

NMCRIS Historic Cultural Property Inventory (HCPI) Form

HCPI Number: 55017

NMCRIS No: 157387

Identification

Historic Name(s) of Property, if known

Property Name

Street Address, if applicable

Building #: 1010

Street Address: Camino San Acacio

City: Santa Fe

County: Santa Fe

**If no Street Address, describe
how to locate:**

Land Status

- Federal
- State (inc. county & municipal)
- Private
- Tribal

State Register Status

**Property listed individually in
State or National Register?**

SR Number:

SR Property Name:

**Property listed individually in
State or National Register
historic district?**

District SR Number:

District Name

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NMCRIS No: 157387

Description

Recorder Information

Recording Organization: Chama Environmental Research and Consulting, LLC

Recorder: Berenika Byszewski

Recording Date: 20-Dec-2024

Setting of Property

Select the most appropriate setting: Urban

Describe the physical surroundings of the property:

The property is on a residential unpaved road in the east side of downtown Santa Fe. It is similar to adjacent properties, but the house is more visible due to absence of the tall coyote fences and stucco walls that obscure many other houses on the road. There is a low, stone border wall along the road and narrow strip of grass and landscaping plants, including two small trees, between the front (south) facade and the road. Two rock border walls are located in the back yard that create narrow terraces up the north-facing slope. A two-story carport and storage building is on the west side of the building, attached to the house by a covered walkway and rear wall. The low stone wall and landscaping plants in front of the house post-date photos taken in the 1970s. In 2021, the stone wall was partially demolished on the eastern end to construct a new, short driveway/parking space.

Description of Property

Descriptions of buildings may include but are not limited to its overall shape, number of stories and bays, foundation, construction materials, structural system, roof plan, and interior plan, if known. Descriptions of structures may include but are not limited to its overall shape, dimensions, structural system, number of bays or bents, foundation, and construction materials. Descriptions of objects may include but are not limited to function, overall shape, size, construction materials, foundation, and inscriptions.

General Description: The building is a single-story stucco house with an irregular plan and a semi-attached two-story carport and storage area on the western side. The house has very low-pitched roof with overhanging eaves and decorative wooden corbels on all elevations. The carport/shed has a similar style roof but is a flat or very slightly pitched shed roof. There is a 2-3 ft high rubble foundation around the base of the building.

The style is a unique expression of the Spanish-Pueblo Revival style. Elements of this style include: one-story massing; very low-pitched (almost flat) roof; courtyard-centered plan that works with the natural contours of the lot (south portal and yard, windows set to capture views); large rough-cut rafters in the interior ceilings; corbeled brackets (decorative); and rubble stone construction material.

Descriptions of specific features may include but are not limited to porches, windows, doors, and chimneys.

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Specific Features: Windows were replaced in 2021, but those on the north (front) and east elevations are high-set, wide windows similar to the original shape and size of the original windows. The entrance is through a stairway between the house and the carport/portal and not very visible from the road. There is a large stucco interior chimney in the center of the western wall of the house. A 40-ft portal is located on the rear (south) elevation.

Descriptions of decorative elements may include but are not limited to carved features, wrought ironwork, and mass-produced decorative features.

Decorative Elements: Decorative elements include a unique stained-glass window on the front (north) elevation made by Louie Ewing, wooden corbelled brackets under protruding eaves on all elevations of the building, and the rubble stone foundation.

Architectural style(s), if known:

	Architectural Styles
	Spanish Pueblo Revival

Architect, architectural firm, builder, engineer, and artist, if known: Santa Fe Artist Louie Ewing

Dates of principal construction

From: 1961
To: 1964

Physical changes to the property: Changes to the landscaping in front of the building sometime after the mid 1970s to include landscaping plant and a low rock border wall. Renovations in 2021 included new windows through the house and carport, and construction of a one-car drive/parking spot on the east side of the front of the house.

Changes in the use of the property: Still used as a residence

History of Property, if known: See attachments for history of Artist Louie Ewing and 1974 article about the construction of the house.

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Location

UTM Coordinates (NAD 83)

Zone: 13 S

Easting: 416670

Northing: 3948415

Geographic Coordinates

Latitude: 35.676112

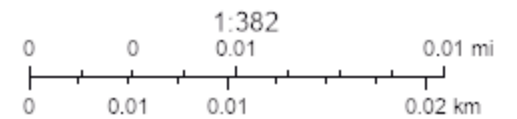
Longitude: -105.920823



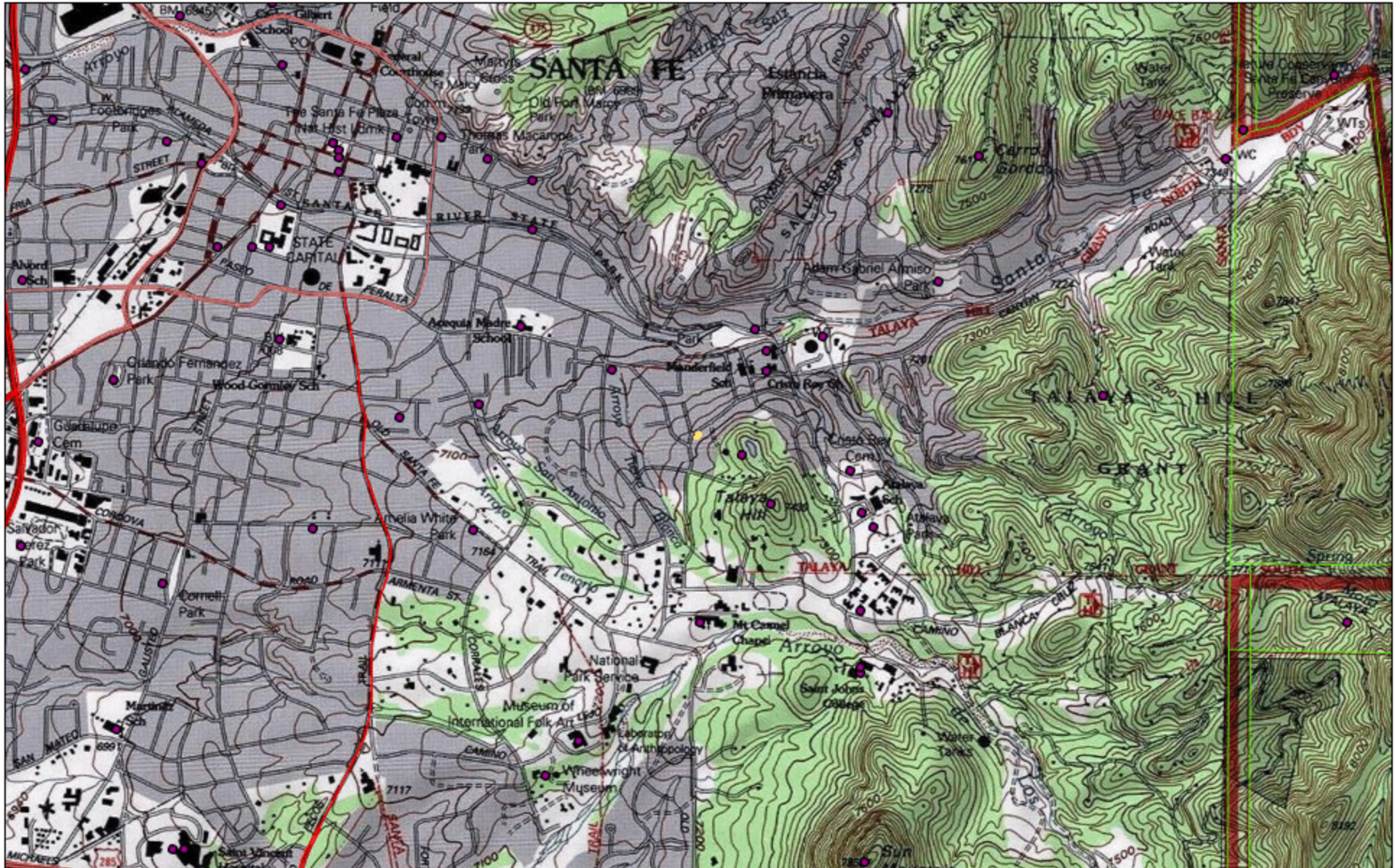
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HCPI55017 NMCRIS No: 157387

