


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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: August 8, 2025

For HPD Office use only:		
HCPI No. _____	District No. _____	NRHP _____ SRCP _____ Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D
1. Name of property: Robert & Patt Berardinelli/ Adolfo & Lola Ortiz/ Lois C. Herrmann Residence	2. Location: 528 and 530 Calle Corvo Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-640 4. County: Santa Fe Parcel # 11911552
5. Property Type: <input checked="" type="checkbox"/> Buildings: two <input checked="" type="checkbox"/> Structures: walls <input type="checkbox"/> Site <input type="checkbox"/> Object		
6. Date of Survey: July 31, 2025		
7. Previous Survey Date(s): <input checked="" type="checkbox"/> Yes: December 12, 1985, Michael Belshaw <input type="checkbox"/> No:		
8. Name of Project: HDRB Status Evaluation		
9. Lat/Long: 35.680783,-105.9331077		
10. Photo Information: Giulia Caporuscio, photographer. Photo 1: View of east elevation. Camera facing west.		
11. Brief Description of the Property: Erected in 1950, the property bearing the addresses 528 and 530 Calle Corvo exhibits an atypical floor plan for a modest adobe-style dwelling, suggesting it may have been conceived from the outset as a combined residence and apartment. The building retains several period steel combination windows. Other openings have been modified to accommodate greenhouse-style window boxes—an alteration made by a previous long-term owner to help keep her cacti warm during the winter months. The property also includes a former garage with an attached shop and storage area. The house and former garage are currently designated Non-contributing to the Downtown and Eastside Historic District. A later shop addition and the front yard wall are non-historic and carry no status. The property additionally includes a non-historic greenhouse and metal shed, which are not covered in this survey. Continued on Page 5.		
12. Who uses the property? Residence		
13. Construction Date: Date: c.1950 <input type="checkbox"/> Known <input checked="" type="checkbox"/> Estimated Source: deeds and city directories		
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 Spanish tile wrap-around porch Comments: N/A		

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



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

John W. Murphey
Architectural Historian
Architectural History Services
505-577-7593/707-583-7819
John@archhistoryservices.com
w/ Giulia Caporuscio

For: Current owner and
Juicekitchen Design
Workshop, LLC

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

Current owner: Susan Lamden
N/A

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



19. Is Property Endangered? Unknown No Yes How?

20. Significance to Current Community: 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 No Yes
If yes: State National
If 'no' or unknown, do you think this property is eligible for listing? 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 Yes
If yes: Significant Contributing Non-contributing: dwelling and former garage No Status workshop and walls
Per City of Santa Fe official designation map
If 'yes', what is the name of the district? State National City of Santa Fe:
Downtown and Eastside Historic District

24. Supplemental Forms:

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

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ARCHITECTURAL AND CONSTRUCTION DETAILS:																																																			
6. Visible Construction Material: <input type="checkbox"/> Adobe <input type="checkbox"/> Brick <input type="checkbox"/> Composition <input checked="" 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 checked="" type="checkbox"/> 1 <input type="checkbox"/> 1 1/2 <input type="checkbox"/> 2 <input type="checkbox"/> 2 1/2 Other: _____ 8. Foundation: <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Not visible <input type="checkbox"/> None <input type="checkbox"/> At Grade <input checked="" type="checkbox"/> Raised: Materials: <input checked="" type="checkbox"/> Concrete: CMU <input type="checkbox"/> Stone Other: Notes 9. Roof: <input type="checkbox"/> N/A Shape: <input type="checkbox"/> Flat <input type="checkbox"/> Gabled <input type="checkbox"/> Hipped <input type="checkbox"/> Pyramidal <input type="checkbox"/> Shed Other: Pitch: <input checked="" 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: Modified Bitumen																																																	
10. Window Types <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <thead> <tr> <th>Operation</th> <th>Material</th> <th>Glazing</th> <th>Number</th> </tr> </thead> <tbody> <tr> <td>Hung Sash</td> <td>Aluminum</td> <td>1/1</td> <td>1</td> </tr> <tr> <td>Casement</td> <td>Steel</td> <td>1-1</td> <td>1</td> </tr> <tr> <td>Casement</td> <td>Steel</td> <td>3-1</td> <td>2</td> </tr> <tr> <td>Combination</td> <td>Steel</td> <td>3C-3F-3C 3T</td> <td>3</td> </tr> <tr> <td>Combination</td> <td>Steel</td> <td>3C-6F-3C 4T</td> <td>1</td> </tr> <tr> <td>Combination</td> <td>Aluminum</td> <td>1S-1F-1S</td> <td>2</td> </tr> </tbody> </table> Abbreviations: C = casement, F = fixed, S = sliding, T = transom		Operation	Material	Glazing	Number	Hung Sash	Aluminum	1/1	1	Casement	Steel	1-1	1	Casement	Steel	3-1	2	Combination	Steel	3C-3F-3C 3T	3	Combination	Steel	3C-6F-3C 4T	1	Combination	Aluminum	1S-1F-1S	2	11. Door Types <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <thead> <tr> <th>Type</th> <th>Style</th> <th>Material</th> <th>Number</th> </tr> </thead> <tbody> <tr> <td>Single-Leaf</td> <td>34-Panel</td> <td>Wood</td> <td>2</td> </tr> <tr> <td>Single-Leaf</td> <td>½ Light & Panel</td> <td>Wood</td> <td>2</td> </tr> <tr> <td>Single-Leaf</td> <td>Panel</td> <td>Metal</td> <td>2</td> </tr> <tr> <td>Single-Leaf</td> <td>Flush</td> <td>Wood</td> <td>1</td> </tr> </tbody> </table>		Type	Style	Material	Number	Single-Leaf	34-Panel	Wood	2	Single-Leaf	½ Light & Panel	Wood	2	Single-Leaf	Panel	Metal	2	Single-Leaf	Flush	Wood	1
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12. Chimneys <input checked="" type="checkbox"/> N/A		13. Porches <input type="checkbox"/> N/A Type: <input type="checkbox"/> Entry <input type="checkbox"/> Partial-Width <input type="checkbox"/> Full-Width <input checked="" type="checkbox"/> Wrap																																																	
14. Other Significant Features N/A																																																			
15. Modifications: <input checked="" type="checkbox"/> <input type="checkbox"/> No known modifications <u>#1 Date: pre-1975; addition of workshop to garage; aerial photograph</u> <u>#2 Date: pre-1985; removal of garage door and installation of two pedestrian doors; 1985 HBI</u> <u>#3 Date: post-1985; removal of two windows to incorporate greenhouse box extensions; 1985 HBI</u> <u>#4: Date: c.2000s; replacement of front porch combination window; tenant memory.</u>																																																			

