

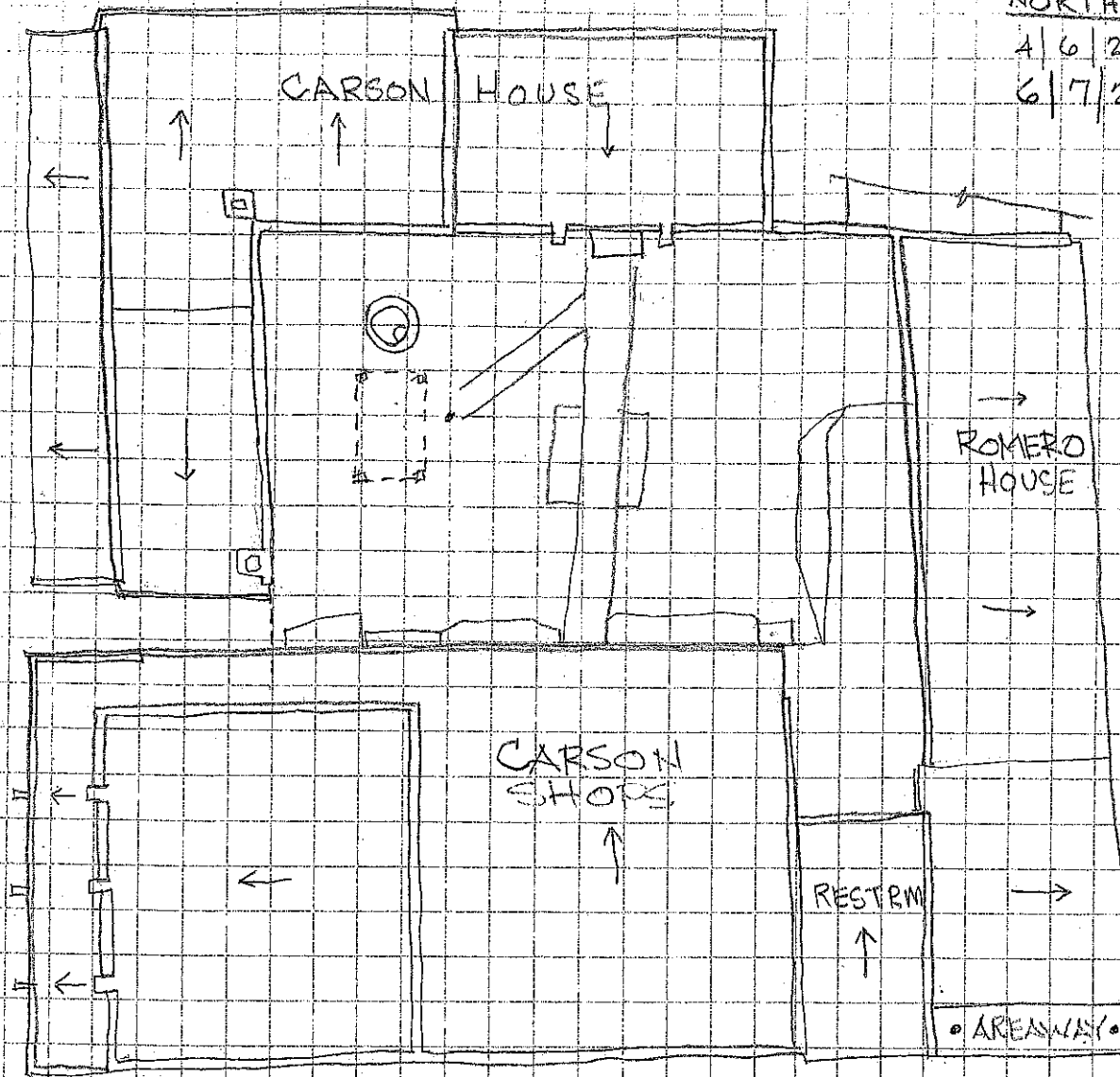
KIT CARSON HOUSE
Field Notes

EXISTING CONDITIONS DRAINAGE

- KIT CARSON HOUSE -
NORTH

4/6/22

6/7/22



NOTES

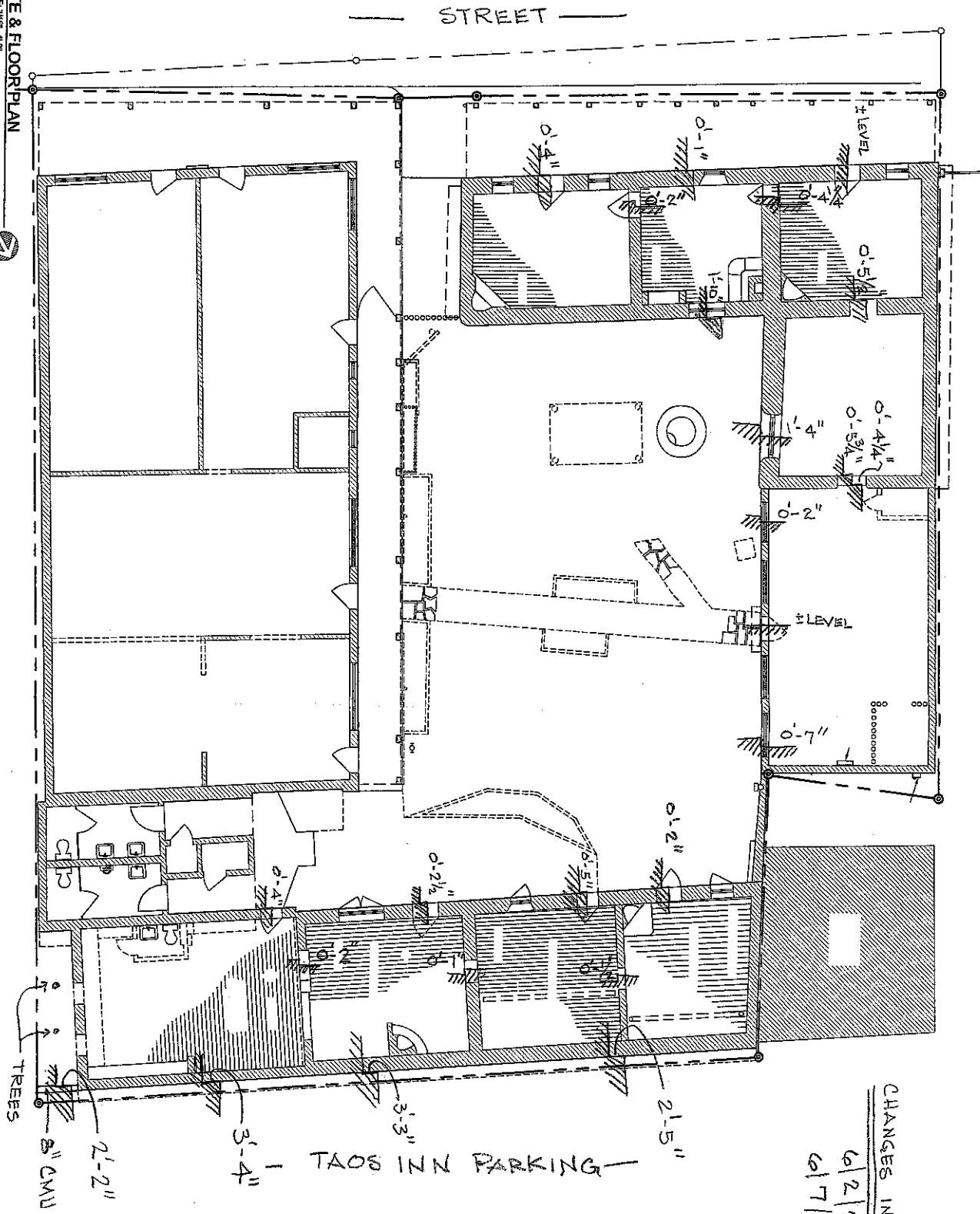
- SIGNIFICANT DRAINAGE ISSUES IN COURTYARD AND AROUND PERIMETER OF BLDG.
- EXT. FINISH GRADE ABOVE INT. FINISH FLOOR IN A NUMBER OF AREAS.
- CONSIDERABLE BASAL DETERIORATION. WATER NOT DRAINING AWAY FROM WALLS.
- CONTRA PARED ALONG NORTH SIDE OF ROMERO BLDG. IS TRAPPING WATER AGAINST WALL
- TREES AND OTHER VEGETATION AT OR NEAR BASE OF WALLS

EXISTING CONDITIONS

-KIT CARSON HOUSE-

DRAINAGE

- AREAWAY DRAINAGE IS PROBLEMATIC. 1990'S RESTROOM ADDITION BLOCKS DRAINAGE.
- MET ALEX ABEYTA AT SITE 6/7/22 TO REVIEW DRAINAGE AND PROPOSED WORK.
- SEE CHANGES IN ELEVATION SITE PLAN, 6/2/22 AND 6/7/22.
- REPORTED INLET DRAIN IN AREAWAY IS NOT VISIBLE.
- BRIEF CONVERSATION WITH JOE KENDALL, GENERAL MANAGER TAOS INN ABOUT POSSIBILITY OF REGRADING PARKING LOT.



