


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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: August 8, 2025 – Revised

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: Antonio & Margarita Chavez House/ Karen Parfitt Hughes Second Home	2. Location: 532 Calle Corvo Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-638 4. County: Santa Fe Parcel # 10470528
5. Property Type: <input checked="" type="checkbox"/> Buildings: 2 <input checked="" type="checkbox"/> Structures: walls <input type="checkbox"/> Site <input type="checkbox"/> Object		
6. Date of Survey: July 27, 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: 35.6806349,-105.9331281		
10. Photo Information: Giulia Caporuscio, photographer. Photo 1: View of east elevation, facing northwest.		
11. Brief Description of the Property: Erected around 1950, the house began as a compact rectangular structure with two bedrooms. Between 1958 and 1966, a narrow primary bedroom addition and a roofed patio were added to the rear, expanding the home to its current footprint of approximately 1,302 heated square feet. The building's façade was altered in the 2010s, when its original decorative metal porch supports were removed and replaced with wood members intended to evoke an earlier architectural period. The property also includes a one-car garage and several sections of stuccoed yard wall, most of which are recent additions. The house and garage are currently designated Non-contributing to the Downtown and Eastside Historic District. The yard walls have no status. <i>Continued on Page 5.</i>		
12. Who uses the property? Residence		
13. Construction Date: Date: c. 1950 <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		

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(Continued from other side)

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



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

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, via John A. Padilla, AIA

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

Current owner: Susan McShane Salomone
Revocable Trust
N/A

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: house and garage No Status: 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: ___ 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 ___ Aluminum 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 ___ 1 1/2 ___ 2 ___ 2 1/2 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: ___ Asphalt ___ Earth ___ Composition shingle ___ Metal: Pressed ___ Composition Roll ___ Metal: Corrugated ___ Metal: Standing Seam ___ Metal: Standing Seam ___ Tile: Terra Cotta ___ Wood: Shingle Other: Modified bitumen																																					
10. Window Types House and Garage <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>2</td> </tr> <tr> <td>Sliding</td> <td>Aluminum</td> <td>1-1</td> <td>10</td> </tr> <tr> <td>Combination</td> <td>Aluminum</td> <td>1S-1F-1S</td> <td>1</td> </tr> <tr> <td>Fixed</td> <td>Steel</td> <td>12</td> <td>1</td> </tr> </tbody> </table> Abbreviations: C = casement, F = fixed, S = sliding, T = transom		Operation	Material	Glazing	Number	Hung Sash	Aluminum	1/1	2	Sliding	Aluminum	1-1	10	Combination	Aluminum	1S-1F-1S	1	Fixed	Steel	12	1	11. Door Types House and Garage <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>17 Panel & Vision Lite</td> <td>Wood</td> <td>1</td> </tr> <tr> <td>Single-Leaf</td> <td>½ Light & Panel</td> <td>Wood</td> <td>1</td> </tr> <tr> <td>Garage</td> <td>Tilt-Up Pantel</td> <td>Steel</td> <td>1</td> </tr> </tbody> </table>		Type	Style	Material	Number	Single-Leaf	17 Panel & Vision Lite	Wood	1	Single-Leaf	½ Light & Panel	Wood	1	Garage	Tilt-Up Pantel	Steel	1
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12. Chimneys ___ x Short, stuccoed stack; interior, southeast corner		13. Porches ___ N/A Type: ___ Entry ___ x Partial-Width ___ Full-Width ___ Wrap																																					
14. Other Significant Features N/A																																							
15. Modifications: ___ x ___ No known modifications #1 Date: 1958-1966; primary bedroom addition, covered patio, and canopy over laundry room entry; aerial photographs #2 Date: Unknown, post 1975; wholesale replacement of windows; material and visual evidence #3 Date: Post-1914; alteration of front portal, to include new wood elements; Google Street View imagery #4 Date: Post-1914; construction of front yard walls; Google Street View imagery.																																							

