
PROJECT PROPOSAL

January 23, 2025

To whom it may concern,

The single-family residence at 1010 Camino San Acacio is a non-contributing structure that was renovated by Alan Ortiz-Seligman in 2021 and sold to the current owners in 2021.

The home was originally built in 1963 by Louis Ewing as a personal residence with help from neighbors and many local materials, as was typical of the time. It features an exposed stone rubble foundation with stuccoed pentile or CMU walls, and an eaved low-pitched roof with decorative corbel ends on an exposed ridge beam and rafter ends. The North (street facing) facade features a stained glassier window created by Ewing himself, who was a noted artist and pioneer in screenprinting.

Ewing, born in Idaho, moved to Santa Fe in 1935 to work on the New Mexico Federal Art Project of the WPA. He later worked for the Laboratory of Anthropology in Santa Fe, New Mexico where he continued to produce screenprinted art.

This proposal seeks to make the following changes to improve the livability of the home for the current residents who hope to move aging family into a proposed casita in the future. A total additional 838SF of conditioned space will be added. 172SF of additional roofed area will be added.

- **CASITA** (+278SF additional conditioned space; 523SF less existing 245SF)
 - Construct a new casita and covered portal above the existing carport. No new roofed area will be added, due to construction atop existing buildings.
 - Doors and windows to be aluminum clad in Black to match existing
 - Note: sliding doors exempt from 30" diagonal due to placement under a portal
 - Stucco to match existing in **El Rey Ash**.
 - Roof to be TPO in color Tan
- **CARPORT** (+0SF conditioned space)
 - Excavate to standard 8' ceiling height
 - Add a single double-width garage door as shown in plans with vertical board orientation and stained to match existing trim work with **Diamond Vogel Grain Stain Parson Gray**
 - Add an access door on the East wall, and window on West wall
- **ENTRY & PORTAL** (+385sf conditioned space)
 - Enclose the existing upper landing of entry stairway. Existing exterior door (previously approved in 2021 renovation) shall be relocated to North facade of entry. Adds 98sf conditioned space, no new roofed area.
 - Enclose existing South portal (non-publicly visible) for additional 287sf of conditioned space, no new roofed area.

- **CLOSET** (+175SF conditioned space)
 - Construct a new 175sf walk-in closet on the East facade of house with a flat roof and low profile 4'x4' skylight in Mill Finish.
 - Stucco to match existing **EI Rey Ash**
- **PARKING SPACE**
 - Border a parking space on the Northeast corner of the lot with a new dry-stack sandstone retaining wall.

REQUESTED CODE EXCEPTIONS

The enclosure of the Entry and South Portal require exceptions to the following code provisions:

14-5.2(D)(2)(c) Additions are not permitted to primary façades

14-5.2(D)(4) Porches and Portals: Existing porches or portals shall not be enclosed

Below are responses to the exception criteria. Note responses are the same for both, given they refer to the same design proposal of enclosing the Entry and South Portal:

- Do not damage the character of the district;

The enclosure of the Entry and South Portal harmonize with the district and home through re-use of existing architectural detailing, color and material palettes. The South Portal is non-publicly visible, thus not contributing to the public character of the district. The Entry, while visible, is a substantially de-emphasized component of the project, tucked far back from the street up a staircase. The proposed design maintains the important surrounding components of visible corbels, roofline and facade elements while increasing the utility and legibility of the entry by enclosing interior space, providing an improvement that not damaging the character of the district.

- Are required to prevent a hardship to the applicant or an injury to the public welfare; and

The Rohrlich family returned to Santa Fe to raise their own children, and care for aging family. They have outgrown the living space, and hope to add square footage and year-round utility to the home while maintaining its architectural character. To prevent the financial, emotional and physical hardship associated with leaving this home, the proposed design enables the family to stay in place. The new entry and foyer provide a more practical entry to the house in all seasons, with additional security provided through the closure of an existing opening in the yard wall and more substantial door/entry.

The proposed casita is intended for aging family members to be cared for by the family at home. An enclosed connection to the casita is required for this to allow in-home care.

Lastly, the homeowners seek to avoid hardship to the community and project site associated with further disturbance to the constrained and inclined project site. Enclosing the portal and entry avoid new excavation while still adding square footage and improve resident access without additional roofed area or new foundation.

- Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts.

