

# 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.

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

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

Date of Form: February 10 2025

For HPD Office use only:		
HCPI No. _____	District No. _____	NRHP <input type="checkbox"/> SRCP <input type="checkbox"/> Criteria <u>  </u> A <u>  </u> B <u>  </u> C <u>  </u> D
1. Name of property:  Blas Jr. and Lucia M. Sanchez House/ Phillip R. and Nell L. Sanchez House	2. Location:  815 Dunlap Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613417  4. County: Santa Fe Parcel # 12422016
5. Property Type: <input checked="" type="checkbox"/> Buildings: 1 house, 2 outbuildings <input type="checkbox"/> Structures: <input type="checkbox"/> Site <input type="checkbox"/> Object		
6. Date of Survey: January 26, 2025		
7. Previous Survey Date(s): <input checked="" type="checkbox"/> Yes: August 1985, Susan Lopez <input type="checkbox"/> No:		
8. Name of Project: HDRB Status Evaluation		
9. Lat/Long: 35.6861507,-105.9561845		
10. Photo Information: Giulia Caporuscio, photographer. Photo 1: View of front, south elevation. February 1, 2025.		
11. Brief Description of the Property:  <p>Constructed in the late 1930s with a rear mudroom added in the 1940s, 815 Dunlap Street sits about 200 feet west of St. Francis Drive, a 1960s highway dividing the Westside-Guadalupe neighborhood. The house is a one-story adobe rectangle that sits near the front of its lot. It faces the street with a lopsided façade caused by a non-historic solar greenhouse on the left side. The side elevations are more consistent but have also undergone alterations. The lower-roofed rectangle mudroom is attached to the back of the house. The home has two bedrooms and one bathroom, encompassing approximately 1,360 square feet. Lining the back wall is a frame garage and storage structure connected to an adobe outbuilding. These structures are accessible via a driveway running along the west side of the home. The house is designated Non-Contributing to the Westside Guadalupe Historic District.</p> <p><b>Continued on Page 5.</b></p>		
12. Who uses the property? Rental		
13. Construction Date: Date: Late 1930s, with likely 1940s rear addition <input type="checkbox"/> Known <input checked="" type="checkbox"/> Estimated Source: deeds, city directories, and aerial photographs		
14. Setting: <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Village <input type="checkbox"/> Urban If Urban: <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Public		
15. Relationship to Surroundings: <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Dissimilar Comments: N/A		

<p>16. Additional Perspective: (Photos, drawing, footprint, etc., indicate north arrow when possible)</p>  <p>Source: Office of the Santa Fe County Assessor <i>parcel lines are not accurate</i></p>	<p>17. Surveyor: (your name, address, telephone number, and any group affiliation)</p> <p>John W. Murphey Architectural Historian Architectural History Services 505-577-7593/707-583-7819 <a href="mailto:John@archhistoryservices.com">John@archhistoryservices.com</a> w/ Giulia Caporuscio</p> <p>For: Current owner: Michael Zimble and Christopher Purvis, consulting architect</p> <hr/> <p>18. Owner (if known) and other knowledgeable people:</p> <p>Current owner: Michael Zimble</p>
<p>19. Is Property Endangered?    <input checked="" type="checkbox"/> Unknown    <input type="checkbox"/> No    <input type="checkbox"/> Yes    How?</p>	
<p>20. Significance to Current Community:    <input checked="" type="checkbox"/> Unknown    <input type="checkbox"/> None    <input type="checkbox"/> Low    <input type="checkbox"/> Moderate    <input type="checkbox"/> High Describe: Unknown</p>	
<p>21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.) See Historical Overview.</p>	
<p>22. National or State Register:</p> <p>Is this property individually listed on a historic register?    <input type="checkbox"/> Unknown    <input checked="" type="checkbox"/> No    <input type="checkbox"/> Yes If yes:    <input type="checkbox"/> State    <input type="checkbox"/> National</p> <p><b>If 'no' or unknown, do you think this property is eligible for listing?</b>    <input checked="" type="checkbox"/> No    <input type="checkbox"/> Yes Why? See Evaluation of Historical Status</p>	
<p>23. National or State Historic District: City of Santa Fe</p> <p>Is this property in a historic district?    <input type="checkbox"/> Unknown    <input type="checkbox"/> No    <input checked="" type="checkbox"/> Yes If yes:    <input type="checkbox"/> Significant    <input type="checkbox"/> Contributing    <input checked="" type="checkbox"/> Non-contributing    <input type="checkbox"/>; house    <input checked="" type="checkbox"/> No Status: two sheds Per City of Santa Fe official designation map</p> <p><b>If 'yes', what is the name of the district?</b>    <input type="checkbox"/> State    <input type="checkbox"/> National    <input checked="" type="checkbox"/> City of Santa Fe: Westside-Guadalupe Historic District</p>	
<p>24. Supplemental Forms:</p> <p><input type="checkbox"/> None    <input checked="" type="checkbox"/> HCPI Detail Form (FORM 2)    <input type="checkbox"/> Continuation Sheets, # pages: _____</p>	