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>

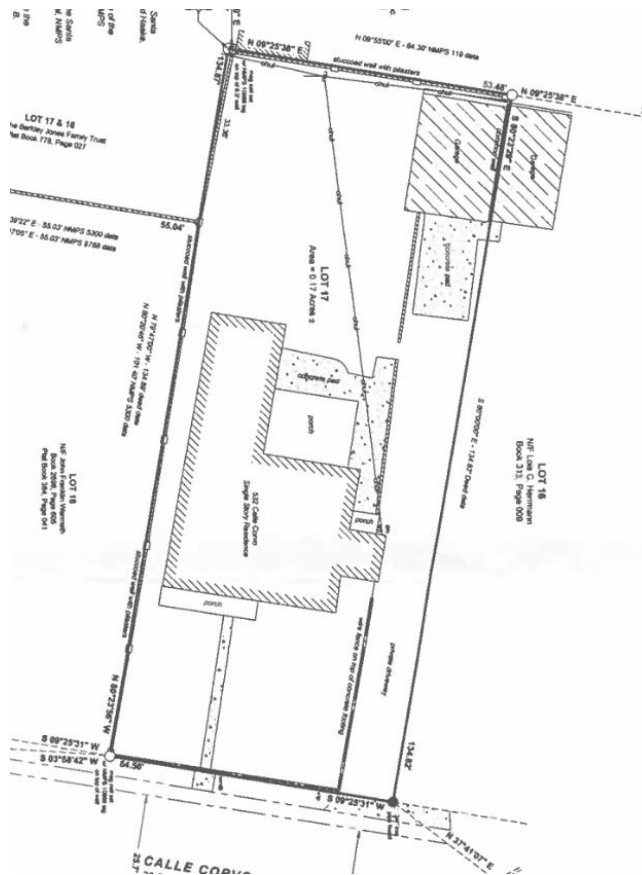
Archaeological Records Management Section
 Laboratory of Anthropology
 708 Camino Lejo
 Santa Fe, NM 87501
 (505) 476-1320
<https://nmhistoricpreservation.org/arms.html>

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing:

19. Site Plan: Portion of 2025 site plan. Courtesy of Ladh Surveying Company, L.L.C.



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Architectural Description Continued

Setting

Occupying Lot 17, the subject property is located on the west side of Calle Corvo, facing the parking lot of Acequia Madre Elementary School—a facility that had not yet been constructed when the residence was built.

The house sits near the front of the lot with a setback consistent with its neighbors, reflecting a 1941 subdivision covenant (Photo 1). The site is level and enclosed by low stuccoed walls, most of which are recent additions. Prior to 2015, the front yard consisted of bare earth and was enclosed by wire fencing (Fig. 6).

Following the construction of the current walls, a formal planting scheme was introduced. An additional wall section along the shared driveway was stuccoed in 2024. The backyard consists primarily of hardscaping and graded earth. The property shares a driveway with the adjacent parcel to the north.

East (Front Façade)

The front façade, which faces Calle Corvo, presents a Spanish Pueblo Revival vocabulary, although several elements were introduced in recent years. At the south end is a generously sized *portal* (Photo 2). This flat-roofed structure with a stuccoed parapet is supported by round wood posts topped with double *zapatas* (corbels).

As shown in a 2014 Google Street View image (Fig. 6), the portal was previously supported by scrolled metal brackets. This prefabricated bracket type—advertised in the SANBUSCO catalog during the postwar period—was commonly used on modest Santa Fe homes for both structural and decorative effect. Identical supports remain on the adjoining house to the north.

Centered within the portal is an aluminum combination window composed of a fixed central panel flanked by sliding sashes (Photo 3). Like most windows on the house, it is covered by a metal storm unit. The portal floor is now finished in brick and square concrete pavers, replacing the original poured concrete surface. The main entry door is sheltered beneath the portal; it is a wood unit with an 18-panel design and a small glazed vision light (Photo 4).

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North of the portal, the façade steps forward approximately three feet to accommodate the dining room and kitchen area (Photo 5). This section contains tall sliding aluminum windows, also protected by storm units (Photo 6).

At this point—and continuing around the structure—are pronounced vertical control joints in the stucco, likely introduced to manage cracking or movement in the wall surface. Evidence of prior or ongoing movement is further suggested by an aftermarket metal angle bracket affixed to the top-left corner of the kitchen window surround, apparently installed to stabilize the projecting stucco or conceal visible cracking.

The façade steps forward once more, approximately seven feet, to a small, boxy volume that houses the laundry room. Like the adjacent rooms, it is lit by a sliding aluminum window with a storm unit.

North and West Elevations

The north elevation, which faces the shared driveway, begins at the east end with the projecting volume of the laundry room (Photo 7). Around the corner, on the west-facing wall of this volume, is a secondary entry providing access to the laundry area (Photo 8). This door is a half-light wood panel unit that appears to be of an earlier vintage.