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 checked="" 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: Spanish Revival – tiled porch roof

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>

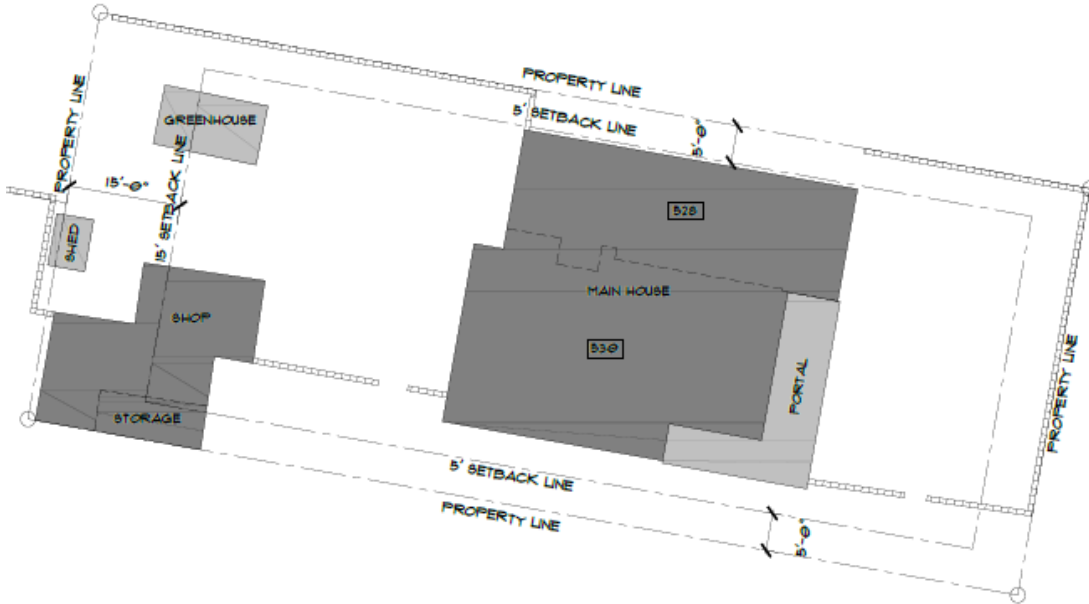
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
<https://nmhistoricpreservation.org/arms.html>

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19. Site Plan: 2025. Courtesy of Juicekitchen Design Workshop.



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Architectural Description Continued

Setting

Occupying Lot 16, the subject property sits along Calle Corvo, directly across from what is now the parking lot of Acequia Madre Elementary School. The school was constructed after the residence was completed in 1950. The combined residence and apartment are positioned near the front of the lot, with a setback consistent with neighboring properties (Photo 2).

The landscaping is minimal. The front yard consists primarily of natural terrain and is anchored by a mature walnut tree—a rarity in Santa Fe. In the southwest corner, more than 50 potted cacti and succulents are clustered together in a collection originally assembled by the current owner’s father (Photo 3). A plain gray concrete masonry wall defines the front yard (Photo 2).

The backyard includes small panels of lawn and is shaded by a mature apple tree. The dwelling shares a driveway with the adjacent property to the south.

House

Constructed of concrete masonry units, the building faces the street with a typical composition of a portal and a projecting volume. However, the south-facing door beneath the front portal provides access not to the main residence but to the apartment. The front door to the house is located on a secondary elevation at the south. The building is constructed of concrete masonry units faced with textured yellow stucco. The building has a flat roof and blocky cubic volumes suggestive of the Pueblo Revival style. However, its brick cornice detailing and a long wrap-around porch capped with Spanish clay tile roofing introduce a contrasting and more eclectic character.

East (Front) Façade

The east façade is defined by its hipped, clay-tile-roofed wrap-around porch (Photo 4). This L-shaped structure runs the full width of the façade and provides sheltered access to both the residence and the apartment.

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The porch is supported by a slender metal post with integrated scrollwork and railing—typical of mass-produced ornamental ironwork used in the mid-20th century (Photo 5). This type of prefabricated support, advertised in the SANBUSCO catalog during the period, was commonly used in modest postwar homes for both structural and decorative purposes. Identical supports were once present on the house immediately to the south but were replaced with wood posts in the 2010s.

The porch roof is finished with S-shaped, or “Modern Spanish,” clay tiles that provide visual texture (Photo 6). It is unclear whether these tiles are original, as their style contrasts with the Territorial Revival-style brick cornice that tops the parapet.