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: Please complete HCPI FORM 1 before completing FORM 2  
 HCPI No. \_\_\_\_\_ District No. \_\_\_\_\_ NRHP \_\_\_\_\_ SRCP \_\_\_\_\_ Criteria   A   B   C   D

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		4. County: Santa Fe
		5. Date of Survey: January 26, 2025

**ARCHITECTURAL AND CONSTRUCTION DETAILS:**

6. Visible Construction Material:  <input checked="" type="checkbox"/> Adobe <input type="checkbox"/> Brick <input type="checkbox"/> Composition <input type="checkbox"/> Concrete: Block  <input type="checkbox"/> Concrete: Cast Stone <input type="checkbox"/> Concrete: Poured <input type="checkbox"/> Earth Plaster <input type="checkbox"/> Masonry: Simulated  <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Structural Siding <input type="checkbox"/> Metal: V-Crimp <input type="checkbox"/> Stone: Random Ashlar  <input type="checkbox"/> Stone: Random Coursed <input type="checkbox"/> Stone: River Rock <input type="checkbox"/> Stone: Rusticated <input type="checkbox"/> Stone: Tabular  <input checked="" type="checkbox"/> Stucco: <input type="checkbox"/> Tile: Clay <input type="checkbox"/> Vinyl Siding <input type="checkbox"/> Wood: Board and Batten  <input type="checkbox"/> Wood: Horizontal Siding <input type="checkbox"/> Wood: Jacal <input type="checkbox"/> Wood: Log <input type="checkbox"/> Wood: Shingle  <input type="checkbox"/> Wood: Tongue and Groove <input type="checkbox"/> Other:	7. Number of Stories: <input type="checkbox"/> N/A Number: <input type="checkbox"/> 1 <input type="checkbox"/> 1 1/2 <input type="checkbox"/> 2 <input type="checkbox"/> 2 1/2 Other: basement under mud room  8. Foundation: <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Not visible <input type="checkbox"/> None <input type="checkbox"/> At Grade <input type="checkbox"/> Raised: Materials: <input checked="" type="checkbox"/> Concrete: <input type="checkbox"/> Stone Other: Notes  9. Roof: <input type="checkbox"/> N/A  Shape: <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Gabled <input type="checkbox"/> Hipped <input type="checkbox"/> Pyramidal <input type="checkbox"/> Shed Other: Pitch: <input type="checkbox"/> None <input type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> Steep Features: <input type="checkbox"/> Eave: <input checked="" type="checkbox"/> Parapets Materials: <input type="checkbox"/> Asphalt <input type="checkbox"/> Earth <input type="checkbox"/> Composition shingle <input type="checkbox"/> Metal: Pressed <input type="checkbox"/> Composition Roll <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Standing Seam <input type="checkbox"/> Metal: Standing Seam <input type="checkbox"/> Tile: Terra Cotta <input type="checkbox"/> Wood: Shingle Other:
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10. Window Types      House  <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Operation</th> <th>Material</th> <th>Glazing</th> <th>Number</th> </tr> </thead> <tbody> <tr> <td>Casement: outswing</td> <td>Wood</td> <td>8 - grouped</td> <td>3</td> </tr> <tr> <td>Hung-Sash</td> <td>Wood</td> <td>6/6</td> <td>11</td> </tr> <tr> <td>Hung-Sash</td> <td>Wood</td> <td>8/8</td> <td>1</td> </tr> <tr> <td>Sliding</td> <td>Vinyl</td> <td>1-1</td> <td>1</td> </tr> <tr> <td>Combination</td> <td>Steel</td> <td>3C-1F-3C-4T</td> <td>1</td> </tr> <tr> <td>Cellar</td> <td>Wood</td> <td>3</td> <td>1</td> </tr> <tr> <td>Cellar</td> <td>?</td> <td>?</td> <td>1</td> </tr> </tbody> </table>	Operation	Material	Glazing	Number	Casement: outswing	Wood	8 - grouped	3	Hung-Sash	Wood	6/6	11	Hung-Sash	Wood	8/8	1	Sliding	Vinyl	1-1	1	Combination	Steel	3C-1F-3C-4T	1	Cellar	Wood	3	1	Cellar	?	?	1	11. Door Types      House  <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Type</th> <th>Style</th> <th>Material</th> <th>Number</th> </tr> </thead> <tbody> <tr> <td>Single-Leaf</td> <td>6-Panel</td> <td>Metal</td> <td>1</td> </tr> <tr> <td>Single-Leaf</td> <td>10-Light</td> <td>Wood</td> <td>1</td> </tr> <tr> <td>Single-Leaf</td> <td>12-Light</td> <td>Wood</td> <td>1</td> </tr> <tr> <td>Not Visible</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Type	Style	Material	Number	Single-Leaf	6-Panel	Metal	1	Single-Leaf	10-Light	Wood	1	Single-Leaf	12-Light	Wood	1	Not Visible			
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12. Chimneys x wall chimney, north elevation	13. Porches <input type="checkbox"/> N/A Type: <input type="checkbox"/> Entry <input type="checkbox"/> Partial-Width <input type="checkbox"/> Full-Width <input type="checkbox"/> Wrap Attached Solar Greenhouse
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14. Other Significant Features N/A

15. Modifications:   No known modifications

#1 Date: c.1940s: addition of north mudroom; aerial photographs.  
 #2 Date: post-1978: addition of solar greenhouse and resulting creation of second front door; aerial photographs and current owner.  
 #3 Date: post-1978: connection of rear outbuilding; aerial photograph.  
 #4 Date: post-1985: replacement (or swap) of current front door; 1985 HBI and material evidence.  
 #5 Date: post-1985: removal of west elevation vigas and alteration of window at bathroom; 1985 HBI and material evidence.