It is sheltered by a shallow shed-roof canopy made of corrugated metal, supported by peeled-log vigas. A galvanized steel brace—likely a later addition—anchors the canopy to the wall, marking it as an aftermarket intervention not original to the building. The canopy does not appear in the 1958 aerial photograph (Fig. 4).

Continuing west, the north elevation extends approximately 11 feet to enclose a bedroom (Photo 7). Like other walls on the house, this section includes a sliding aluminum window providing light to the interior.

Turning the corner, the west elevation of the original house comes into view. This section includes a sheltered rear porch added after 1958, as well as window openings serving the bedroom and bathroom (Photo 10).

Beyond this is a primary bedroom addition, constructed—based on aerial photographs—between 1958 and 1966 (Figs. 4 & 5). This rectangular volume projects approximately 13 feet and features privacy-oriented fenestration: high-set horizontal windows and a vertical aluminum sliding unit placed in the short west-facing wall (Photo 11).

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South

The south elevation sits close to the property line (Photo 12). It includes the south wall of the primary bedroom addition, which is marked by a single high-set privacy window (Photo 13). The remainder of the elevation belongs to the original volume and is fenestrated with two vertical openings, each fitted with sliding aluminum units (Photo 14).

Interior

The interior was not entered during the site visit.

Garage

Tucked into the northwest corner of the lot, at the end of the driveway, is a one-bay garage (Photo 15). The roughly 392-square-foot structure is constructed of stuccoed concrete masonry units (CMU) and was likely built contemporaneously with the house. Its north wall shares a zero-lot-line condition with an adjoining garage—now used for storage—on the neighboring property.

The subject garage features a metal tilt-up door painted with a decorative scene of an Indian Pueblo. The south elevation includes a single 12-light steel industrial window. No other fenestration is present.

Walls

A CMU yard wall extends along the south property line. Based on aerial photographs, this wall was in place by 1958 (Fig. 4). It was coated with stucco in the 2010s. All other front yard walls are of recent construction.

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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., vice president of the Santa Fe Builders Supply Company, 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 (Fig. 1).

Development stalled during World War II. The first homes—519 and 521 Calle Corvo—were not constructed until 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 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 boilerplate 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 17

Designated as Lot 17 on the 1938 subdivision plat, the parcel that would become 532 Calle Corvo first changed hands in late 1944 when Christine Hughes sold it to Mary Gray Bangs. Bangs also owned the adjoining lot to the south.⁴

Born Mary Blakeney Gray in 1862 in Brooklyn, New York, she was the second wife of American humorist and author John Kendrick Bangs. Formerly his secretary, she married him in New York City in 1904. John Kendrick Bangs died in 1922, and Mary remained in Yonkers, where he had once served as mayor.

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, Elizabeth L. Hughes to Mary Gray Bangs, recorded December 28, 1944, Book 26, Page 509, Instrument # 75296, Santa Fe County, New Mexico.

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Twenty-one years later, in 1943, Mary Gray Bangs arrived in Santa Fe by motorcar, accompanied by Madame Tripier of Paris, France. The *Santa Fe New Mexican* marked their arrival with a glowing profile, describing Bangs as a woman of “dash and charm,” whose many friends in literary and artistic circles had “benefitted by conversation which is punctuated by sharp shafts of irony and satire, and mellowed by electrified humor.”⁵

Bangs likely entered Christine Hughes’s circle informally and may have purchased the Calle Corvo lots on a whim. However, she ultimately settled elsewhere, having purchased a home in Plaza Balentine the previous year. Lot 17 eventually reverted to Hughes, who sold it in 1946 to Frank and Elizabeth Flanagan.⁶

Originally from Kansas City, Frank Flanagan first came to Santa Fe in 1933 to visit his sister—who was married to Levi Hughes Jr., the original developer of the Calle Corvo subdivision and son of Elizabeth Hughe who owned the property.

Frank later relocated to Santa Fe with his first wife, Calla Belle. After their divorce, he married Elizabeth Zook, a member of the Zook Pharmacy family. He initially worked for the Santa Fe Builders Supply Company, where his brother-in-law was vice president, and later joined Allen Stamm and Associates during Santa Fe’s postwar building boom. Given these connections, he likely built the home on Lot 17.

Frank and Elizabeth, however, lived elsewhere, occupying a Stamm-built house in the Casa Linda addition. In March 1951, the Flanagans sold Lot 17 to Tony and Margarita Chavez, who would keep the property in her family for nearly 65 years.⁷ The lot had a house at the time, which is confirmed by aerial flyover made two months later (Fig. 2).