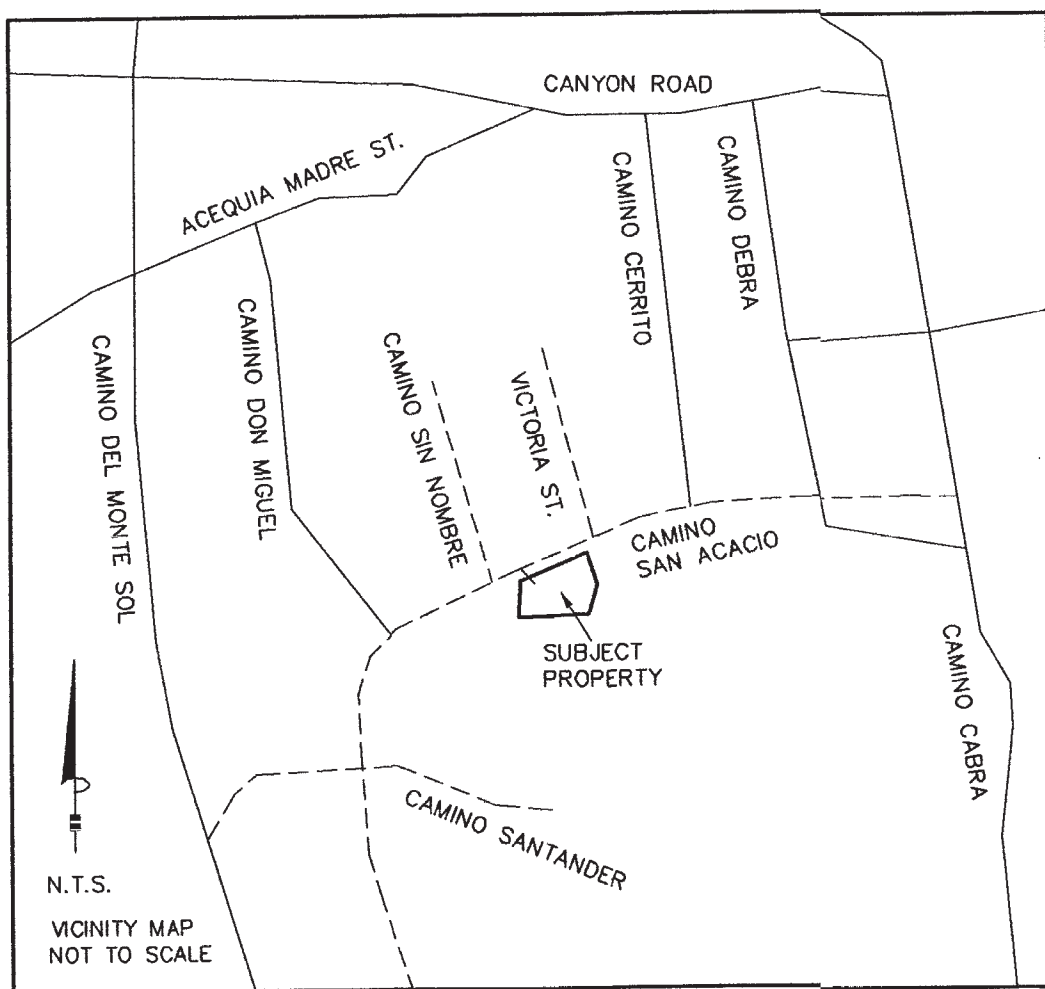
This proposal balances the family's' desire to reside in the historic district in a house that both maintains its historic character, while also serving their practical needs as a multigenerational family. Through their stewardship, the Rohrlich's will continue to care for the home, strengthening its unique contribution to the character of the neighborhood.

Plat of Boundary Survey prepared for The W.E. Lewis, Jr. and K.C. Lewis Trust and Alan Ortiz Seligman

BOUNDARY SURVEY OF LOT 1 OF THE L.H. EWING SUBDIVISION LAST DESCRIBED ON SURVEY FILED IN SANTA FE COUNTY CLERK INSTRUMENT NO. 566,024 SAID PROPERTY LYING AND BEING WITHIN THE SANTA FE GRANT PROJECTED NORTH 1/2 SECTION 30, T17N, R10E, NMPM SAID LOT 1 LOCATED AT NO. 1010 CAMINO SAN ACACIO IN THE CITY OF SANTA FE COUNTY OF SANTA FE, STATE OF NEW MEXICO

CITY OF SANTA FE PUBLIC NOTICE

THIS SURVEY IS BASED ON THOSE RECORDED DOCUMENTS NOTED HEREON. CITY OF SANTA FE STAFF MUST APPROVE ALL DOCUMENTS SUBMITTED WITH AN APPLICATION FOR A BUILDING PERMIT AND MAY REQUIRE ADDITIONAL DOCUMENTATION TO PROVE LEGAL LOT OF RECORD.



SURVEYORS NOTES

- NOTE: THIS SURVEY IS BEING FILED TO CHANGE THE NAME OF THE PROPOSED BUYER ON THE TITLE AND TITLE BLOCK. NO OTHER CHANGES WERE MADE TO THE PLAT FILED ON DECEMBER 21, 2020, IN PLAT BOOK 872, PAGE 1.
- SFC ASSESSOR UPC NO. FOR LOT 1: 1-055-098-246-320.
- COMMITMENT FOR TITLE INSURANCE ON LOT 1 ISSUED BY PRIMA TITLE, LLC FILE NO. 20-1144.
- DATE OF FIELD SURVEY: OCTOBER 13, 2020.
- THIS PROPERTY IS SUBJECT TO ALL PERTINENT EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.
- THE DATA WITHIN PARENTHESIS IS RECORD DATA TAKEN FROM THE REFERENCE DOCUMENT NOTED WITHIN SAID PARENTHESIS.
(R1-DATA) IS TAKEN FROM REFERENCE DOCUMENT NO. 1 AS NOTED HEREON.
(R2-DATA) IS TAKEN FROM REFERENCE DOCUMENT NO. 2 AS NOTED HEREON.

DOCUMENTS OF REFERENCE

NOTE: RECORDING DATA SHOWN BELOW REFERS TO RECORDING-FILED DATA ON DOCUMENTS OBTAINED FROM THE OFFICE OF SANTA FE COUNTY CLERK.

- SURVEY ENTITLED "SURVEY FOR MRS. L.H. EWING, 1010 SAN ACACIO...", BY J.G. HORNE NMPS NO. 889, FILED ON APRIL 26, 1985, IN MISC. BOOK 519, PAGES 281-284, AS DOCUMENT NO. 566,024 AS DOCUMENT ENTITLED "CERTIFICATE OF SURVEY AND CONSENT TO RESUBDIVISION OF PLATTED TRACTS...LOT 1 AND LOT 2."
- SURVEY ENTITLED "LOT LINE ADJUSTMENT FOR THE SARAH M. NOLAN 1998 TRUST...", BY P.A. ARMIJO NMPS NO. 13604, FILED ON AUG. 23, 2012, IN PLAT BOOK 749, PAGE 005, AS DOCUMENT NO. 1679,123.
- WARRANTY DEED-LOT 1, W.E. LEWIS, JR. AND K.C. LEWIS TO THE WILLARD E. LEWIS, JR. AND KAY CARSON LEWIS TRUST, FILED ON JULY 3, 2000, IN MISC. BOOK 1783, PAGE 823, AS DOCUMENT NO. 1121,874.
- SURVEY ENTITLED "PLAT OF BOUNDARY SURVEY FOR THE W.E. LEWIS JR. AND K.C. LEWIS TRUST ...", BY P.A. ARMIJO, FILED ON DECEMBER 21, 2020, IN PLAT BOOK 872, PAGE 001, AS INSTRUMENT NO. 1938,028.