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style  Not Applicable

- |  |   |  |   |  |
|--|---|--|---|--|
| <input type="checkbox"/> Art Deco/Streamline Moderne | <input type="checkbox"/> Gothic Revival | <input type="checkbox"/> Mission Revival | <input type="checkbox"/> Pueblo           | <input checked="" type="checkbox"/> Spanish-Pueblo Revival |
| <input type="checkbox"/> Bungalow/Craftsman          | <input type="checkbox"/> International  | <input type="checkbox"/> Neo-Classical   | <input type="checkbox"/> Queen Anne       | <input type="checkbox"/> Territorial                       |
| <input type="checkbox"/> Colonial Revival            | <input type="checkbox"/> Italianate     | <input type="checkbox"/> Northern NM     | <input type="checkbox"/> Ranch            | <input type="checkbox"/> Territorial Revival               |
| <input type="checkbox"/> Folk Victorian              | <input type="checkbox"/> Mediterranean  | <input type="checkbox"/> Prairie         | <input type="checkbox"/> Spanish-Colonial | <input type="checkbox"/> 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>

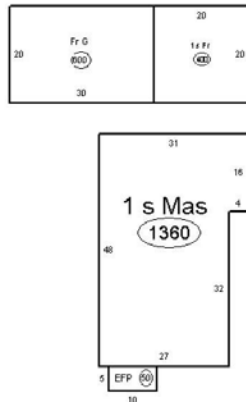
Archaeological Records Management Section  
 Laboratory of Anthropology  
 708 Camino Lejo  
 Santa Fe, NM 87501  
 (505) 476-1320  
<https://nmhistoricpreservation.org/arms.html>

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19. Site Plan: Not available. Santa Fe County Tax Assessor Sketch Map.



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## Architectural Description Continued

### South (Front) Elevation

What first catches the eye is the bulky attached greenhouse. Measuring 50 square feet, this c.1970-80s addition disrupts the modest composition and balance of the building’s façade (Photo 2). Built for growing food, its fiberglass panels are now clouded with a color reminiscent of aged parmesan (Photo 3). Behind the greenhouse and visible only from the interior is a 12-light door, which may have been relocated from the front entry (Photo 4)(Fig. 1). Based on the façade’s assumed symmetry this opening likely started as window.<sup>1</sup>

The current front entry is fitted with a modern six-panel metal door. A large 8/8 hung-sash wood window completes the façade’s composition (Photo 5). The window has simple strip wood muntins and putty-glazed lights. Like all the other wood windows along the house, it is in poor condition, with paint deteriorating to reveal bare wood. A heavy concrete lug sill terminates its opening.

The façade has a gray coat finish. Its parapet is capped with small, nub-like projections, suggesting a late Mission influence or a builder’s whimsy.

### West Elevation

Looking over the driveway, the west elevation has an almost comical undulating parapet, cut with deep openings to hold canales (Photos 6 & 7). The elevation presents a motley array of windows, most of which are older wood units. They are positioned at varying heights. With the exception of a sliding unit in the bathroom, they all are 6/6 wood hung sash (Photo 8). They sit in the same position as the front window and have similar strip-wood muntins and concrete lug sills. A sliding vinyl unit at the center has been added since 1985. The last 16’ of the elevation holds the mudroom addition (Photo 9). The vigas of the original portion of the house have been shorn off since 1985 (Fig. 1).

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<sup>1</sup> Michael Zimmer, telephone conversation with John W. Murphey, January 14, 2025. Zimmer asserted that the former owner removed a window to create a door to the greenhouse.

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## North Elevation

This side of the building represents the mudroom extension. Built before 1948, it consists of one large room which provides access to the basement. Its openings are concentrated toward the east end (Photo 10). They comprise a more recent 10-light wood door with an adjacent 6/6 hung-sash window. These units are almost flush with the outside wall, suggesting a more recent installation. This aligns with the 1985 survey, which highlighted the mudroom’s northeast corner as an “exposed shed.” A 1950-’60s steel combination window sits near the center of the façade. It has the same type of lug sill as the older windows. At the ground level, a few cellar windows give light to the basement.

## East Elevation

The east elevation once faced a home (813 Dunlap) associated with the property. Since the 1950s, the properties have gone under separate ownership. A vine-covered fence separates them and obscures this side of the house from public view (Photo 11). The elevation begins at the south with three 8-light wood casements arranged in the living room (Photo 12). Beyond this to the north are two 6/6 hung sash windows with the same construction details as the others in the house (Photo 13). Both sets of windows have concrete lug sills.

