



City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2024-009321--HDRB

Project Description: 2024-009321-HDRB, 1 Plaza Fatima, Downtown & Eastside Historic District, Contributing, Mark Lopez, agent for Mark Kreloff, owner, requests primary facade(s) designation for a residential structure.

Project Location(s): 1 PLAZA FATIMA
Santa Fe, NM 87501

Contacts:

Applicant: Mark Lopez
11 Five Jays LN
Santa Fe, NM 87508

moonlightdrafting@aol.com

Property Owner: Mark Kreloff
1 Plaza Fatima 1 Plaza Fatima
Santa Fe, NM, NM 87501

kreloff@gmail.com

Historic District: HD: Downtown And Eastside

Historic Building Status:

Non-Statused: False Non-Contributing: False Contributing: True Significant/Landmark:

Primary Elevations:

Publicly Visible Facade-East: Yes

Publicly Visible Facade-North:

Publicly Visible Facade-South: Yes

Publicly Visible Facade-West:

Historic District Inventory Number: 1984

Year of Construction: by 1935

Project Type: Primary Elevation Designation

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: November 26, 2024
TO: Historic Districts Review Board Members
FROM: Lani McCulley, Senior Planner, Historic Preservation Division

2024-009321-HDRB, 1 Plaza Fatima, Downtown & Eastside Historic District, Contributing, Mark Lopez, agent for Mark Kreloff, owner, requests primary facade(s) designation for a residential structure.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

- District Standards & yard wall & fence standards.
- Historic Inventory Form
- Zoning Review Sheet
- Other: previous case documents

APPLICANT SUBMITTALS

- Proposal Letter
- Site Plan/Floor Plan
- Elevations
- Photographs
- Other: 2024 HCPI

STAFF RECOMMENDATION:

Staff recommends the historic status of the structure be maintained as contributing and the east elevation and southeast corner be designated as the primary facades, per 14-5.2(C) Designation of Significant and Contributing Structures.

BACKGROUND & SUMMARY:

The single-family residence at 1 Plaza Fatima is a 2,222 sq. ft. Spanish-Pueblo Revival style designated as contributing to the Downtown and Eastside Historic District.

The residence was constructed before 1935 of adobe with 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 units have a geared, “crank-out” operation. The windows sit deep within the wall, contrasting with the 1970s addition. A “tucked” wood lintel sits above the opening (See Figure 1). It is unclear if this or the other lintels are original.

Inside the fence is the primary entrance to the house. It has a wood door with a decorative window at the top. Affixed to the door is a carved wood plaque reading “1 Plaza Fatima.” Beyond the entry façade is a projection cut with one opening holding paired 6-light casements.



Figure 1: East elevation

The south elevation at the east end shows what is likely the original fenestration openings, beginning with a set of five 6-light casement windows. Comparing the current façade with the 1984 survey photo, the lintels in the 1984 photo are fully exposed lumber, with the current tucked element calling into question the treatment given to the other headers across the house. In addition, new *viga* ends have been attached to the elevation, and the stylized stepped canales were replaced with off-the-shelf trough units.

West of the altered portion of the south elevation, begins the 1970s addition. The addition was 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. The addition is entered through an ornamental wood door. This addition was roughly 48% of original footprint of the building.

The west elevation is entirely made of the 1970s addition. It has three openings fitted with casement windows topped with tucked lintels.

The north elevation of the building encompasses a courtyard. The original building, forming the east and north sides of the courtyard, has similar fenestration to other façades of the house. The courtyard’s west wall represents the addition and has French doors. The east end of the original building has no openings; the west end includes a single opening holding 6-light casements.

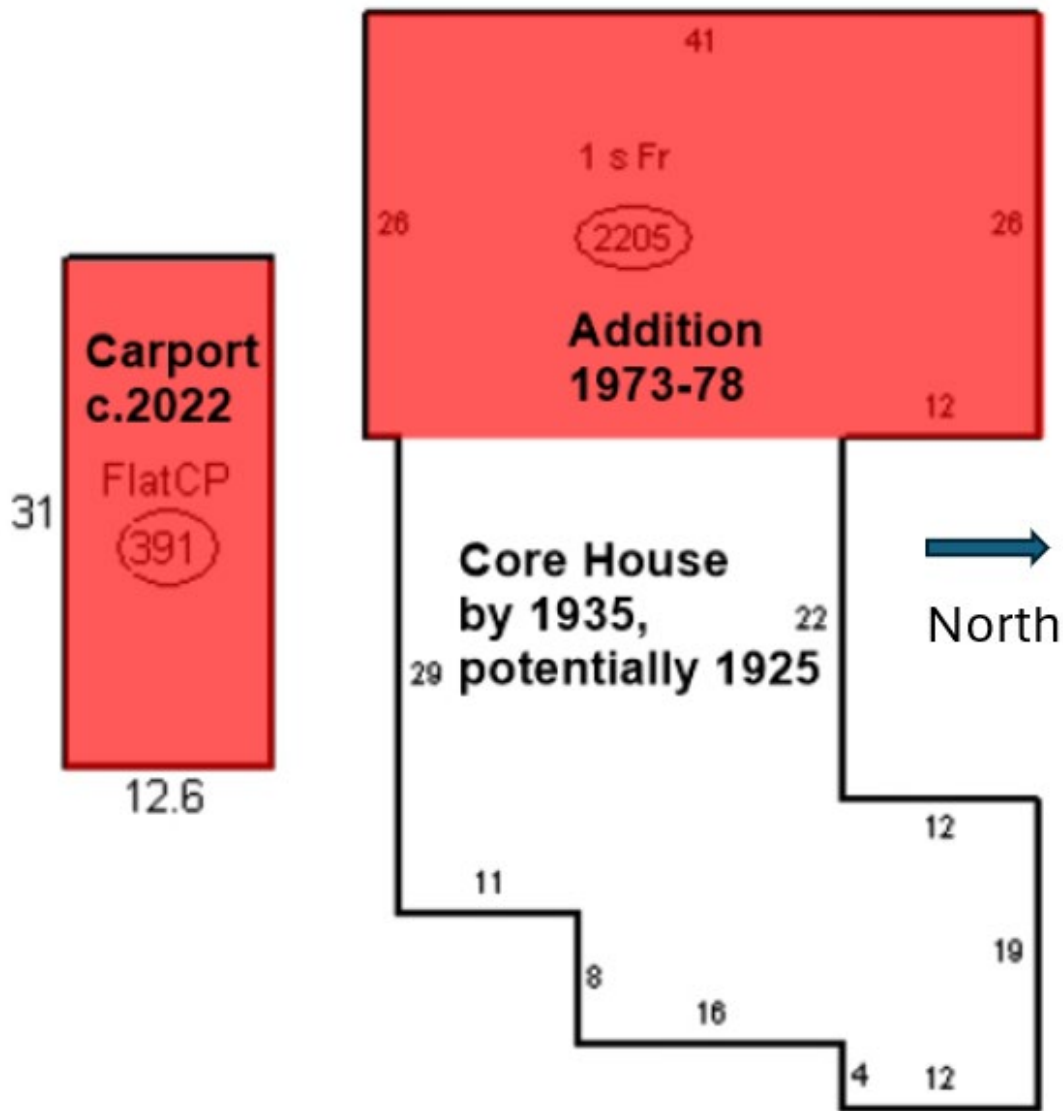


Figure 2: Additions diagram courtesy of 2024 HCPI

The HCPI 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 in the Historic Preservation Division showing approval for any alterations during that time frame.