CHANGES IN ELEVATION
6/2/2022
6/7/2022

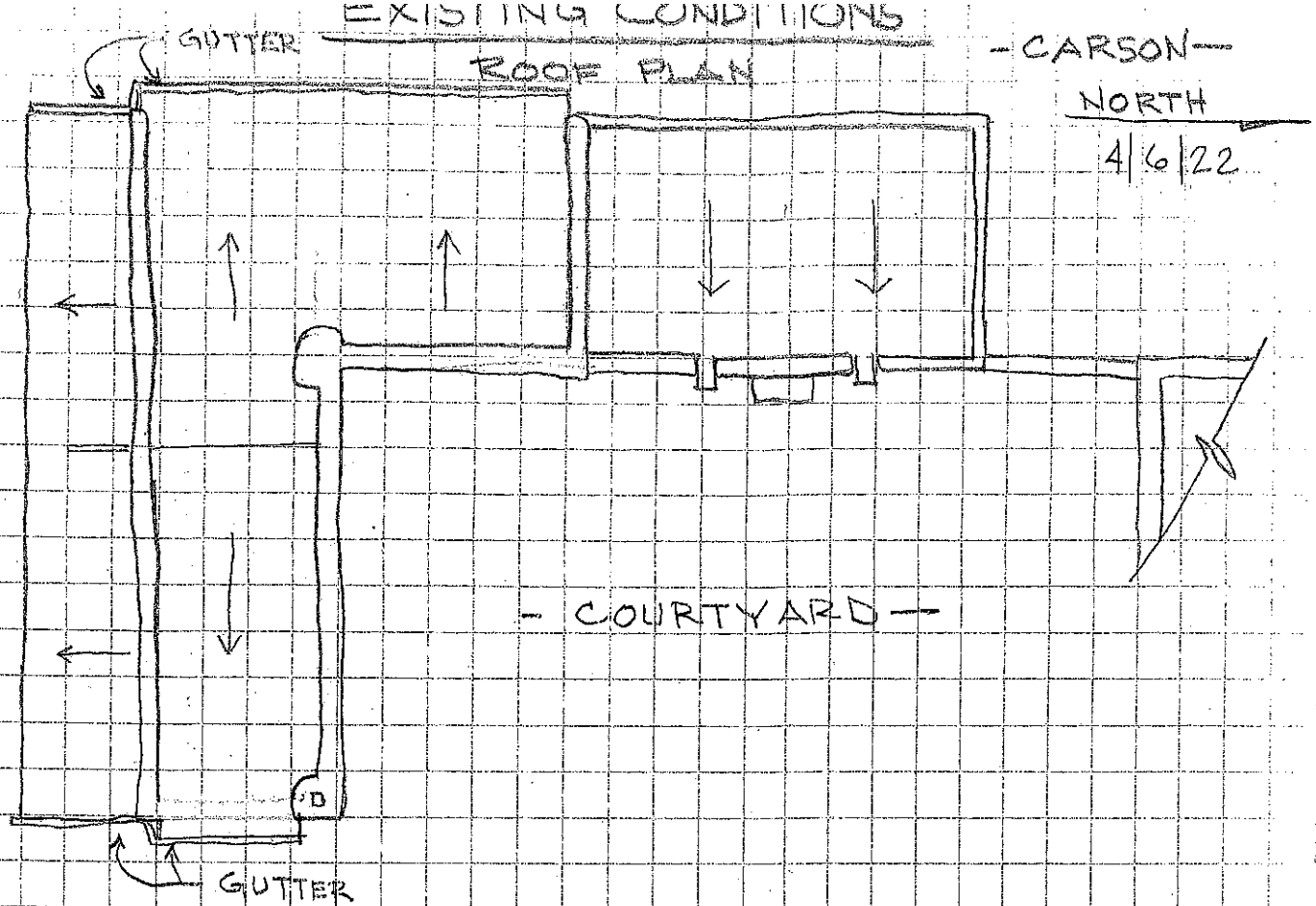
SHEET AS-101
PROJECT DRAWN CHECKED DATE
PRELIMINARY NOT FOR CONSTRUCTION
DATE REVISION

SITE & FLOOR PLAN - EXISTING / DEMOLITION

KIT CARSON HOUSE & MUSEUM - RENOVATIONS
TAOS, NEW MEXICO

CW
CONRON & WOODS ARCHITECTS

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NOTES

- CARSON HOUSE RMS1-4 SLOPE E/W WITH GUTTERS IN POOR CONDITION. (ROOF SLOPE OVER STRUCTURE, C. 1912)
- ROOM 5 SLOPES TO COURTYARD (EAST)
- APPEARS TO BE AT LEAST 2 LAYERS OF BUILT-UP ROOF. 90# MINERAL CAP SHEET. TOP LAYER ROOF REPORTED TO BE ± 27 YEARS OLD.
- PORTAL DRAINS TO STREET.
- ROOFING & GUTTERS PAST SERVICEABLE LIFE & NEED TO BE REMOVED & REPLACED.
- ORIGINAL DIRT ROOF REPORTED TO REMAIN.
- MINIMAL INSULATION IF ANY
- ROOFING CORES NEEDED FOR VERIFICATION