Bumping out four feet is the beginning of the mudroom. A 6/6 sash window topped with a wooden header penetrates its short south wall. The window is placed flush to the surface, suggesting later installation (Photo 14). The remainder of the east elevation holds three 6/6 hung sash windows divided by mullions (Photo 15). The window’s location near the wall surface indicates a different construction period than the main part of the house. The 1985 survey states this part of the building had aluminum windows.

## Ancillary Structures

Two connected outbuildings are located at the north end of the property. They consist of a roughly 600-square-foot wood-frame garage and storage area, along with an attached 400-square-foot adobe outbuilding.

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### **Garage/Storage Area**

Taking up the northwest corner is a wood frame structure capped with a corrugated metal roof (Photo 16). Weathered vertical boards sheath its south elevation. A wide roll-up metal door provides vehicular entry. Adjacent to the east is a modern pedestrian door. This structure may have started as the gabled roof building shown in a 1950s aerial (Fig. 8), which was described in the 1985 survey as an “old garage.”

### **Outbuilding**

A flat-roofed, square-plan adobe building stands at the opposite corner (Photo 17). The building is covered with a gray coat of stucco and features a plywood door along with a small single-light window on its south elevation. Its original purpose is unclear; the 1985 survey describes it as “storage.” Aerial photographs from the 1950s (Fig. 8) show that the structure has retained its overall ground plan into the present day.

### **Historical Overview**

#### **The West Additions**

Sitting next to the original city limits, the former Sanchez property is linked to the westward expansion of Santa Fe that occurred in the late 19th and early 20th centuries as development spread beyond the original town core. The arrival of the railroad in 1880 spurred the original subdividing trend. Its most substantial presence lay to the south, in the Don Gaspar area, where railroad investors purchased raw land and had professional surveyors turn it into residential tracts.

Subdividing was not restricted to the southside but also occurred west of the railroad, over former farmland. A few Anglo investors purchased sections of acequia land and staked out residential additions with the hope of turning a profit.

One of these, the melodious-sounding Pleasant View Addition, was located close to the subject property (Fig. 2). Platted in 1887 and owned by a pool of investors, Pleasant View turned former cornfields into a grid of tidy 25’ x 220’ residential lots. But sales were poor, and the subdivision went dormant. The residential development of the

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greater Westside would take another 50 years to achieve. This time, it was primarily local families doing the subdividing.

### **The Sofia O. Sanchez Subdivision**

In the 1890s, much of the land in the immediate area — including the future house lot — was owned by Ambrosio Ortiz. As shown on old maps, his land consisted of a nearly three-acre tract stretching between Ambrosio Street to the east, to what would become St. Francis Drive to the west, Dunlap Street on the south, and Alto Street on the north, where he maintained a home (Figs. 2 & 3).

Born in 1837, eleven years before American occupation, Ortiz quickly adapted to the new culture. In his long career, he served in many local political positions, including, at various times, county clerk, county treasurer, probate judge, and deputy. His obituary called him one of the “best-known Spanish Americans in this city.”<sup>2</sup> He was also a farmer, and his farm was recorded in the 1914 hydrographic survey as being planted with a mix of corn and alfalfa (Fig. 4)

Don Ambrosio Ortiz died four years after the survey at the age of 78. His property was divided among his heirs. His oldest son, Juan José Ortiz, would get a portion of the land containing the subject property. An affidavit shows that he sold it in 1925 to Josefina A. Delgado.<sup>3</sup> Delgado, a young abstractor working on her own, transferred a section of the property to Sofia O. Sanchez, though a deed that wasn’t recorded at the time, but affirmed later with a deed in 1931.<sup>4</sup>

Sofia O. Sanchez, the wife of former Mora and San Miguel County politician Blas Sanchez, Sr. (Fig. 5), later subdivided the property into what was officially recorded in 1933 as the Sofia O. Sanchez Subdivision. The lots were designated A through H. This appears to be the first Santa Fe subdivision created by a woman.

<sup>2</sup> “Don Ambrosio Ortiz [obituary],” *Santa Fe New Mexican*, January 7, 1918, 6.

<sup>3</sup> Affidavit, Juan J. and Porfiria G. Ortiz to Josefina A. Delgado and Sofia O. Ortiz, recorded August 9, 1934, Book Y/Page 272, Instrument # 47378, Santa Fe County, New Mexico.

<sup>4</sup> United States Savings & Loan Association to Sofia O. Sanchez, recorded April 15, 1931, Book 8/Page 165, Instrument # 41610, Santa Fe County, New Mexico.

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On Lot A, Sofia and Blas built an adobe gabled house, which still stands next to the subject property at 813 Dunlap Street. City directories and the 1930 census suggest it was built in the early 1930s.<sup>5</sup> They were both in their 60s at the time, and it likely served as their retirement home.

In 1933, Sofia and Blas deeded the lot to the west, Lot B, to their oldest son, Blas Sanchez, Jr.<sup>6</sup> It was on this lot that Blas Jr. built the subject house at 815 Dunlap Street.