In 2022, case# 2022-004715-HDRB, the HDRB approved the construction of a free-standing carport in the driveway south of the house. The carport matches the Spanish-Pueblo Revival style of the residence.

The applicant requests:

- 1) Primary façade designation for a residential structure.

The house has historical significance for its association with Rosa Margaret Curtis, who developed Plaza Fatima. Compromising this association is the 1970s addition, which changed the overall design of the 1930s house, as evidenced by aerial photographs. The addition lost much of the integrity aspects of design, materials, feeling, and association, the house conveys of the Curtis period. However, the east façade and southeast corner still represent this period. The additions are likely to be historic in their own right as they may have been constructed prior to 1975.

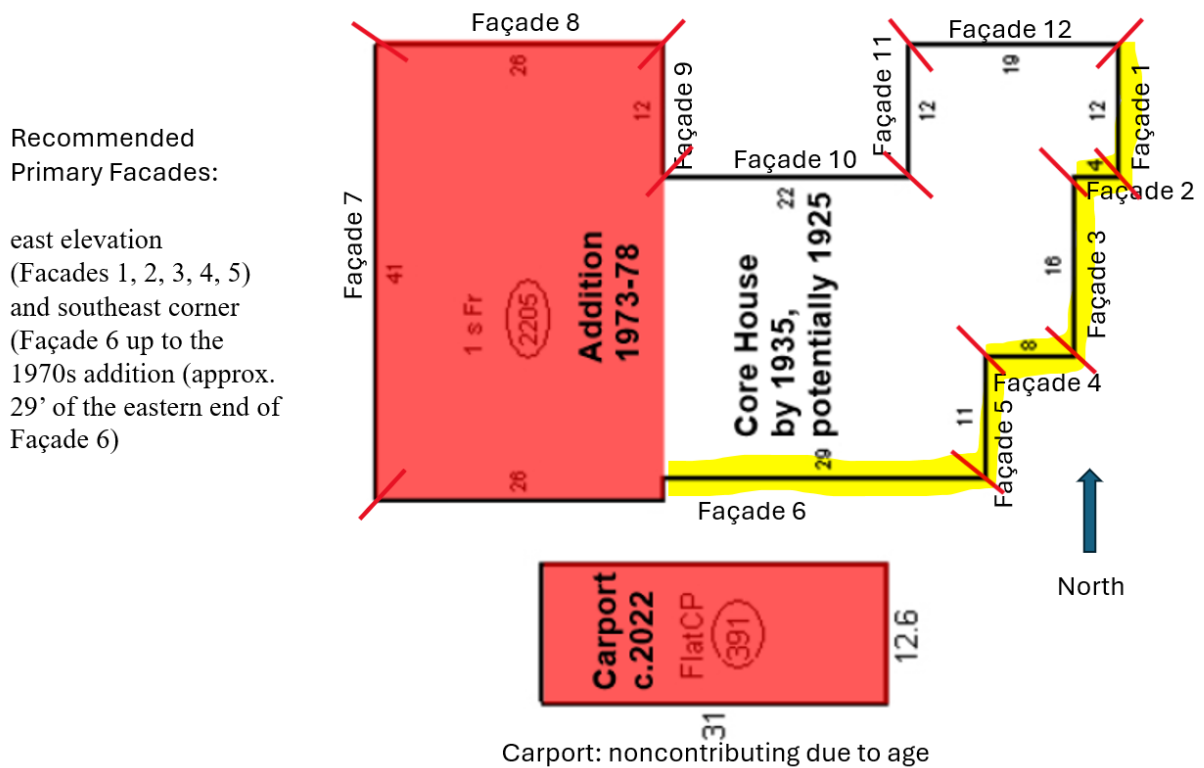


Figure 3: Façade Diagram

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."

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.

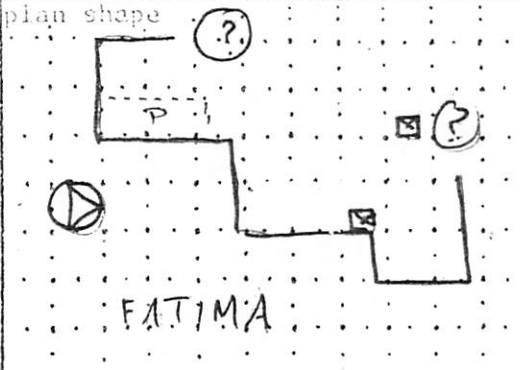
14-12 Primary Façade:

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

APPROVED AS TO FORM BY THE PLANNING AND LAND USE DEPARTMENT:

Title	Name	Initials
Department Director	Heather Lamboy	
Assistant Department Director	Maggie Moore	MM
Planning Manager	Gary Moquino	GM
Planner Senior	Lani McCulley	LM

building threatened? yes	surveyed date 26-10-84 by mh	county Santa Fe	ID no. 051611255
field map SFHD	number 3-1255	UTM reference zone 12 13	easting northing
location description #1 Plaza Fatima *		city/town Santa Fe	
building name		legal description tnsp N S range E W sec	
film roll by Mb no. 10	negative nos. 28	loc. of neg. HPB	plan shape ⊙ (?)



date of construction
 P. 1928 estimate _____ actual
 source

use
 present residential
 other _____
 historic residential
 other _____

condition
 _____ excellent _____ good
 _____ fair _____ deteriorating

degree of remodeling
 _____ minor _____ moderate _____ major
 describe:

style
 Pueblo Revival

foundation material
 NV

wall material/surface
 Adobe / Stucco

architectural features
 Roof - Flat w undulating parapet, mtl lined wd canals
 2 msry chimneys, 4 mtl flour vigas w mtl caps
 Windows - 6 ft csm't, heavy indented lintels, wd sills
 Door - NV
 Port. - msry pier

surroundings
 Res

relationship to surroundings
 _____ similar _____ not similar

district potential
 _____ yes _____ no

significance
 _____ eligible _____ of _____ none
 if eligible, interest
 why? contrib

comments

associated buildings? yes
 what type?
 Carport
 if inventoried, list ID nos.

* Compound Dorothy Curtis - File w Delgado

see back? _____ yes

PROPOSAL LETTER



DATE..... OCOBER 4, 2024
ADDRESS..... 1 PLAZA FATIMA
DISTRICT..... DOWNTOWN AND EASTSIDE

DEAR HISTORIC DESIGN REVIEW BOARD :

THANK YOU FOR YOUR ATTENTION AND REVIEW OF THIS REQUEST FOR STATUS AND PRIMARY FACADE DESIGNATION AT 1 PLAZA FATIMA IN THE DOWNTOWN AND EASTSIDE DISTRICT.

THIS REQUEST IS BASED ON THE OWNERS DESIRE TO BUILD A FREE STANDING ATTACHED 60 SQUARE FOOT PORTAL TO PROTECT THE FRONT DOOR FROM THE WEATHER.

WE HAVE SUPPLIED AN HCPI AND AGREE WITH THE CONSULTANT'S RECOMMENDATIONS REGARDING STATUS AND PRIMARY FACADES. WE LOOK FORWARD TO YOUR REVIEW. THANK YOU IN ADVANCE FOR YOUR STATUS AND PRIMARY FACADE DESIGNATION CONSIDERATIONS ON THIS PROJECT.