The Chavez Home

Born in 1921 in Santa Fe, Antonio (Tony) Chavez Jr. lived in the city until the death of his mother when he was ten. He was then sent to St. Anthony’s Orphanage in Albuquerque,

⁵ “Mrs. John K. Bangs, Widow of Humorist, To Make Home Here,” *Santa Fe New Mexican*, May 5, 1943, 2.

⁶ Warranty Deed, Elizabeth Hughes to Frank S. and Elizabeth Flanagan, recorded March 3, 1946, Book 22, Page 371, Instrument # 80519, Santa Fe County, New Mexico.

⁷ Warranty Deed, Frank S. and Elizabeth Flanagan to Tony (Jr.) and Margie V. Chavez, recorded March 15, 1951, Book 56, Page 178, Instrument # 102655, Santa Fe County, New Mexico.

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where he spent several years before returning to Santa Fe.⁸ He attended Harrington Junior High and graduated from Santa Fe High School in 1939.

Drafted in 1942, Tony Chavez attained the rank of Sergeant in Battery C of the 447th AAA Battalion, a mobile anti-aircraft artillery unit. He was deployed to the European Theatre, serving in England, France—including during the Normandy campaign—and Germany.⁹

During combat operations, he was severely wounded by an anti-personnel mine and was discharged in 1945 due to his injuries.¹⁰ His military honors included the Purple Heart with four clusters, the European-African-Middle Eastern Campaign Medal, the American Campaign Medal, the World War II Victory Medal, the French Medal of Freedom, and the Good Conduct Medal.

After returning to Santa Fe, Tony worked at Bruns Army Hospital off Cerrillos Road, where he met Margarita (Margie) Varela, a nurse’s aide who treated combat veterans. They were married in 1949.

Following a brief stint as a fireman, Tony secured a position with the U.S. Postal Service as a mail carrier—a job he would hold for 38 years.¹¹ A 1953 photograph shows him sorting mail with a coworker (Fig. 3), corresponding with the first year Tony and Margie were listed in the city directory at the Calle Corvo address. They would go on to raise three daughters in the home.

The dwelling, originally a two-bedroom house, is visible in a 1958 aerial photograph (Fig. 4). It shows a compact rectangular home with a full-width front porch, approached by a concrete walkway. As the family grew, a rear addition was constructed, likely in the early 1960s; it appears in aerial imagery by 1966 (Fig. 5).

⁸ “Antonio (Tony) Chavez Jr. [obituary],” *Santa Fe New Mexican*, March 9, 2014, C-3.

⁹ New Mexico Commission of Public Records, State Records Center and Archives; Santa Fe, New Mexico; Subseries: Military Discharges; Box Number: 16569; Box Title: Military Discharges Chavez-Chavez.

¹⁰ Antonio (Tony) Chavez Jr.”

¹¹ Ibid.

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A Makeover

Margarita Varela Chavez died in 1998 at age 64, and her husband Antonio followed in 2014 at the age of 92.

In 2015, one of their daughters deeded 532 Calle Corvo to Karen Parfitt Hughes, a former television reporter and prominent Texas Republican who served as a top adviser to George W. Bush during his 2000 presidential campaign.¹² Hughes was credited with helping craft the campaign’s messaging—most notably the phrase “compassionate conservative”—and ghostwriting Bush’s campaign autobiography.¹³

Hughes used the property as her vacation home and made significant changes to its front façade. These included replacing the original metal porch supports with more rustic wood elements, enclosing the front yard with short CMU walls, and installing a designed landscape.

Hughes sold the property to the current owner in 2024.

¹² Warranty Deed, Angela Chavez (PR) to Karen Parfitt Hughes, recorded February 9, 2015, Instrument # 1756913, Santa Fe County, New Mexico.

¹³ “Bush Confidante’s New Boss Ran Hillary Clinton’s Campaign,” *Fort Worth Star-Telegram*, July 13, 2008, B-2.

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1. Name of property: Antonio & Margarita Chavez House/ Karen Parfitt Hughes Second Home	2. Location: 532 Calle Corvo Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-638			
		4. County: Santa Fe			
		5. Date of Survey: July 27, 2025			

Evaluation of Historical Status

The house, erected in 1950 as a modest Pueblo Revival starter home, received a rear addition and covered porch by 1966. It has seen no further additions or changes in massing since that time. Around 2015, the front façade was modestly reworked. The original 1950s decorative metal porch supports were replaced with rustic stained wood posts and beams in a retrofitted, backward-looking style. While this alteration introduces a false sense of historical development, the building, overall, has retained its form since 1966.