The porch walls are painted white. At the center, a newer window—replacing an original steel combination unit—has been installed (Photo 7). At the north end of the porch stands a 32-panel wood door providing access to the apartment (Photo 8).

North of the porch, the building projects eastward approximately seven feet to form a volume that contains the apartment. This portion is fenestrated with a projecting greenhouse window, which replaced an original steel combination unit (Photo 9).

South

The south elevation faces the shared driveway and reveals the functional, or service, side of the residence. The porch continues along this elevation for approximately 13 feet, running along an offset wall. This portion of the wall is blank except for a 32-panel wood door, which opens into the home’s living room (Photo 10).

The rest of the façade includes three window openings (Photo 11). Two have been replaced with projecting greenhouse units. The third retains a standard 3C–3F–3C | 3T steel combination window. The lights are putty-glazed, and the casements open with exterior-mounted scissor hinges.

The building’s CMU construction is visible through uniform horizontal coursing that telegraphs through the stucco finish. The parapet is trimmed with a decorative brick cornice laid in a header–stretcher–rowlock pattern (from top to bottom). Air vents located at the floor line indicate that the building is constructed over a crawlspace.

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West

The west elevation opens onto the backyard and more clearly reveals the building’s duplex configuration (Photo 12). Each unit is accessed by a set of six concrete steps leading to identical half-light wood doors, both protected by aluminum screen doors (Photo 13). Surface-mounted utility conduit and dual electric meters further confirm the presence of two separate residential units. The arrangement evokes the rear elevation of a modest Pasadena garden court apartment.

The main residence, which occupies the longer portion of the west façade, features two original steel combination windows. The apartment is recessed approximately four feet and includes a single 3C–3F–3C | 3T steel combination window. The parapet along this elevation is capped with an exposed edge of modified bitumen and a single *canal* with an attached downspout provides roof drainage.

North

The north elevation sits close to the neighboring property and is difficult to photograph (Photo 14). It corresponds to the apartment side of the building and includes several window openings for the bedroom, bath, kitchen, and living room. All appear to be original steel combination units. These include a 3C–3F–3C | 3T window at the bedroom, as well as a larger 3C–6F–3C | 4T window at the living room (Photo 15). Other than the continuation of the brick cornice at the parapet, the elevation is flat and unarticulated.

Interior

The interior was not recorded as part of the site visit.

Storage Room / Workshop

Located at the end of the driveway is a former garage with an attached workshop (Photo 16). Constructed of CMU, the garage appears on a 1951 aerial photograph and is likely original to the site (Fig. 2). Its south wall is built at the zero-lot-line, adjoining the neighboring garage at 532 Calle Corvo. The original vehicular door was removed prior to 1985 and replaced with flush panel units (Fig. 7).

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Attached to the north side of the garage is a small workshop constructed of wood framing with a stucco finish (Photo 17). Added before 1975 (Fig. 6), this addition exhibits modest Pueblo Revival detailing. It features aluminum windows on the south and east elevations (Photo 17 and is entered from the north through a flush plywood door, located adjacent to a narrow sidelight composed of small glass blocks (Photo 18).

Walls

The property is enclosed by several distinct sections of plain, unstuccoed concrete block wall, each contributing modest visual structure to the lot. The front wall, which runs parallel to the sidewalk, consists of four courses and is capped with a rounded coping piece in a contrasting color (Photo 2). Square pilasters, spaced at regular intervals and constructed of the same material, lend the wall a degree of articulation. This section continues along the driveway toward the porch, where it steps down to three courses in height.

At the rear, a taller section defines the south end of the backyard, rising to six courses and similarly capped with rounded coping. A fourth section runs along the north property line and mirrors the front wall, with four courses and matching interval pilasters.

A 1958 aerial photograph confirms that all four wall sections were in place by that time (Fig. 3).

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Historical Overview

Hughes–Calle Corvo Subdivision Context

Calle Corvo—originally named Hughes Street—began to develop in the late 1940s as a compact neighborhood of modest Pueblo Revival homes situated on suburban-sized lots along a short, curving street.

The northern half of the subdivision was carved from several large lots historically owned by Levi A. Hughes, Sr., a prosperous wool buyer and former vice president of the First National Bank who died in 1934.

His eldest son, Levi A. Hughes, Jr. was vice president of the Santa Fe Builders Supply Company and sought to develop the family land with suburban-style housing. In 1937, he created the first Hughes Subdivision, consisting of 20 lots laid out along a gently curving road between Delgado Street and Acequia Madre—then known as East Manhattan Street. Following a contemporary trend of using picturesque Spanish names for new streets, Hughes named the road *Calle Corvo*, loosely translated as “curving” or “bent street.” The subdivision was replatted the following year as the Second Hughes Addition.

Development stalled during World War II. The first homes—519 and 521 Calle Corvo—were constructed after the war.

The initial lots were sold to individuals likely connected to Levi A. Hughes, Jr. or his mother, Christine L. Hughes, who was named as the grantor in many of the early deeds. Several buyers held their properties only briefly, with some constructing speculative houses before reselling. This early turnover contributed to the formation of a cohesive neighborhood, largely built out with modest, two-bedroom adobe houses—most in the Pueblo Revival style—with attached or detached single-car garages. While features such as low front yard walls and Pueblo-style detailing became common, these elements were not codified as deed restrictions in the earliest transactions.