FAST & ACCURATE AutoCAD DRAWINGS and DESIGNS
planning × architectural × civil × survey × graphic

MARK LOPEZ - SANTA FE, NM
moonlightdrafting@aol.com
phone 505-424-8769

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: September 9, 2024

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: Tract A Parker-Curtis/Meador/Otero-Warren/Bergere/Herdman Property	2. Location: 1 Plaza Fatima Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3093 4. County: Santa Fe Parcel # 10248064
5. Property Type: <input checked="" type="checkbox"/> Buildings: house <input checked="" type="checkbox"/> Structures: carport <input type="checkbox"/> Site <input type="checkbox"/> Object		
6. Date of Survey: August 25, 2024		
7. Previous Survey Date(s): <input checked="" type="checkbox"/> Yes: October 26, 1984, Michael Belshaw; August 2005, Catherine Colby <input type="checkbox"/> No:		
8. Name of Project: HDRB Status Evaluation		
9. Lat/Long: 35.6814763,-105.9328179		
10. Photo Information: Giulia Caporuscio, photographer. Photo 1: View of east elevation, facing northwest.		
11. Brief Description of the Property: The subject home is one of nine houses lining a cul-de-sac called Plaza Fatima. The 1.1-acre development is located on the west side of Delgado Street. It is organized around a circular drive with a landscaped area at its center (Photo 2). The area started to be developed in 1925, with several adobe homes whose construction was likely overseen by Daisy Parker, a British immigrant who later went by the name of Rosa Margaret Curtis. One Plaza Fatima is probably one of the development's early homes, as shown in a 1935 aerial photograph (Fig. 2). <i>Continued on Page 5.</i>		
12. Who uses the property? Residence		
13. Construction Date: Date: Before 1935 <input checked="" type="checkbox"/> Known <input type="checkbox"/> Estimated Source: aerial photograph		
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		

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



Source: Office of the Santa Fe County Assessor
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, Mark H. Kreloff and Allison E. Moore

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

Current owner: Mark H. Kreloff and Allison E. Moore

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: House Non-contributing No Status
 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: _____

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																													
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ARCHITECTURAL AND CONSTRUCTION DETAILS:																															
6. Visible Construction Material: <input checked="" type="checkbox"/> Adobe <input type="checkbox"/> Brick <input type="checkbox"/> Composition <input type="checkbox"/> Concrete: Block <input type="checkbox"/> Concrete: Cast Stone <input type="checkbox"/> Concrete: Poured <input type="checkbox"/> Earth Plaster <input type="checkbox"/> Masonry: Simulated <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Structural Siding <input type="checkbox"/> Metal: V-Crimp <input type="checkbox"/> Stone: Random Ashlar <input type="checkbox"/> Stone: Random Coursed <input type="checkbox"/> Stone: River Rock <input type="checkbox"/> Stone: Rusticated <input type="checkbox"/> Stone: Tabular <input checked="" type="checkbox"/> Stucco: <input type="checkbox"/> Tile: Clay <input type="checkbox"/> Vinyl Siding <input type="checkbox"/> Wood: Board and Batten <input type="checkbox"/> Wood: Horizontal Siding <input type="checkbox"/> Wood: Jacal <input type="checkbox"/> Wood: Log <input type="checkbox"/> Wood: Shingle <input type="checkbox"/> Wood: Tongue and Groove <input type="checkbox"/> Other:		7. Number of Stories: <input type="checkbox"/> N/A Number: <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 1 1/2 <input type="checkbox"/> 2 <input type="checkbox"/> 2 1/2 Other: _____ 8. Foundation: <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Not visible <input type="checkbox"/> None <input type="checkbox"/> At Grade <input type="checkbox"/> Raised: Materials: <input checked="" type="checkbox"/> Concrete: <input type="checkbox"/> Stone Other: Notes 9. Roof: <input type="checkbox"/> N/A Shape: <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Gabled <input type="checkbox"/> Hipped <input type="checkbox"/> Pyramidal <input type="checkbox"/> Shed Other: Pitch: <input type="checkbox"/> None <input type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> Steep Features: <input type="checkbox"/> Eave: <input checked="" type="checkbox"/> Parapets Materials: <input checked="" 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:																													
10. Window Types <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <thead> <tr> <th>Operation</th> <th>Material</th> <th>Glazing</th> <th>Number</th> </tr> </thead> <tbody> <tr> <td>Casement</td> <td>Wood</td> <td>6</td> <td>36</td> </tr> <tr> <td>Casement</td> <td>Wood</td> <td>8</td> <td>1</td> </tr> </tbody> </table>		Operation	Material	Glazing	Number	Casement	Wood	6	36	Casement	Wood	8	1	11. Door Types <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <thead> <tr> <th>Type</th> <th>Style</th> <th>Material</th> <th>Number</th> </tr> </thead> <tbody> <tr> <td>Single-Leaf</td> <td>1-panel w/ window</td> <td>Wood</td> <td>2</td> </tr> <tr> <td>Single-Leaf</td> <td>Decorative/carved</td> <td>Wood</td> <td>1</td> </tr> <tr> <td>Double</td> <td>French</td> <td>Wood</td> <td>1</td> </tr> </tbody> </table>		Type	Style	Material	Number	Single-Leaf	1-panel w/ window	Wood	2	Single-Leaf	Decorative/carved	Wood	1	Double	French	Wood	1
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Single-Leaf	1-panel w/ window	Wood	2																												
Single-Leaf	Decorative/carved	Wood	1																												
Double	French	Wood	1																												
12. Chimneys <input type="checkbox"/> N/A Two, low stuccoed stacks at corners; one is original		13. Porches <input checked="" type="checkbox"/> N/A Type: <input type="checkbox"/> Entry <input 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"/> <input type="checkbox"/> No known modifications #1 Date: <u>Between 1973 and 1978, app. 1,066-square-foot addition; aerial photographs</u> #2 Date: <u>Between 2005 and 2020; alteration of south façade; visible and material evidence</u> #3 Date: <u>Recent; pre-2020; replacement of windows and doors; visible and material evidence</u> #4 Date: <u>c.2022, introduction of carport</u>																															

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>

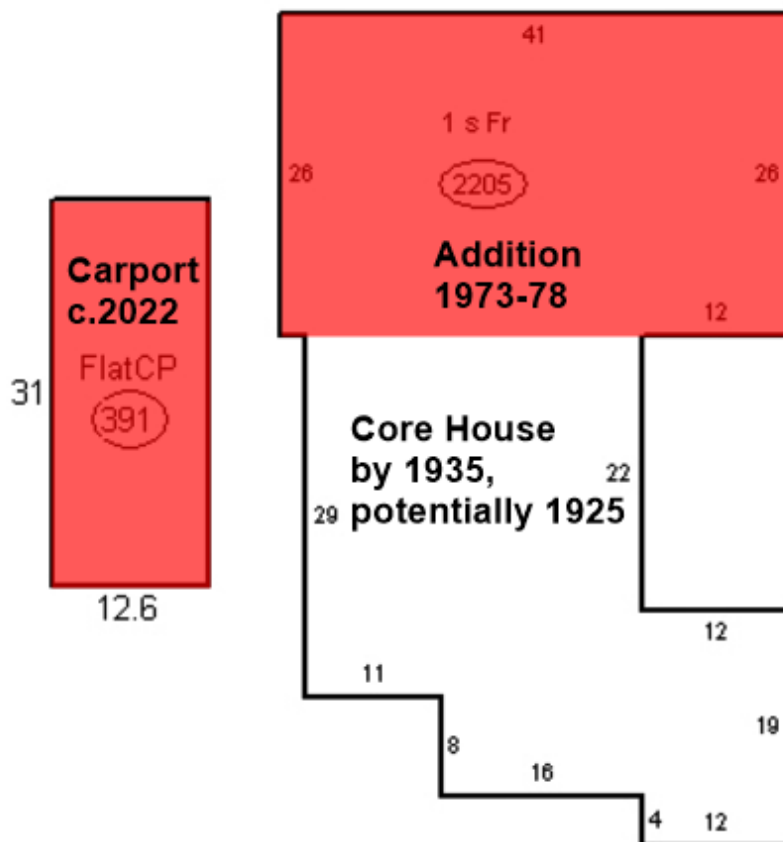
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
<https://nmhistoricpreservation.org/arms.html>

