

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

Case # 2024-9653-HDRB

Address – 1010 Camino San Acacio

Agent’s Name – Daniel Strongwater

Owner/Applicant’s Name – Jeremy and Caroline Rohrllich

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on January 14, 2025.

BACKGROUND

The single-family residence at 1010 Camino San Acacio is listed as non-contributing to the Downtown and Eastside Historic District. The 2,874-square-foot main residential structure was built on a 0.27-acre lot in the early 1960s in the Spanish Pueblo Revival architectural style, as seen by the adobe and rock construction materials, recessed doors and windows, and wooden corbels. Louie Ewing, a widely-known artist who lived and worked in Santa Fe from 1935-1983, built the structure with help from his son and a few tradespersons for specific tasks such as plastering. Mr. Ewing was most known for his photographic work for the Laboratory of Anthropology in 1939.

As the 2024 Historic Cultural Property Inventory reads, “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.” There are no documented renovations or alterations to the house from its construction until 2021. In the 2021 renovation, original opening locations were retained, however glazing dimensions were shrunk, with most original windows and doors replaced with modern, double-pane aluminum-clad wood units. Original openings are evident in the stucco. A stained-glass window on the north façade and exterior gates at the top of the main stair remain original, as well as the decorative wooden corbels throughout. The rubble foundation remains visible and in good condition.

At this hearing, the Applicant asked the Board to review the structure’s historic status and designate primary facades, if applicable.

FINDINGS OF FACT

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

1. Historic Preservation Division City staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code (“SFCC”) requirements and provided the Board with a written report of its findings (“Staff Report”), which evaluates the factors relevant to the application.
2. Historic Preservation Division Staff Recommendation: Staff recommended the historic

- status of the structure and rock yard wall be upgraded to contributing, per SFCC Section 14-12.1, and that the Board designate the north, east and west-facing façades as primary.
3. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
 4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
 5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
 6. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve “significant,” “contributing,” or “non-contributing” status designations and to designate primary façades of contributing structures.
 7. Under SFCC Section 14-12.1, the definition of a “contributing structure” is “a structure, located in a Historic District, approximately 50 years old or older that helps to establish and maintain the character of that Historic District. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.”
 8. Under SFCC Section 14-12.1, the definition of a “non-contributing structure” is a “structure, located in a Historic District, that is less than 50 years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the Historic District.”
 9. Under SFCC Section 14-12.1, the definition of a “primary façade” is one or more principal faces or elevations of a building with features that define the character of the building’s architecture.
 10. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the structure meets the definition of a “contributing structure,” as recommended by the Staff.
 11. The Board finds the following elements of the house to be the features that define the character of the building’s architecture, are distinctive features and construction techniques, and examples of craftsmanship that characterize the structure: its roof line and corbel pattern; the fenestration in its window and door openings; the stained glass window on the north elevation; the rock wall along the street; and the rubble-rock wall foundations.
 12. The Board finds that the north façade and the west façade of the main structure, north of the breezeway between the house and the garage, are the principal faces or elevations of the building with features that define the character of the building’s architecture.
 13. The Board finds that all windows, except the stained-glass window on the north elevation, are non-historic.
 14. The information contained in the application and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

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

Finding of Fact and Conclusions of Law – Status or Primary Façade Designation
Case # 2025-9653-HDRB

1. The Board has the authority to review and approve the application.
2. The Board grants the Applicant’s request to review the historic status of this property.
3. The Board designates the structure and rock wall along the street as contributing structures.
4. The Board designates the following elevations as the primary façades: the north façade of the house, and the west façade of the house north of the breezeway between the house and the garage, excluding the garage.
5. The windows, except the stained-glass window on the north elevation, are excluded from the designation of the primary façades. The window and door openings, or fenestrations, are included in the designation of the primary façades.

IT IS SO ORDERED ON THIS 13th DAY of MAY, 2025, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios
Chair

Date

FILED:

Andréa Salazar
City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Date