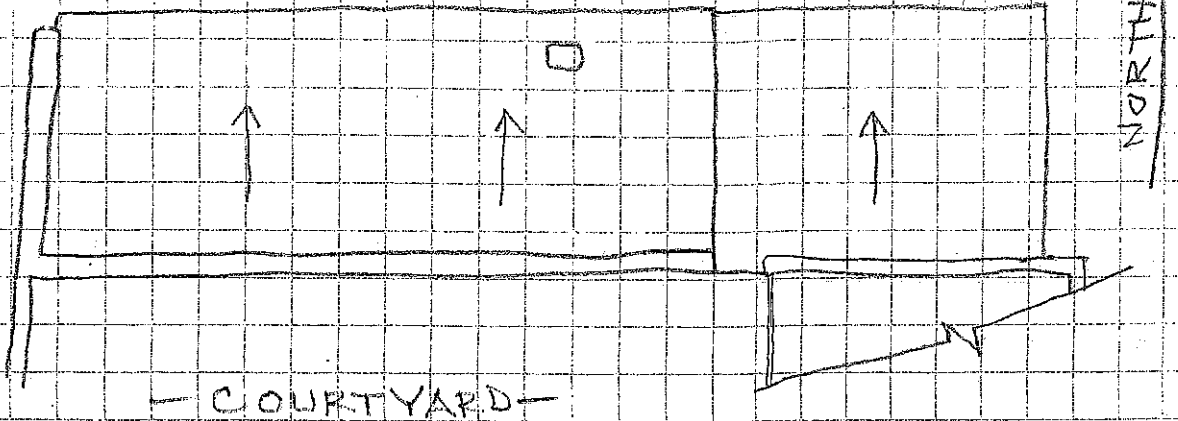
EXISTING CONDITIONS

ROOF PLAN

ROMERO

4/6/22

7/18/22



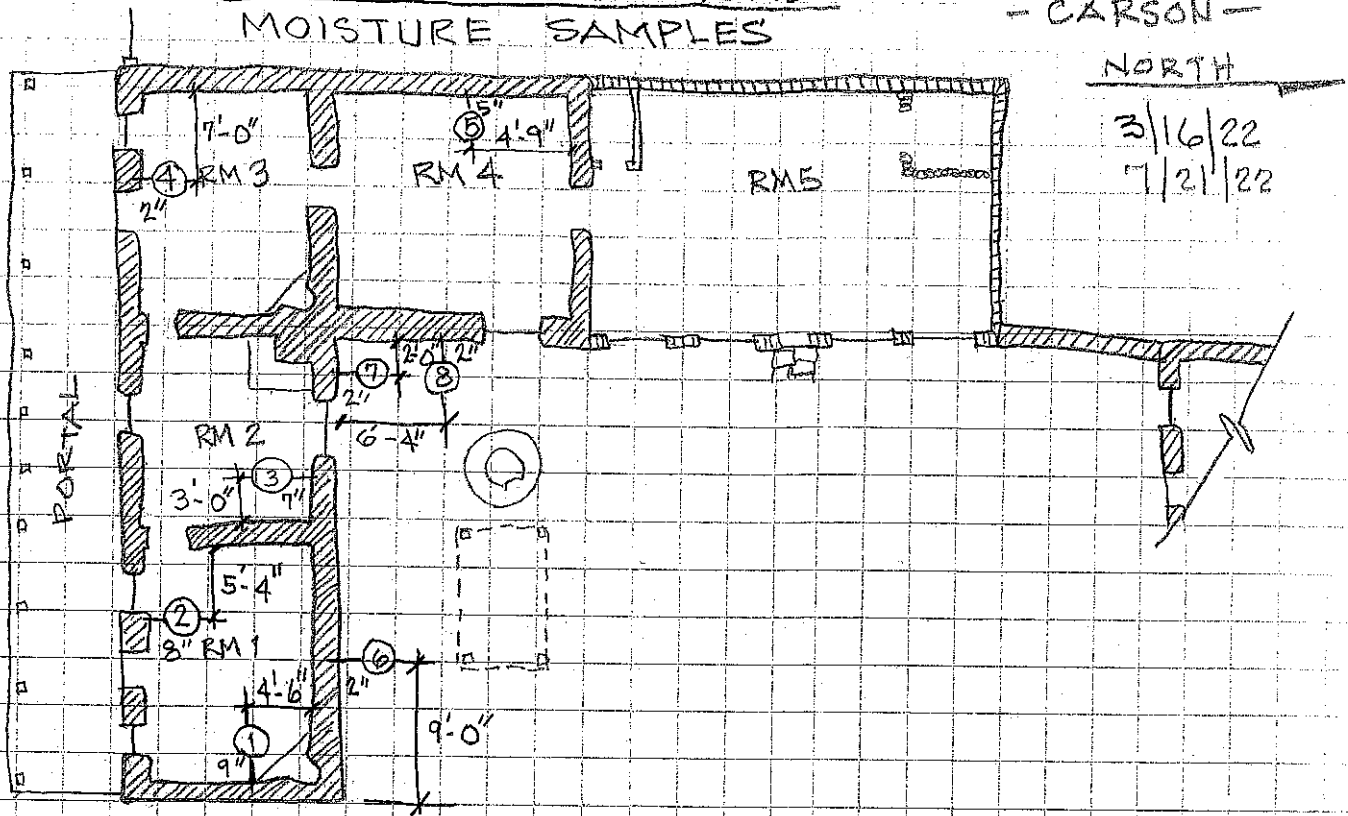
NOTES

- ROOF SLOPES TO NORTH ONTO ADJ. PROPERTY
- GUTTERS NO LONGER IN PLACE
- REPORTED TO BE AT LEAST 2 LAYERS OF BUILT-UP ROOF. 90# MINERAL CAP SHEET. TOP LAYER ROOF VARIES IN AGE & CONDITION.
- ROOFING APPEARS TO BE IN FAIR CONDITION TO POOR CONDITION.
- ROOF SLOPE CREATED WITH DIMENSIONAL LUMBER OVER THE ORIGINAL ROOF (VIGAS)
- ORIGINAL DIRT ROOF REMAINS IN REMNANTS.
- GUTTERS SHOULD BE REPLACED.
- MINIMAL INSULATION IF ANY.
- ROOFING CORES NEEDED FOR VERIFICATION
- DIRT REPORTED REMOVED & REROOFED C. 2005 (R2-R4) PER MARTIN JAGERS 6/2/2022 EMAIL
- ROOF ABOVE R1 IS REPORTED TO BE ~35 YRS OLD AND IN POOR CONDITION.

EXISTING CONDITIONS MOISTURE SAMPLES

- CARSON -

NORTH



NOTES

• SAMPLE DATES:

A. WINTER: 3/16/22 54°

B. SUMMER: 7/18/22 83°

• SAMPLE DEPTH: ± 8" UNLESS NOTED OTHERWISE (10" SUMMER)

• MOISTURE VALUES:

≤ 8% DRY

9% CONSIDER SAFETY PROCEDURES

12% WALL APPROACHING STRUCT. LIMITS

≥ 14% STRUCT. FAILURE POSSIBLE

• PLASTICITY TESTING: DRY POWDER

• SAMPLES AIR DRIED

• MOISTURE SAMPLES:

A. WINTER

B. SUMMER

#1. WET WEIGHT 59 GRAMS
 DRY WEIGHT 57 GRAMS
 2 GRAMS
 $2/59 = .034 = 3.4\%$

WET WEIGHT 71 GRAMS
 DRY WEIGHT 68 GRAMS
 3 GRAMS
 $3/71 = .042 = 4.2\%$

EXISTING CONDITIONS
MOISTURE SAMPLES

- CARSON -
3/16/22

A. WINTER

B. SUMMER

2. WET WEIGHT 61 GRAMS
DRY WEIGHT 60 GRAMS
1 GRAM
 $1/61 = .016 = 1.6\%$

WET WEIGHT 80 GRAMS
DRY WEIGHT 79 GRAMS
1 GRAM
 $1/80 = .013 = 1.3\%$

3. WET WEIGHT 52 GRAMS
DRY WEIGHT 49 GRAMS
3 GRAMS
 $3/52 = .058 = 5.8\%$

WET WEIGHT 74 GRAMS
DRY WEIGHT 71 GRAMS
3 GRAMS
 $3/74 = .041 = 4.1\%$

4. WET WEIGHT 55 GRAMS
DRY WEIGHT 51 GRAMS
4 GRAMS
 $4/55 = .073 = 7.3\%$

WET WEIGHT 77 GRAMS
DRY WEIGHT 74 GRAMS
3 GRAMS
 $3/77 = .039 = 3.9\%$

5. WET WEIGHT N/A
DRY WEIGHT N/A
N/A

WET WEIGHT N/A
DRY WEIGHT N/A
N/A

6. WET WEIGHT 61 GRAMS
DRY WEIGHT 57 GRAMS
4 GRAMS
 $4/61 = .066 = 6.6\%$

WET WEIGHT 77 GRAMS
DRY WEIGHT 71 GRAMS
6 GRAMS
 $6/77 = .078 = 7.8\%$

7. WET WEIGHT 60 GRAMS
DRY WEIGHT 53 GRAMS
7 GRAMS
 $7/60 = .117 = 11.7\%$

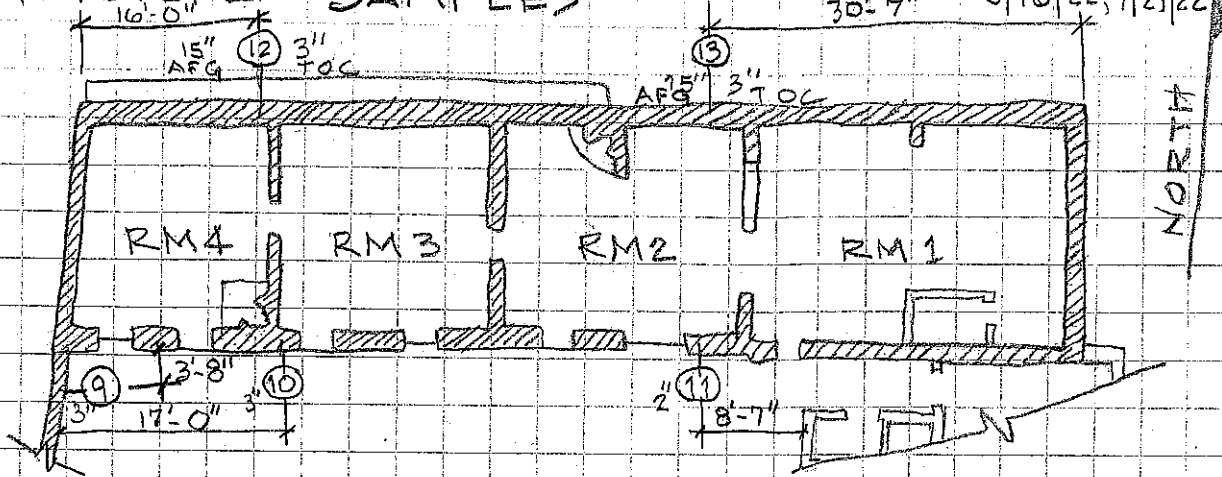
WET WEIGHT 82 GRAMS
DRY WEIGHT 79 GRAMS
3 GRAMS
 $3/82 = .037 = 3.7\%$

8. WET WEIGHT 56 GRAMS
DRY WEIGHT 55 GRAMS
1 GRAM
 $1/56 = .019 = 1.9\%$

WET WEIGHT 82 GRAMS
DRY WEIGHT 79 GRAMS
3 GRAMS
 $3/82 = .037 = 3.7\%$

EXISTING CONDITIONS

MOISTURE SAMPLES



NOTES

- SAMPLE DATES:
 A. WINTER: 3/16/22 54°
 B. SUMMER:
- SAMPLE DEPTH: ±8" UNLESS NOTED OTHERWISE (10" SUMMER)
- MOISTURE VALUES:
 ≤ 8% DRY
 9% CONSIDER SAFETY PROCEDURES
 12% WALL APPROACHING STRUCT. LIMITS
 ≥ 14% STRUCT. FAILURE POSSIBLE
- PLASTICITY TESTING: DRY POWDER
- SAMPLES AIR DRIED
- MOISTURE SAMPLES:

A. WINTER

B. SUMMER

#9, WET WEIGHT	45 GRAMS
(±6") DRY WEIGHT	43 GRAMS
	2 GRAMS
$2/45 = .044 = 4.4\%$	

WET WEIGHT	71 GRAMS
DRY WEIGHT	68 GRAMS
	3 GRAMS
$3/71 = .042 = 4.2\%$	

#10, WET WEIGHT	64 GRAMS
DRY WEIGHT	62 GRAMS
	2 GRAMS
$2/64 = .031 = 3.1\%$	

WET WEIGHT	82 GRAMS
DRY WEIGHT	79 GRAMS
	3 GRAMS
$3/82 = .037 = 3.7\%$	

EXISTING CONDITIONS
MOISTURE SAMPLES

- ROMERO -
3/16/22

A. WINTER

B. SUMMER

11. WET WEIGHT 34 GRAMS
(±6") DRY WEIGHT 31 GRAMS
3 GRAMS
 $3/34 = .088 = 8.8\%$

WET WEIGHT 71 GRAMS
DRY WEIGHT 65 GRAMS
6 GRAMS
 $6/71 = .085 = 8.5\%$

12. WET WEIGHT 54 GRAMS
DRY WEIGHT 52 GRAMS
2 GRAMS
 $2/54 = .037 = 3.7\%$

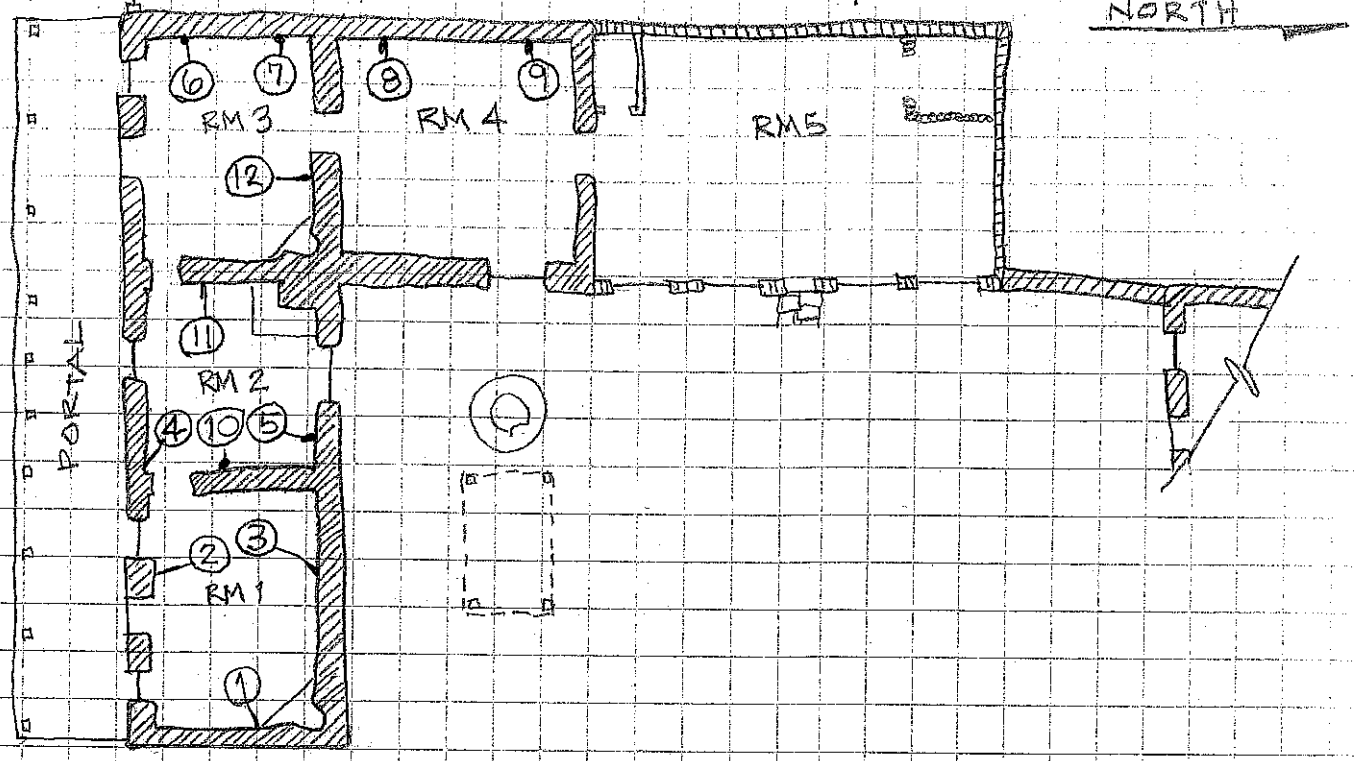
WET WEIGHT 79 GRAMS
DRY WEIGHT 78 GRAMS
1 GRAM
 $1/79 = .013 = 1.3\%$

13. WET WEIGHT 68 GRAMS
DRY WEIGHT 66 GRAMS
2 GRAMS
 $2/68 = .029 = 2.9\%$

WET WEIGHT 68 GRAMS
DRY WEIGHT 67 GRAMS
1 GRAM
 $1/68 = .015 = 1.5\%$

EXISTING CONDITIONS
MOISTURE READINGS - 3/16/22

- CARSON -
 NORTH



NOTES

NO.	READING	LOCATION