For these reasons, the house is recommended for Contributing status, with the east (front) elevation designated as the primary façade. This reflects the home’s principal architectural expression, even though it has been modified with later materials and replacement windows.

The garage is 50 years old, retains its overall plan, and continues to convey its original function. Its primary significance is the street-facing façade, with the garage door as the key character-defining feature. It is recommended that the garage be designated Contributing, with the east elevation recognized as its primary façade.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Illustrations

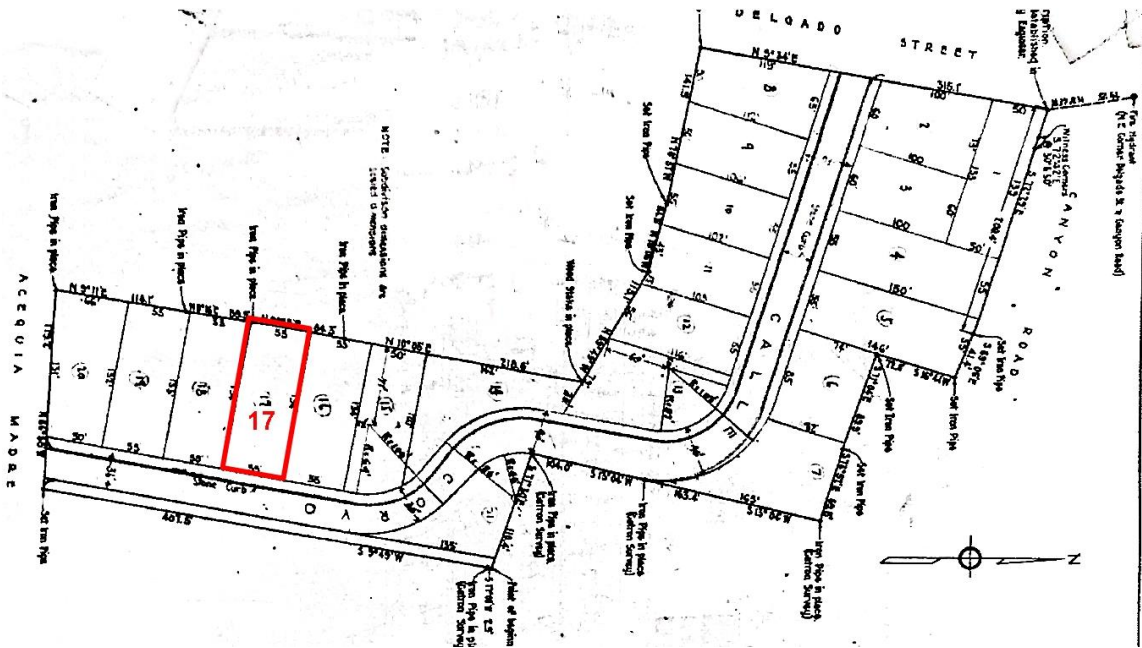


Figure 1: Hughes Second Addition, 1938. Floyd Haak. Subject lot highlighted.

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

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Figure 3: 1953 photograph of Tony Chavez, Jr. (left) alongside retirement-era portrait (right). Both courtesy of the *Santa Fe New Mexican*.