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing:

19. Site Plan: N/A; County Assessor Footprint Plan,



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: Tract A Parker-Curtis/Meador/Otero- Warren/Bergere/Herdman Property	2. Location: 1 Plaza Fatima Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-3093	
		4. County: Santa Fe	
		5. Date of Survey: August 25, 2024	

Architectural Description Continued

In the late 1950s the area took on the name of Plaza Fatima. Only a few homes had addresses with the Plaza Fatima name attached to them at that time, and the subject house was not one of them. Currently, of the nine homes in the cul-de-sac, five have a Plaza Fatima address.

House

The house is positioned at the northwest corner of Plaza Fatima, across a concave parcel responding to the curve of the cul-de-sac (Photo 3). The 0.13-acre parcel includes the home and a recent carport. The house and its 1970s addition are roughly 2,205 square feet, enclosing three bedrooms and two bathrooms. A non-historic addition represents roughly 48% of the building’s footprint (Field 19).¹

East (Front) Elevation

Most of the façade sits behind a coyote fence, creating a private yard. It presents a composition of cubic offsets that appear in its original design (Photos 3 & 4). A bank of four 6-light wood casement windows painted turquoise is visible to the public. Like all windows in the house, these are replacement units. They are modern with a geared, “crank-out” operation. The windows of this portion of the house sit deep within the wall, contrasting with the 1970s addition. A “tucked” wood lintel surmounts the opening. It is unclear if this or the other lintels are original.

Inside the yard is the primary entrance to the house. It has a wood door with a lightning-bolt “window” (Photos 5 & 6). Affixed to the door is a carved wood plaque reading “1 Plaza Fatima.” The door’s vintage is unclear, but it doesn’t appear to be historic. Beyond the entry façade is a projection cut with one opening holding paired 6-light casements (Photo 5).

¹ This is based on Santa Fe County Assessor calculations.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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		4. County: Santa Fe			
		5. Date of Survey: August 25, 2024			

South Elevation

This elevation faces a gravel parking area, protected by a c.2022 HDRB-approved carport (Photo 7). The east end shows what is likely the original fenestration openings, beginning with a ribbon of five 6-light casement windows (Photo 8). These, too, are replacements.

Comparing the current façade with the 1984 survey photo reveals change (Fig. 9). The lintels in the 1984 photo are fully exposed lumber, with the current tucked element calling into question the treatment given to the other headers across the house. In addition, new *viga* ends have been attached to the façade, and the stylized stepped canales were replaced with off-the-shelf trough units.

West of the altered façade begins the 1970s addition (Photo 9). Based on aerial photographs, it was 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 (Photo 10). The addition is entered through an ornamental wood door.

West Elevation

The west elevation is entirely made of the 1970s addition. It has three openings fitted with casement windows topped with tucked lintels (Photos 11 & 12).

North Elevation

The back of the side of the building is enhanced by a private courtyard around an indent created by the 1970s addition. The original building, forming the east and north sides of the courtyard, has similar fenestration to other façades of the house (Photo 13). The courtyard's west wall represents the addition and has French doors (Photo 14). The east end of the original building has no openings (Photo 15); the west end includes a single opening holding 6-light casements (Photo 16).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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		5. Date of Survey: August 25, 2024			

Historical Overview

Introduction

The two previous surveys for this property mistakenly identified the assumed developer of Plaza Fatima, a little enclave of Pueblo Revival homes off Delgado Street. The problem began in 1984, when former economic historian Michael Belshaw attributed Plaza Fatima to Dorothy Curtis. Dorothy Curtis never existed. This mistake was later picked up by architect Catherine Colby, who gave the area making up Plaza Fatima the handle The Dorothy Curtis Parker Compound. This person also never existed.²

Daisy Parker (AKA Rosa Margaret Parker-Curtis), an Auckland-born painter, acquired the property holding future Plaza Fatima in 1925. By the following year, she was described in a newspaper account as the “owner of two or three houses” off Delgado Street.³ A 1935 Soil Conservation Service aerial photograph shows the subject house’s core was in place then (Fig. 2). This information and a 1950 survey plat indicates it is one of Parker-Curtis’ holdings (Fig. 5).

The parcel, identified on the 1950 plat as Tract A, eventually took on the name No.1 Plaza Fatima. Parker appears to have never lived in the home but instead resided at 334 Delgado, a house along the east side of the development. Who lived at 1 Plaza Fatima before the mid-1960s is a mystery, as the home had no consistent address.

In 1970, Anita Bergere deeded the house and property to herself and Christina Herdman as joint tenants. In the recent past, it was the site of the annual Christmas train display, organized by its now-deceased owner, Richard H. Herdman, Christina’s husband.

² Colby did provide the name Daisy to the author. This helped identify the actual name associated with the development. Catherine Colby, email to John W. Murphey, August 11, 2024.

³ “Who Are the Newcomers?,” *Santa Fe New Mexican*, April 30, 1926, 6.

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The Land

On May 21, 1925, Daisy Parker received a deed for a large tract of land on the west side of Delgado Street, a road that had recently been constructed over an orchard.⁴ Coincidentally on the same day, Kate Chapman — an artist and adobe home builder — acquired land bordering Parker’s new property.⁵ Chapman’s piece stretched all the way to Acequia Madre. Newspaper research does not point to any apparent connection between Parker and Chapman.⁶

Both parcels came from the estate of Mary Persis Maltby Victory. Born in New York in 1848, Victory arrived in New Mexico in 1878 by stagecoach with her sister and brother William T. Thornton, who had been appointed U.S. District Attorney for the territory.⁷ She married politician and attorney John Patrick Victory in 1890. Patrick died ten years later, and Mary left Santa Fe in 1921, relocating to Havana, Cuba, where she passed away in 1941. Her departure and the subsequent sale of her Santa Fe land allowed for the creation of Delgado Street between Acequia Madre and Cayon Road.

Rosa Margaret Parker

Rosa Margaret Parker was born in Auckland, New Zealand, where her father, Captain Lindsay Cole Parker, appears to have been temporarily stationed. The date was April 3, 1893.

The captain — a former British army officer — had a great capacity for travel which his daughter would inherit to a smaller degree. His obituary claimed that he had circumnavigated the globe thrice and sailed across the Atlantic 40 times.⁸ His post-military travels brought him to New Mexico in the 1890s, where he established a ranch

⁴ Warranty Deed, Mary M. Victory to Rosa Margaret Parker, recorded June 11, 1926, Book 6/Page 179, Instrument # 31704, Santa Fe County, New Mexico.

