

**City of Santa Fe
Historic Districts Review Board
Findings of Fact and Conclusions of Law**

Case # 2024-009321-HDRB

Address – 1 Plaza Fatima

Agent’s Name – Mark Lopez, Moonlight Drafting Service

Owner/Applicant’s Name – Mark Kreloff and Allison Moore

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on November 26, 2024.

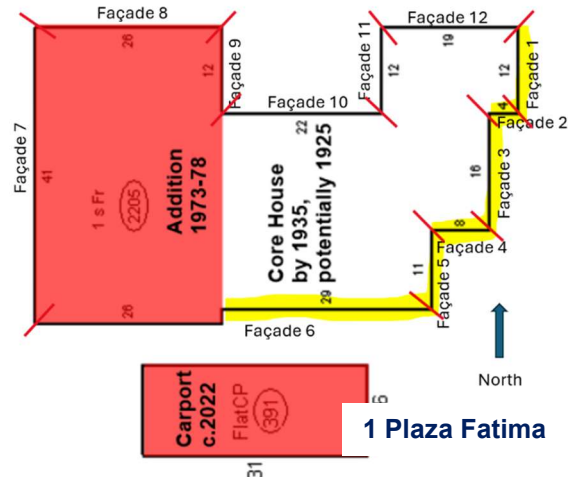
BACKGROUND

The single-family residence at 1 Plaza Fatima is a 2,222-square-foot Spanish-Pueblo Revival Style designated as contributing to the Downtown and Eastside Historic District. The house has historical significance for its association with Rosa Margaret Curtis, who developed Plaza Fatima. The residence was constructed before 1935 of adobe with a stucco finish, flat roof, six-lite wooden casement windows with inset wood lintels, and parapets. The east elevation consists of cubic offsets that appear in its original design, with 6-lite wood casement windows painted turquoise. The window units, which sit deep within the wall, have a geared, crank operation. Tucked wood lintels sit above the openings. The primary entrance to the house has a wood door with a decorative window at the top. To the north of the entry façade is a projection cut with one opening holding paired 6-lite casements.

The south elevation at the east end shows what is likely the original fenestration openings, beginning with a set of five 6-lite casement windows on the east and a trio of narrower 6-lite casements to the west. New viga ends have been attached to the elevation, and the stylized stepped canales have been replaced with trough units. The Historic Cultural Properties Inventory mentions that the south façade had an alteration sometime between 2005 and 2020 and the windows and doors were replaced prior to 2020. There is no case on file showing approval for any alterations during that time frame. In Case # 2022-4715-HDRB, the Board approved the construction of a free-standing carport in the driveway south of the house.

West of the original, but altered, portion of the south elevation begins the 1970s addition, constructed between 1973 and 1978. The roughly 1,066-square-foot appendage has similar wood casement windows but set closer to the edge of the outer wall. This addition was roughly 48 percent of the original footprint of the building. The north elevation of the building encompasses a courtyard.

The Applicant requests a status review and primary façade designation for a residential



structure. The Historic Preservation staff recommends the house retain its contributing status, and the east elevation (façades 1 through 5) and southeast corner (façade 6) be designated as primary façades, since these are the walls of the house that convey the aesthetic of the Curtis period.

FINDINGS OF FACT

After conducting a public hearing and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

1. Historic Preservation Division City staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code (“SFCC”) requirements and provided the Board with a written report of its findings (Staff Report), which evaluates the factors relevant to the application.
2. Historic Preservation Division Staff Recommendation: Staff recommended the historic status of the structure be maintained as contributing and the east elevation and easternmost southern façade be designated as the primary facades, per SFCC Sections 14-5.2(C), Designation of Significant and Contributing Structures.
3. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve “significant,” “contributing,” or “non-contributing” status designations and to designate primary façades of contributing structures.
7. Under SFCC Section 14-12.1, the definition of a “contributing structure” is “a structure, located in a historic district, approximately 50 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.”
8. Under SFCC Section 14-12.1, the definition of a “primary façade” is one or more principal faces or elevations of a building with features that define the character of the building's architecture.
9. Under SFCC Section 14-12.1, the definition of a “non-contributing structure” is a “structure, located in a historic district, that is less than 50 years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the historic district.”
10. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the structure meets the definition of a “contributing structure,” as recommended by Staff.
11. The Board finds that the east elevation (façades 1 through 5) and southeast corner façade (façade 6), excluding the 1970s addition, are the primary elevations of the structure with

- the features that define the character of the structure’s architecture.
12. The information contained in the application and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board acted upon the application as follows:

1. The Board has the authority to review and approve the application.
2. The Board grants the Applicant’s request to review historic status.
3. The Board maintains the structure’s historic status as contributing.
4. The Board designates the following elevations as the primary façades: all east elevations (façades 1 through 5) and the south elevation (façade 6), excluding the façades on the west-end addition.

IT IS SO ORDERED ON THIS 25th DAY of MARCH, 2025, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios
Chair

Date

FILED:

Kristine Bustos-Mihelcic
City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Date