 Proposed



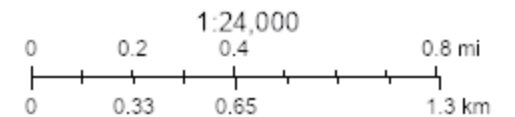
Copyright © 2013 National Geographic Society, I-cubed



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HCPI55017 NMCRIS No: 157387

 Proposed



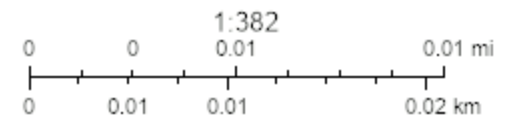
Copyright © 2013 National Geographic Society, I-cubed



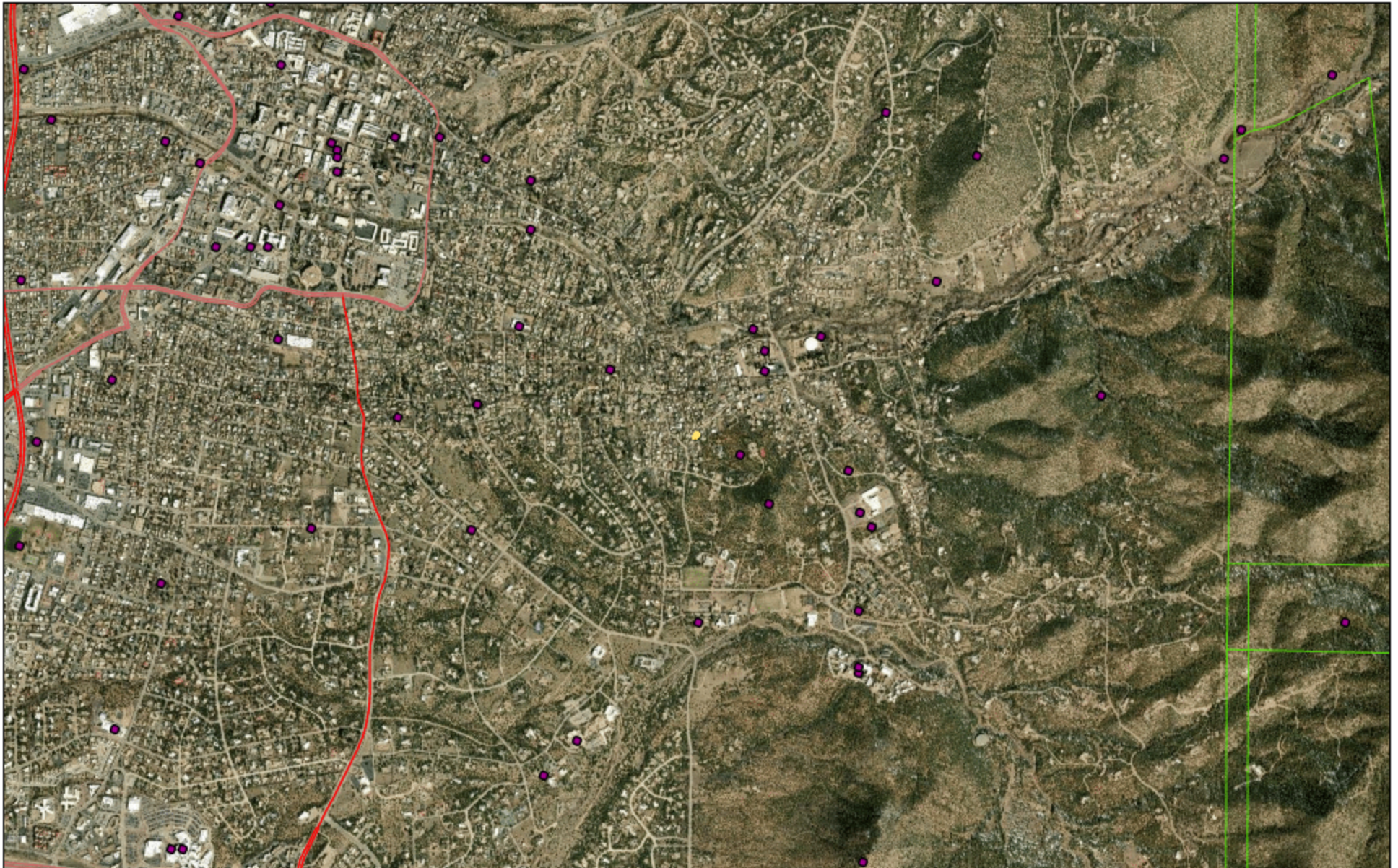
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HCPI55017 NMCRIS No: 157387

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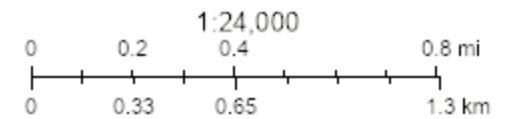
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HCPI55017 NMCRIS No: 157387