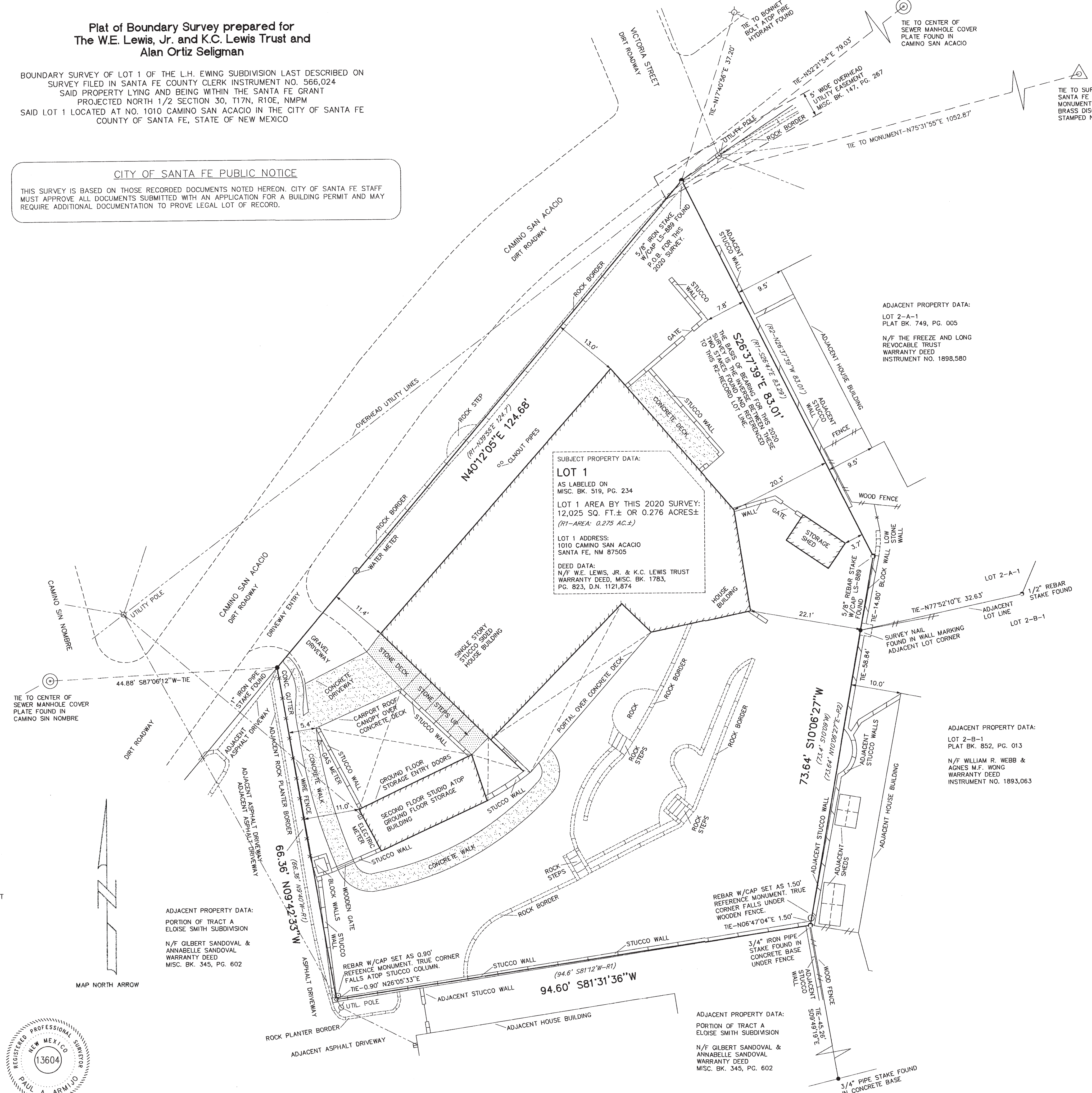
SURVEYORS CERTIFICATION

I, PAUL A. ARMIJO, CERTIFY THAT I AM NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR NO. 13604, AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECTION ON OCTOBER 13, 2020 AND IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECT AND CONFORMS TO THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS.

I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS INSTRUMENT IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.

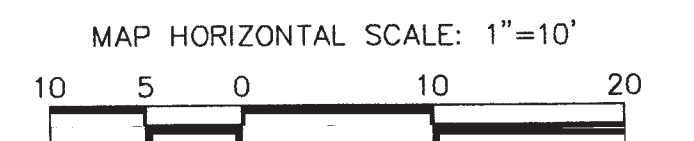
Paul A. Armijo DEC. 22, 2020

PAUL A. ARMIJO, N.M.P.S. NO. 13604



TIE TO SURVEY MONUMENT SANTA FE CONTROL MONUMENT NO. 73 BRASS DISC IN CONCRETE BASE STAMPED NOV. 1981-NMLS 5834

MAP NORTH ARROW



MAP LEGEND

- - SURVEY MONUMENT FOUND SEE MAP FOR DESCRIPTION
- - SURVEY MONUMENT SET 1/2" REBAR STAKE W/CAP STAMPED ARMIJO-13604
- - RECORD SURVEY CORNER NO MONUMENT FOUND
- N/F - NOW OR FORMER PROPERTY OWNER
- - UTILITY POLE WITH OVERHEAD UTILITY UTILITY LINES
- ==== - STUCCO WALL
- /// - WOOD FENCE
- x--- - WIRE FENCE

ADJACENT PROPERTY DATA:
LOT 2-A-1
PLAT BK. 749, PG. 005
N/F THE FREEZE AND LONG REVOCABLE TRUST WARRANTY DEED INSTRUMENT NO. 1898,580