### **The Funeral Man**

Born in 1907 in Wagon Mound, Mora County, Blas Jr. did not follow his father’s profession. Instead, he became a mortuary man. In 1937, he and J. F. Baca founded the Baca-Sanchez Funeral Home (Fig. 5). It was located on East Marcy Street, now the site of Marcy Plaza office center, and was one of four funeral homes operating in Santa Fe.<sup>7</sup> Like the competing Herrera Funeral Home, it was directed toward the Hispanic population.

Blas Jr. started his career in the funeral business as an assistant for the Rising-Roberts Mortuary, one of two Anglo funeral homes operating in Santa Fe at the time. He later became a funeral director, an industry term elevating the position of what was formally called an undertaker. As a funeral director, he coordinated life’s last necessity: planning for funerals and memorial services, meeting with families at their homes, and processing paperwork.<sup>8</sup>

He married Lucia (Lucy) Frances Salazar in 1929.<sup>9</sup> Her father, Luis M. Salazar, later became his second business partner. In the 1950s, he bought out Salazar and ran the mortuary under his own name until 1965.<sup>10</sup>

<sup>5</sup> The 1930 census shows the couple living at 807 Dunlap Street.

<sup>6</sup> Warranty Deed, Sofia O. and Blas Sanchez Sr. to Blas Sanchez Jr., recorded June 1, 1933, Book 1/Page 233, Instrument # 45079, Santa Fe County, New Mexico.

<sup>7</sup> This is based on a review of city directories.

<sup>8</sup> Leroy Bowman, *The American Funeral* (Washington, D.C.: Public Affairs Press, 1959), 71-73.

<sup>9</sup> Santa Fe County Marriage Records, Book 10/Page 4808, January 8, 1929.

<sup>10</sup> “Blas Sanchez, Jr. [obituary],” *Santa Fe New Mexican*, February 26, 1992, A-12.

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City directories suggest that Sanchez built the house at 815 Dunlap in the mid-to-late 1930s. He had previously lived with his parents at 813 Dunlap, and 815 appears as an empty lot on a 1935 aerial image (Fig. 6).

The 1940 federal census recorded Blas Jr., and his family ensconced in their new home. Blas Jr., 32, is indicated to be the owner.<sup>11</sup> The property was valued at \$1,800, significantly less than his parent’s home next door. The household included his wife, Lucia (Lucy), 28, and sons, Phillip, 11, and Marlin, 7. They were surrounded by other young families, all with Spanish surnames.

His parents gave him a quitclaim deed for the property two years later. Blas Jr. transferred the property and house to his wife two years after that.<sup>12</sup> The deed referenced a six-room home, and this, along with an aerial photograph from 1948 (Fig. 7), suggests the rear mud room extension was built in the 1940s. The couple divorced around the time of the deed transfer.

Subsequently, Blas Jr. married someone 20 years younger and relocated to a property on Cortez Street — the move represented a shift up in Santa Fe’s social stratigraphy.<sup>13</sup>

After the divorce, the house at 815 Dunlap Street went to their two sons, Phillip and Marcos. This was formalized in a deed in 1954 by Lucia, now remarried as Mrs. Ortiz-Porter.<sup>14</sup> The house of this period is documented in an aerial photograph taken in 1958. (Fig. 8).

<sup>11</sup> U.S. Census Bureau, Year: 1940; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: m-t0627-02452; Page: 7B; Enumeration District: 25-8B.

<sup>12</sup> Warranty Deed, Blas Sanchez Jr. to Lucia Frances Sanchez, recorded July 13, 1944, Book 27/Page 42, Instrument # 74203, Santa Fe County, New Mexico.

<sup>13</sup> U.S. Census Bureau, National Archives at Washington, DC; Washington, D.C.; Seventeenth Census of the United States, 1950; Year: 1950; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: 3579; Page: 28; Enumeration District: 26-36B.

<sup>14</sup> Warranty Deed, Lucia Frances Ortiz Porter to Phillip Richard Sanchez and Marcos Arturo Sanchez, recorded October 6, 1954, Book 76/Page 27, Instrument #1954201039, Santa Fe County, New Mexico.

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## **Phillip Sanchez and the Impact of St. Francis Drive**

Phillip Richard Sanchez was born in 1929 and followed in his father's footsteps by entering the funeral business. He attended mortuary school in San Francisco and later worked alongside his father at the family funeral home.<sup>15</sup> In 1951, the same year he joined the Army, he married Nell Loyce Willoughby. Together, they raised several children in the home located at 815 Dunlap Street. The family lived there until the mid-1960s, after which they appear to have rented out the property.

