Historic Cultural Properties Inventory (HCPI) Base Form (FORM 1)

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: September 4, 2026

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:

713 Dunlap Street
Rental Property

2. Location:

713 Dunlap Street
Westside-Guadalupe Historic District – Santa Fe

3. Local Reference Number:
Santa Fe ID: H-1889

4. County: Santa Fe
Parcel # 11949952

5. Property Type:
_x Buildings: 1 dwelling
__ Structures:
__ Site __ Object

6. Date of Survey:
August 14, 2026

7. Previous Survey Date(s):
_x_Yes: August 1985, Susan Lopez; August 1998, Spears Architect
__ No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.6861643,-105.9508212



10. Photo Information: Jim Rodman, photographer. Photo 1: View of east elevation, facing northwest.

11. Brief Description of the Property:

Likely erected in the mid-1930s, this small rental house sits back from Dunlap Street on a parcel containing other dwellings that are not part of this survey. Constructed of adobe and finished with traditional plaster, the dwelling exhibits modest elements of the Pueblo Revival style in its flat-roofed, cubic form and segmental-arched portal. The building is in poor condition, with areas of delaminated plaster exposing the adobe, deteriorated wood window frames, and cracked ceiling joists visible in the interior. The building is designated a Contributing resource to the Westside-Guadalupe Historic District.

Continued on Page 5.

12. Who uses the property? Not in use

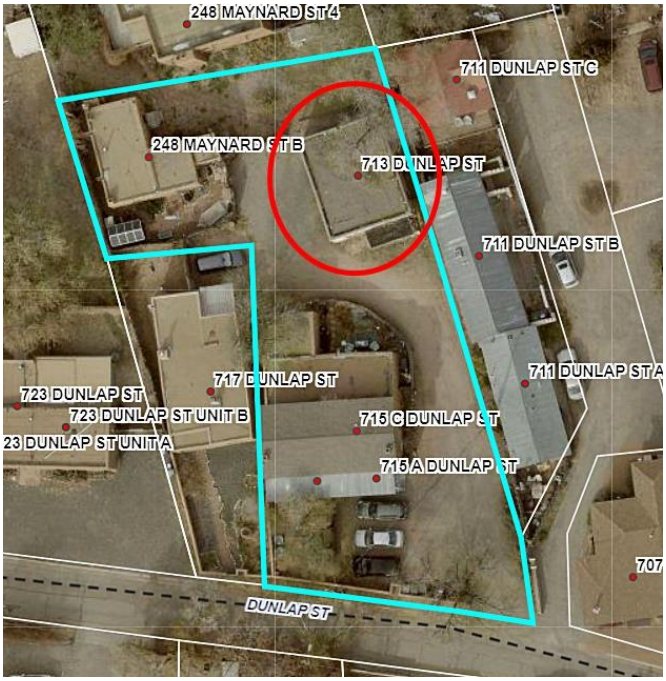
13. Construction Date:
Date: By 1935
_ _Known _x_ Estimated Source: city directories and 1935 aerial photograph

14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

15. Relationship to Surroundings: _x_ Similar __ Dissimilar
Comments: N/A

HCPI Base Form (FORM 1) *(Continued from other side)*

16. Additional Perspective: **(Photos, drawing, footprint, etc., indicate north arrow when possible)**



Source: Office of the Santa Fe County Assessor
parcel lines are not accurate

17. Surveyor:
(your name, address, telephone number, and any group affiliation)

John W. Murphey
Architectural History Services

For: Evanoah Properties, LLC, via A. Christopher Purvis Architects.

18. Owner (if known) and other knowledgeable people:

Evanoah Properties, LLC
N/A

19. Is Property Endangered? **_x_ Unknown __ No __ Yes How?**

20. Significance to Current Community: **_x_ Unknown __ None __ Low __ Moderate __ High**
Describe: Unknown

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
See Historical Overview.