SUBJECT PROPERTY DATA:
LOT 1
AS LABELED ON MISC. BK. 519, PG. 234
LOT 1 AREA BY THIS 2020 SURVEY: 12,025 SQ. FT. ± OR 0.276 ACRES ± (R1-AREA: 0.275 AC. ±)
LOT 1 ADDRESS: 1010 CAMINO SAN ACACIO SANTA FE, NM 87505
DEED DATA: N/F W.E. LEWIS, JR. & K.C. LEWIS TRUST WARRANTY DEED, MISC. BK. 1783, PG. 823, D.N. 1121,874



Document No. 1938233

COUNTY CLERK'S INSTRUMENT BLOCK
COUNTY OF SANTA FE, STATE OF NEW MEXICO
I hereby certify that this instrument was filed

for record on the 22 day of December, A.D. 2020

at 11:45 o'clock a.m., and was duly recorded in

Book 872 Page 05 of the Records of

Santa Fe County
Witness my Hand and Seal of Office
GERALDINE SALAZAR
County Clerk, Santa Fe County, New Mexico

Geraldine Salazar
DEPUTY

INDEXING INFORMATION FOR COUNTY CLERK
SFC ASSESSOR UPC NO. FOR LOT 1: 1-055-098-246-320
OWNER: THE W.E. LEWIS, JR. & K.C. LEWIS TRUST WARRANTY DEED, INSTRUMENT NO. 1783,823
LOCATION: LOT 1 OF THE L.H. EWING SUBDIVISION, INST. NO. 566,024 LYING AND BEING SITUATE WITHIN THE SANTA FE GRANT PROJECTED NORTH 1/2 SECTION 30, T17N, R10E, NMPM ADDRESS: 1010 CAMINO SAN ACACIO CITY OF SANTA FE, COUNTY OF SANTA FE STATE OF NEW MEXICO

ARMJO SURVEYS INC.
PAUL A. ARMIJO N.M.P.S. NO. 13604
P. O. BOX 24438, SANTA FE, NM 87502-9438
PH. (505) 471-1955 FAX. (505) 471-1925

PLAT OF BOUNDARY SURVEY PREPARED FOR
THE W.E. LEWIS, JR. AND K.C. LEWIS TRUST AND
ALAN ORTIZ SELIGMAN

DRAWN BY P.A.A. DATE OCT. 2020
SURVEY NO. 2020303-2 SHEET NO. 1 OF 1

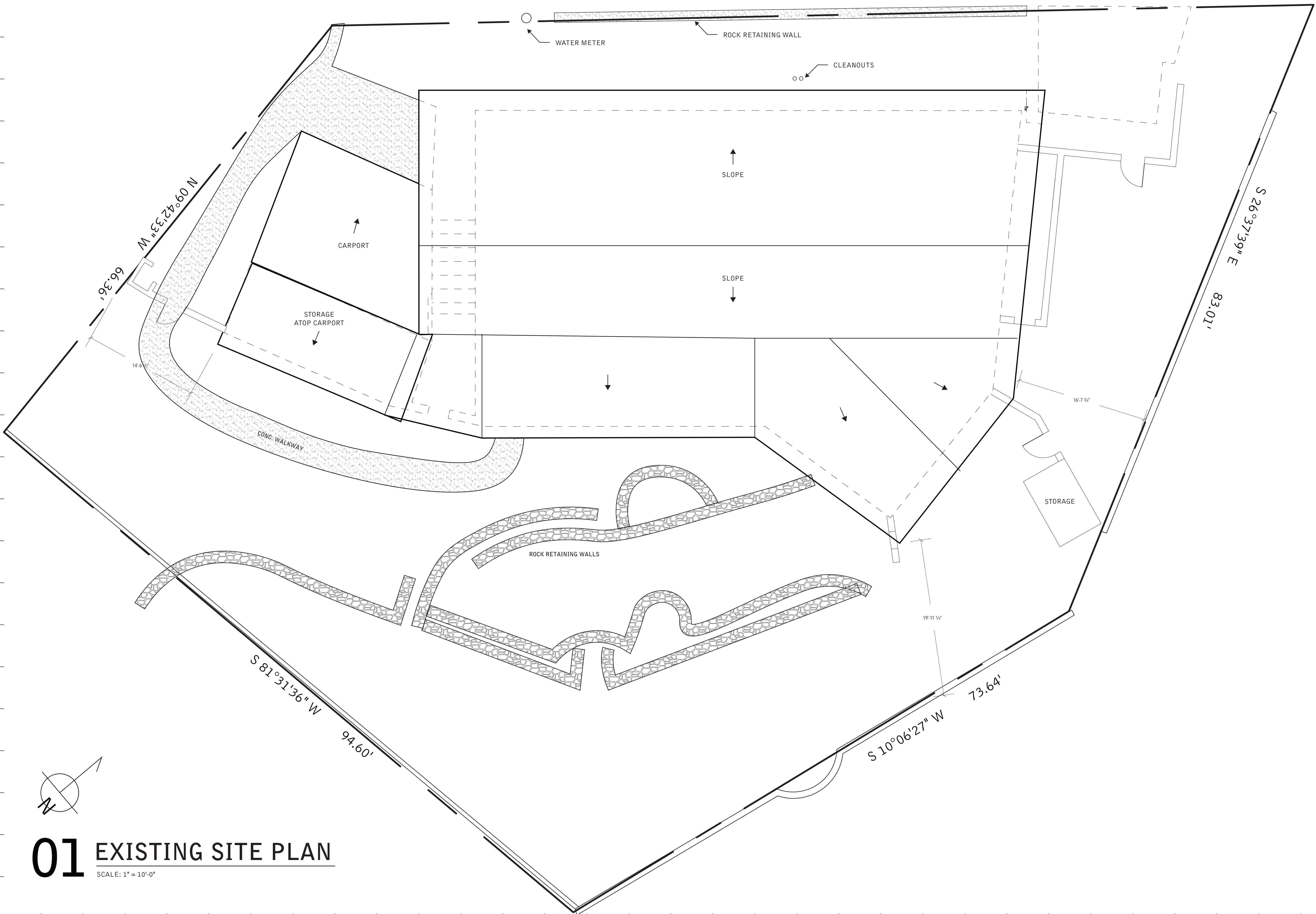
CAMINO SAN ACACIO

N 40°12'05" E 124.68'