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N.R. Evaluation

Historic Context:	Santa Fe Arts Scene 1930s-1960s	NMCRIS No:	157387	<input type="checkbox"/> National	<input type="checkbox"/> State	<input checked="" type="checkbox"/> Local	<input type="checkbox"/> Tribal
Aspects of Integrity:	Despite 2021 renovations that replaced all original windows, the building still retains original materials including a raised rubble foundation, decorative corbelled brackets, and a stained-glass window on the front facade. The building retains integrity of setting, design, workmanship, as well as feeling and association with the artist-builder, Louie Ewing.	Eligibility Criteria:	<input type="checkbox"/> A	<input checked="" type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> MPL
Authority:	Recorder	Person:	Berenika Byszewski	Evaluation Date:	20-Dec-2024	N.R. Eligible:	U
Remarks:	<p>Although the building contains elements of the Spanish-Pueblo Revival Style, it post-dates the typical c1950 end date of this style by over a decade. Recent 2021 modifications include replacement of windows on the front and side elevations. The building retains sufficient integrity of setting, design, materials, workmanship, feeling, and association to be contributing to the Santa Fe Downtown and Eastside Historic Review District; however, it is not recommended as individually eligible for listing as a good or representative example of the Spanish-Pueblo Revival Style (Criterion C).</p> <p>The house is associated with Louie Ewing, a well-known artist who lived in Santa Fe from 1935 to 1983. Ewing built the house between 1961 and 1964 and lived and worked in it until his death in 1983. The house features a unique stained-glass window on the front façade created by the artist. Ewing was a significant figure in the Santa Fe arts scene beginning in the late 1930s and a pioneer in the artform of serigraphy. As such, the building may qualify for listing under Criterion B, but further research is needed to place the building and the artist in an appropriate historic context.</p>						
HPD Log Number:	<input type="checkbox"/> State Register Listed	State Register Number:					
Edited Date:	20-Dec-2024	<input type="checkbox"/> National Register Listed	<input type="checkbox"/> Formal Determination				

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Attachments

Documents

Activity	Attachment Type	Description	Name	File Type	Upload Date	Upload By
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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																																																				
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		5. Date of Survey: 20 December 2024																																																					
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 checked="" 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: <input checked="" type="checkbox"/> 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 checked="" type="checkbox"/> Wood: Tongue and Groove <input type="checkbox"/> Other: _____			7. Number of Stories: ___ N/A Number: ___ 1 ___ <input checked="" type="checkbox"/> 1 1/2 ___ 2 ___ 2 1/2 Other: _____																																																				
			8. Foundation: ___ N/A ___ Not visible ___ None ___ At Grade ___ <input checked="" type="checkbox"/> Raised Materials: ___ Concrete ___ <input checked="" type="checkbox"/> Stone Other: _____ Notes: _____																																																				
			9. Roof: ___ N/A Shape: ___ Flat ___ <input checked="" type="checkbox"/> Gabled ___ Hipped ___ Pyramidal ___ Shed Other: _____ Pitch: ___ None ___ <input checked="" type="checkbox"/> Low ___ Medium ___ Steep Features: ___ <input checked="" type="checkbox"/> Eave ___ Parapet Materials: ___ <input checked="" type="checkbox"/> Asphalt ___ Earth ___ Composition shingle ___ Metal: Pressed ___ <input checked="" type="checkbox"/> Composition Roll ___ Metal: Corrugated ___ Metal: Standing Seam ___ Metal: V- Crimp ___ Tile: Terra Cotta ___ Wood: Shingle Other: _____																																																				
10. Windows ___ N/A <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">Operation</th> <th style="width: 20%;">Material</th> <th style="width: 20%;">Glazing</th> <th style="width: 45%;">Number</th> </tr> </thead> <tbody> <tr> <td>Casement</td> <td>Alu Clad Wood</td> <td>2 Pane Horizontal</td> <td>14</td> </tr> <tr> <td>Awning</td> <td>Alu Clad Wood</td> <td>2 Pane Vertical</td> <td>1</td> </tr> <tr> <td>Awning</td> <td>Alu Clad Wood</td> <td>1 Pane</td> <td>1</td> </tr> <tr> <td>Hopper*</td> <td>Wood</td> <td>1 Pane</td> <td>2</td> </tr> <tr> <td>Fixed</td> <td>Alu Clad Wood</td> <td>2 Pane Horizontal</td> <td>5</td> </tr> <tr> <td>Fixed*</td> <td>Stained Glass</td> <td>Glass & Mortar</td> <td>1</td> </tr> </tbody> </table>		Operation	Material	Glazing	Number	Casement	Alu Clad Wood	2 Pane Horizontal	14	Awning	Alu Clad Wood	2 Pane Vertical	1	Awning	Alu Clad Wood	1 Pane	1	Hopper*	Wood	1 Pane	2	Fixed	Alu Clad Wood	2 Pane Horizontal	5	Fixed*	Stained Glass	Glass & Mortar	1	11. Doors ___ N/A <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">Type</th> <th style="width: 20%;">Style</th> <th style="width: 20%;">Material</th> <th style="width: 45%;">Number</th> </tr> </thead> <tbody> <tr> <td>One-Leaf*</td> <td>Panel</td> <td>Ptd & Stained Wood</td> <td>1</td> </tr> <tr> <td>One-Leaf</td> <td>1 Panel w/ Adornment</td> <td>Wood</td> <td>2</td> </tr> <tr> <td>One-Leaf</td> <td>2 Pane Horizontal glass over 1 solid panel</td> <td>Alu Clad Wood & Glass</td> <td>1</td> </tr> <tr> <td>Bypass Slider</td> <td>3 Pane Horizontal</td> <td>Alu Clad Wood & Glass</td> <td>2</td> </tr> <tr> <td>One-Leaf*</td> <td>Vertical Plank</td> <td>Painted Wood</td> <td>1</td> </tr> </tbody> </table>		Type	Style	Material	Number	One-Leaf*	Panel	Ptd & Stained Wood	1	One-Leaf	1 Panel w/ Adornment	Wood	2	One-Leaf	2 Pane Horizontal glass over 1 solid panel	Alu Clad Wood & Glass	1	Bypass Slider	3 Pane Horizontal	Alu Clad Wood & Glass	2	One-Leaf*	Vertical Plank	Painted Wood	1
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12. Chimneys (describe whether interior or exterior and material) Interior Masonry Chimney/Fireplace Interior Stainless Steel Stove pipe		13. Porches ___ N/A Type: ___ <input checked="" type="checkbox"/> Entry ___ <input checked="" type="checkbox"/> Partial-Width ___ Full-Width ___ Wrap																																																					
14. Other Significant Feature: Stained glass window on front facade. Decorative corbels along rafter eaves. Exposed random rubble foundation. Interior masonry fireplace.																																																							
15. Modifications: ___ No known modifications #1 <u>Seligman Renovation</u> Date: <u>2021</u> Known ___ Estimated ___ Source: Previous owner / permits																																																							

HCPI Detail Form (FORM 2)

(Continued from other side)

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 checked="" 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: Spanish- Pueblo Revival elements typical of owner-built homes of the 60-70s of the neighborhood.

17. Documents Available and Their Locations

CERTIFICATE OF SURVEY AND CONSENT TO RESUBDIVISION OF PLATTED TRACTS, recorded March 28, 1930, Instrument # 566024, Santa Fe County, New Mexico.