22. National or State Register:

Is this property individually listed on a historic register? __ Unknown _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _x_ No __Yes
Why? See Evaluation of Historical Status

23. National or State Historic District: City of Santa Fe

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Significant _x_ Contributing: Dwelling (713 Dunlap Street) __ Non-contributing __ No Status
Per City of Santa Fe official designation map

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe: Westside-Guadalupe Historic District

24. Supplemental Forms:

__ None _x_ HCPI Detail Form (FORM 2) __ Continuation Sheets, # pages: _____

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: H-1889
713 Dunlap Street Rental Property	713 Dunlap Street Westside-Guadalupe Historic District – Santa Fe	4. County: Santa Fe
		5. Date of Survey: August 14, 2026

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_Adobe __ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove __ Other:

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
__ Not visible __ None
__ At Grade _x_Raised:
Materials: _x_ Concrete: __Stone
Other:
Notes

9. Roof: __ N/A

Shape: _x_Flat __Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: _x_Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __Metal: Corrugated
__ Metal: Standing Seam __Metal: Standing Seam
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types

Operation	Material	Glazing	Number
Casement	Wood	1	1
Hung-Sash	Wood	2/1	1
Hung-Sash	Wood	3/1	6

Note: Based on visibility and access during survey

11. Door Types

Type	Style	Material	Number
Single-Leaf	4-light/over 3-panel	Wood	1
Single-Leaf	Flush	?	1

12. Chimneys _x_ N/A

13. Porches _x_ N/A
Type: _x_ Entry __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: __ _x_ No known modifications

HCPI Detail Form (FORM 2) ***(Continued from other side)***

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	_x_ Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ Tudor Revival

Notes: __ Other: Vernacular

17. Documents Available and Their Locations

Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605
https://www.santafenm.gov/land-use/historic-preservation

Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: **N/A**

19.Site Plan: See Figure 8.

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Architectural Description Continued

Setting

The subject dwelling sits approximately 125 feet back from the centerline of Dunlap Street at the end of a gravel driveway (Photo 2). There are three dwellings on the irregularly shaped, six-sided, 0.4-acre parcel. It is unclear how the other dwellings may have historically been associated with the subject dwelling. The subject dwelling is positioned near the northeast corner of the parcel, with a coyote fence running behind its east elevation. There are no other structures or formal landscaping within its immediate setting. A mature Siberian elm stands near the northeast corner of the dwelling.

Building

The roughly 25-by-36-foot dwelling is oriented along a generally north-south axis and faces Dunlap Street. It is constructed of adobe and rests on a concrete foundation, portions of which are exposed above grade. The building has a wood-joist floor system with wood subflooring. The flat roof is bordered by shallow parapets and drains through a single sheet-metal *canal* on the north elevation. The exterior is finished with traditional three-coat plaster with areas of later patching. Extensive delamination exposes portions of the adobe walls, giving the exterior a mottled appearance of cream-colored plaster and exposed adobe (Photo 3).

South (Front) Façade

The dwelling faces south and has an off-center portal (Photo 3). The frame portal has an arch of varying depth with a plaster-finished extrados and painted plywood decking (Photo 4). It is supported by round wood posts and shelters a concrete entry pad scored in a rectangular pattern (Photo 5).

The façade is fenestrated with single and paired three-over-one, double-hung wood windows (Photo 6), a type also found on the east and west elevations. The windows are recessed several inches from the wall plane within rounded reveals. Nailed wood casings sit flush within the openings without projecting trim or sills. A decorative metal security gate covers the front entry. The door behind the gate is not visible but was described by the property owner as a recent flush unit. Several areas of failed plaster expose the building's adobe construction (Photo 7).

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West Elevation

The building's west elevation faces another residence on the property and has limited fenestration, consisting of a single three-over-one wood window near its north end (Photos 8 & 9).

North Elevation

The north elevation historically had a shallow porch, which has been removed. The elevation contains a four-light-over-three-panel wood entry door obscured by a decorative metal security gate (Photos 10 & 15). The only other opening, near the northwest corner, contains a two-over-one wood sash window. Similar to the south façade, the rear entrance has a scored concrete entry pad (Photo 11).

East Elevation

The east elevation sits close to the property line, with all its openings covered with plywood (Photo 12 - Fig. 9). From the interior, two three-over-one wood sash windows and a single wood casement window are visible (Photos 13 & 14).

Interior

Comprising roughly 832 square feet, the interior originally contained two bedrooms, a living room, kitchen, and bathroom. It has been extensively gutted, with large areas of the wall and ceiling plaster removed, exposing the original wood lath and ceiling framing (Photo 15). Several ceiling framing members exhibit cracking and deterioration. Large sections of the finish flooring and subflooring have been removed, exposing the underlying structure.

Historical Overview

Suburbanization of the Guadalupe Barrio

Located near the historic western edge of Santa Fe's historic town center, the area surrounding Dunlap Street reflects the westward expansion of the city during the late nineteenth and early twentieth centuries, as residential development spread beyond the older urban core.