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A 1958 real estate advertisement described a home in the neighborhood as an “Exclusive Little Home Area on a Clean, Paved Street near the Acequia!”¹ Behind this marketing language lay a harsher reality. Item “e” of the subdivision’s eleven restrictive covenants was explicitly racist.

Using the standard phrasing of the time, it stated: “No person of African or Oriental descent shall be permitted to use or occupy any building in the above described subdivision, except this restriction shall not prevent occupancy by domestic servants employed by an owner or a tenant.”² While such language was common in mid-20th-century real estate documents, it reveals the broader—and often overlooked—history of racial exclusion in parts of Santa Fe’s Eastside and South Capitol neighborhoods.

By the early 1960s, the subdivision was fully built out, with seventeen houses lining its curved road. The 1960 city directory shows a high rate of owner occupancy, with all but four homes occupied by their owners. The neighborhood reflected a nearly even mix of Anglo and Hispanic homeowners.³

Lot 16

The parcel that would later hold 528 and 530 Calle Corvo began to take shape in late 1938, when local surveyor Floyd Haak laid out a 55-foot by 134-foot lot designated as Lot 16 on a subdivision map completed that year (Fig. 1). Eight years later, in March 1946, Christine Hughes—who retained ownership of the surrounding subdivision—deeded the lot to Betty Sue Byous.⁴

Susie Anna Betty Byous, a native of Hamilton, Tennessee, had relocated to Santa Fe in the mid-1940s, where she operated the Coronado Beauty Shop and lived on Webber

¹ “Homes for Sale [advertisement],” *Santa Fe New Mexican*, January 23, 1958, 8.

² Restrictive Covenants, [Hughes Second Addition], Christine L. Hughes, recorded April 10, 1941, Book 21, Page 362, Instrument # 1941064933, Santa Fe County, New Mexico. This restriction was removed in 1990.

³ Hudspeth Directory Company, Hudspeth Directory Company, *Santa Fe City Directory, 1960* (El Paso: Hudspeth Directory Company, 1960), 28.

⁴ Warranty Deed, Christine Hughes to Betty Sue Byous, recorded March 19, 1946, Book 29, Page 395, Instrument # 80700, Santa Fe County, New Mexico.

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Street.⁵ It is unclear why she purchased the lot or whether she had any prior connection to the Hughes family, but by 1946 the property was in her name.

Byous, who had married local resident Severino Trujillo, held the property for only a few years before selling it in 1949 to Oscar L. Huddleston, a building contractor based in Albuquerque.⁶ Huddleston likely constructed the house, which he sold the following year to Robert and Patt Berardinelli.

First Homeowners

Robert was the grandson of an Italian stonemason who had come to Santa Fe in the 19th century to help build the cathedral. A mortician by trade, he would go on to open Berardinelli Mortuary in 1969.

The Berardinellis lived in the Calle Corvo home for several years before relocating to a new house on Cadiz Road. Early in their occupancy, they added an apartment to the original structure, resulting in the assignment of a separate address: 528 Calle Corvo.⁷ The 1950 federal census captured both households. Robert, 24, headed the primary residence, which included his wife, Patt, 21, and their one-year-old son, Robert Jr.⁸

At the time, Robert worked as a timekeeper for a building contractor, while Patt was employed as a representative for a cosmetics company. The apartment was occupied by Frank and Eve Melchoir, both originally from Ohio. Frank worked as a lawyer, and Eve also held a professional position.

⁵ Hudspeth Directory Company, *Hudspeth Directory Company, Santa Fe City Directory, 1944* (El Paso: Hudspeth Directory Company, 1944), 90.

⁶ Warranty Deed, Betty B. and Severino Trujillo to O. L. Huddleston, recorded October 18, 1949, Book 42, Page 272, Instrument # 95081, Santa Fe County, New Mexico

⁷ It is possible that the building was originally designed to include an apartment. Interestingly, the 528 Calle Corvo address does not appear in early 1950s Santa Fe city directories, although it is recorded in the 1950 federal census. The first known advertisement for the apartment appears in the *Santa Fe New Mexican* in July 1952, offering a one-bedroom, carpeted unit with a garage. The ad notes that utilities were included, suggesting the building did not have separate meters.

⁸ 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: 3578; Page: 68; Enumeration District: 26-5.

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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	
1. Name of property: Robert & Patt Berardinelli/ Adolfo & Lola Ortiz/ Lois C. Herrmann Residence	2. Location: 528 and 530 Calle Corvo Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-640			
		4. County: Santa Fe			
		5. Date of Survey: July 31, 2025			

In 1954, the Berardinellis sold the Calle Corvo property to Arthur and Mary Ulibarri.⁹ The Ulibarris retained it as an income property, renting out both the main house and its connected apartment. The house was leased to a succession of small families, most of whom were wage-earners employed in local businesses, while the apartment typically housed couples or individuals.

In 1955, the main house was occupied by Glenn and Jessie Smoot and their family. Glenn worked as sales manager at the local Chevrolet dealership.¹⁰ That same year, Fred and Barbara DeCastro rented the apartment. The couple jointly operated the DeCastro Jewelry Shop on the Plaza, along with a picture framing business on San Francisco Street. By 1958, the DeCastros had moved into the main house, and the apartment was rented to Opal Kern, a bakery worker at Kaune’s.¹¹

The Filigree Jeweler’s Retirement Home

After more than a decade as landlords, the Ulibarris sold the property in 1965 to Adolfo and Lola Ortiz. Like the DeCastros, Adolfo was a jeweler, but his background was more artisanal—he specialized in silver and gold filigree work. After nearly 50 years of producing filigree-style jewelry in a town increasingly known for tourist trinkets, he retired and moved into the Calle Corvo house.¹² His retirement from the trade drew wider attention: the story was picked up by United Press International and published in newspapers across the country.

