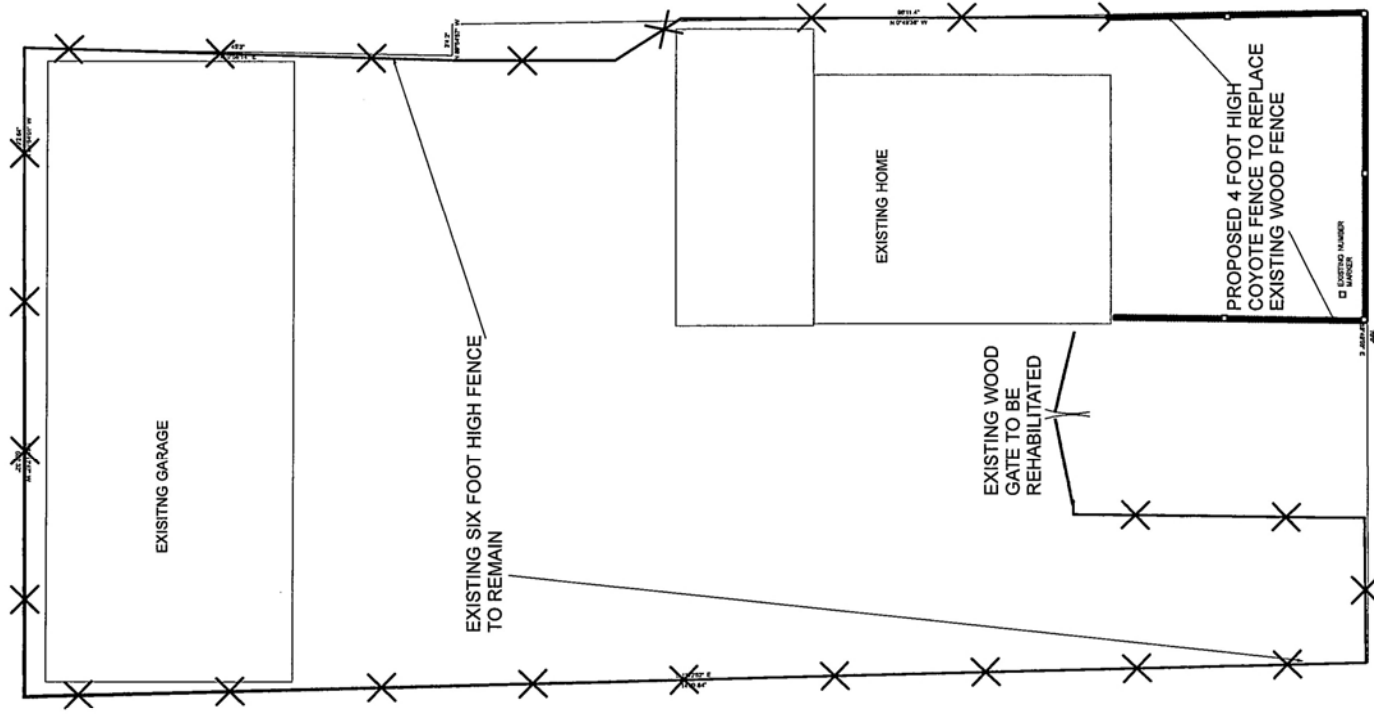
TIME: *2:20*

AM PM

INSPECTION DATE: *6/1/16*

INSPECTOR: *Christina Moore*

PHONE NO.: *955-6157*



JUN 16 2016

SITE PLAN
SCALE 1/16" = 1'-0"

JUN 16 2016

PROPOSED 4 FOOT HIGH COYOTE FENCE TO REPLACE EXISTING WOOD FENCE

□ EXISTING NUMBER
MARKER

33"