"Plat of Boundary Survey prepared for The W.E. Lewis, Jr. and K.C. Lewis Trust and David Neidorf", recorded 21 Dec 2020, Document # 1938028, Book 872, Pg 1, Santa Fe County, New Mexico.

WARRANTY DEED, WILLARD .E LEWIS, JR. AND KAY C. LEWIS to WILLARD E.LEWIS, JR. AND KAY CARSON LEWIS TRUST UTA, recorded 29 June 2000, Instrument # 1121874, Santa Fe County, New Mexico.

Plat of Boundary Survey prepared for The W.E. Lewis, Jr. and K.C. Lewis Trust and Alan Ortiz Seligman, recorded 22 Dec 2020, Book 872, Page 5, Document # 1938233, Santa Fe County, New Mexico

WARRANTY DEED for Alan Ortiz Seligman & Robert Presson to Jeremy Rohrlrich and Caroline Rose Grant, 12 May 2022, Document #1988372, Santa Fe County, New Mexico

"LOUIE EWING HOUSE" in The Santa Fean, Mar 1974, Pages 4-5

S I T E :

18. Attached or Associated Properties

None

Are associated properties eligible for listing? No

19. Site Plan:

See Attached 'Plat Boundary Survey prepared for The W.E. Lewis and K.C. Lewis Trust and Alan Ortiz Seligman'

PLEASE INCLUDE:

- Footprint of building
- Porches and balconies
- Major landscape features
- North arrow
- Associated properties
- Walls, fences, gates
- Nearby roads
- Driveways

NOTES:

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: Ewing House 1010 Camino San Acacio	2. Location: 1010 Camino San Acacio Santa Fe, NM 87501	3. Local Reference Number: 05161552A
		4. County: Santa Fe
		5. Date of Survey: 11 December 2024

Historical Overview

The house at 1010 Camino San Acacio was built by the owner over a three year period from 1961-1964. It remains today in m same footprint and updates in 2021, having passed through only 3 other owners.

Louie Ewing designed and constructed the house over a 3-year period from 1961-1964 with help from his son and a few trades for specific tasks such as plastering. The house is sited for solar efficiency and its' unique views of the city and mountains. Louie dug and constructed a rubble foundation with locally sourced rock, both on the property and with the help of the crew concurrently digging a sewer down Camino San Acacio. The most prized rocks were saved for the interior hearth and chimney.

The walls were built of masonry blocks filled with pumice for insulation, and the beams and rafters of the low-pitch eaved roof were sourced locally. Ewing's artistry shows in the decorative corbels anointing each rafter tail, and in the stained glass window that remains in the primary bathroom, made of thick glass in numerous colors, chipped to reveal facets and cast in mortar.

In the 2021 renovation, original opening locations were retained, however glazing dimensions were shrunk, with most original windows and doors replaced with modern double paned aluminum clad wood units. Original openings are evident in the stucco. The stained glass window, and exterior gates at the top of the main stair remain original, as well as the wooden corbels throughout. The rubble foundation remains visible and in good shape.

Inside, the home retains its original layout, with original wooden ceilings and masonry hearth. The kitchens, bathrooms and floors have been updated, with a new slab poured in 2021.

Facade Descriptions

NORTH

The North facade features long horizontal proportions with a stone yard wall in front of an exposed band of random coursed stone rubble foundation, and a blank brown elastomeric stucco wall with asymmetric placement of long horizontal windows with horizontal lite divisions. The facade is broken up by a single vertically oriented site-built stained glass window with small hopper windows above and below the stained glass—the most significant feature of this home. A recently-veneered brick clad stair abuts the East side of the rectangular mass of the home leading to a de-emphasized entry beneath a covered portal, connecting a small storage unit above a large carport to the home's roofing mass.

The carport and storage above were clearly given less effort than the home's attention to detail, yet feature the same decorative corbels.

EAST

The west facade is largely hidden from public view featuring numerous stucco'ed retaining walls, and recently modified doors and windows. Decorative corbels on the eaves remain the only significant historical feature on this facade.

SOUTH

A large portal dominates the South facade with its original detailing of wood post and beam construction. All window and door openings have been updated with modern doors and windows in 2021. These are non-publicly facing, and feature long horizontal lite divisions.

WEST

The East facade of the home features a very large window capturing views of the mountains on its North end mimicking the shape and orientation of the hearth to its South on the same wall. The stone hearth is not visible from the exterior. This glazing has been updated in 2021 with modern aluminum clad glazing units, but retains its operation and dimensions.

The other East facade of the carport/storage is largely obscured by its proximity to the lot-line which features a large stucco wall. There are no windows or doors, and electrical service equipment makes this the least significant facade.

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HCPI No. _____	District No. _____	___NRHP ___SRCP Criteria __A__B__C__D
1. Name of property: Ewing House 1010 Camino San Acacio	2. Location: 1010 Camino San Acacio Santa Fe, NM 87501	3. Local Reference Number: 05161552A
		4. County: Santa Fe
		5. Date of Survey: 11 December 2024

Owners

The home was constructed by its first owners, Louie & Virginia Ewing in the early 1960s. The Ewings continued to live in the home until Louie's death in 1983, and Virginia's sale of the house to Willard & Kay Lewis in the mid-1980s. The Lewis' continued to reside in the home until they sold it in 2021 to Boulder-based developer Alan Seligman Ortiz, who renovated the home and sold it to the current owners, Jeremy & Caroline Rohrlich in 2022.



About Louis Ewing

Louie Ewing was born in Pocatello, Idaho. In 1933 he moved to California and studied art in a junior college, then followed his art professor, Stanley Breneiser, to Santa Fe in 1935. There they both taught at the newly organized Eidolon Art School, which unfortunately closed after one year due to creative differences and death of the primary funder in an airplane accident.¹

Ewing went on to teach alone until that work dried up and he was offered a job engraving with Russell Vernon Hunter who had been given funding from the WPA's Federal Art Project. In the late 1930s the Washington, D.C. headquarters of the Federal Art Project sent Russell a group of materials on the process of silk screening with encouragement to spread the technique in the Southwest. Ewing became a pioneer in silkscreening, experimenting with homemade tools until manufacturers reached out for feedback and they invented appropriate squeegees and inks.