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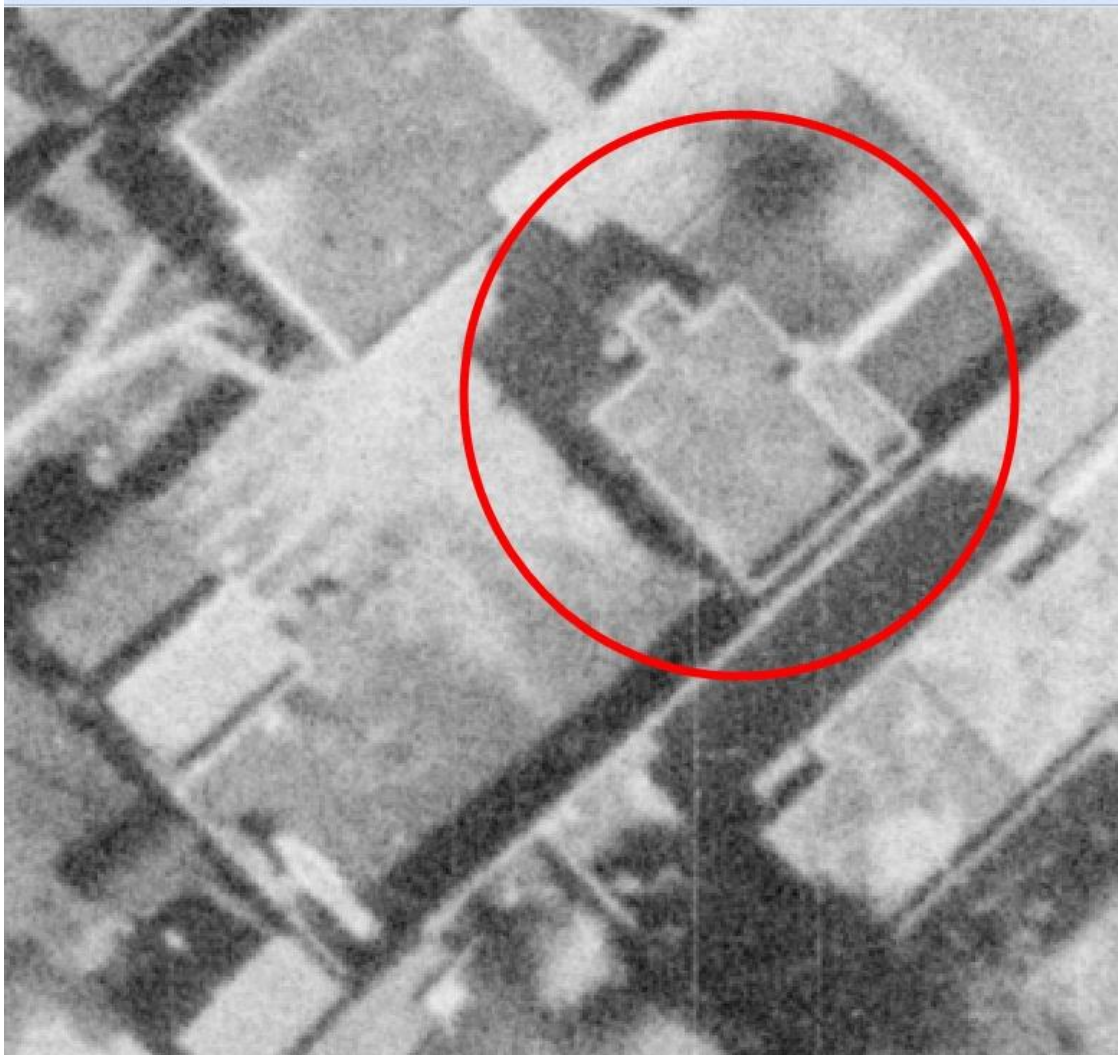


Figure 4: November 10, 1958, aerial photograph. Note original footprint of house and absence of walls except across the south property line.

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

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Figure 5: June 6, 1966, aerial photograph. Note presence of primary bedroom addition, roofed patio, and canopy over laundry room entry.

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Figure 6: April 2014 Google Street View image taken before Karen Parfitt Hughes purchased the property.

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Survey Photographs

(All images taken by Giulia Caporuscio, July 27, 2025, unless otherwise noted)



Photo 2: East (front) façade. Camera facing west.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 3: East (front) façade. Replaced window at portal. Camera facing west.

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Photo 4: East (front) façade. Front entry door. Camera facing west.

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Photo 5: East (front) façade. Camera facing southwest.

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

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Photo 6: East (front) façade. Window and stucco detail. Camera facing west.

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Photo 7: North elevation. Camera facing south.

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

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Photo 8: West elevation. Laundry room. Camera facing east.

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

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Photo 9: West elevation. Laundry room entry. Camera facing east.

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

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Photo 10: West elevation. Original section. Camera facing east.

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Photo 11: West elevation. Primary bedroom addition. Camera facing east.

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Photo 12: South elevation and property wall. Camera facing northeast.

