



**Regular Meeting of the Historic
Districts Review Board
September 23, 2025, at 5:30 PM
Council Chambers, City Hall
200 Lincoln Avenue**

Meeting Minutes

View meeting on YouTube: <https://www.youtube.com/watch?v=a02boo62Ui4>

Call to Order

Chair Rios called the regular meeting of the Historic Districts Review Board to order at approximately 5:30 p.m. in the City Council Chambers, City Hall, Santa Fe, New Mexico.

1. Roll Call

Roll Call indicated the presence of a quorum as follows:

Members Present

Ms. Cecilia Rios, Chair
Mr. John Bienvenu, Vice Chair
Ms. Madelein Aguilar Medrano
Ms. Amanda Mather
Ms. Mary Ellen Degnan
Mr. Scott Cherry

Members Absent

Ms. Jennifer Biedscheid

Others Present

Ms. Heather Lamboy, Planning and Land Use Director
Mr. Gary Moquino, Historic Preservation Division Planner Manager
Mr. Frank Ruybalid, Assistant City Attorney
Ms. Lani McCulley, Senior Planner
Mr. Paul Duran, Senior Planner
Ms. Amanda Romero, Senior Planner

Note: All items in the Board packet for all agenda items are incorporated herewith by reference. The original Board packet is available on Civic Clerk and can be requested from the Historic Preservation Division.

would increase heat gain. Alternative methods for mitigating heat, such as window shades or changing openings, should be considered.

Onesimo Vigil, previously sworn in, expressed confusion with the ongoing process, noting it has spanned several years, and questioned the consistency of window replacements. While some windows will remain historic, new, energy-efficient windows will be added elsewhere, potentially creating a visual mismatch. It was requested that the Board reconsider approval of the front door, which has been replaced multiple times and is non-historic.

Member Mather departed the meeting at 7:42 p.m.

The Board acknowledged that the previous door approval rejection must hold merit and that the applicant was within their right to appeal, but they did not.

Board Action:

Member Bienvenu moved in case 2025-011105-HDRB at 128 Camino Santiago to deny the exception to 14-5.2(D)5(a) for replacing historic windows on a primary façade, the exception to 14-5.2(D)2(d) for constructing an addition within 10 feet of the primary façade, and the exception to 14-5.2(D)2(d) to exceed 50% of the historic footprint, as well as other elements of the project presented in the application, for the reasons presented by staff. Member Degnan seconded. The motion passed with the Board voting unanimously (4-0).

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

Mr. Duran presented the case and staff recommendation for the historic status of the main residential structure, garage, and southern yard wall to be upgraded to contributing and designating the east façades of each structure as the primary façades numbers one and two on the façade diagram per Section 14-5.2(C) designation of significant, contributing, and non-contributing status within the Historic Districts.

Mr. Duran confirmed that the wood, along with altered windows, doorways, and the middle garage door, is non-historic and should be excluded from the primary façade designation. Although Mr. Murphy's report does not address the walls, aerials show they were present as of 1968, although the north and east sides are unclear. By 1985, the southern boundary wall was present with fencing along the streetscape.

Mr. Padilla, previously sworn in, noted that several improvements were made by the previous owner after 2015, including the addition of the north wall and the replacement of the portal's metal posts with heavy beams. Only a portion of the south wall is indicated in the façade diagrams, and the CMU wall, which has been in existence for over 50 years,

does not add historic significance and should be considered non-contributing. The east and west walls were built more recently with modern materials.

Regarding the garage, as the original architectural features no longer exist, it should be non-contributing, as is the neighboring unit.

Public Comment:

Ms. Beninato, previously sworn in, emphasized that each property should be evaluated individually, and past precedent should not dictate current decisions. Rear garages were typical of specific historic periods and may be considered contributing if consistent with original openings. Similarly, block walls, used before 1950, can be historically significant, despite not being made of adobe. While the primary façade is generally the front, the façade featuring a single window may also warrant consideration as a contributing element.

Mr. Al, 530 Calle Corvo, Santa Fe, was sworn in. Mr. Al noted that the garages at 532 and 530 Calle Corvo share a back wall and have a zero-lot-line configuration, with shared interior and west-side walls. The garage at 530 Calle Corvo was deemed non-contributing on September 9, 2025. Although plans for that structure are unclear, it has historically served as a residence.

Mr. Moquino added that a wall, fence, maintenance and repairs were approved by the historic preservation division in 2016.