1.	54	RM1 @ CLG. RIGHT OF FIREPLACE
	72	@ MID HGT.
	100	@ BTM.
	53	@ WD. BASE
2.	67	RM1 @ CLG SOUTH WALL
	75	@ MID HGT.
	80	@ BTM.
	13	@ WD. BASE
3.	74	RM 1 @ CLG NORTH WALL
	80	@ MID HGT.
	13	@ WD. BASE (PLASTER NOT ACCESSIBLE)
4.	64	RM2 @ CLG. SOUTH WALL
	70	@ MID HGT.
	100	@ BTM.
	16	@ WD. BASE

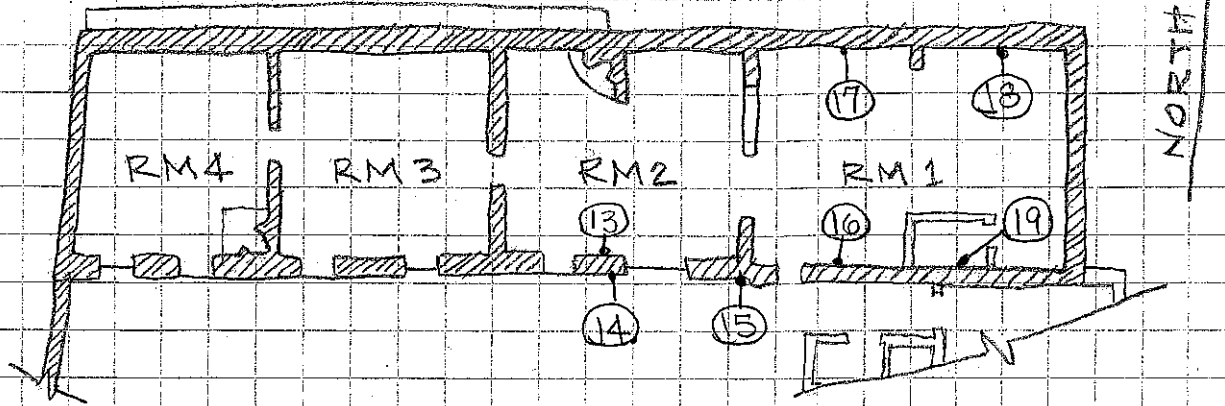
EXISTING CONDITIONS
 MOISTURE READINGS - 3/16/22

- CARSON -

NO.	READING	LOCATION
5.	76	RM. 2 @ CLG. NORTH WALL
	76	@ MID HGT.
	100	@ BTM.
	28	@ WD. BASE
6.	62	RM. 3 @ CLG. WEST WALL
	65	@ MID HGT.
	97	@ BTM. (NO WD. BASE)
7.	82	RM. 3 @ CLG. WEST WALL
	68	@ MID HGT.
	100	@ BTM. (NO WD. BASE)
8.		RM. 4 @ CLG. WEST WALL (NOT ACCESSIBLE)
	54	@ MID HGT.
	100	@ BTM. (NO WD. BASE)
9.	32	RM. 4 @ CLG. WEST WALL (REBUILT WALL)
	36	@ MID HGT.
	82	@ BTM. (NO WD. BASE)
10.	68	RM. 2 @ CLG. EAST WALL
	74	@ MID HGT.
	100	@ BTM.
	13	@ WD. BASE
11.	68	RM. 2 @ CLG. WEST WALL
	61	@ MID HGT.
	100	@ BTM.
	11	@ WD. BASE
12.	48	RM. 3 @ CLG. NORTH WALL
	73	@ MID HGT.
	100	@ BTM. (NO WD. BASE)