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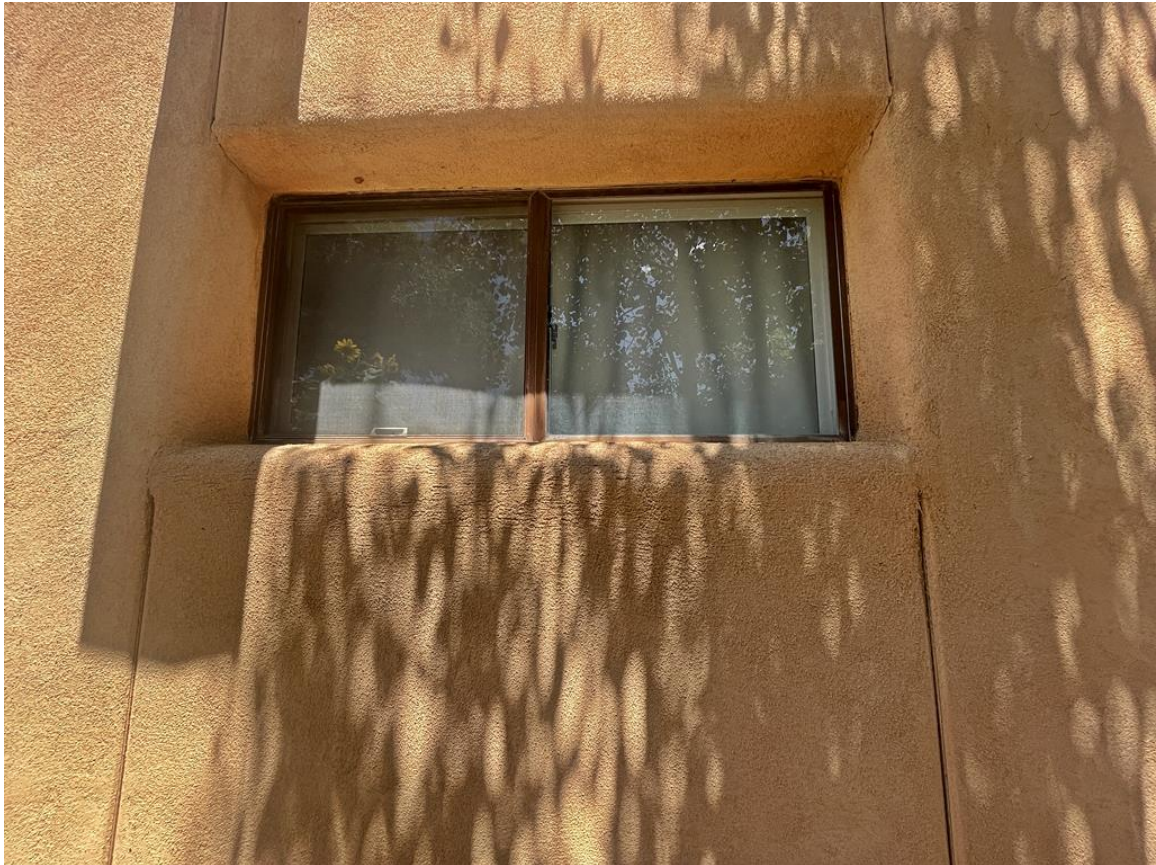


Photo 13: South elevation. Privacy window at primary bedroom addition. Camera facing north.

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Photo 14: South elevation. Original section. Window detail. Camera facing north.

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Photo 15: Garage (left of red line). Camera facing southwest.



PURPOSE AND INSTRUCTIONS

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

Form with fields: Date (03-15-2026), Property Owner of Record (Alphonse W. and Susan McShane Salomone), Applicant/Agent Contact (John A. Padilla), Site Address (532 Calle Corvo Santa Fe, NM 87501), Suite or Space #, Subdivision Name (Hughes 2nd Subdivision), Lot #, Block #, Total Roof Area (square feet) (1,972 SF), Lot Coverage %, Lot Size (square feet) (0.17 Acres = 7,405 SF), Proposed Construction Description (New single story Accessory Structure #1 at 391 SF), 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 (RC8), Overlay Districts (Escarpment, Flood Plain, Other), Proposed Setbacks (Front 30', Rear 10', Left Side 5', Right Side 0'), Required Setbacks (Front 20', Rear 5', Left Side 5', Right Side 5'), Proposed Height (13'-6"), Max Height, Parking Required (2), Provided (2), Bike Parking (NA), Provided (NA)

Historic Planning Case Manager Gary Moquino

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

ADDITIONAL SUBMITTALS (IF APPLICABLE)

Form with checkboxes: [X] Y [] N Affidavit Restricting Use of an Accessory Structure Containing a Bathroom or Kitchen; [] Y [X] N Setback Affidavit and Agreement; [] Y [X] N Site Visibility Triangle; [] Y [X] N Escarpment Slope Analysis; [] Y [X] N 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.