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The arrival of the railroad in 1880 accelerated subdivision on the outskirts of Santa Fe. This trend was particularly evident in the Don Gaspar area to the south, where railroad investors acquired large tracts of undeveloped land and employed professional surveyors to lay out residential subdivisions.

Land south of the Santa Fe River, within the traditional Guadalupe Barrio, was similarly opened to residential development, but at a much smaller scale. Former agricultural holdings were divided into residential parcels accessed primarily from Agua Fria and Alto streets. The most noteworthy of these is the Irvine Addition immediately west of the subject area, which was platted in 1887.[1] Dunlap Street had been established by the early 1890s, although the origin of its name is unclear.

713 Dunlap Street

The early parcel history of 713 Dunlap Street is unclear.[2] The larger property encompassing the vicinity of the future subject house appears on the 1892 Gaynor map. Although no owner is identified for the parcel, it and a similarly shaped parcel immediately to the east appear to have been divided from a larger tract identified as belonging to Refugio Aguilar (Fig. 1). By 1912, King's map identifies the property with A. Ortiz and depicts a dwelling near the Dunlap Street frontage (Fig. 2).

Documentary evidence suggests that the subject house may have been present by 1928. That year's city directory lists two dwellings under the address 711 Dunlap Street: one occupied by Emeterio Romero and a second, identified as "rear," that was vacant.[3] The 1930 census similarly records two households at the property. Romero identified

[1] John W. Murphey, *234 Irvine Street, John & Lola Garrison/Antonio & Adela Laribas/Ken & Sally Maynard House, Santa Fe, Santa Fe County, New Mexico*, New Mexico Historic Cultural Properties Inventory 1 & 2, prepared for Eden Kark, April 11, 2025, 8–9.

[2] Other than recent deeds associated with the current ownership, a search of the Santa Fe County grantor-grantee index did not identify the early owner of the property during the period of the dwelling's construction or its subsequent years of use as a rental property. The chain of title could not be traced through the two conveyances immediately preceding the current owner's acquisition of the property.

[3] Hudspeth Directory Company, *Hudspeth Directory Company*, *Santa Fe City Directory, 1928* (El Paso: Hudspeth Directory Company, 1928), 201.

himself as the homeowner, with Felipe and Manuelita Tapia renting another dwelling for $10 per month.[4]

It is uncertain, however, whether this second dwelling was legally part of the Romero property or was simply associated with 711 Dunlap for addressing purposes. An undated survey plat depicts the subject house and neighboring 713½ Dunlap Street on what appears to be a separate flag-shaped parcel extending behind the Dunlap Street frontage (Fig. 8).

While directories and census records associate multiple dwellings with 711 Dunlap, the precise ownership and parcel configuration of the subject house during this period remains unclear.

By 1936, the subject dwelling was separately identified in city directories as 713 Dunlap Street and is visible in an aerial of the previous year (Fig.3).[5] Thereafter, directories consistently indicate that the house functioned as a rental property. Over the following decades it was occupied by a succession of tenants, generally couples or small families with Spanish surnames, reflecting the predominantly Hispanic character of the surrounding Guadalupe neighborhood.

A Range of Tenants

Newspaper accounts offer fragmentary glimpses into the lives of the people who rented the house over the years. In the 1940s, the Chavez and Quintana families appear in the social pages, with births marked by parties and baby showers. By the 1950s, the newspaper record takes on a different tone, with reports of disorderly conduct and what was then termed juvenile delinquency.

Among the longer-term tenants were Rudolfo and Lillian Fernandez and their three children, who occupied the two-bedroom house during much of the 1950s and 1960s.

[4] U.S. Census Bureau, Year: 1930; Census Place: Santa Fe, Santa Fe, New Mexico; Page: 5B; Enumeration District: 0006; FHL microfilm: 2341134.

[5] Hudspeth Directory Company, *Hudspeth Directory Company*, *Santa Fe City Directory, 1936* (El Paso: Hudspeth Directory Company, 1936), 174.