Board Action:

Member Cherry moved in case 2025-011108-HDRB at 532 Calle Corvo to follow staff recommendations to revise the designated structure as contributing, identify façades one and two on the east side as primary façades, designate the south wall as contributing, designate the garage as contributing, with its east façade as primary, and elevating the property's status from non-contributing to contributing. Member Degnan seconded. The motion passed with the Board voting unanimously (4-0).

- f. **2025-011122-HDRB, 121 E. Santa Fe Ave.:** Don Gaspar Area Historic District, significant, Brett Trusko, agent for the Trusko Living Trust, owner, requests approval for a 40 sq. ft. addition to the primary façade to a height of 13'-0" where the maximum allowable is 18'-3" and other minor alterations. An exception is requested to 14-5.2(D)(2)(d) additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary façade.

Mr. Duran presented the case and staff recommendation. Staff found that all exception criteria were met and recommended approval of the addition to the primary façade and other elements of the application as they comply with 14-5.2(D)2(d) General Design Standards for all Historic Districts and 14-5.2(H) Don Gaspar Area Historic District Design

City of Santa Fe, New Mexico

memo

DATE: September 23, 2025

TO: Historic Districts Review Board

VIA: Heather Lamboy, Planning & Land Use Department Director *HL*
Maggie Moore, Assistant Land Use Director *MM*
Gary Moquino, Historic Preservation Division Manager GM

FROM: Paul A. Duran, Senior Planner, Historic Preservation Division *PAD*

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

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

District Standards & yard wall
& fence standards.

Historic Inventory Form

Zoning Review Sheet

Other: Proposed Primary Façade Diagram

APPLICANT SUBMITTALS

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

Other:

STAFF RECOMMENDATION:

Staff recommends the historic status of the main residential structure, garage, and the southern yard wall be upgraded to contributing and that the east façade of each structure be designated as primary (numbers one and two on the façade drawing), per 14-5.2(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Sample motions:

Three motions will be required in this case. One motion is required for the designation of the main residence and assignment of primary facade(s), one is required for the designation of the garage and assignment of primary facade(s), and one required for the yard wall.

Status (main residence):

- a. In case 2025-011108-HDRB, for 532 Calle Corvo, upgrade the main residence, as contributing, designating facade (number one and two from the façade diagram) as primary façade(s).
- b. In case 2025-011108-HDRB, for 532 Calle Corvo, retain the main residence as non-contributing.

Status (garage):

- a. In case 2025-011108-HDRB, for 532 Calle Corvo, upgrade the garage, as contributing, designating facade (number one from the façade diagram) as primary façade(s).
- b. In case 2025-011108-HDRB, for 532 Calle Corvo, retain the garage as non-contributing.

Status (yard wall):

- a. In case 2025-011108-HDRB, for 532 Calle Corvo, upgrade the southern yard wall, as contributing.
- b. In case 2025-011108-HDRB, for 532 Calle Corvo, designate the east and north yard wall as non-contributing.

BACKGROUND & SUMMARY:

Streetscape:

The general streetscape at 532 Calle Corvo consists of a mix of Spanish Pueblo Revival and Territorial architectural designed structures constructed from the 1930s to 1950s. The structures are generally constructed of adobe block, wooden vigas, wood frame, and concrete masonry block with low raised stucco yard walls from the street to the entry of the residences. Several structures have red terra-cotta tile portal and entry-way roofing material, making this a uniquely special characteristic on this street. Common architectural elements include but are not limited to round parapets, brick coping, bullnosed corners, wrought iron elements, recessed picture and divided lite windows. Most of the structures in the streetscape are one-story but two-story structures are visible. The area is highly vegetated with mature trees and seasonal plants.

Site Description:

The single-family residence at 532 Calle Corvo is designated as non-contributing to the Downtown and Eastside Historic District. The Santa Fe County Tax Parcel Map identifies the structure as constructed on a 0.16-acre lot in 1952 and totals 1,638 sq. ft. of roofed area with a 368 sq. ft. detached garage. The main residential structure and garage are designed in the Spanish Pueblo Revival design style, as observed by the construction material, recessed doors and windows, flat roof and rounded parapets. The previous status of the structure was assigned in the 1980s during a “drive-by” assessment by staff which was a common practice at the time in the historic districts.