ROHRLICH
RESIDENCE
—
1010 CAMINO
SAN ACACIO

OWNERS
Caroline & Jeremy
Rohrlich

AGENT
RUFFIANS LLC
c/o Daniel Strongwater
(505) 421-6221
daniel@strongwater.co

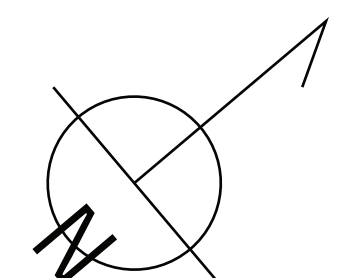


REVISIONS

HDRB DRAFT 0.1 30 OCT 2024

A0.1





EXISTING
SITE PLAN

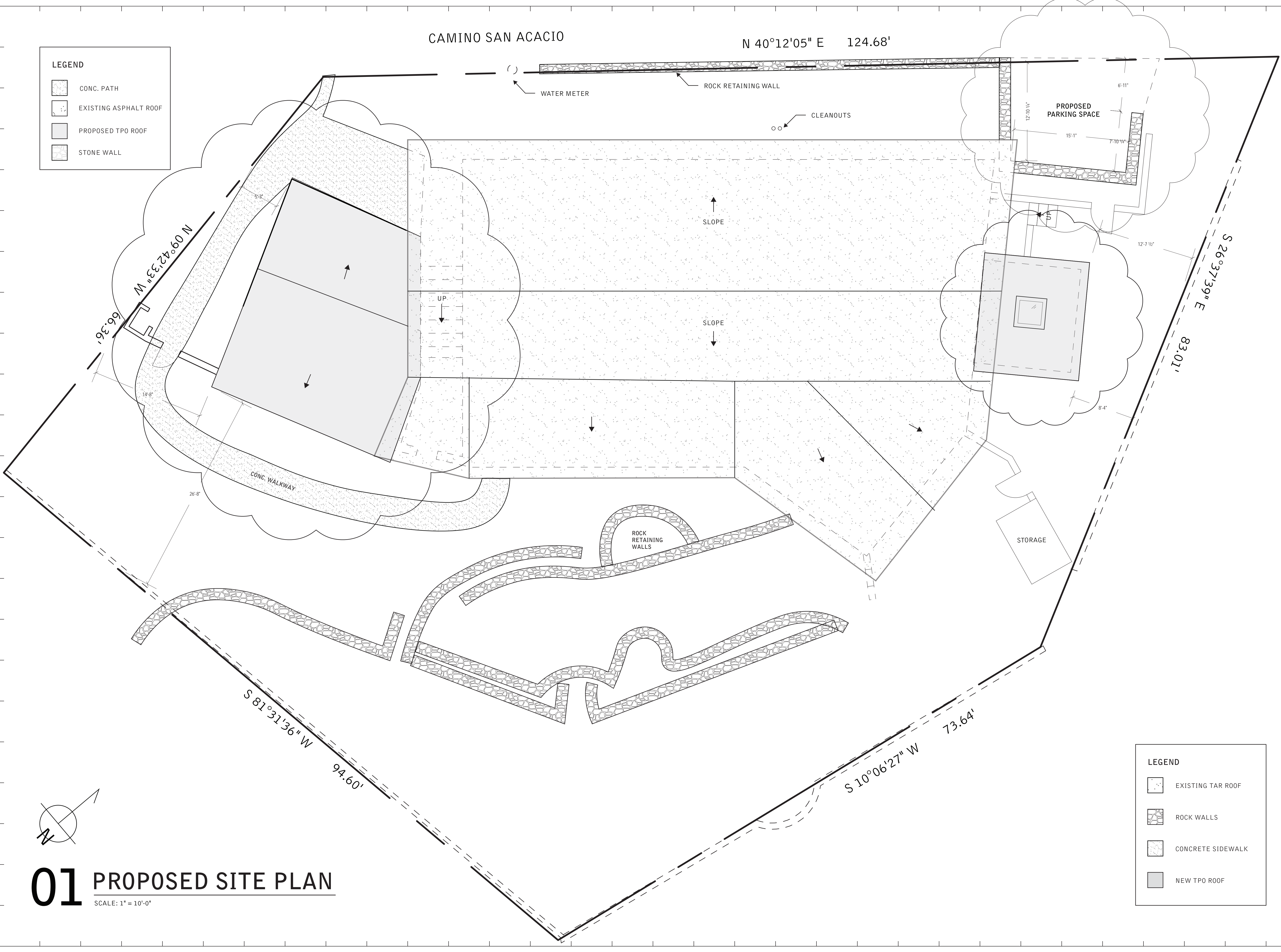


01 EXISTING SITE PLAN
SCALE: 1" = 10'-0"

CAMINO SAN ACACIO N 40°12'05" E 124.68'

LEGEND

-  CONC. PATH
-  EXISTING ASPHALT ROOF
-  PROPOSED TPO ROOF
-  STONE WALL



ROHRLICH RESIDENCE
 1010 CAMINO SAN ACACIO





OWNERS
 Caroline & Jeremy Rohrlich

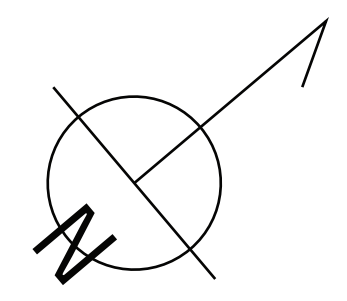
AGENT
 RUFFIANS LLC
 c/o Daniel Strongwater
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 daniel@strongwater.co