They may have responded to an advertisement for a two-room apartment that appeared in the *New Mexican* in April 1956.[6]

A native of Peñasco, Rudolfo Fernandez—also identified as Rudy—had moved with his family to Santa Fe in search of work. In Peñasco, he had been employed as a laborer for the Atomic Energy Commission; in Santa Fe, he found work as a custodian for the city school district.[7]

Like many working families, the Fernandezes entered the historical record only intermittently. Newspaper accounts nevertheless preserve occasional details of their life at the property, including several automobile accidents involving their son Edwin, whose driver's license was revoked for reckless driving in 1966.[8] They left the property soon after.

Later tenants appear in the record under less ordinary circumstances. Among them was Phillip Montoya, whose tenancy became news after he was charged in connection with a barroom brawl in which he shot the bartender with a .45-caliber pistol.[9] Four years later, a small fire damaged the house, destroying its rear porch.[10] The newspaper named Juan Ortega as the property owner.

The property continued to be rented into the late 1970s; its last identified rental advertisement appeared in the *New Mexican* in 1978, when an occupant sought a roommate. Newspaper accounts continued to report disturbances at the address, including a broken window, against the backdrop of the well-documented decline of the surrounding Guadalupe neighborhood during the 1960s and 1970s.[11]

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[6] "25- Apartments for Rent," *Santa Fe New Mexican*, April 10, 1956, 13.

[7] U.S. Census Bureau, National Archives at Washington, DC; Washington, D.C.; Seventeenth Census of the United States, 1950; Year: 1950; Census Place: Penasco, Taos, New Mexico; Roll: 5374; Page: 13; Enumeration District: 29-21; National Archives at St. Louis; St. Louis, Missouri; WWII Draft Registration Cards for New Mexico, 10/16/1940-03/31/1947; Record Group: Records of the Selective Service System, 147; Box: 37.

[8] "Drivers Licenses Revoked by Dept.," *Santa Fe New Mexican*, Jan. 23, 1966, B4.

[9] "Gunshot Ends Bistro Brawl," *Santa Fe New Mexican*, March 10, 1966, 11.

[10] "Flames Cause House Damage," *Santa Fe New Mexican*, May 20, 1970, 1.

[11] John W. Murphey, *Santa Fe Historic Context Study: 1610-1986*, Document prepared for the City of Santa Fe (Revised June 4, 2021), 102.

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A Property Consolidated

In 1990, Raymond McAllister, originally from Hoboken, New Jersey, acquired the subject property together with adjacent land. The last tenant at 713 Dunlap Street remained until the end of 1990. McAllister subsequently began rehabilitating the individual dwellings and eventually consolidated the formerly separate lots into the present parcel. This process brought the property's long period of separate ownership and rental use to an end.

Evaluation of Historical Status

Despite its highly deteriorated condition, the house is documented to be more than 90 years old. It has apparently never received an addition or undergone major remodeling (Figs. 5 & 6). Although in poor condition, its windows appear to be original to the construction and help communicate its period and architectural aspirations. For these reasons, the recommendation is to maintain the property's Contributing status and designate the south (front) elevation as the primary façade. This recommendation would not extend to non-historic materials or historic materials that have deteriorated beyond feasible repair or restoration.