Mr. John Murphey's 2025 Historic Cultural Property Inventory (HCPI) survey report identifies several modifications and alterations from 1958 to 1996 including a bedroom addition, covered portal, and laundry room (Murphey 2025:3). A post 1975 window replacement and exterior insulation project occurred on the exterior of the main residential structure (Murphey 2025:3). As for the garage, minimal changes have occurred. A post 1975 metal garage door is present, while the opening is historic as well as the original footprint (Murphey 2025:7). The southern portion of the yard wall is historic while the east and north portions are recent and replaced a metal fence that once was along Calle Corvo (Murphey 2025:19).

PREVIOUS CASE SUMMARIES:

There are no records of any permitted or non-permitted work done on this property in the Historic Preservation Division or Permitting files. Currently, there is a 1985 Historic Building Inventory (HBI) form completed by staff with nominal information pertaining to the structure and its historic significance.

APPLICANT'S REQUEST:

The applicant requests status review with primary façade(s) designation if applicable.

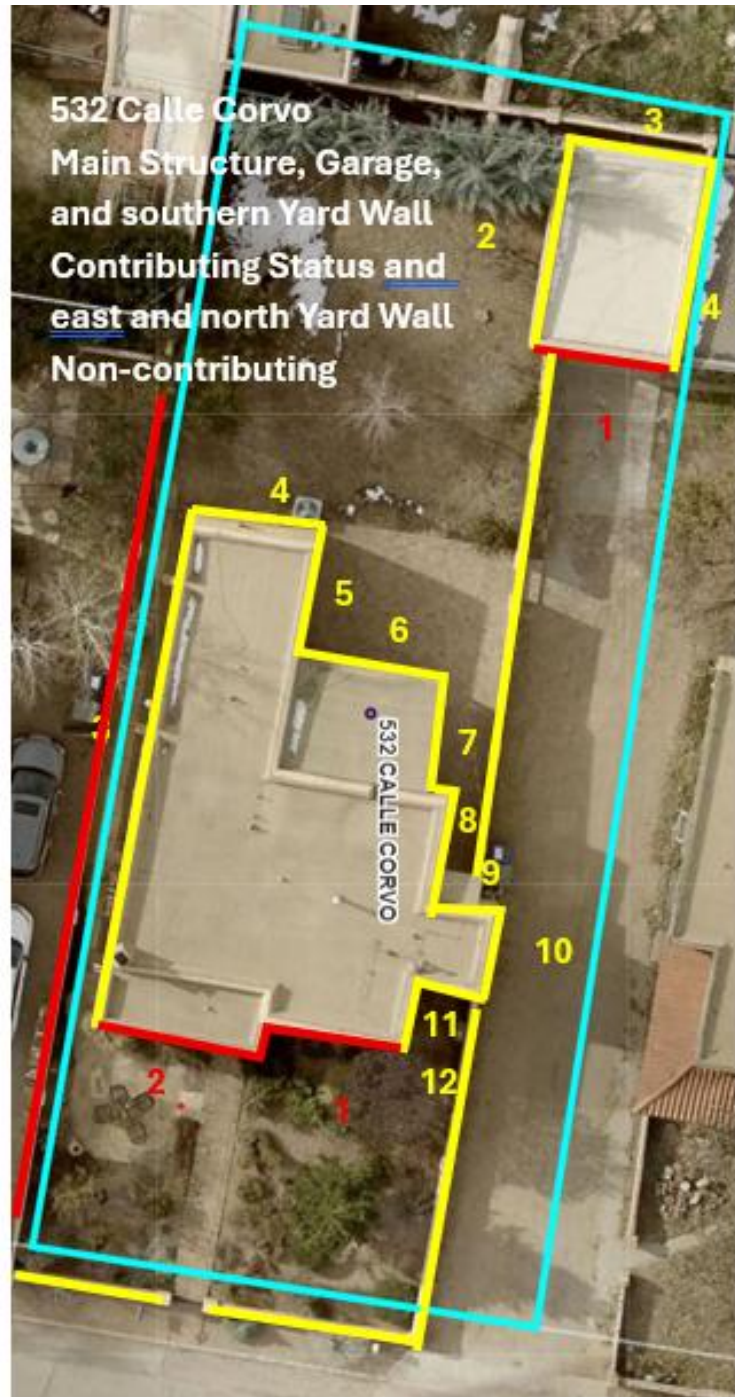


Figure 1: Proposed Façade Diagram for 532 Calle Corvo.