REVISIONS

PZR DRAFT 0.2	4 NOV 2024
HDRB DRAFT 1.0	6 DEC 2024
HDRB DRAFT 2.0	23 JAN 2025

LEGEND

-  EXISTING TAR ROOF
-  ROCK WALLS
-  CONCRETE SIDEWALK
-  NEW TPO ROOF



01 PROPOSED SITE PLAN
 SCALE: 1" = 10'-0"

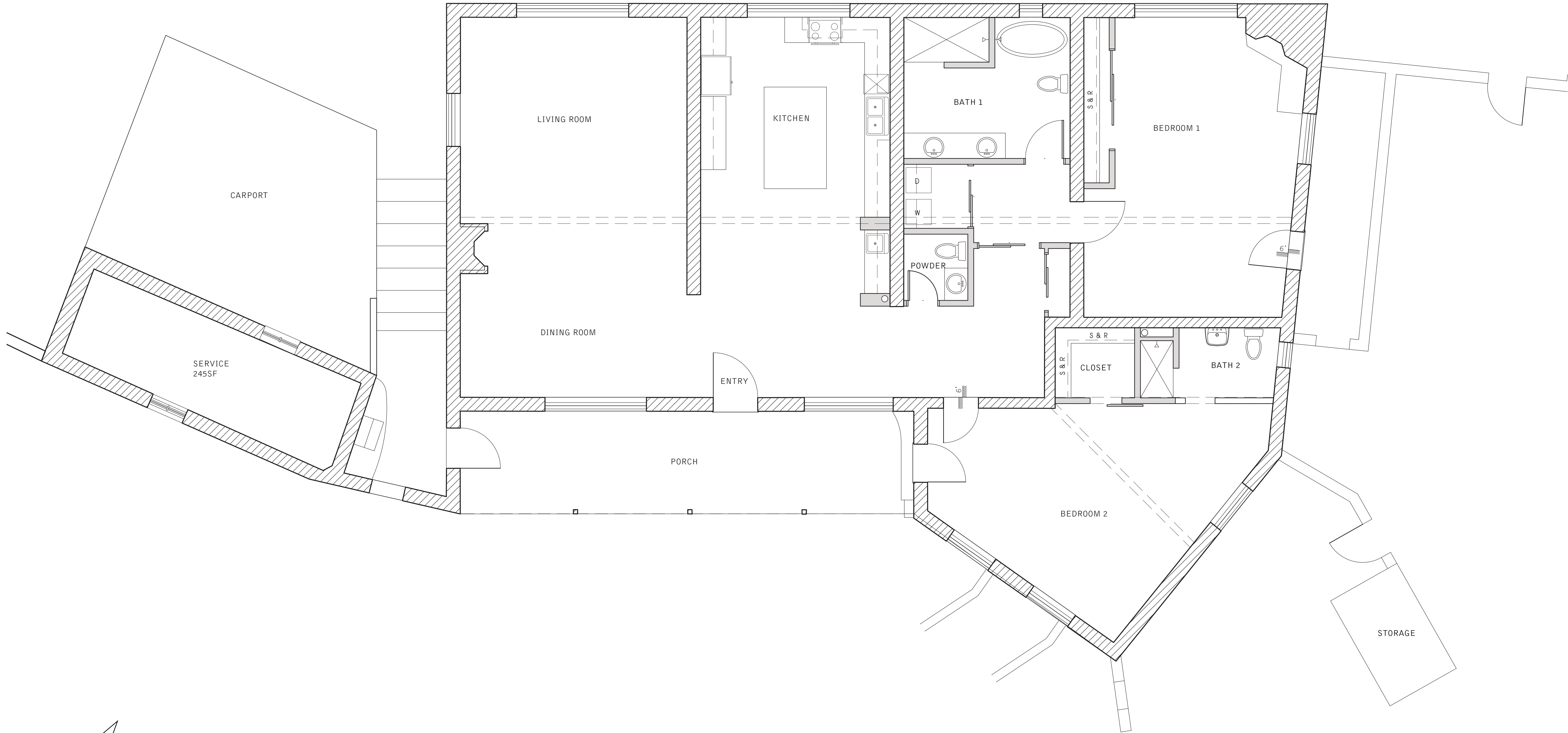
A0.2

PROPOSED SITE PLAN

ROHRLICH
RESIDENCE
—
1010 CAMINO
SAN ACACIO

OWNERS
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Rohrlich

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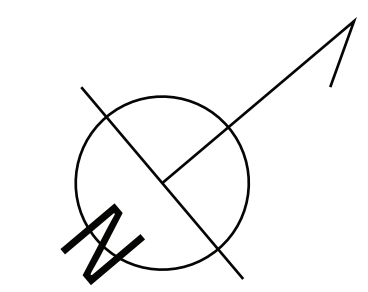