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Illustrations

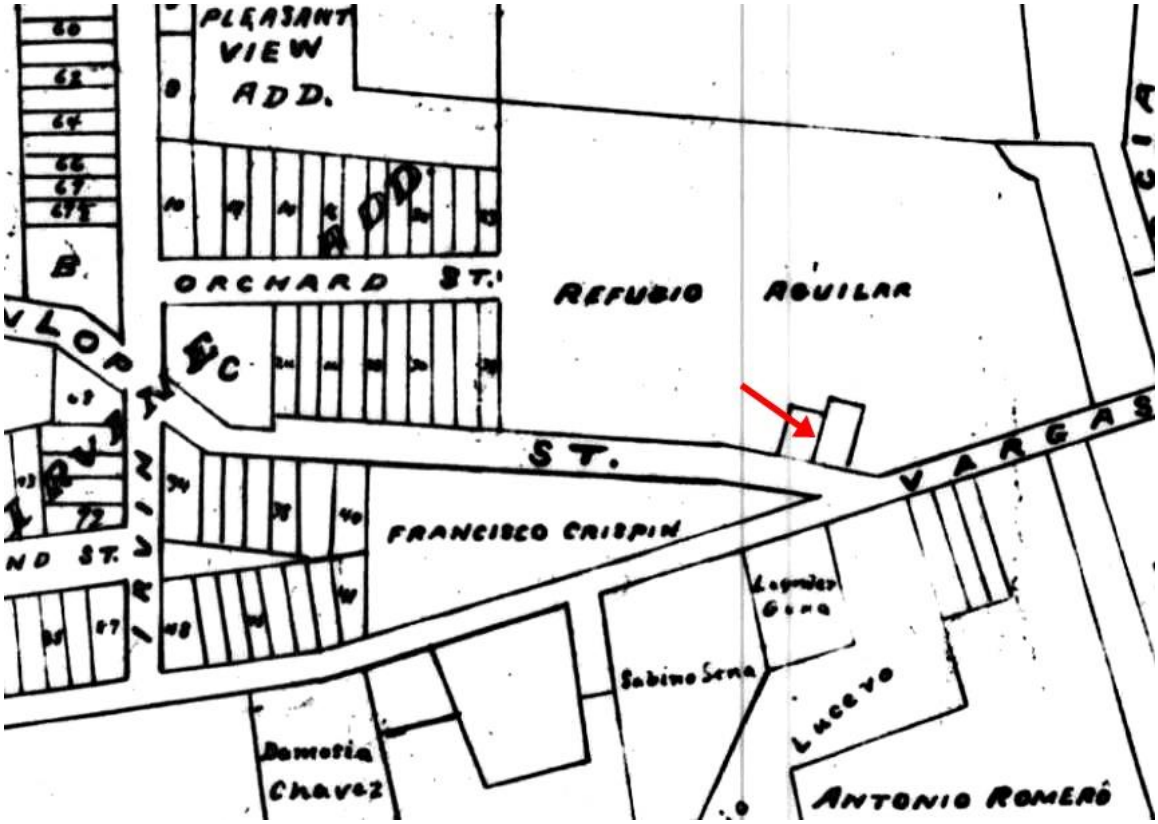


Figure 1: P. C. Gaynor, "Map of Santa Fe," 1892, showing approximate location of future subject dwelling.

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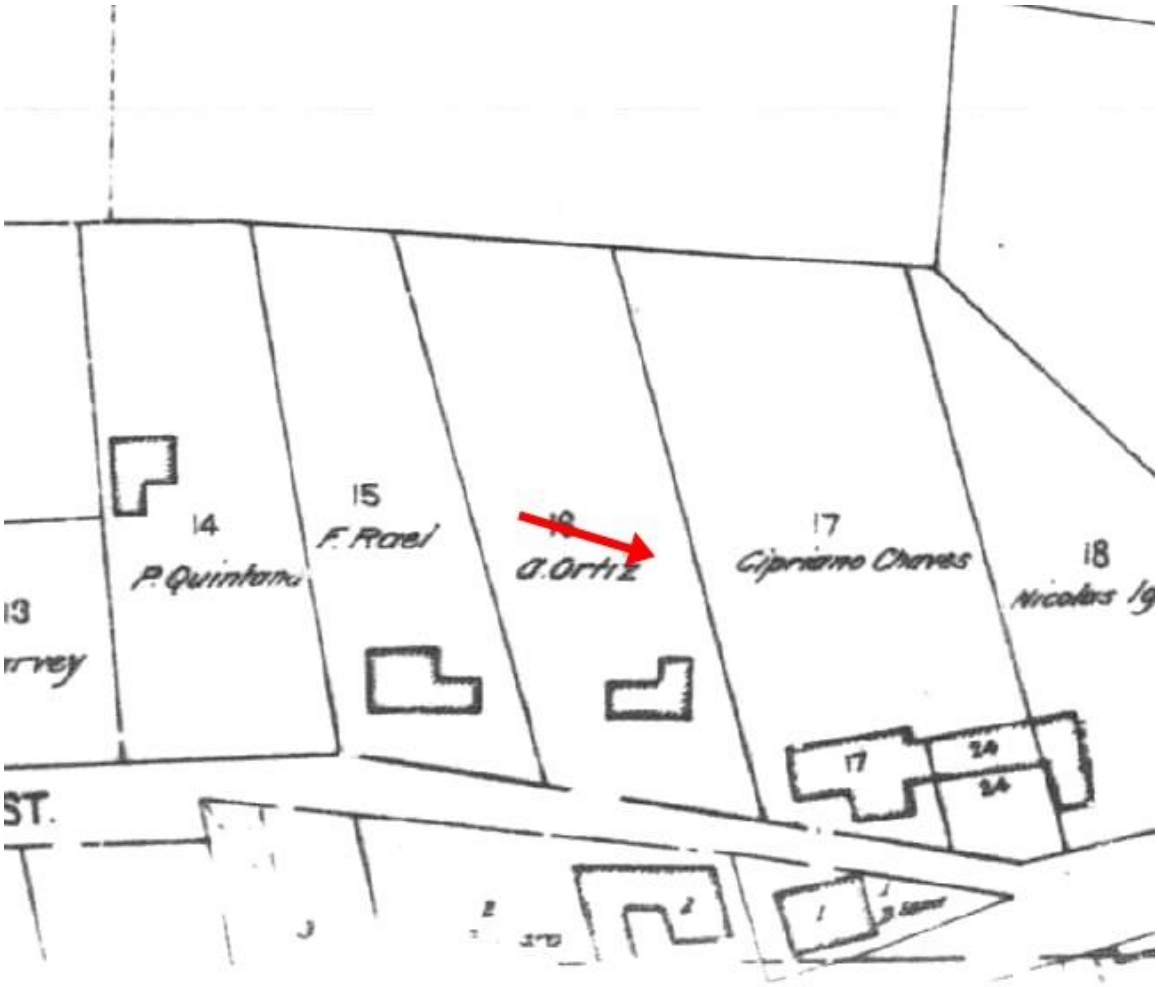