This likely coincided with the development of St. Francis Drive. The west end of Dunlap Street, along with the old Ambrosio Ortiz property, underwent a significant transformation with the construction of the new highway. Completed in 1964, the six-lane road provided a direct route through Santa Fe for U.S. Highways 84 and 285. Its construction cut through a residentially zoned area, leading to the condemnation of multiple homes. It removed the western portion of the old Ortiz property which was bordered by Montoya Street (Fig. 2). As a result, Montoya Street and its eight homes were demolished.<sup>16</sup>

The highway divided the community into two distinct neighborhoods. Those fronting or adjacent to St. Francis were subject to noise levels that exceeded the allowable decibel limits for commercially zoned areas. This safety hazard, along with the fracturing of land, led to depressed property values and the call for rezoning in the late 1970s. A 1978 flyover captures this period (Fig. 9).

In 1981, Phillip Sanchez transferred property ownership to Michael Zimmer and Thomas Callanan.<sup>17</sup> Zimmer and Callanan initially lived in the house. A few years later, Callanan moved out, and Zimmer bought out his interest in the property.<sup>18</sup> Zimmer relocated to

<sup>15</sup> "Phillip Richard Sanchez [obituary]," *Santa Fe New Mexican*, October 13, 2024, C-2.

<sup>16</sup> This is based on a count of addresses in the 1960 city directory. A 2018 article in the Santa Fe Reporter highlighted the impact of St. Francis Drive, interviewing people with the Montoya surname. Alicia Inez Guzmán, "Back to The Barrio, Santa Fe Reporter, June 27, 2018, <https://sfreporter.com/archives/back-barrio-st-francis-drive>. They may be connected to what was formerly Montoya Street.

<sup>17</sup> Warranty Deed, Philip R. Sanchez to Thomas Charles Callahan and Michael Zimmer, recorded October 2, 1981, Book 428/Page 460, Instrument # 11505536, Santa Fe County, New Mexico.

<sup>18</sup> Michael Zimmer, email John W. Murphey, January 23, 2025.

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another property around 1991 and turned the house into a rental, a use that continues today.

## Evaluation of Historical Status

### House

A 1948 aerial photograph establishes that the footprint of the front building has been in place for over 75 years. Documented changes to this ground plan include what is assumed to be the infill of the northeast corner of the mudroom with solid walls and different windows after 1985.

A fiberglass greenhouse was added to the front elevation in the late 1970s or early 1980s. Although it may seem like a minor detail, this addition appears to have involved the removal of a window to create a door. If the greenhouse were to be removed, the façade would reveal an imbalance of two adjacent doors.

The west elevation reveals mainly intact original or fenestration, aside from the bathroom window. However, a secondary elevation facing a driveway with limited public view would be an unlikely candidate for a primary façade.

Given these considerations, the recommendation is to maintain Non-Contributing status for the house. If the assumed original window opening behind the greenhouse is restored using historical or forensic evidence, the house may be reconsidered for Contributing status.

### Ancillary Structures

A non-historic extension connects the two outbuildings. The garage/storage area, with a wide vehicular door and other modifications, does not retain historic integrity. The outbuilding has retained its historic footprint but does not have Contributing factors other than age.

For this reason, the joined buildings are recommended for Non-Contributing status.