⁵ Warranty Deed, Mary M. Victory to Kate Chapman, recorded March 1, 1927, Book 6/Page 370, Instrument # 33071, Santa Fe County, New Mexico.

⁶ Parker-Curtis does not appear in Colby’s book on Kate Chapman; Catherine Colby, *Kate Chapman: Adobe Builder in 1930s Santa Fe* (Santa Fe: Sunstone Press, 2012).

⁷ “Former Resident of Havana Dies at Havana, Cuba,” *Santa Fe New Mexican*, January 10, 1914, 1.

⁸ “Lindsay Cole Parker [obituary],” *Santa Fe New Mexican*, June 11, 1921, 6.

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and orchard outside Silver City. Two of his daughters, Emma and Dorothy, were born in the New Mexico territory.

In her childhood, Rosa lived with her mother, Anna Rachel Parker, in Southbourne, England. Southbourne was a town in Dorset County along the English Channel in the southwest of the country. There, she attended school and later the Ursuline Convent in Greenwich.⁹ The 1911 English census places Rosa, 18, living in Southbourne with her mother and two sisters. Her father is indicated to be abroad.¹⁰

Rosa and her two sisters would join Captain Parker five years later on a voyage from Bristol to New Orleans. They arrived on March 7, 1916.¹¹ From New Orleans they traveled to Santa Fe, where the captain and his three daughters would reside in a home on Garcia Street. A March 1917 news piece in the *New Mexican* reported that “Miss Rosa M. Parker” had been one of four applicants accepted to join the Santa Fe Woman’s Club.¹² In 1921, Rosa left for London, and she would not return to Santa Fe for a few years.

She was back in Santa Fe by 1923, then going by the youthful and American-sounding name of Daisy Parker. In 1924 she left for London again to visit her parents. She returned in April 1925 and in short order set up a stenography business in the Chamber of Commerce building, advertising her services in the *New Mexican* (Fig. 3). The following month, she acquired the property on Delgado Street from Mary Victory.

Newspaper articles suggest Parker built a few houses off Delgado Street that she initially marketed as rentals. One was advertised in 1926 as a “Furnished house, in orchard ground, 3 rooms, sleeping and garage, \$37.00, Daisy Parker.”¹³

⁹ Phil Kavinick, and Mariam Yoshiki- Kavinick, *An Encyclopedia of Women Artists of the American West* (Austin: University of Texas Press, 1998), 65.

¹⁰ The National Archives of the UK (TNA); Kew, Surrey, England; *Census Returns of England and Wales, 1911*.

¹¹ National Archives at Chicago; Chicago, Illinois; ARC Title: *Declarations of Intention For Citizenship, 1903-1981*; NAI Number: M1285; Record Group Title: *Records of District Courts of the United States, 1685-2009*; Record Group Number: RG 21.

¹² “Woman’s Club Notes,” *Santa Fe New Mexican*, March 17, 1917, 3.

¹³ “To [sic] Late to Classify,” *Santa Fe New Mexican*, March 6, 1926, 8.

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The Artist

A biographical entry in an encyclopedia of Western women artists states that Rosa attended South Kensington School in London without providing a date.¹⁴ The “South Kensington School” was not so much a place but a system of art education that leaned toward industrial art and design rather than fine art. Parker likely attended the South Kensington School of Design, the locus of the system. A separate account says she attended the Slade School of Fine Art, another public university in London.¹⁵

A 1923 note in the *New Mexican* — the first to cover Parker as an artist — announced that she was leaving for a multiple-week sketching tour. This was something she would do frequently. She began showing pieces at the Museum of New Mexico art gallery soon after. Judging by their titles, they depicted the usual New Mexico subjects — wood vendors, burros, and rustic corrals. Parker would later turn her eyes westward toward the Navajo Nation and like many people of her time, she held a romanticized view of Native Americans (Fig. 4). She worked primarily in oil and signed her work as Rosa M. Curtis.

The new last name came from her brief marriage to Fayette S. Curtis, Jr., a Yale-trained educator who served as the headmaster of the Los Alamos Ranch School, a private school for boys. The couple met in Santa Fe and were married at the Church of Holy Faith in June 1926. But their marriage would only last six months. Fayette passed away in October. An article describing his funeral noted that his widow, Daisy Parker, “is at the sanitarium for rest for a couple of weeks.”¹⁶ Two years later she would become the heir to his estate.

Daisy, now Rosa M. Curtis, continued to paint and show artwork in Santa Fe, principally at the museum in group shows with other local artists. A note in 1933 for a Museum of New Mexico show remarked that Curtis “has some very interesting canvasses of Indians and horses, rather impressionistic, delightful colors, ably handled.”¹⁷

¹⁴ Kavinick and Kavinick, *An Encyclopedia of Women Artists of the American West*, 65.

¹⁵ “Rosa M. Curtis,” *Santa Fe New Mexican*, April 10, 1944, 2. The article misidentified the college as the Shade School of Art.

¹⁶ “Funeral of F. S. Curtis, Jr.,” *Santa Fe New Mexican*, November 5, 1926, 6.

¹⁷ “Interesting Pictures in Museum Gallery,” *Santa Fe New Mexican*, June 10, 1933, 3.

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In late May 1939, Curtis left for a summer-long sketching trip. Something occurred during that trip that sent her into a paranoid state. By early August, the Santa Fe County District Judge had ordered her to the State Insane Asylum in Las Vegas. This followed an examination by three doctors who found she had slipped into “paranoid praecox¹⁸,” a late phase of onset paranoia that often includes severe delusions.¹⁹ Curtis was later transferred to the Colorado Springs Psychopathic Hospital, where she spent an unknown amount of time in recovery.²⁰

By 1942, Curtis was back in Santa Fe painting. In the following decade, Rosa continued to show her work around Santa Fe. Her home and studio were at 324 Delgado Street. In July 1960, one of her pieces, “Navajos,” was displayed at the annual Rodeo de Santa Fe exhibition at the Museum of New Mexico Art Gallery. Four months later, she was dead.

Rosa, who had been going by Rosa Curtis, died in Espanola on November 29, 1960. There was no newspaper coverage of her death or funeral. Rosa Margaret Parker-Curtis is buried by herself at Rosario Cemetery. A small red granite grave marker states that she was born in Auckland.

Plaza Fatima

Newspaper accounts indicate that Parker owned a few houses off Delgado Street. An August 13, 1925, note in the *New Mexican* stated that James Evans and his wife “have rented one of Miss Daisy Parker’s new houses on Delgado Street.”²¹ It went on to state that Janet Hubley had rented another. This piece, an ad in 1926 for a rental home under Daisy’s name, and the previously mentioned “two or three houses” reference were the only items linking Parker to what would later be called Plaza Fatima.

¹⁸ Paranoid Praecox appears to be related to an older psychiatric definition, Paranoid Praecox Psychosis, which refers to schizophrenia.

¹⁹ “Mrs. Curtis to State Hospital,” *Santa Fe New Mexican*, August 5, 1939, 3.

²⁰ U.S. Census Bureau, Year: 1940; Census Place: El Paso, Colorado; Roll: m-t0627-00462; Page: 1A; Enumeration District: 21-86B.

²¹ “People Coming and Going in Santa Fe,” *Santa Fe New Mexican*, August 13, 1925, 6.