REVISIONS

HDRB DRAFT 1.0	6 DEC 2024
HDRB DRAFT 2.0	23 JAN 2025

A1.0

EXISTING
FLOOR PLAN



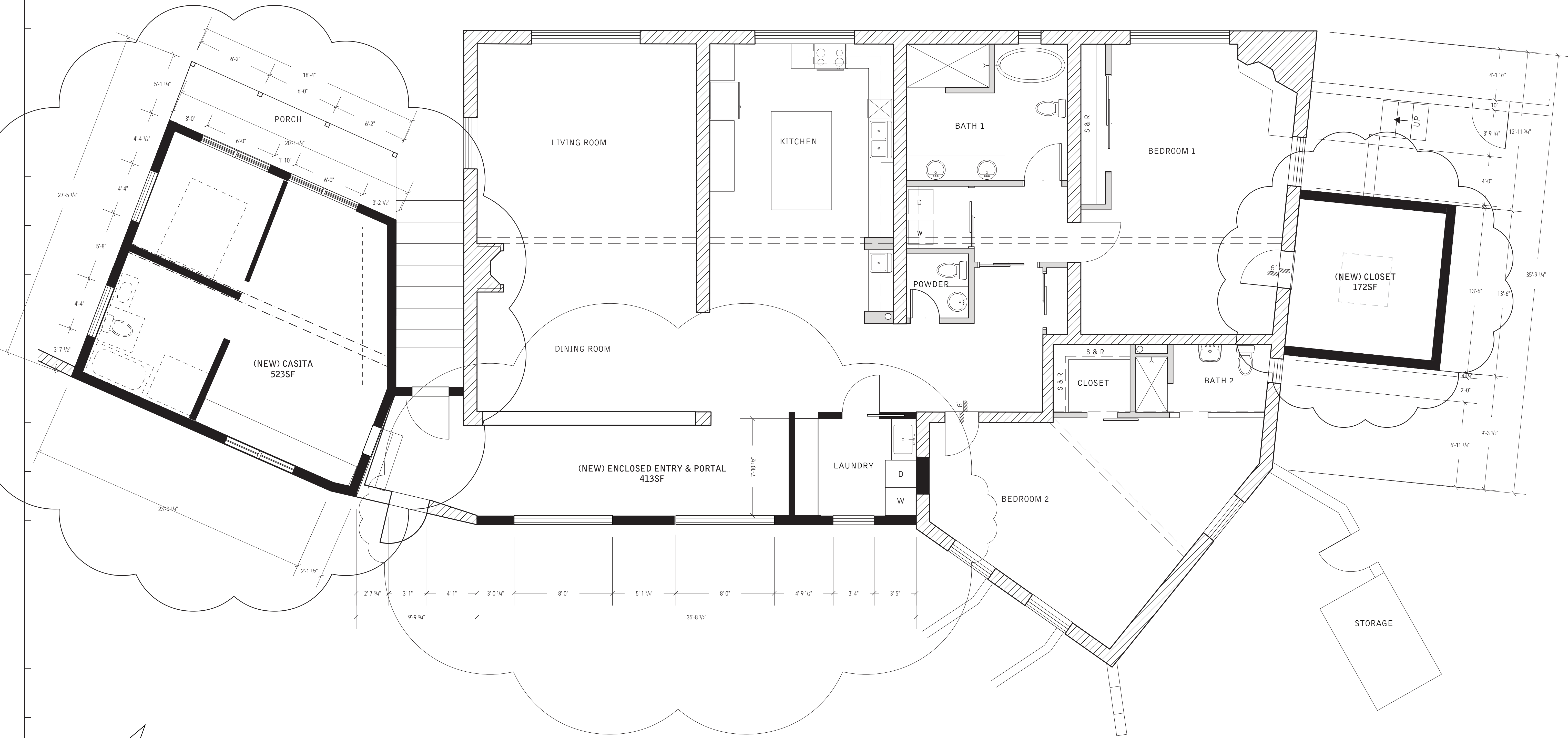
01 EXISTING FLOOR PLAN

SCALE: 1/4" = 1'