Just a few months after settling in, however, a fire broke out in February 1966, sending one of the Ortiz children to the hospital with burns. According to newspaper accounts, the fire was confined to the kitchen.¹³

An aerial photograph taken four months later shows a building footprint largely consistent with the one seen today (Fig. 4). At the southeast corner, a hipped, L-shaped

⁹ Warranty Deed, Robert L. and Patt H. Berardinelli to Arthur M. and Mary c de Baca Ulibarri, recorded March 23, 1954, Book 7, Page 367, Instrument # 117509, Santa Fe County, New Mexico.

¹⁰ Hudspeth Directory Company, *Hudspeth Directory Company, Santa Fe City Directory, 1955* (El Paso: Hudspeth Directory Company, 1955), 304 and 363.

¹¹ *Ibid*, 1958: 195, 280, and 512.

¹² “Santa Fe Artist Says His Art is Dying,” *The Albuquerque Tribune*, November 12, 1964, B-1.

¹³ “Fine Work by Firemen [letter to the editor],” *The New Mexican*, February 18, 1966, 4.

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porch is visible, with a discernible ridge at the junction. The roofing material appears to be a lighter type—not the dark tile seen in later images.

Adolfo Ortiz died in 1972 at the age of 78, having by then relocated to Arist Road. His sister, Lala Ortiz, acting as executor of his estate, deeded the Calle Corvo property to Adolfo’s stepson, Bernard (Bernie) Chapman.¹⁴ Chapman retained ownership for two years before selling the property. A 1973 aerial photograph shows the house much as it appeared seven years earlier (Fig. 4). The southeast porch remains discernible but lack may lack the tile roof.

A Home for Cacti

In 1974, Bernie and Toni Chapman sold the house and apartment to Lois C. Herrmann, a single woman and avid stamp collector.¹⁵ Herrmann, born in 1927, served for several years in the U.S. Air Force following World War II.¹⁶ According to an acquaintance, she was stationed in Germany and may have taught at U.S. schools for military dependents. A newspaper shows that she later held the rank of First Lieutenant in an Air Reserve Squadron based in Santa Fe.¹⁷

Herrmann moved to Santa Fe in late 1957, after visiting the area in the fall of 1956. She fell in love with the landscape and, somewhat impulsively, purchased 40 acres of land off Tano Road from Josef and Teresa Bakos.¹⁸ Born Józef Gabryel Bakós, Josef was one of the *Cinco Pintores* painters of the 1920s. In 1937, he acquired nearly 480 acres of stock-raising homestead land northwest of town, where he and other artists built shacks and cabins.

¹⁴ Warranty Deed, Lala Ortiz to Bernie Chapman, recorded October 22, 1972, Book 295, Page 2754, Instrument # 348056, Santa Fe County, New Mexico.

¹⁵ Warranty Deed, Bernie and Toni Chapman to Lois C. Hermann [sic], recorded July 1, 1974, Book 313, Page 109, Instrument # 366181, Santa Fe County, New Mexico.

¹⁶ Carl Troy, email communication with John W. Murphey, August 3, 2025. Given the limited availability of public records, substantial information on Lois Herrmann was provided to the author through personal correspondence with Troy, Susan Lamden, David Kozlowski, and Steven Drayton.

¹⁷ “Village Gossip [column],” *Santa Fe New Mexican*, April 28, 1959, 1.

¹⁸ Warranty Deed, Josef G. and Teresa Bakos to Lois Hermann, recorded January 1, 1957, Book 129, Page 167, Instrument # 220173, Santa Fe County, New Mexico; “Paso Por Aqui [column],” *Santa Fe New Mexican*, November 7, 1957, 9.

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Herrmann hoped to build a home on one of these remote parcels and completed a house on Tano Road in the late 1950s.¹⁹ She later taught at Acequia Madre School. However, finding the winter commute from Tano Road long and muddy, she quickly purchased the Calle Corvo home when it came up for sale.²⁰

Herrmann was an avid stamp collector, specializing in stamps depicting Mesoamerican art and archaeology, and once served as president of the Santa Fe Stamp Club.

She also cultivated plants in the home’s attached greenhouse window boxes and was an active birder. Over the years, she made modest adjustments to the house she lived in for nearly 50 years. Mobility challenges eventually prompted her move to a local assisted living facility.

Evaluation of Historical Status

Now more than 75 years old, the combined house and apartment have retained their overall footprint, massing, and essential architectural character. The L-shaped porch is visible in a 1958 aerial photograph and is considered part of the historic envelope.

For these reasons, the building is recommended for Contributing status, with the east (front) elevation identified as the primary façade. This elevation best conveys the building’s architectural character and historical associations. The primary façade designation would exclude recent windows serving the residence and apartment living rooms.

The former garage, by contrast, has undergone significant alterations and no longer clearly communicates its original function. Accordingly, both the garage and the attached workshop are recommended for Non-contributing status.

While the concrete block yard walls are of historic age, they possess limited architectural significance and are also recommended as Non-contributing.

¹⁹ Ibid., and city directories in 1958 and 1959

²⁰ David Kozlowski, email communication with John W. Murphey, August 3, 2025.