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Deeds from the late 1940s show Curtis selling off property that was part of the 1925 land acquisition, with some assumed to contain rental houses.²² A January 1947 deed to Calvin D. Wilson involved a house that included “all household furniture and furnishings . . . [and] a Frigidaire refrigerator.”²³ Wilson’s house is now 332 Delgado Street and stands on the east side of the plaza. The June 1950 survey plat for Curtis suggests the subject house was not part of these transactions and was still used as a rental.

1 Plaza Fatima

Two months after the survey plat was completed, Rosa Margaret Curtis sold Tract A, holding the subject house, to Anita L. Bergere and Mamie E. Meadors.²⁴ Anita was the oldest daughter of Alfred Maurice Bergere, an Englishman who had made his fortune in sheep ranching in the late 19th century. The Texas-born Mamie Meadors was the partner of Nina Otero-Warren, the first Hispanic woman to run for Congress. Together, Meadors and Otero-Warren homesteaded a ranch in the 1930s near today’s Las Campanas and, in 1947, established Las Dos Realty and Insurance Company.²⁵

Mamie died in 1951. Otero-Warren, as the executor of her estate, received the Plaza Fatima house and other property in Santa Fe.²⁶ By the 1960s, the house was going by the address 1 Plaza Fatima. Given Las Dos Realty’s business of selling and leasing homes, it is assumed the Plaza Fatima property served as a rental.

²² The author found five deeds involving land owned by Curtis on the west side of Delgado Street. Because of their “iron stake” property boundary descriptions, it is unclear how many tracts were within the Plaza Fatima cul-de-sac.

²³ Warranty Deed, Rosa Margaret Curtis to C. D. Wilson, recorded January 29, 1947, Book 27/Page 612, Instrument # 84105, Santa Fe County, New Mexico.

²⁴ Warranty Deed, Rosa Margaret Curtis to Nina Otero Warren and Mamie Meadors, recorded August 4, 1950, Book 50/Page 439, Instrument # 99496, Santa Fe County, New Mexico.

²⁵ Mariana Brandman, “Adelina ‘Nina’ Otero-Warren,” National Women’s History Museum, 2022, <https://www.womenshistory.org/education-resources/biographies/adelina-nina-otero-warren>.

²⁶ Executor’s Deed, Mamie E. Meadows Deceased Estate to Nina Otero Warren, recorded July 30, 1952, Book 74/Page 230, Instrument # 109353, Santa Fe County, New Mexico

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Evolution of House Footprint

The first available aerial, from 1935, shows the core house. It involved a simple compound ground plan that likely started with a single room (Fig. 2). This structure is not shown on the 1912 King’s map (Fig. 1), so the assumption is that the core building dates to the 1925 period. Its distinguishing feature was its east façade, but it had several setbacks. This core plan remained through the early 1970s, as evidenced by a 1973 aerial (Figs.6 & 7). Between 1973 and 1978, a significant rectangular addition was appended to the back of the house, significantly increasing its square footage and changing its design (Figs. 7 & 8). In 2022, the Board approved a project to build a new carport.

Evaluation of Historical Status

The house potentially has historical significance for its association with Rosa Margaret Curtis, who presumably developed Plaza Fatima. This development appears to have similar intentions to Kate Chapman’s nearby Plaza Balentine, which it pre-dated.

Compromising this association is the large 1970s addition, which changed the overall design of the 1930s house, as evidenced by aerial photographs. With the addition, every elevation, save the front façade, changed. Losing the integrity aspects of design, materials, feeling, and association, the house, as a whole, can no longer convey the Curtis period. Still, limited areas of the exterior – the east façade and southeast corner – represent her period.

Given the Board’s decision about whether the 1970s addition damaged its design, the house could remain Contributing. In this case, the east elevation and southeast corner would be recommended as the primary facades, with the provision that the changed fenestration, including all windows and doors, would not be part of the designation.

Outside the ordinance definition of Contributing status, the house likely holds significance as an LGBTQ heritage resource. However, as with the Curtis-Plaza Fatima association, the decision would have to be made as to whether the 1970s addition damaged the home’s ability to represent this history.

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Illustrations



Figure 1: N. L. King, "Official Map of the City of Santa Fe," 1912. The general location of future Plaza Fatima development highlighted.

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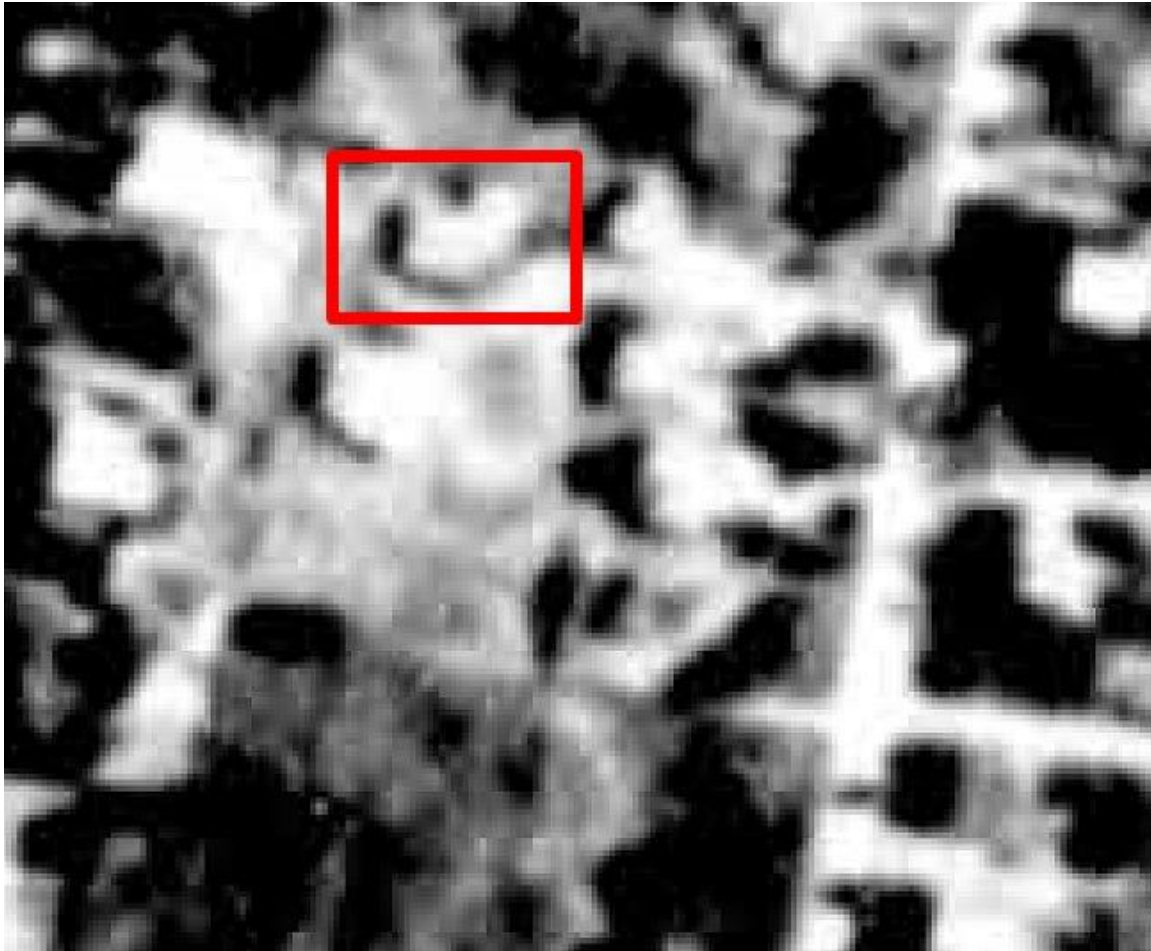


Figure 2: 1935 aerial photograph. Subject house highlighted.