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## Illustrations

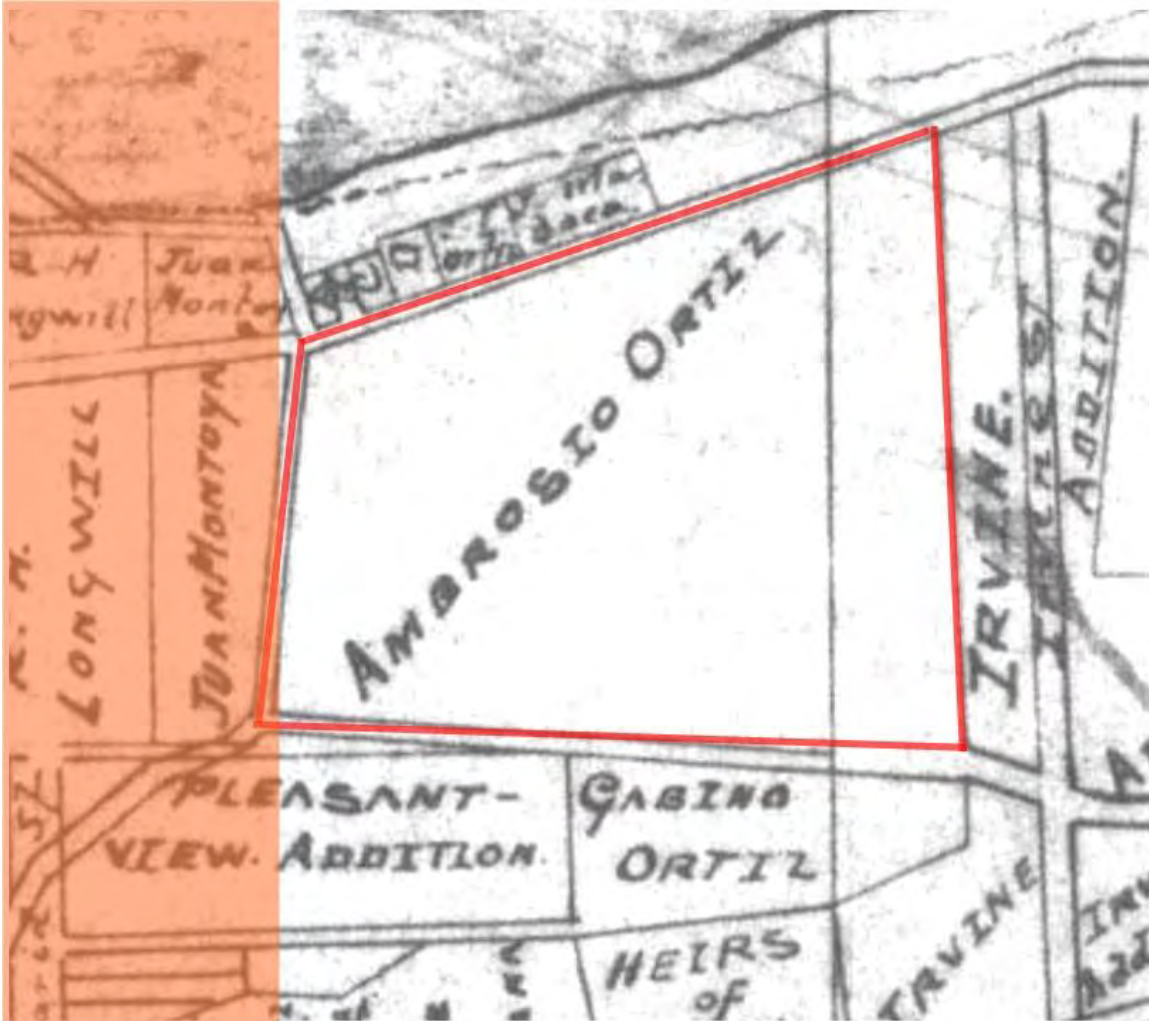


**Figure 1: Comparison of 1985 (above) and current conditions (below).**

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**Figure 2: William White, “Sketch Map of Grants Within Santa Fe Grant,” 1891. The Ambrosio Ortiz land is highlighted in red; area impacted by St. Francis Drive is highlighted in orange.**

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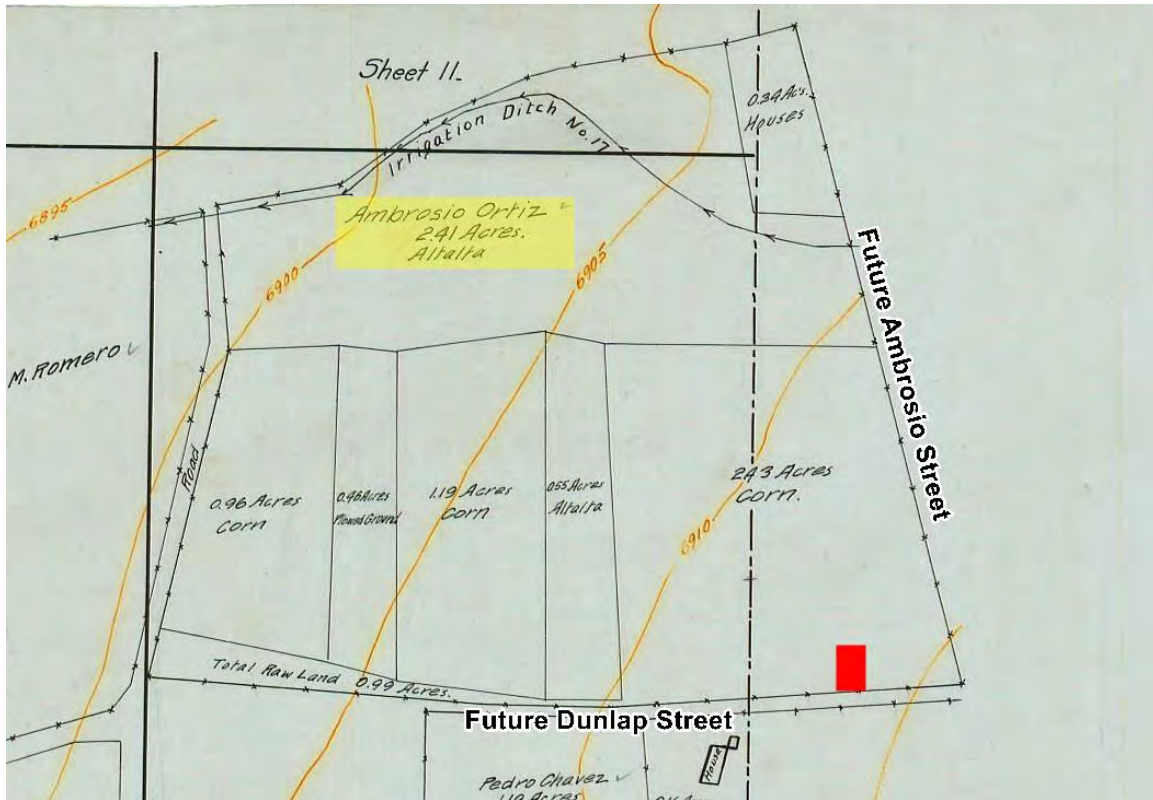