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Illustrations

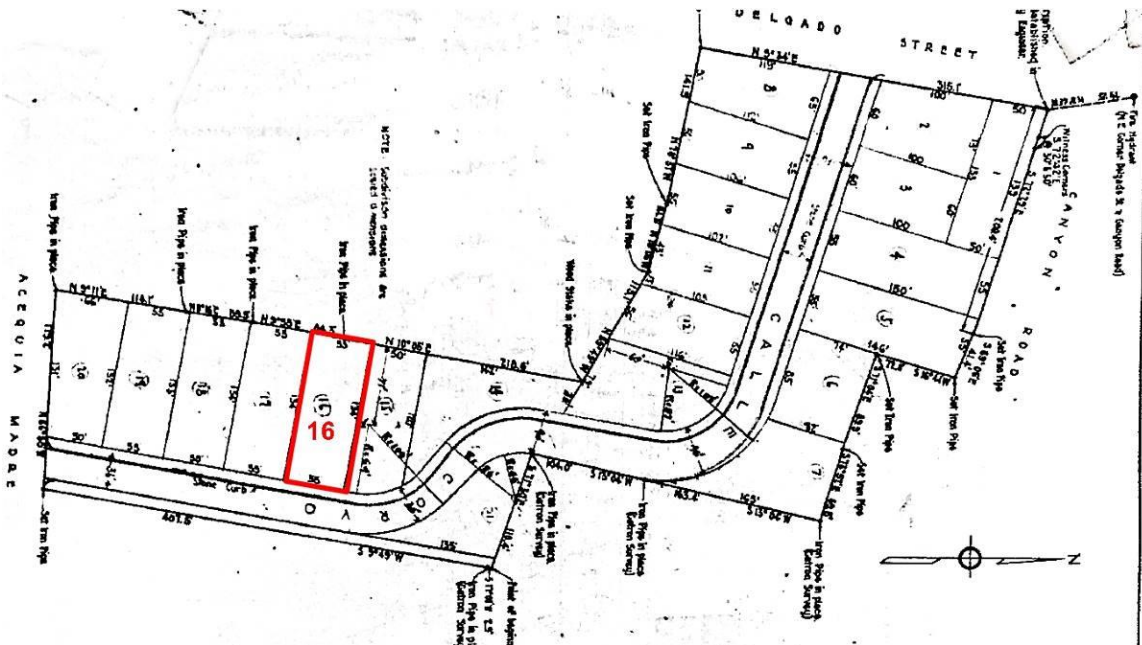


Figure 1: Hughes Second Addition, 1938. Floyd Haak. Subject lot highlighted.

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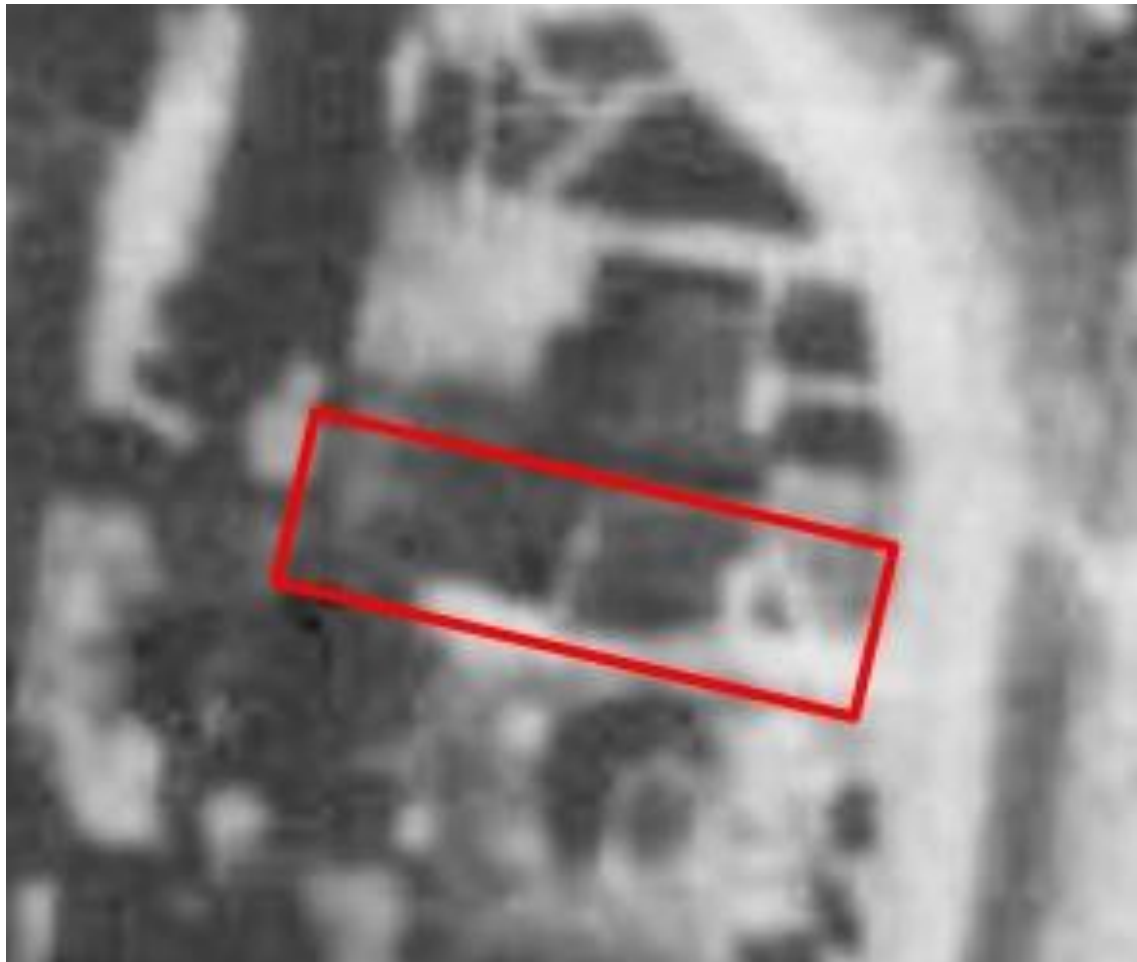


Figure 2: May 26, 1951, aerial photograph. House, apartment, and garage present.