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Figure 3: December 1925 advertisement for Dorothy Parker’s stenography business. Courtesy of the *Santa Fe New Mexican*.

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Figure 4: “Native Americans on Horseback,” no date. Rosa M. Curtis.

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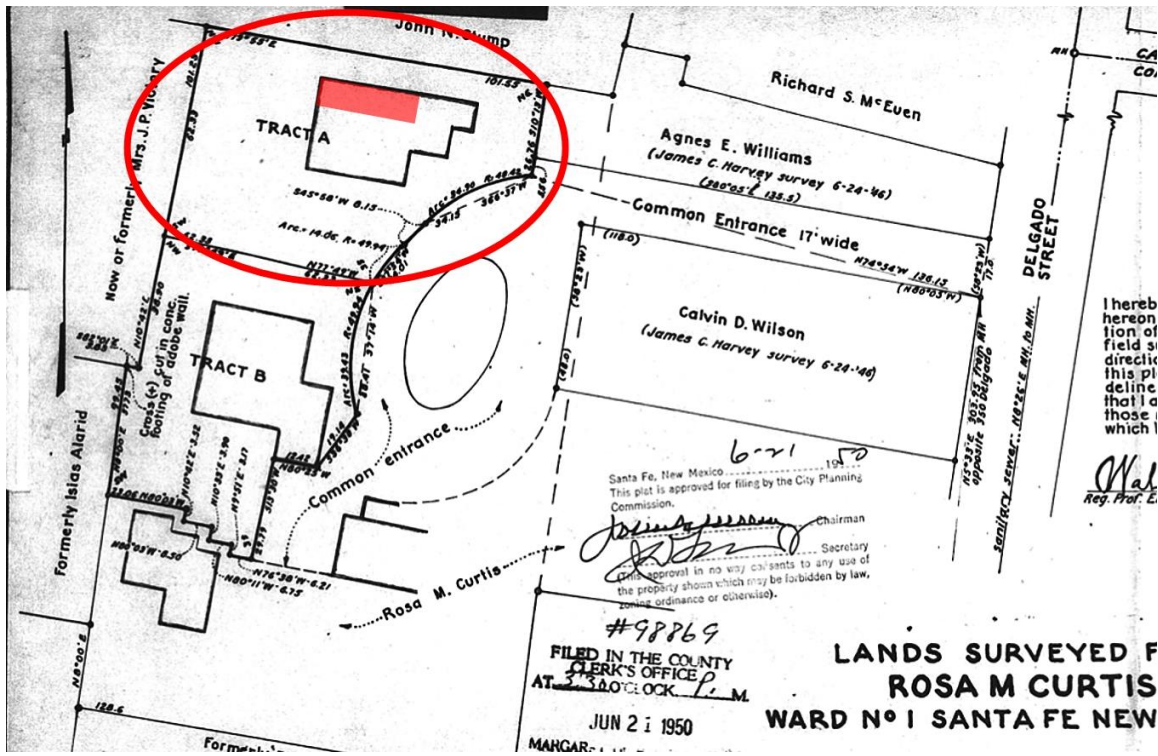


Figure 5: June 21, 1950, survey plat identifying the property as Tract A. Given previous and subsequent aerial photographs, the footprint does not seem accurate at the northwest corner, as highlighted in red.

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Figure 6: November 10, 1958, aerial photograph. Subject house highlighted. Note presence of an earlier carport.

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Figure 7: May 11, 1973, aerial photograph. Subject house highlighted.

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Figure 8: September 11, 1978, aerial photograph. Note absence of present west addition.

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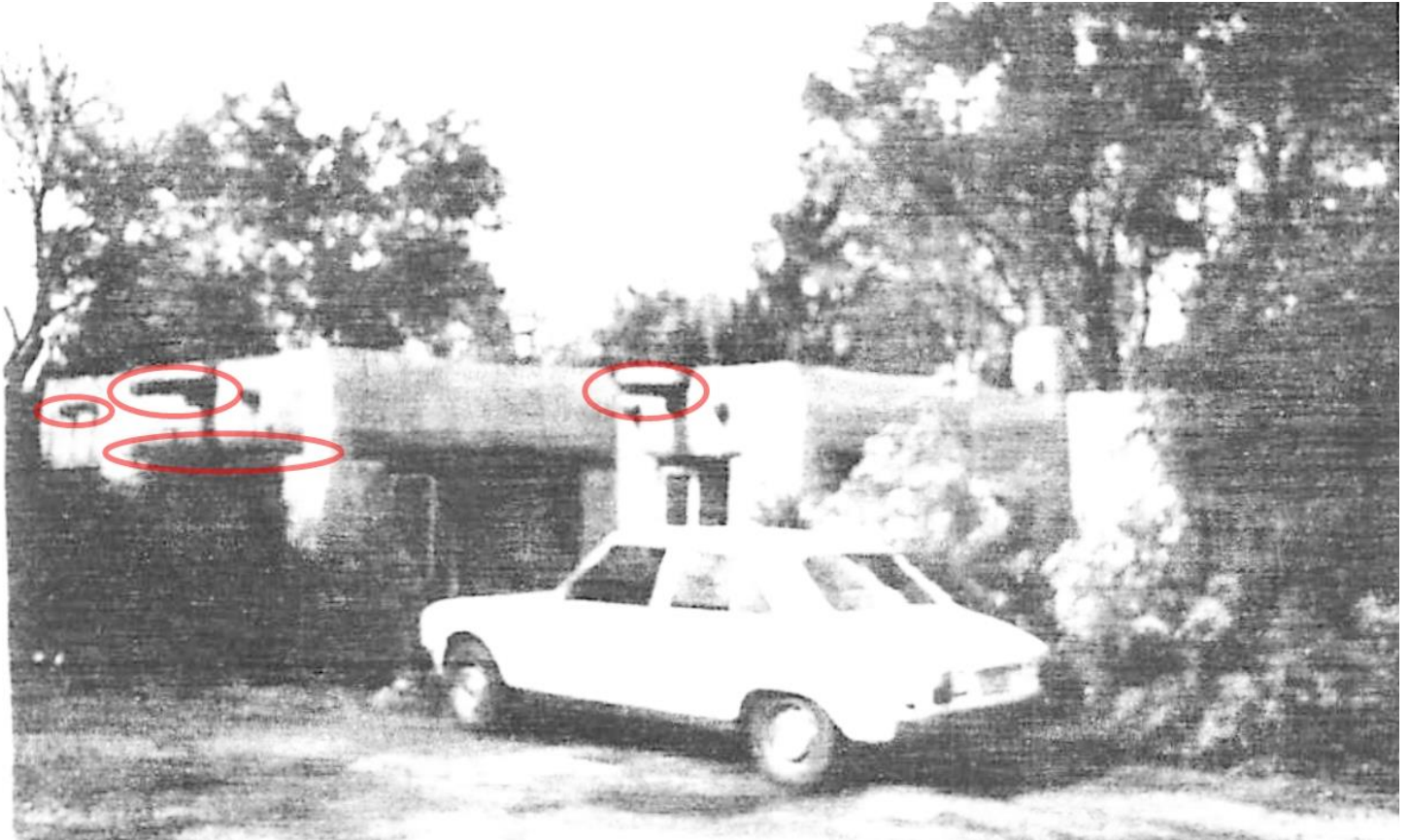


Figure 9: Copy of October 26, 1984, HBI survey photograph. Michael Belshaw. Note stylized canales, lack of vigas across south elevation, and squared lintels over south elevation window.