John A. Padilla [Signature] [] Owner [] Applicant [X] Agent

To Be Completed by Land Use Department Staff

PRELIMINARY REVIEW STATUS

Form with fields: [X] Preliminarily Reviewed, [] Reviewed w/ conditions, [] Denied, Comments/Conditions, Preliminary Zoning Review completed by (Stephanie Perea), Date (04/15/2026), Preliminary Zoning Review # (2026-012242- PAR)



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

PROJECT 2025-011108-HDRB, 532 Calle Corvo, Downtown and Eastside Historic District,
DESC: Non-contributing, John Padilla, agent for Susan McShane Salomone, owner, requests status review with primary façade(s) designation if applicable.

CASE NUMBER: 2025-011108--HDRB

PROJECT TYPE: Historic Status Review

LOCATION: 532 CALLE CORVO
Santa Fe, NM 87501

CONTACTS: Applicant

JOHN A PADILLA

2114 OLD ARROYO CHAMISO
RD
SANTA FE, NM

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Sep 23, 2025. The decision of the Board was to adopt staff recommendations the historic status of the main residential structure, garage, and the southern yard wall be upgraded to contributing and designate the east façade's of each structure as the primary façades (numbers one and two on the façade drawing)

For further information please call 505-955-6605.

Sincerely,

Paul Duran

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

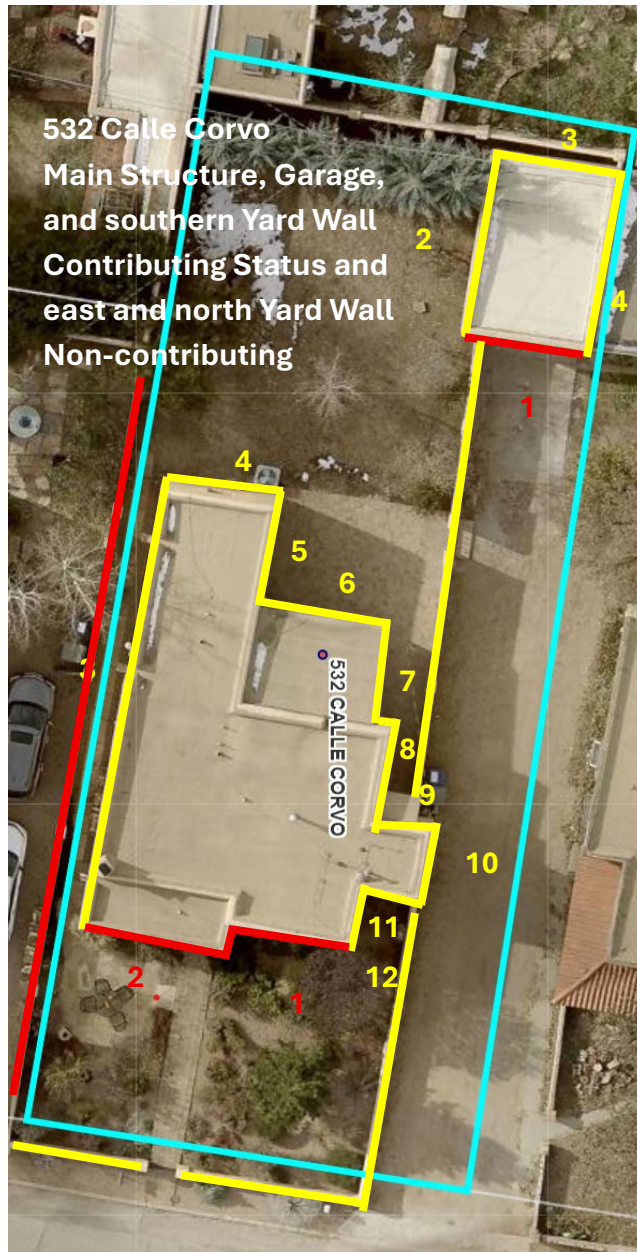


Figure 1: Façade Diagram for 532 Calle Corvo.

Primary Façade: ———

Non-primary Façade: ———

528-530 Calle Corvo Building Height Calculation

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

Count: 8

Maximum Allowable:

PAD 7/18/2025

14'