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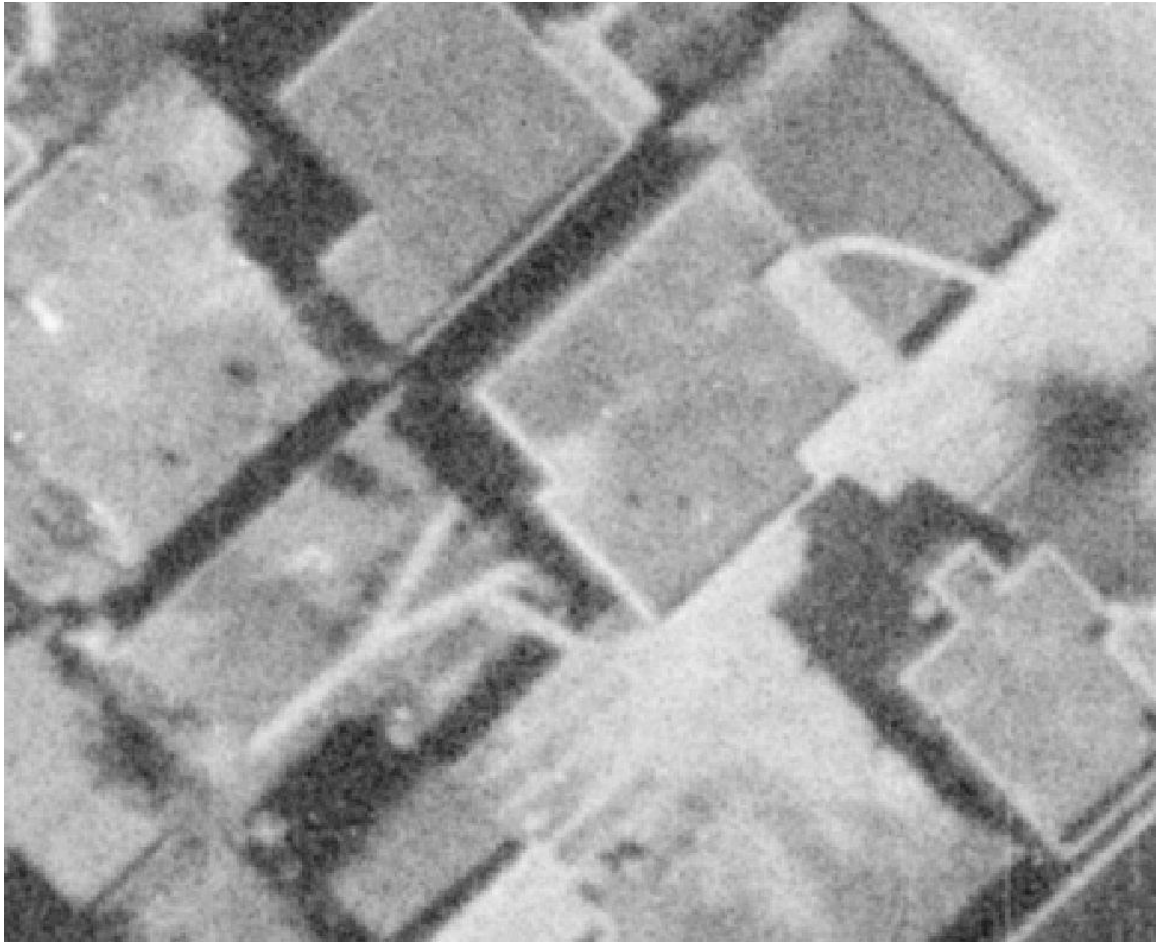


Figure 3: November 10, 1958, aerial photograph.

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Figure 4: June 6, 1966, aerial photograph.

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Figure 4: May 1, 1973, aerial photograph.
Note garage has no attachment, and large window across its north elevation.