Primary Façade: ———

Non-primary Façade: ———

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) General Provisions

(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the *city* and to ensure the harmonious, orderly and efficient growth and *development* of the *city*, it is deemed essential by the *governing body* that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve *property* values and attract tourists and residents alike, be preserved, some of these qualities being:

- (a) The continued existence and *preservation* of historical areas and *buildings*;
- (b) The continued construction of *buildings* in the historic styles; and
- (c) A general harmony as to style, form, color, height, proportion, texture and material between *buildings* of historic design and those of more modern design.

(C) Regulation of Significant and Contributing Structures in the Historic Districts

(Ord. No. 2004-26)

(1) Purpose and Intent

It is intended that:

- (a) Each *structure* to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical *development*, such as the addition of conjectural features or architectural elements from other *buildings*, shall not be undertaken;
- (b) Changes to *structures* that have acquired historic *significance* in their own right shall be retained and preserved, recognizing that most *structures* change over time;
- (c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a *structure* be preserved; and
- (d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic *property* and its environment would be unimpaired.

(2) Designation of Significant, Contributing, or Noncontributing Status within Historic Districts

(a) Status Designation

Structures within historic districts may be designated a status of "significant," "contributing," or "noncontributing" based upon the definitions of these terms in Article 14-12. Staff shall maintain a record as to the current status of *structures* located in the Historic Districts.

(b) Board Authority to Review Status Designation

- (i) The Board is authorized to change the status of a *structure* or to designate a status for a *structure* with no status designated.
- (ii) A change in status or the designation of a status shall be based upon an evaluation of data provided through survey or other relevant sources of information and the definitions of "significant," "contributing," or "noncontributing."

(e) Appeals (Ord. No. 2009-42 § 16)

Decisions made by the historic districts review board may be appealed to the *governing body* as set forth in Section 14-3.17.

(f) Restoration of Status

If a *property owner* makes changes to a *structure* without the proper *city* approvals which result in the lowering of the *structure's* status, staff or the board may require the *property owner* to restore the *structure* such that its former status is restored.

DEFINITIONS:

14-12 Significant Structure:

A structure located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant:

- (A) for its association with events or persons that are important on a local, regional, national or global level; or
- (B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

14-12 Contributing Structure:

A structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

14-12 Noncontributing Structure:

A structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District.


14-12 Primary Façade:

One or more principal faces or elevations of a building with features that define the character of the building's architecture.

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 <u> </u> |
| 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 | | |

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. _____ | | Please complete HCPI FORM 1 before completing FORM 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---|--|------------|---------|--------|-----------|----------|-----|---|---------|----------|-----|----|-------------|----------|----------|---|-------|-------|----|---|---|--|------|-------|----------|--------|-------------|------------------------|------|---|-------------|-----------------|------|---|--------|----------------|-------|---|
| | | NRHP _____ | SRCP _____ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | 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 5. Date of Survey: July 27, 2025 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ARCHITECTURAL AND CONSTRUCTION DETAILS: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6. Visible Construction Material: <input 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"/> Aluminum 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: <u> </u> 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: <u> </u> N/A <input type="checkbox"/> Not visible <input type="checkbox"/> None <input type="checkbox"/> At Grade <input checked="" type="checkbox"/> Raised: Materials: <input checked="" type="checkbox"/> Concrete: <u> </u> Stone Other: Notes 9. Roof: <u> </u> 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: 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 |
| 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 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 12. Chimneys <input checked="" type="checkbox"/> Short, stuccoed stack; interior, southeast corner | | 13. Porches <u> </u> N/A Type: <input type="checkbox"/> Entry <input checked="" type="checkbox"/> Partial-Width <input type="checkbox"/> Full-Width <input type="checkbox"/> Wrap | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 14. Other Significant Features N/A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 15. Modifications: <input checked="" type="checkbox"/> <u> </u> 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>