Santa Fe New Mexican, Aug 17, 1969, Page 23

Louie Ewing is viewed by some to be one of the first artists in the United States to



Portfolio of Navajo Blankets, Roswell Museum & Art Center [RMAC](#)
[#1950.004.0001](#)



Portfolio of Navajo Blankets, Roswell Museum & Art Center [RMAC](#)
[#1950.004.0006](#)



Portfolio of Navajo Blankets, Roswell Museum & Art Center [RMAC](#)
[#1950.004.0013](#)

¹ Oral history interview with Louie H. Ewing, Transcript. Smithsonian Archives of American Art. 7 Jan 1964.
4 of 5

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"work creatively with serigraphy" on posters and book illustrations. He also did many landscape paintings of New Mexico. Perhaps his most notable work was a reproduction of Navajo blankets as prints for the Laboratory of Anthropology in 1939. With WPA funding, Kenneth Chapman, curator of the Laboratory, collaborated with Ewing to make prints of his original paintings of fifteen Navajo blankets. The fifteen silk screens were each printed 200 times and the resulting portfolios were distributed to libraries, universities and museums.²³

Ewing continued a prolific career in serigraphy, landscape paintings of New Mexico, and numerous other media including watercolor, gouache, oil, stained glass, tile, sculpture. Ewing did not seek to acquire fame in the art world. His exhibitions were almost all confined to New Mexico.

Modifications

The 2021 update made a significant modification to the original home removing many character defining features of the home in service of more efficient windows and doors, and desires of the current real estate market.

The opening sizes on all facades have been altered, with the stained-glass window being the only original window remaining. The only original doors are those entering the backyard and the storage unit from under the front portal, both of which do not appear to have received significant thought or attention from Ewing in the original construction.

Based on the current state of the home, the north facade of the home is likely the only remaining significantly contributing façade (to the Santa Fe Downtown and Eastside Historic Review District). It's exposed rubble foundation, decorative corbels and stained-glass window define the home.



The Santa Fe New Mexican Mon, Mar 15, 1948
Page 10

² *Louie Ewing* — Nedra Matteucci Galleries. Biography. Accessed 12 Dec 2024. <https://www.matteucci.com/louie-ewing>

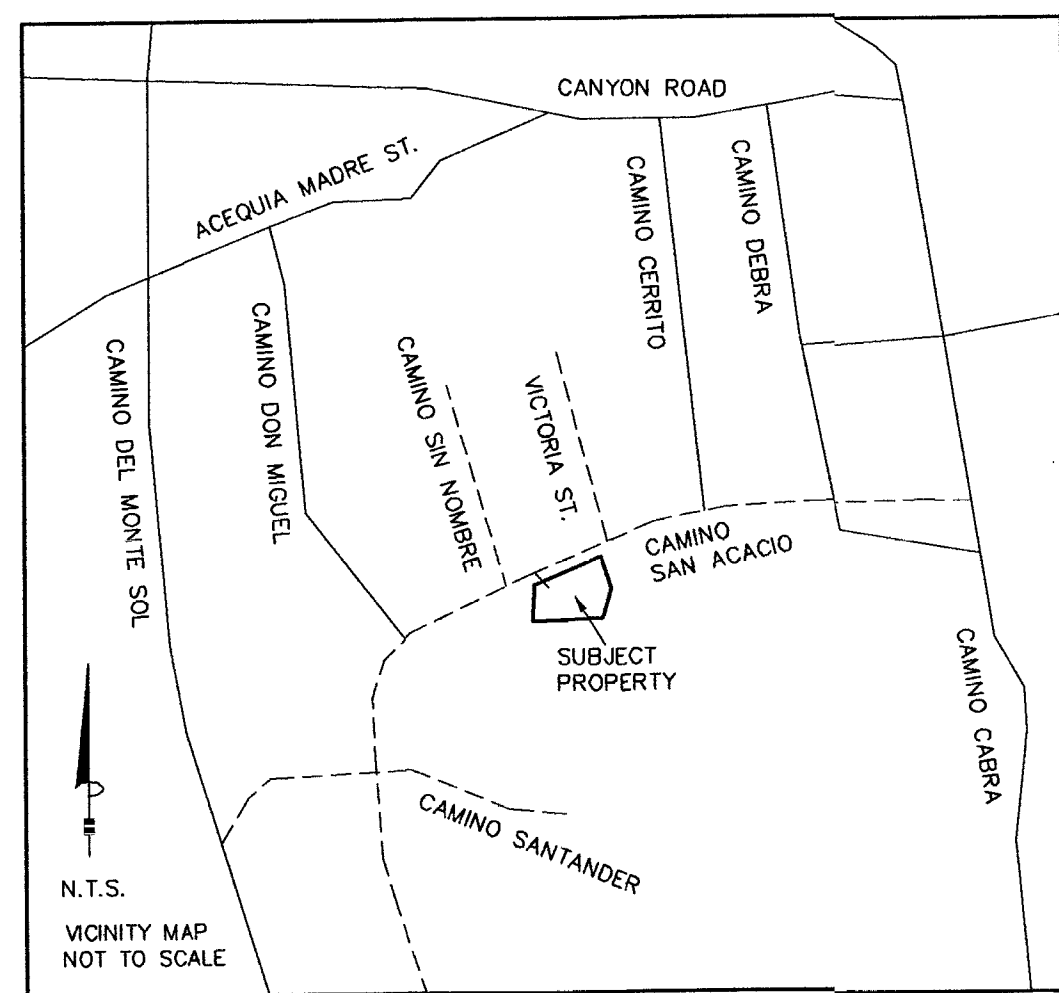
³ *Portfolio of Navajo Blankets*. Roswell Museum and Art Center, New Mexico Centennial Project. 1935-1939. Accessed 12 Dec 2024. <https://econtent.unm.edu/digital/collection/roswell/id/290/rec/9>

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

- 1. 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.
2. SFC ASSESSOR UPC NO. FOR LOT 1: 1-055-098-246-320.
3. COMMITMENT FOR TITLE INSURANCE ON LOT 1 ISSUED BY PRIMA TITLE, LLC FILE NO. 20-1144.
4. DATE OF FIELD SURVEY: OCTOBER 13, 2020.
5. THIS PROPERTY IS SUBJECT TO ALL PERTINENT EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.
6. 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-FILING DATA ON DOCUMENTS OBTAINED FROM THE OFFICE OF SANTA FE COUNTY CLERK.
1. 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.
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.
3. 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.
4. 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.