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Survey Photographs

(All images taken by Giulia Caporuscio on August 25, 2024).



Photo 2: Plaza Fatima sign. Camera facing southwest.

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Photo 3: 1 Plaza Fatima. Setting and east elevation. Camera facing northwest.

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Photo 4: East elevation oblique. Camera facing northwest.

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Photo 5: East elevation at entry. Camera facing west.

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		5. Date of Survey: August 25, 2024			

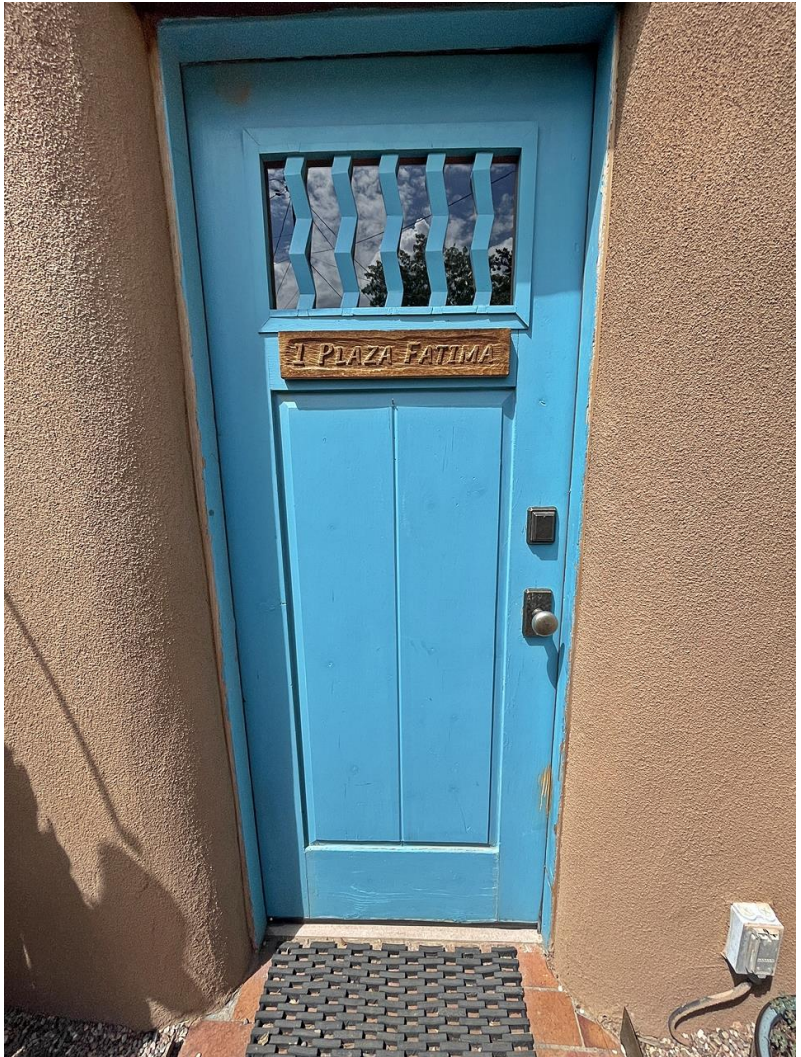


Photo 6: East elevation, front door. Camera facing west.

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 <u> </u> A <u> </u> B <u> </u> C <u> </u> D	
1. Name of property: Tract A Parker-Curtis/Meador/Otero- Warren/Bergere/Herdman Property	2. Location: 1 Plaza Fatima Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-3093			
		4. County: Santa Fe			
		5. Date of Survey: August 25, 2024			



Photo 7: South elevation oblique and recent carport at left. Camera facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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HCPI No. _____	District No. _____	NRHP _____	SRCP _____	Criteria A B C D	
1. Name of property: Tract A Parker-Curtis/Meador/Otero- Warren/Bergere/Herdman Property	2. Location: 1 Plaza Fatima Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-3093			
		4. County: Santa Fe			
		5. Date of Survey: August 25, 2024			



Photo 8: South elevation. Original portion of building after renovation. Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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HCPI No. _____	District No. _____	NRHP _____	SRCP _____	Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D	
1. Name of property: Tract A Parker-Curtis/Meador/Otero- Warren/Bergere/Herdman Property	2. Location: 1 Plaza Fatima Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-3093			
		4. County: Santa Fe			
		5. Date of Survey: August 25, 2024			



Photo 9: South elevation. Mid-1970s addition highlighted in red. Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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HCPI No. _____	District No. _____	NRHP _____	SRCP _____	Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D	
1. Name of property: Tract A Parker-Curtis/Meador/Otero- Warren/Bergere/Herdman Property	2. Location: 1 Plaza Fatima Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-3093			
		4. County: Santa Fe			
		5. Date of Survey: August 25, 2024			



Photo 10: South elevation. Mid-1970s addition, window detail. Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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HCPI No. _____	District No. _____	NRHP _____	SRCP _____	Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D	
1. Name of property: Tract A Parker-Curtis/Meador/Otero- Warren/Bergere/Herdman Property	2. Location: 1 Plaza Fatima Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-3093			
		4. County: Santa Fe			
		5. Date of Survey: August 25, 2024			



Photo 11: West elevation. Mid-1970s addition, north end. Camera facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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		NRHP _____ SRCP _____	Criteria A B C D
1. Name of property: Tract A Parker-Curtis/Meador/Otero-Warren/Bergere/Herdman Property	2. Location: 1 Plaza Fatima Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-3093	
		4. County: Santa Fe	
		5. Date of Survey: August 25, 2024	



Photo 12: West elevation. Mid-1970s addition, south end. 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 <u> </u> A <u> </u> B <u> </u> C <u> </u> D
1. Name of property: Tract A Parker-Curtis/Meador/Otero-Warren/Bergere/Herdman Property	2. Location: 1 Plaza Fatima Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-3093			
		4. County: Santa Fe			
		5. Date of Survey: August 25, 2024			



Photo 13: North elevation at courtyard. Original portion of building. Camera facing southeast.

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: Tract A Parker-Curtis/Meador/Otero-Warren/Bergere/Herdman Property	2. Location: 1 Plaza Fatima Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-3093			
		4. County: Santa Fe			
		5. Date of Survey: August 25, 2024			



Photo 14: North elevation at courtyard. Mid-1970s addition highlighted in red. Camera facing southwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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HCPI No. _____	District No. _____ NRHP _____ SRCP _____ Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D
1. Name of property: Tract A Parker-Curtis/Meador/Otero- Warren/Bergere/Herdman Property	2. Location: 1 Plaza Fatima Downtown and Eastside Historic District -Santa Fe
3. Local Reference Number: Santa Fe ID: H-3093	
4. County: Santa Fe	
5. Date of Survey: August 25, 2024	



Photo 15: North elevation. Original portion of building. 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: Tract A Parker-Curtis/Meador/Otero- Warren/Bergere/Herdman Property	2. Location: 1 Plaza Fatima Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-3093			
		4. County: Santa Fe			
		5. Date of Survey: August 25, 2024			



Photo 16: North elevation. Mid-1970s addition. Camera facing west.