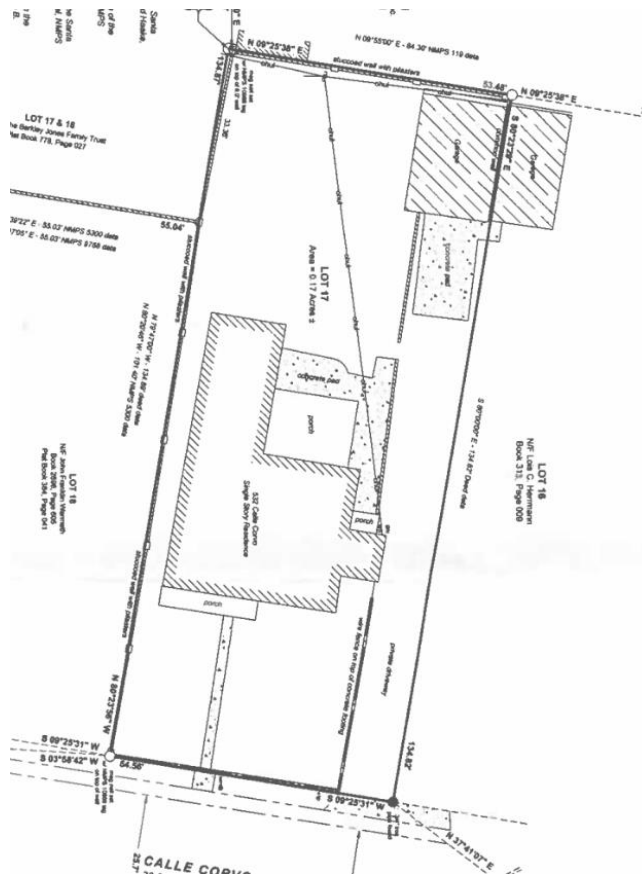
Archaeological Records Management Section
 Laboratory of Anthropology
 708 Camino Lejo
 Santa Fe, NM 87501
 (505) 476-1320
<https://nmhistoricpreservation.org/arms.html>

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.



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

Historic Preservation Division, New Mexico Department of Cultural Affairs

| For HPD Office use only: | | <i>Please complete HCPI FORM 1 before completing FORM 2</i> | | | |
|--|---|---|------|---------------------------|--|
| HCPI No. | District No. | NRHP | SRCP | Criteria A B C 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 | | | |
| | | 5. Date of Survey: July 27, 2025 | | | |

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).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

| For HPD Office use only: | | <i>Please complete HCPI FORM 1 before completing FORM 2</i> | | | |
|--|--|--|------------|---------------------------|--|
| HCPI No. _____ | District No. _____ | NRHP _____ | SRCP _____ | Criteria A B C 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 | | | |
| | | 5. Date of Survey: July 27, 2025 | | | |

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).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

| For HPD Office use only: | | <i>Please complete HCPI FORM 1 before completing FORM 2</i> | | | |
|--|---|---|------------|---------------------------|--|
| HCPI No. _____ | District No. _____ | NRHP _____ | SRCP _____ | Criteria A B C 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 | | | |
| | | 5. Date of Survey: July 27, 2025 | | | |

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.

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 | |
| 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 | | | |

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.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

| For HPD Office use only: | | <i>Please complete HCPI FORM 1 before completing FORM 2</i> | | | |
|--|---|---|------------|---------------------------|--|
| HCPI No. _____ | District No. _____ | NRHP _____ | SRCP _____ | Criteria A B C 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 | | | |
| | | 5. Date of Survey: July 27, 2025 | | | |

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.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

| For HPD Office use only: | | <i>Please complete HCPI FORM 1 before completing FORM 2</i> | | | |
|--|--|--|------------|---------------------------|--|
| HCPI No. _____ | District No. _____ | NRHP _____ | SRCP _____ | Criteria A B C 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 | | | |
| | | 5. Date of Survey: July 27, 2025 | | | |

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.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

| For HPD Office use only: | | <i>Please complete HCPI FORM 1 before completing FORM 2</i> | | | |
|--|---|---|------------|---------------------------|--|
| HCPI No. _____ | District No. _____ | NRHP _____ | SRCP _____ | Criteria A B C 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 | | | |
| | | 5. Date of Survey: July 27, 2025 | | | |

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.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

| For HPD Office use only: | | <i>Please complete HCPI FORM 1 before completing FORM 2</i> | | | |
|--|---|---|------------|--|--|
| HCPI No. _____ | District No. _____ | NRHP _____ | SRCP _____ | 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 | | | |
| | | 5. Date of Survey: July 27, 2025 | | | |

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.