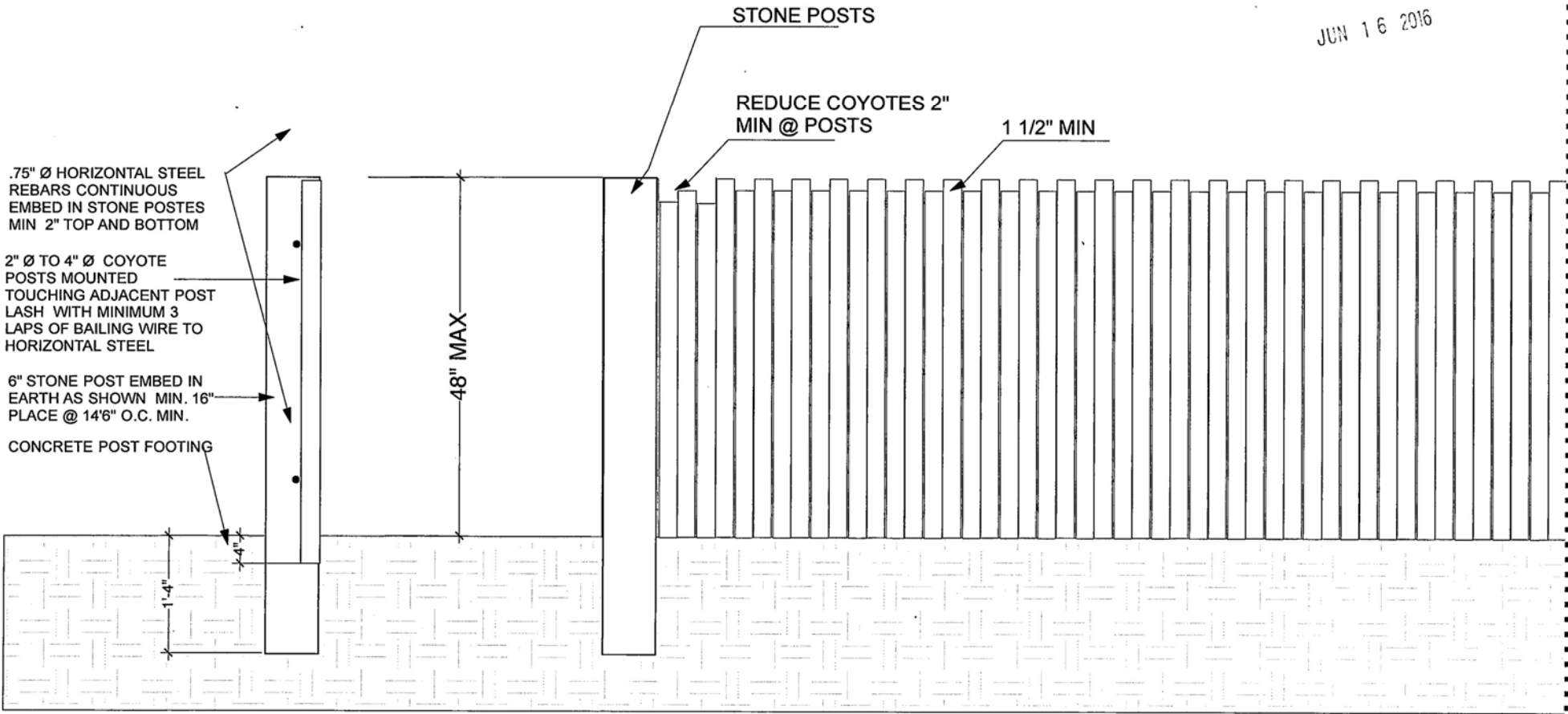
70'0"

48" MAX

PROPOSED COYOTE FENCE SEE DETAIL

FENCE PLAN & ELEVATION
SCALE 1/4" = 1'-0"

JUN 16 2016



.75" Ø HORIZONTAL STEEL REBARS CONTINUOUS EMBED IN STONE POSTES MIN 2" TOP AND BOTTOM

2" Ø TO 4" Ø COYOTE POSTS MOUNTED TOUCHING ADJACENT POST LASH WITH MINIMUM 3 LAPS OF BAILING WIRE TO HORIZONTAL STEEL

6" STONE POST EMBED IN EARTH AS SHOWN MIN. 16" PLACE @ 14'6" O.C. MIN.

CONCRETE POST FOOTING

STONE POSTS

REDUCE COYOTES 2" MIN @ POSTS

1 1/2" MIN

48" MAX

1'-4"

2 COYOTE FENCE DETAIL
scale 3/4"=1'-0"

A. CHRISTOPHER PURVIS ARCHITECTS
300 West King St #107
Santa Fe, New Mexico, USA 87501
E: ACP@ARCHITECTSOFNM.COM

815 DUNLAP FENCE
SANTA FE NEW MEXICO

JUNE 16, 2016

A-3

JOB # 3604

A. CHRISTOPHER PURVIS ARCHITECTS

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

Wednesday, March 19, 2025

RE: 815 Dunlap
Enclosed
8/85 HCPI
2/25 HCPI
HDRB application

Dear Lani and
Members of the Historic Districts Review Board

On January 9th you walked the property with Michael Zimmer. He has asked me to help with the application process. We have had John Murphey prepare a new HCPI and enclose it for your information. And we request a status review and primary elevation determination of the property at 815 Dunlap before we can make a complete application.

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

Sincerely,



Christopher Purvis.