Figure 2: N. L. King, "Official Map of the City of Santa Fe," 1912, showing approximate location of future subject dwelling.

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Figure 3: 1935 aerial photograph, Image # CSS 1261. Subject dwelling circled.

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Figure 4: October 25, 1948, aerial photograph. Subject dwelling circled.

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Figure 5: November 10, 1958, aerial photograph. Subject dwelling circled.

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Figure 6: September 11, 1978, aerial photograph. Subject dwelling circled.

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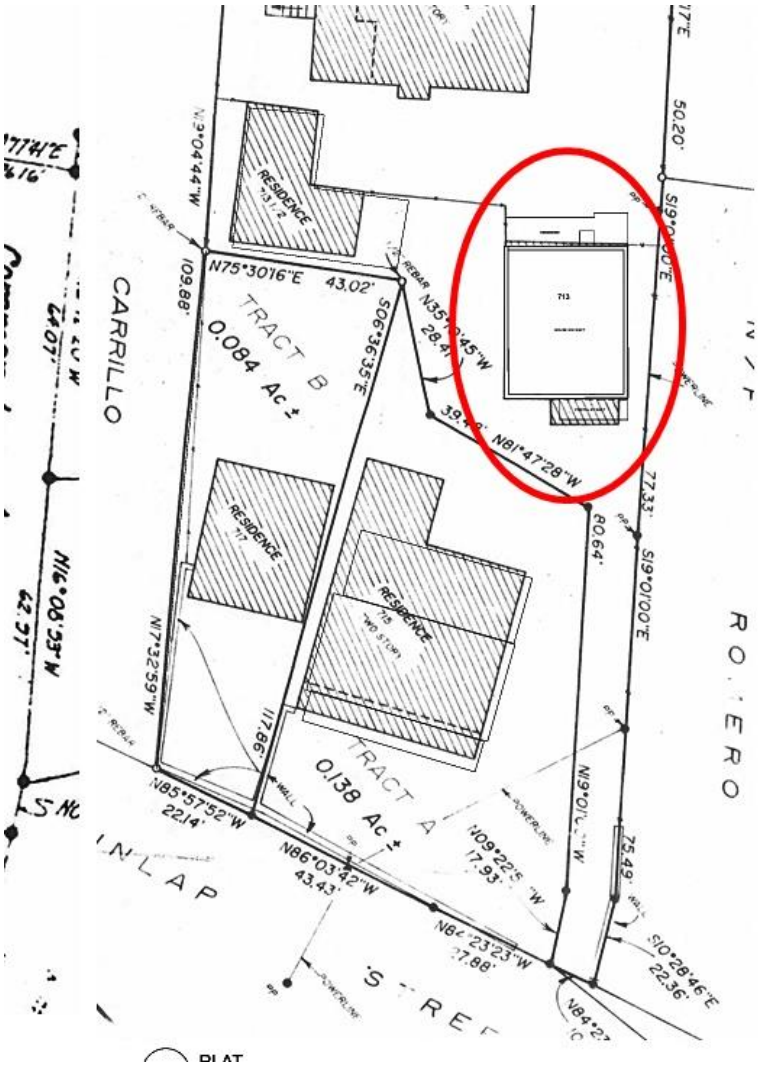


Figure 7: Undated survey plat showing 713 Dunlap Street situated on a separate flag lot. Source unknown.