ROHRLICH
RESIDENCE
—
1010 CAMINO
SAN ACACIO

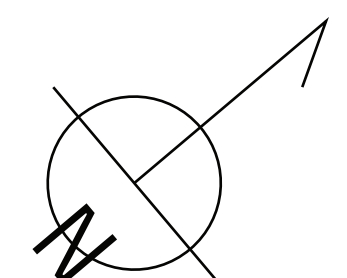
OWNERS
Caroline & Jeremy
Rohrlich

AGENT
RUFFIANS LLC
c/o Daniel Strongwater
(505) 421-6221
daniel@strongwater.co



REVISIONS

HDRB DRAFT 1.0	6 DEC 2024
HDRB DRAFT 2.0	23 JAN 2025



01 PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'

LEGEND

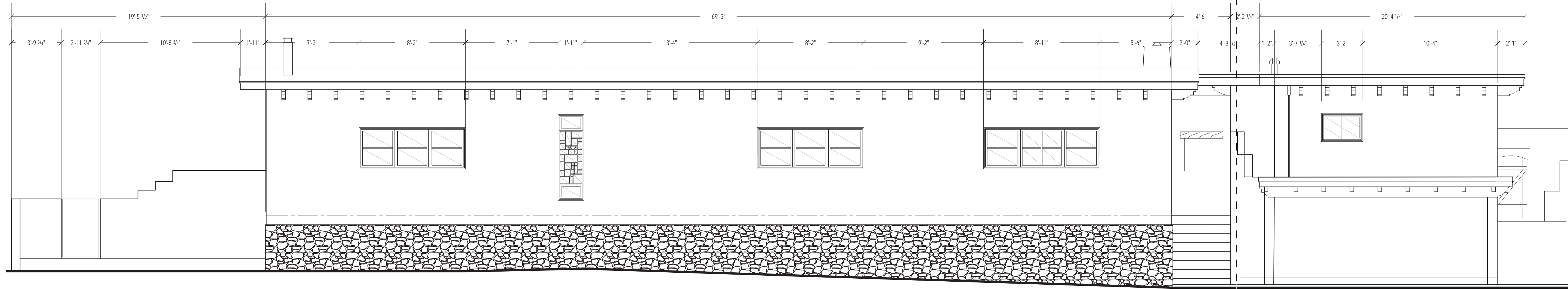
- EXISTING WALLS
- PROPOSED NEW WALLS

A1.1

PROPOSED
FLOOR PLAN

OWNERS
Caroline & Jeremy
Rohrlich

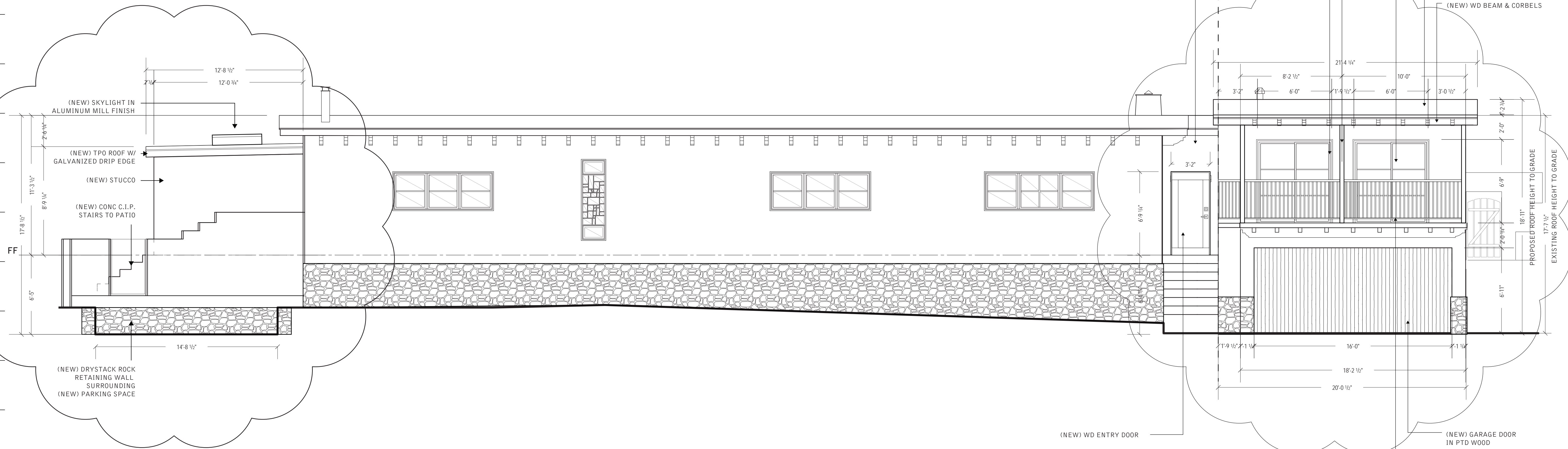
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01 EXISTING NORTH FACADE

SCALE: 1/4" = 1'

NOTE: ORIENTATION ROTATED
TO SHOW ELEVATION
PERPENDICULAR TO
FACADE ORIENTATION



02 PROPOSED NORTH FACADE

SCALE: 1/4" = 1'

REVISIONS

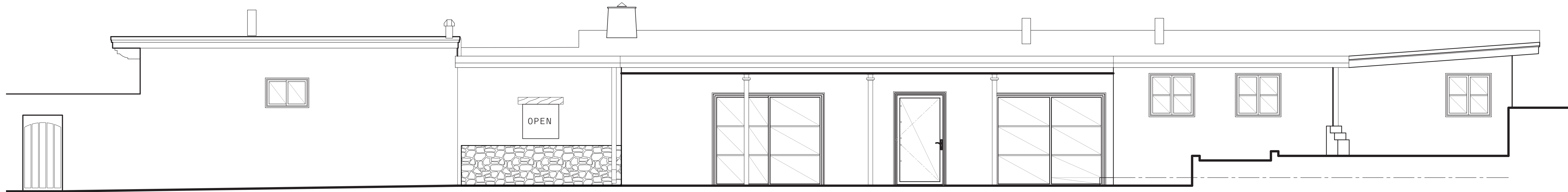
HDRB DRAFT 1.0	6 DEC 2024
HDRB DRAFT 2.0	23 JAN 2025

A2.1

NORTH
ELEVATIONS

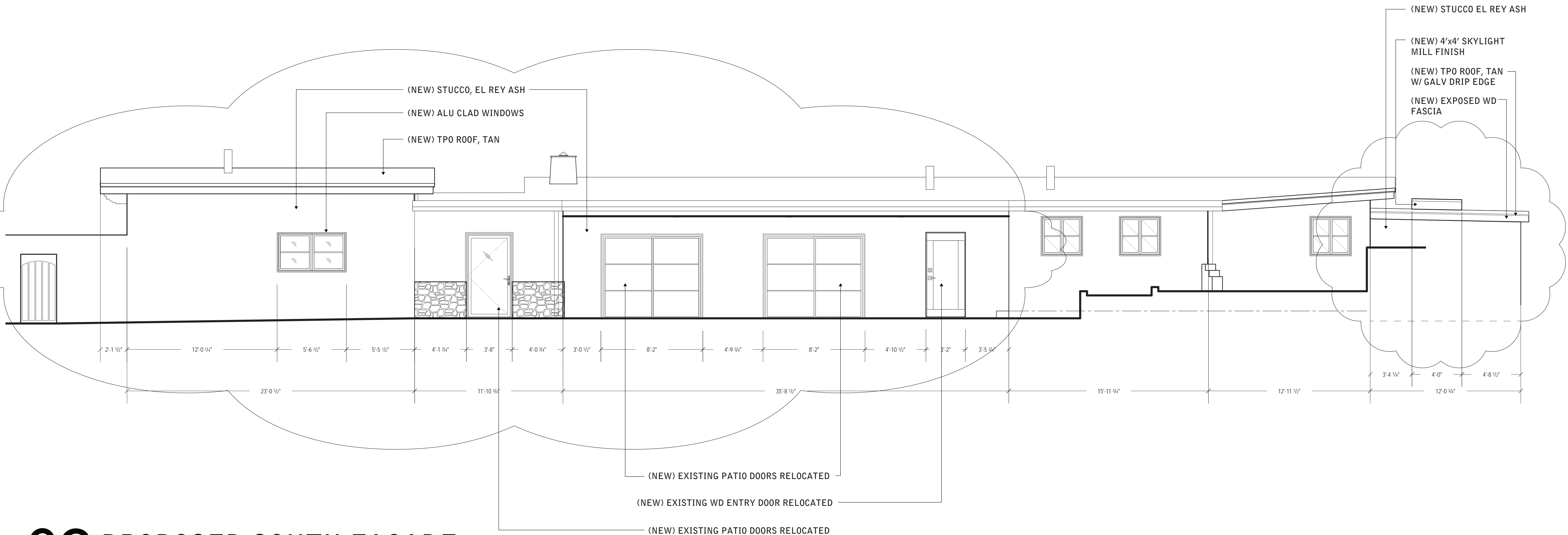
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01 EXISTING SOUTH FACADE

SCALE: 1/4" = 1'



02 PROPOSED SOUTH FACADE

SCALE: 1/4" = 1'

REVISIONS

HDRB DRAFT 1.0	6 DEC 2024
HDRB DRAFT 2.0	23 JAN 2025

A2.3

SOUTH
ELEVATION

PROPOSED COLORS



Diamond Vogel Semi-transparent Grain Stain in Parsons Gray



El Rey Ash



TPO Tan