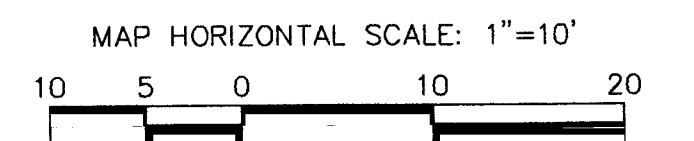
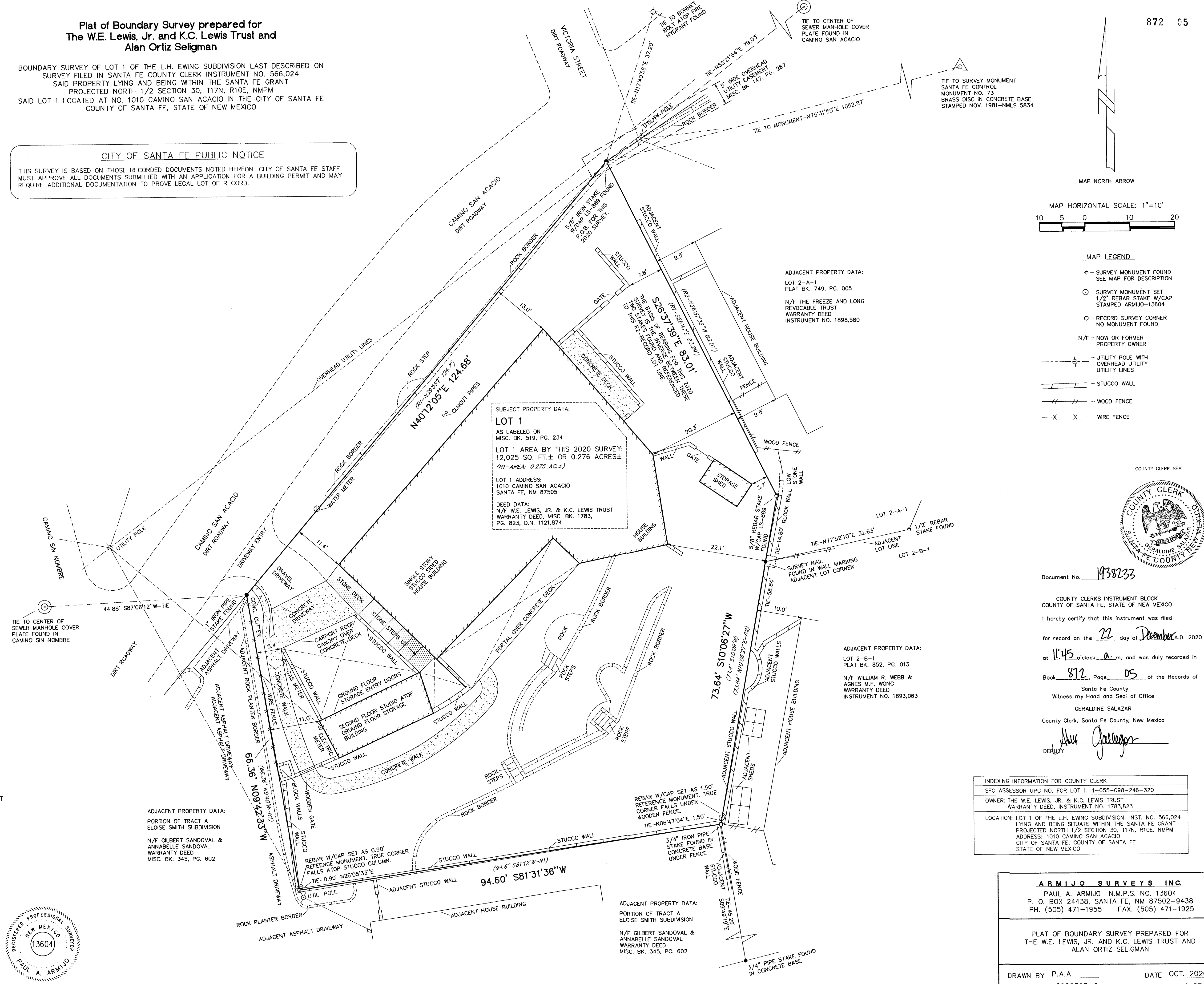
SURVEYORS CERTIFICATION

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



- 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
- NOW OR FORMER PROPERTY OWNER
- UTILITY POLE WITH OVERHEAD UTILITY UTILITY LINES
- STUCCO WALL
- WOOD FENCE
- WIRE FENCE



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.

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 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

Accession number 23-87-84	City/county Santa Fe	File number 05161552A
STND-6-1552 A	Reference easting zone 12 13	Reference northing
Name or description 1010 San Acacio		City/town Santa Fe
Legal description		Land grant/reservation
Map sheet	Legal description town 13 range 11 sec 1	
1:1 scale	Topographic map	Map sheet



date of construction
P estimate _____ actual _____

source
BD

use
present residential
other _____
historic residential
other _____

condition
_____ excellent _____ good
_____ fair _____ deterioration

degree of remodeling
_____ minor _____ moderate _____ major

description

style	foundation material
	wall material/surface

architectural features

notes

surroundings
Res

relationship to surroundings
X similar _____ not similar

district potential
_____ yes _____ no

significance
_____ eligible _____ of X none

if eligible, interest
why? N.C. DATE

recognized building? _____ yes
what type?

if inventoried, list ID non.

see back? _____ yes

LOUIE EWING HOUSE

"YOU REALLY HAVE
TO HAVE A LOT OF
NERVE TO BUILD
A HOUSE BY
YOURSELF."



The Ewings in living room.

Louie Ewing, distinguished painter and serigrapher and long-time Santa Fean spent his free time from 1961 to 1964 building the house where he and his wife, Virginia, live. Their first meal there, a festive picnic supplied by friends, was spent huddled cozily in a corner while rain poured into the still roofless house. A roaming dog dashed in through the half-open portal door to get out of the wet and, once inside, shook itself in dismay upon observing that the rain was as heavy inside as out. It fled from room to room looking up in puzzlement and howling mournfully while the unfeeling picnickers laughed.

This is the second and largest house which Louie has built but he remarks, "You really have to have alot of nerve to build a

house by yourself." As a youngster he helped his father, "a good craftsman", to build the various outbuildings needed on a farm and later worked during summer vacations for construction companies.

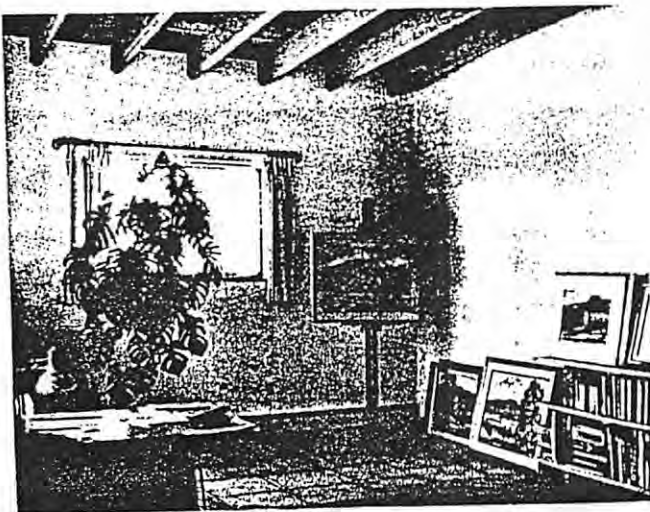
Louie's labors on his present home were slowed considerably at every step because he knows everyone in the neighborhood and whoever came along the road below Louie's hill had to stop and chat and examine his progress. As the months went by neighbors would holler up at him, "Hey, Louie, pretty soon Christmas, better hurry! "

Just as Louie had finished digging trenches for his foundation along came men and machines to dig up the road for a new water line. The rocks the men heaved out were perfect for Louie's foundation fill and walls. When especially fine stones turned up, the workmen, knowing Louie's need, would yell for him to come and haul them away, and they took as much pride in their suitability for a good fit as did Louie.