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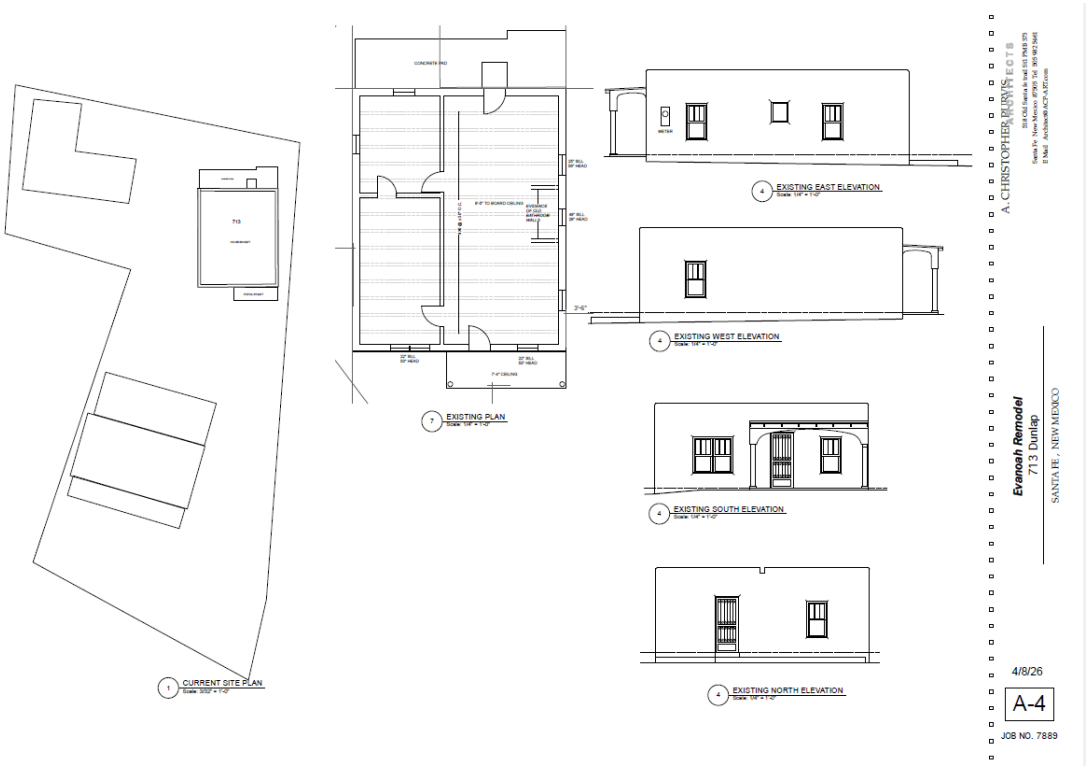


Figure 8: Site plan, floor plan, and existing elevations, April 8, 2026. Courtesy of A. Christopher Purvis Architects.

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Survey Photographs

(All images taken by Jim Rodman on August 14, 2026, unless otherwise noted)



Photo 2: Subject dwelling (circled) and setting as taken from centerline of Dunlap Street. Camera facing north.

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Photo 3: South (front) façade. Camera facing northwest.

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Photo 4: Portal decking. Camera facing up.

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1. Name of property: **713 Dunlap Street** **Rental Property**	**2. Location:** **713 Dunlap Street** **Westside-Guadalupe Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-1889** **4. County: Santa Fe** **5. Date of Survey: August 14, 2026**



Photo 5: Portal entrance pad. Camera facing down.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 6: South elevation window detail illustrating construction and condition. Camera facing north.

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Photo 7: South elevation showing delaminated plaster with exposed adobes. Camera facing down.

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Photo 8: West elevation. Camera facing northeast.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

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Photo 9: West elevation, window detail. Camera facing east.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

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Photo 10. North elevation. Camera facing southeast.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

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Photo 11: North elevation, entry pad. Camera facing down.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

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Photo 12: East elevation. Camera facing northwest.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

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Photo 13: East elevation, boarded casement window. Camera facing west.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

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Photo 14: Interior view of wood casement window. Camera facing east.

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Photo 15: Interior. Camera facing northeast.