

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

Case # 2025-9916-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 April 8, 2025.

BACKGROUND

The single-family residence at 1010 Camino San Acacio is listed as contributing to the Downtown and Eastside Historic District with the north and west elevations designated as primary. The 2,874-square-foot main residential structure was built on a 0.27-acre lot in the early 1960s. The main structure was built in the Spanish Pueblo Revival architectural style as seen by the adobe and rock foundation construction materials, recessed door and windows, and wooden corbel elements. The structure was built by Louie Ewing, a widely known artist who lived and worked in Santa Fe from 1935-1983. Ewing was best known for his photographic work for the Laboratory of Anthropology in 1939.

The Applicant presented this project to the Board February 25, 2025, and the Board postponed the project, directing the Applicant to consider a redesign to minimize the impact to the two primary façades, the north and west façades. The Board indicated that the addition should be secondary to the primary façades in massing and style, as well as differentiated from them. At the hearing April 8, 2025, the Applicant requested Board approval of the following items, which included two exceptions, to SFCC Section 14-5.2(D)(4) to enclose an existing portal and SFCC Section 14-5.2(D)(2)(c) for an addition to the west primary façade:

- 1) Construct a 175-square-foot closet addition on the east façade.
- 2) Carport excavation to create a ceiling height of 8 feet.
- 3) Parking space remodel with a dry-stack retaining wall on the northeast corner of the property.
- 4) Enclose existing upper landing of entry stairway on the west primary façade, which adds 98 square feet of conditioned space, and requires an exception to SFCC Section 14-5.2(D)(2)(c), Addition Not Permitted on Primary Façade.
- 5) Enclose existing south portal for an additional 287 square feet, which requires an exception to SFCC Section 14-5.2(D)(4), Existing Porches and Portals Shall Not be Enclosed.

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. Land Use Department Staff conducted a preliminary zoning review (“PZR”) and determined that the application appears to meet the underlying zoning standards set forth in the Santa Fe City Code (“SFCC”).
2. Historic Preservation Division Staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings (“Staff Report”), which evaluates the factors relevant to the application.
3. Historic Preservation Division Staff Recommendation: Staff recommended conditional approval of the proposed project and requested the skylight on the east façade addition be not publicly visible. The Staff recommended a finding that the exception criteria have been met and that the project complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(E), Downtown and Eastside Historic District Design Standards.
4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
6. 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).
7. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant’s proposed design to assure overall compliance with applicable design standards.

Addition to West Primary Façade:

8. Under SFCC Section 14-5.2(D)(2)(c), additions are not permitted to primary façades of contributing, significant or landmark structures.
9. The Applicant proposes to build an addition on the west-facing primary façade by enclosing the landing of an entry stairway. Staff determined that an exception to SFCC Section 14-5.2(D)(2)(c) would be required for approval of the application, and the Applicant requested the exception.
10. To obtain this exception, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met.
11. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board agrees with Staff’s finding that the Applicant has conclusively demonstrated that all exception criteria have been met with respect to enclosure of the stairway landing:
 - a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would not damage the character of the district, because the enclosure is set back from the street, toward the back, southeast corner of the house, and the design accentuates existing elements of the structure’s architecture;
 - b. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception is required to prevent a hardship to the Applicant or an injury to the public welfare, because it will connect two existing living areas which presently require the occupants to go outside to access the accessory living area; and

- c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would 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, because the design facilitates the care of a family member who may occupy the accessory living area.
12. The Board finds that the Applicant has conclusively demonstrated that all of the exception criteria have been met with respect to enclosure of the stairway landing.

Enclosure of East-Elevation Portal:

13. Under SFCC Section 14-5.2(D)(4), existing porches and portals shall not be enclosed.
14. The Applicant proposes to enclose a portal on the south elevation of the house. Staff determined that an exception to SFCC Section 14-5.2(D)(4) would be required for approval of the application, and the Applicant requested the exception.
15. To obtain this exception, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met.
16. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board agrees with Staff's recommended finding that the Applicant has conclusively demonstrated that all exception criteria have been met with respect to enclosure of the south elevation portal:
- a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would not damage the character of the district, because the south elevation is not visible from the public street and the exterior wall of the newly enclosed portal will duplicate architectural elements from the existing south elevation;
 - b. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception is required to prevent a hardship to the Applicant or an injury to the public welfare, because it will connect two existing living areas which presently require the occupants to go outside to access the accessory living area; and
 - c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would 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, because the enclosed portal facilitates the care of a family member who may occupy the accessory living area, which would connect through the stairway landing at the southeast corner.
17. The Board finds that the Applicant has conclusively demonstrated that all of the exception criteria have been met with respect to enclosure of the south elevation portal.
18. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.
19. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
20. The information contained in the Staff Report and exhibits, and the testimony and

evidence submitted at the hearing, establishes that all applicable design criteria have been met, subject to the conditions imposed by the HDRB, as described below.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the application.
2. The Board approves Items # 1-5 as set forth in the application, as recommended by Staff, with the following additional conditions:
 - a. The wall where Door A will be located, at the stairway landing, be recessed from the north corner of the existing guestroom (above the garage) so that it is differentiated from the guestroom;
 - b. The Applicant submit to Staff a color sample of the semi-transparent gray stain for approval to ensure that it mimics the existing aged corbels on the structure;
 - c. The skylight on the closet addition be placed so that it is not publicly visible; and
 - d. The Applicant submit revised drawings of the wall where Door A will be located to Staff for review and approval before applying for a construction permit.
3. The Board grants the two exceptions requested in the application.

IT IS SO ORDERED ON THIS 14th DAY of OCTOBER, 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