He and Virginia made a cardboard scale model of the house and with squares for partitions they worked out the proper proportions and arrangements of rooms in relation to one another. Using the scale model, they also determined the correct orientation of rooms, windows and doors for sunlight and air flow in all seasons of the year.

The finished house gets maximum light and heat from the winter sun, and a 40 foot long portal facing a radiant garden on the south protects the house from summer heat. High-set wide windows look out upon magnificent far views to the west, the east and the north.

When Louie raised his block walls, filled with pumice, to a respectable height a chipmunk appeared and appointed itself fore-



Gallery wing of living room.

man of the operation. As soon as Louie came to work the chipmunk would pop out of an unfilled block and scamper back and forth, squeaking commands. The chipmunk was not, however, the arrogant, dictatorial field marshal the plasterer turned out to be. This man did a masterly job but permitted no visitors, no suggestions and no comments. He threw down so many cigar stubs with attached plastic holders around the house that Louie never bothered to pick them up, just paved them in beneath the square, red-brown, concrete tiles he made for the flooring.

Louie built a fireplace and chimney in the big gallery-living room with rocks which he selected and dug out from his own hillside. He and his son, Mark, raised the level ridge beam for the slightly pitched roof in sections, drawing up each section with ropes, first at one end then the other to rest them on the supporting walls. The ridgepole sections, fastened together, run the 70 foot length of the house above the 11 foot high ceilings.

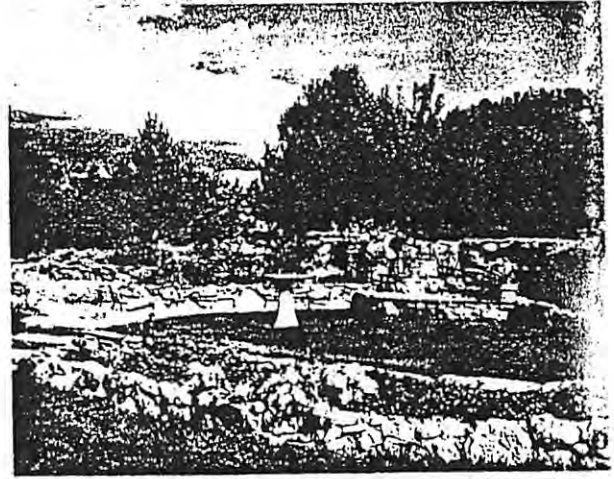
The four by eight inch ceiling beams and the boards of the ceiling are of unfinished lumber. Louie and Virginia tried to paint the wood with brushes but it was impossible and they ended by spraying on a mixture of raw umber "and gallons and gallons of a sealer", choking and gasping and spattering. This messy task was of course done before the arrival of the haughty and disapproving plasterer.

The master bedroom, 15 by 23 feet, is a splendidly bright place with an entire wall of convenient closets and storage cabinets which Louie built. A wide north window near a big corner fireplace looks out over the city, and an eastern window frames foothills and mountains.

Louie made and set in a five-foot long jewel toned stained glass window in the master bathroom, chipping the edges "to make interesting facets", and built a wall of convenient cabinets in the kitchen, cupboards on the opposite wall and beneath the "pass-through" shelf opening into the dining room.

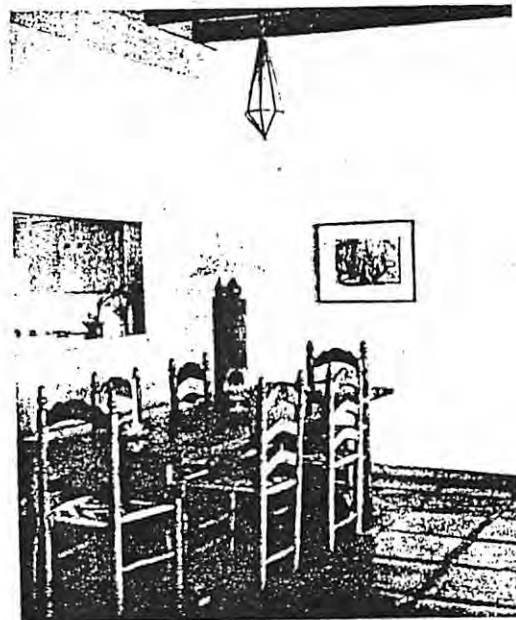
He delighted Virginia by fashioning a three by five foot table set in the center of the kitchen. It has a long spice shelf above it and the table is so thick that even when Virginia uses it as a chopping board it is not marred. Here is where she kneads the many different sorts of bread for which she is famous.

Louie's studio, 14 by 20 feet, holds, besides his easel and silk screen drying racks, a marvelous old dentist's cabinet. It has so many little drawers in it that after he has carefully put away paints, nails, screws and odds and ends, Louie has to go through every one of these "handy" storage drawers searching for what he needs.



Hillside garden.

The Ewings' big, bright, comfortable home was best described by the late poet, Witter Bynner, who, when he first stepped inside it, looked around in delight and exclaimed, "Why, this house opens its arms to you!"



Pass-through counter into kitchen.



The Stiha Studio & Gallery

LA FONDA HOTEL
ENTRANCE FROM HOTEL
FROM SHELBY STREET OR
MAIN ENTRANCE ON WATER STREET

TEL. (505) 983-6145 - SANTA FE, NEW MEXICO 87501

WESTERN ART . . . SCULPTURE

Uniform Residential Appraisal Report

0001124
File # 0001124

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address 1010 Camino San Acacio City Santa Fe State NM Zip Code 87505-5955
 Borrower Lewis Owner of Public Record Lewis County Santa Fe
 Legal Description Lot 5 Block 1
 Assessor's Parcel # 1-055-098-246-320 Tax ID # 10705536 Tax Year 2005 R.E. Taxes \$ 1,861.12
 Neighborhood Name Eastside Map Reference smsa 7490 Census Tract 0005.00
 Occupant Owner Tenant Vacant Special Assessments \$ 0.00 PUD HOA \$ Na per year per month
 Property Rights Appraised Fee Simple Leasehold Other (describe)
 Assignment Type Purchase Transaction Refinance Transaction Other (describe)
 Lender/Client Charter Mortgage Address 208 Washington Avenue, Santa Fe, NM 87501
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes No
 Report data source(s) used, offering price(s), and date(s). Multiple Listing Service

CONTRACT
 I did did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. Refinance
 Contract Price \$ Refinance Date of Contract Na Is the property seller the owner of public record? Yes No Data Source(s) County Assessor
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No
 If Yes, report the total dollar amount and describe the items to be paid.