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> | |
|--|---|---|----------------------------|
| | | NRHP | SRCP |
| | | Criteria A B C 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 |
| | | 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

| | | |
|---|---|--|
| For HPD Office use only: <i>Please complete HCPI FORM 1 before completing FORM 2</i> | | |
| HCPI No. _____ | District No. _____ | NRHP _____ SRCP _____ 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 5. Date of Survey: July 27, 2025 |



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

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 <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 |
| | | 5. Date of Survey: July 27, 2025 |



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

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> | |
| | | NRHP _____ SRCP _____ | Criteria A B C 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 | |
| | | 5. Date of Survey: July 27, 2025 | |



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)

Historic Preservation Division, New Mexico Department of Cultural Affairs

| For HPD Office use only: | | <i>Please complete HCPI FORM 1 before completing FORM 2</i> | | | |
|--|--|--|------------|--|--|
| HCPI No. _____ | District No. _____ | NRHP _____ | SRCP _____ | 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 | | | |
| | | 5. Date of Survey: July 27, 2025 | | | |



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

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> | |
| | | NRHP _____ SRCP _____ | Criteria A B C 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 |
| | | 5. Date of Survey: July 27, 2025 | |



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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

| | | | | | |
|--|---|---|------------|----------|---------|
| For HPD Office use only: | | <i>Please complete HCPI FORM 1 before completing FORM 2</i> | | | |
| HCPI No. _____ | District No. _____ | NRHP _____ | SRCP _____ | Criteria | A B C 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 | | | |
| | | 5. Date of Survey: July 27, 2025 | | | |

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

| | | |
|---|---|--|
| For HPD Office use only: <i>Please complete HCPI FORM 1 before completing FORM 2</i> | | |
| HCPI No. _____ | District No. _____ NRHP _____ SRCP _____ 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 5. Date of Survey: July 27, 2025 |



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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

| For HPD Office use only: | | <i>Please complete HCPI FORM 1 before completing FORM 2</i> | | | |
|--|---|---|------------|--|--|
| HCPI No. _____ | District No. _____ | NRHP _____ | SRCP _____ | 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 | | | |
| | | 5. Date of Survey: July 27, 2025 | | | |



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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

| | | | | | |
|--|---|---|------------|----------|---------|
| For HPD Office use only: | | <i>Please complete HCPI FORM 1 before completing FORM 2</i> | | | |
| HCPI No. _____ | District No. _____ | NRHP _____ | SRCP _____ | Criteria | A B C 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 | | | |
| | | 5. Date of Survey: July 27, 2025 | | | |



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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

| For HPD Office use only: | | <i>Please complete HCPI FORM 1 before completing FORM 2</i> | | | |
|--|---|---|------------|--|--|
| HCPI No. _____ | District No. _____ | NRHP _____ | SRCP _____ | 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 | | | |
| | | 5. Date of Survey: July 27, 2025 | | | |



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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

| | | |
|---|---|---|
| For HPD Office use only: <i>Please complete HCPI FORM 1 before completing FORM 2</i> | | |
| HCPI No. _____ | District No. _____ NRHP _____ SRCP _____ 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 |
| | | 5. Date of Survey: July 27, 2025 |



Photo 7: North elevation. Camera facing south.

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> | |
| | | NRHP _____ SRCP _____ | Criteria A B C 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 | |
| | | 5. Date of Survey: July 27, 2025 | |



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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

| | | |
|---|---|---|
| For HPD Office use only: <i>Please complete HCPI FORM 1 before completing FORM 2</i> | | |
| HCPI No. _____ | District No. _____ NRHP _____ SRCP _____ 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 |
| | | 5. Date of Survey: July 27, 2025 |



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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

| | | |
|---|---|--|
| For HPD Office use only: <i>Please complete HCPI FORM 1 before completing FORM 2</i> | | |
| HCPI No. _____ | District No. _____ NRHP _____ SRCP _____ 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 5. Date of Survey: July 27, 2025 |



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

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> | |
| | | NRHP _____ SRCP _____ | Criteria A B C 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 5. Date of Survey: July 27, 2025 | |



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

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 |
| 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 | | | |



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

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> NRHP _____ SRCP _____ Criteria A B C 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 | |
| | | 5. Date of Survey: July 27, 2025 | |



Photo 13: South elevation. Privacy window at primary bedroom addition. 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. _____ | | Please complete HCPI FORM 1 before completing FORM 2 | |
| | | NRHP _____ SRCP _____ | Criteria A B C 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 | |
| | | 5. Date of Survey: July 27, 2025 | |



Photo 14: South elevation. Original section. Window detail. 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: <i>Please complete HCPI FORM 1 before completing FORM 2</i> | | |
| HCPI No. _____ | District No. _____ NRHP _____ SRCP _____ 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 5. Date of Survey: July 27, 2025 |



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