**Figure 3: N. L. King, "Map of the City of Santa Fe," 1912.  
 The approximate location of future subject parcel highlighted in red.**

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**Figure 4: State Engineer’s Office, “Santa Fe Hydrological Survey,” 1914. The approximate location of future subject parcel highlighted in red.**

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)  
 Historic Preservation Division, New Mexico Department of Cultural Affairs

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**Figure 5: Earlier 20th century portrait of Blas Sanchez, Sr. (left), and 1937 advertisement for the J.F. Baca-Blas Sanchez Funeral Home (right), managed by his son, Blas Sanchez, Jr.**

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**Figure 6: 1935 aerial photograph, Image # 1261.  
Future 815 Dunlap parcel highlighted in red; no structure is present.**

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**Figure 7: October 25, 1948, aerial photograph.  
815 Dunlap Street and its mudroom are highlighted in red.**

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**Figure 8: November 10, 1958, aerial photograph.**  
**Note rear sheds are present.**

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**Figure 9: September 11, 1978, aerial photograph.**  
**Note attached solar greenhouse is not present.**

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## Survey Photographs

(All images taken by Giulia Caporuscio on January 26, 2025, unless otherwise noted)



**Photo 2: South (front) façade. Camera facing north.**

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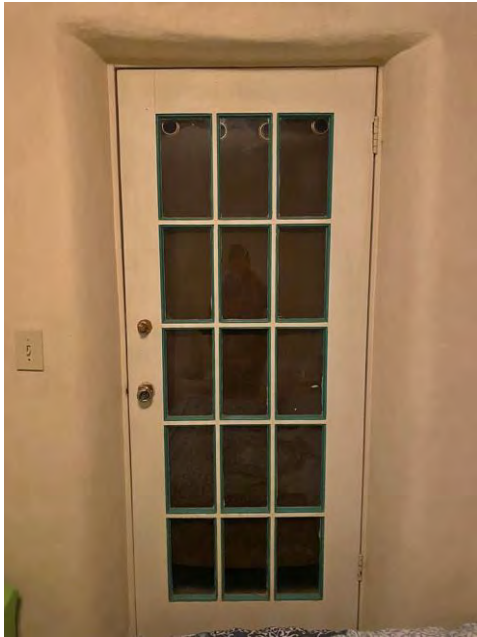


**Photo 3: South (front) façade. Attached solar greenhouse. Camera facing north.**

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**Photo 4: South (front) façade. Interior door to the attached solar greenhouse.  
Jana Martison, January 19, 2025.**

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**Photo 5: South (front) façade. Detail of east window. Camera facing north.**

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**Photo 6: West elevation oblique. Camera facing northeast.**

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**Photo 7: West elevation. Camera facing east.**

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**Photo 8: West elevation. Window detail. Camera facing east.**

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**Photo 9: West elevation. Mudroom addition highlighted in red. Camera facing east.**

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**Photo 10: North elevation oblique. Camera facing southwest.**

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**Photo 11: East elevation oblique. Camera facing northwest.**

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Blas Jr. and Lucia M. Sanchez House/ Phillip R. and Nell L. Sanchez House	815 Dunlap Street Westside-Guadalupe Historic District – Santa Fe	Santa Fe ID: Old # 051613417			
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**Photo 12: East elevation. Windows at southeast corner. Camera facing west.  
Michael Zimmer, January 29, 2025.**

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**Photo 13: East elevation. Windows at middle of elevation. Camera facing southwest. Michael Zimmer, January 29, 2025.**

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**Photo 14: East elevation. Window at south side of mudroom addition.  
Camera facing northwest. Michael Zimber, January 29, 2025.**

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**Photo 15: East elevation. Windows at the northeast corner. Camera facing west.  
Michael Zimmer, January 29, 2025.**

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*Historic Preservation Division, New Mexico Department of Cultural Affairs*

For HPD Office use only: HCPI No. _____ District No. _____		<i>Please complete HCPI FORM 1 before completing FORM 2</i> NRHP _____ SRCP _____ Criteria <u>  </u> A <u>  </u> B <u>  </u> C <u>  </u> D	
1. Name of property:  Blas Jr. and Lucia M. Sanchez House/ Phillip R. and Nell L. Sanchez House	2. Location:  815 Dunlap Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613417	
		4. County: Santa Fe	
		5. Date of Survey: January 26, 2025	



**Photo 16: Garage/storage area. Camera facing north.**

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

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

For HPD Office use only: HCPI No. _____ District No. _____		<i>Please complete HCPI FORM 1 before completing FORM 2</i>		Criteria <u>  </u> A <u>  </u> B <u>  </u> C <u>  </u> D	
1. Name of property:	2. Location:	3. Local Reference Number:			
Blas Jr. and Lucia M. Sanchez House/ Phillip R. and Nell L. Sanchez House	815 Dunlap Street Westside-Guadalupe Historic District – Santa Fe	Santa Fe ID: Old # 051613417			
		4. County: Santa Fe			
		5. Date of Survey: January 26, 2025			



**Photo 17: Outbuilding. Camera facing north.**