NEIGHBORHOOD

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing			Present Land Use %	
Location	<input checked="" type="checkbox"/> Urban	<input type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	100%	%
Built-Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit		%
Growth	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time	<input type="checkbox"/> Under 3 mths	<input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	270	Low	New	Multi-Family	%
Neighborhood Boundaries	Eastside marketing area street boundaries include Artists Road = north, Paseo Peralta = west, Old Santa Fe Trail = east, and the Saint Michaels Drive = south					3,540	High	31+	Commercial	%
Neighborhood Description	See additional comment section					589	Pred.	31+	Other	%

Market Conditions (including support for the above conclusions) See additional comment section

SITE
 Dimensions See the attached plat of survey Area .275 Acre +- Shape Irregular see plat View Typical for area
 Specific Zoning Classification Residential Zoning Description Single family residential
 Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe

Utilities Public Other (describe) Public Other (describe) Off-site Improvements - Type Public Private
 Electricity Water Street Paved
 Gas Sanitary Sewer Alley None
 FEMA Special Flood Hazard Area Yes No FEMA Flood Zone C FEMA Map # 3500700009B FEMA Map Date 7/2/1980
 Are the utilities and off-site improvements typical for the market area? Yes No If No, describe
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe

IMPROVEMENTS

General Description	Foundation	Exterior Description	materials/condition	Interior	materials/condition
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls	Concrete/Average	Floors	Tile/Vinyl/Cnct/Avg
# of Stories One	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	Masonry/Stucco/Avg	Walls	Drywall/Plaster/Avg
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area sq.ft.	Roof Surface	Built-up/Average	Trim/Finish	Wood/Average
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish %	Gutters & Downspouts	Gutters/Average	Bath Floor	Vinyl/Average
Design (Style) Pueblo	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	Metal/Wood/Average	Bath Wainscot	Tile/Average
Year Built 1964 +-	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	Insulated/Average	Car Storage	<input type="checkbox"/> None
Effective Age (Yrs) 15-18	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	Screens/Average	<input checked="" type="checkbox"/> Driveway	# of Cars 2
Attic <input checked="" type="checkbox"/> None	Heating <input type="checkbox"/> FWA <input checked="" type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> Woodstove(s) #	Driveway Surface	Paved
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other Fuel Gas	<input checked="" type="checkbox"/> Fireplace(s) # 2	<input checked="" type="checkbox"/> Fence	<input type="checkbox"/> Garage	# of Cars
<input type="checkbox"/> Floor <input type="checkbox"/> Scuttle	Cooling <input type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck	<input checked="" type="checkbox"/> Porch	<input checked="" type="checkbox"/> Carport	# of Cars 2
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> Pool	<input type="checkbox"/> Other	<input type="checkbox"/> Att. <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Built-in	

Appliances Refrigerator Range/Oven Dishwasher Disposal Microwave Washer/Dryer Other (describe)
 Finished area above grade contains: 5 Rooms 2 Bedrooms 2 Bath(s) 2,639 Square Feet of Gross Living Area Above Grade
 Additional features (special energy efficient items, etc.). The subject property features: two fireplaces, masonry construction, beams with deck ceilings, tract lighting, and a 2-carport with storage. See the attached interior photo addendum for further information.
 Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). The subject appeared adequately maintained with no needed repairs noted.

Note: This appraisal report is not a home inspection and cannot be relied on to disclose defects or conditions in the property.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No If Yes, describe

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe



Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:		Site Address: [Redacted] San Acacio, 87501	
Date Submitted: 30 Oct 2024		Proposed Construction Description: [Redacted] above carport and closet; new parking spot; encl...	
Property Owner of Record: [Redacted] & Caroline Rohrlich		TOTAL ROOF AREA: [Redacted] Existing: 4,224 Proposed: 4,45	
Applicant/Agent Name: [Redacted] Ironowtaer / Ruffians LLC		Lot Coverage: [Redacted] % □ Open Space Required: _____	
Contact Person Phone Number: [Redacted] (505) 421-622		Setbacks:	
Zoning District: [Redacted] Downtown & Eastside		Proposed Front: [Redacted] Minimum: [Redacted]	
Overlay: <input type="checkbox"/> Escarpment _____ <input type="checkbox"/> Flood Zone* <input type="checkbox"/> Other: _____		2 nd Front? _____	
Submittals Reviewed with PZR:		Proposed Rear: [Redacted] Minimum: [Redacted]	
<input checked="" type="checkbox"/> Legal Lot of Record <input checked="" type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Building Plans <input checked="" type="checkbox"/> Existing Site Plan <input checked="" type="checkbox"/> Proposed Site Plan <input type="checkbox"/> Elevations		Proposed Sides: [Redacted] [Redacted] Minimum: [Redacted] [Redacted]	
Supplemental Zoning Submittals Required for Building Permit:		Height: Proposed [Redacted] Maximum Height: [Redacted] w/ Historic [Redacted]	
<input type="checkbox"/> Zero Lot Line Affidavit		<input checked="" type="checkbox"/> Regulated by Historic Districts Ordinance <input type="checkbox"/> Regulated by Escarpment District	
Access and Visibility: <input type="checkbox"/> Arterial or Collector** <input type="checkbox"/> Visibility Triangle Required		Parking Spaces:	
Use of Structure: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial Type of Use: _____		Proposed [Redacted] Accessible [Redacted]	
Terrain: <input type="checkbox"/> 30% slopes _____		Minimum: [Redacted]	
* Requires an additional review conducted by Technical Review Division.		Bicycle Parking**:	
** Requires an additional review conducted by the Traffic Engineering Division.		Proposed [Redacted] Minimum: [Redacted]	

THIS REVIEW DOES NOT GRANT ZONING APPROVAL FOR BUILDING PERMIT. FINAL ZONING REVIEW WILL BE PERFORMED AT THE TIME OF BUILDING PERMIT APPLICATION.

[Redacted] OWNER APPLICANT AGENT]
PRINT NAME

hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting Land Use Department staff prior to submittal for Historic Districts Review Board review.

[Signature]
SIGNATURE

[Redacted] Oct 2024
DATE

To Be Completed By City Staff:		2024-009485PAR
Additional Agency Review if Applicable:		
<input type="checkbox"/> Escarpment Approval by _____	Date: ___/___/___	
<input type="checkbox"/> Flood Plain Approval by _____	Date: ___/___/___	
<input type="checkbox"/> Traffic Engineering Approval by _____	Date: ___/___/___	
Notes: _____		
Zoning Approval:		
<input checked="" type="checkbox"/> Preliminary Approval <input type="checkbox"/> with conditions <input type="checkbox"/> Rejected		
Comments/Conditions: Legal lot of record provided, setback affidavit signed for garage addition		
REVIEWER: <i>Rebekah Clouser</i> DATE: 11/18/2024		
Original color form must be submitted with Historic Districts Review Board (HDRB) application packet.		