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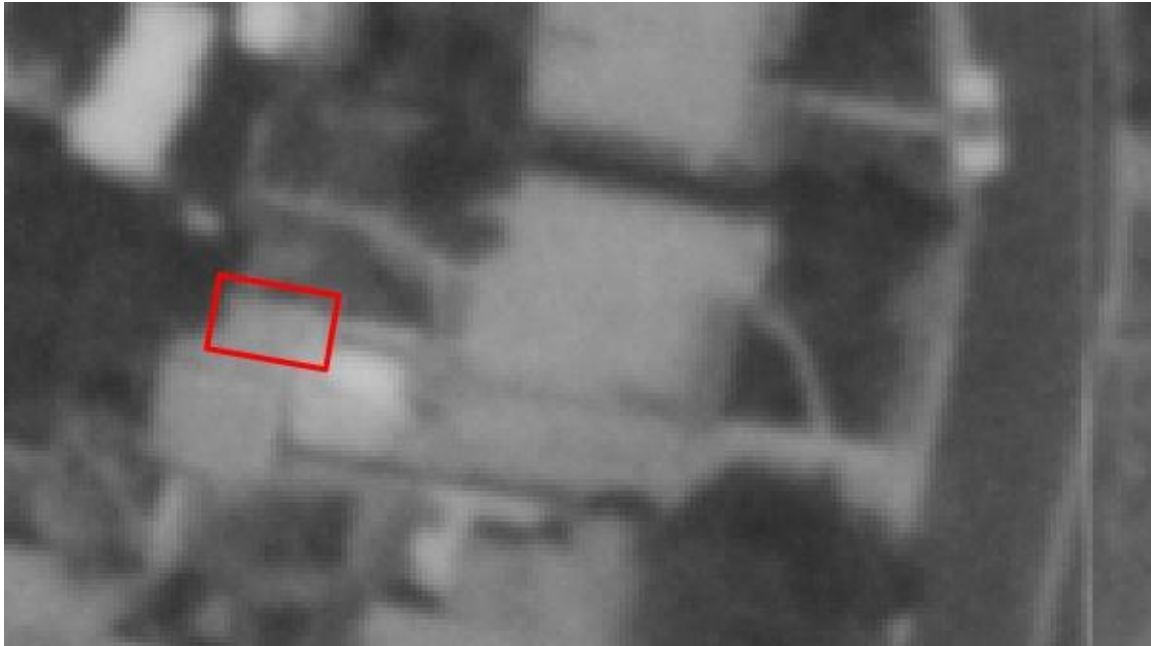


Figure 5: April 6, 1975, aerial photograph. Note what appears to be the workshop in place.

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Figure 7: December 2, 1985, HBI survey photograph. Michael Belshaw. Note absence of the two greenhouse window boxes along the south elevation.

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Survey Photographs

(All images taken by Giulia Caporuscio, on July 31, 2025, unless otherwise noted)



Photo 2: Front yard wall and setting. Camera facing west.

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Photo 3: Cacti and succulent collection. Camera facing northwest.

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Photo 4: Setting and south and east elevations. Camera facing north.

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Photo 5: Porch on south elevation. Camera facing east.

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Photo 6: Porch roofing material. Camera facing up.

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Photo 7: Porch. East elevation window. Camera facing west.

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Photo 8: Porch. East elevation entry door to apartment. David Kozlowski, August 5, 2025.

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Photo 9: East elevation. Camera facing southwest.

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Photo 10: South elevation, east end. Camera facing north.

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Photo 11: South elevation, west end. Camera facing north.

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Photo 12: West elevation. Camera facing northeast.

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Photo 13: West elevation. Camera facing east.

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Photo 14: North elevation. Camera facing west.

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Photo 15: North elevation. Window at apartment living room. Camera facing south.

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Photo 16: Former garage. Camera facing west.

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Photo 17: Workshop. East elevation. Camera facing west.

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Photo 18: Workshop. North elevation. Camera facing south.



PURPOSE AND INSTRUCTIONS

Prior to a public hearing in front of the Historic District Review Board (HDRB) all applicants must obtain Historic District Preliminary Zoning Review (HPZR) from the Current Planning Department. The HPZR does not grant zoning approval for a building permit.

Following design approval from the HDRB, final zoning review will be performed at the time of building permit.

Applicants must submit complete and accurate information for review. Incomplete submittals will not be processed. All HPZR requests must be submitted to Current Planning via zoningcounter@santafenm.gov

PROJECT INFORMATION

Table with project details: Date 9/17/25, Property Owner of Record Susan Lamden, Applicant/Agent Contact Ju M Tan/505-920-9128, Site Address 528 & 530 Calle Corvo, Santa Fe, NM 87501, Suite or Space #, Subdivision Name Hughes Second Subdivision, Lot # 16, Block #, Total Roof Area (square feet) 2908 sf (Proposed), Lot Coverage % 39.5, Proposed Construction Description New 150 sf bedroom addition and 11 sf bay window addition to 528 Calle Corvo. New 200 sf west portal. Interic, The following documents are required for review as applicable: Legal Lot of Record, Building Plans, Existing site plan w/ setbacks, Proposed site plan w/ setbacks, Existing & Proposed Elevations, Development Plan, Zoning District, Overlay Districts, Escarpment, Flood Plain, Other Historic East Side, Proposed Setbacks, Required Setbacks, Proposed Height, Max Height 14'-0", Parking Required yes, Provided 2, Bike Parking, Provided

Existing Height - 15'-6" max.

Historic Planning Case Manager Paul Duran

If you selected "other," please write in the name of your case manager.

ADDITIONAL SUBMITTALS (IF APPLICABLE)

Table with checkboxes for additional submittals: Affidavit Restricting Use of an Accessory Structure Containing a Bathroom or Kitchen, Setback Affidavit and Agreement, Site Visibility Triangle, Escarpment Slope Analysis, Flood Plain Grading Plan

This hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting the Land Use Department staff prior to HDRB hearing.

Reason: none

[Signature]

Owner

Applicant

Agent

To Be Completed by Land Use Department Staff

PRELIMINARY REVIEW STATUS

Table with preliminary review status: Preliminarily Reviewed (checked), Reviewed w/ conditions, Denied, Comments/Conditions Nonconforming structures not expanded. Height set by Historic overlay District. Final development must comply with Ch.14 of Land Development Code. Approved for 1 primary + 1 ADU., Preliminary Zoning Review completed by Rachael [Signature], Date 10/16/2025, Preliminary Zoning Review # 2025-011378 PAR

528-530 Calle Corvo Building Height Calculation

Total: $96.1 = 12.01' + 2' = 14'$

Count: 8

Maximum Allowable:

14'

PAD 7/18/2025