EXISTING CONDITIONS
 MOISTURE READINGS - 3/16/22

— ROMERO —



NOTES

ROOMS 3 & 4 NOT ACCESSIBLE

NO.	READING	LOCATION
13.	100	RM 2 @ CLG. SOUTH WALL
	100	@ MID HGT.
	100	@ BTM. (NO WD. BASE)
14.	62	RM 2 @ BTM. OF STUCCO AT PARAPET (ADOBE)
	54	@ MID HGT.
	100	@ BTM.
15.	63	RM 2 @ BTM. OF STUCCO AT PARAPET (ADOBE)
	60	@ MID HGT.
	100	@ BTM.
16.	100	RM 1 @ CLG. SOUTH WALL
	100	@ MID HGT.
	100	@ BTM.
	18	@ WD. BASE
17.	100	RM 1 @ CLG. NORTH WALL
	100	@ MID HGT.
	100	@ BTM.
	53	@ WD. BASE

EXISTING CONDITIONS - ROMERO -
MOISTURE READINGS - 3/16/22

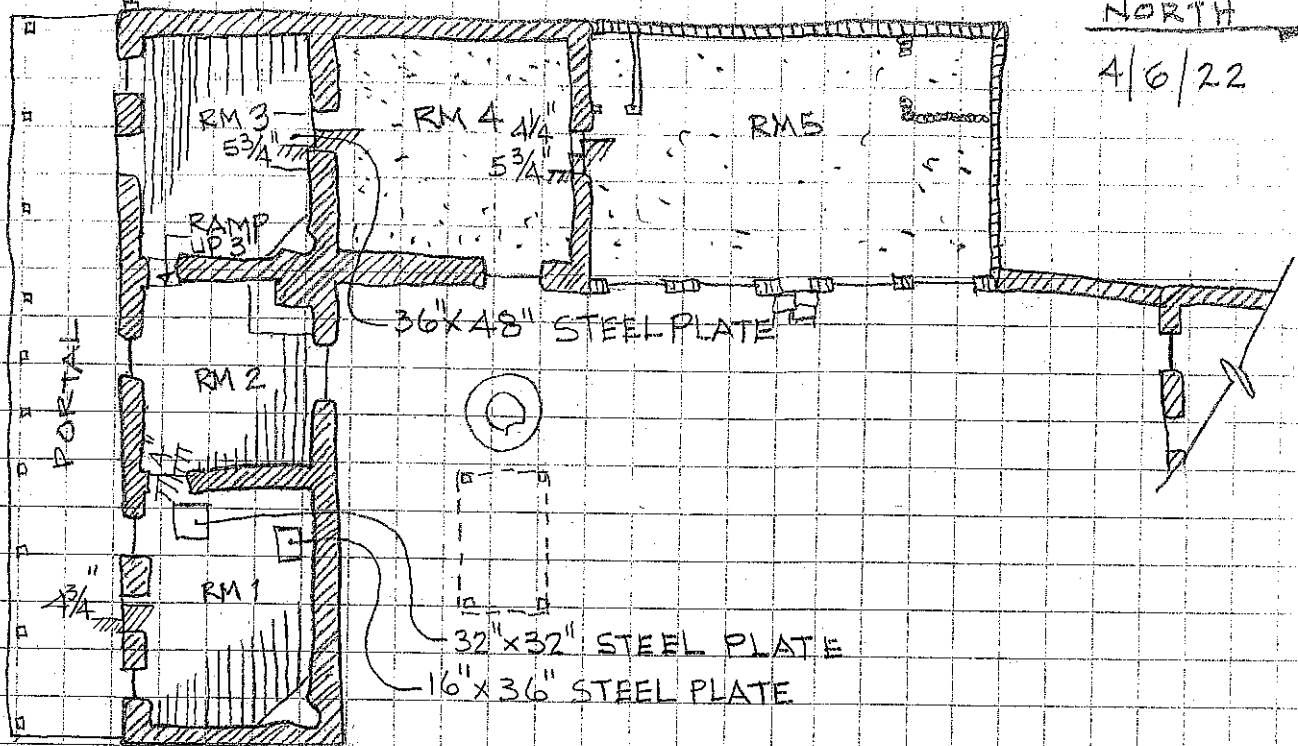
NO.	READING	LOCATION
18.	100	RM1 @ CLG. NORTH WALL
	100	@ MID HGT.
	100	@ BTM.
		@ WD. BASE (NOT ACCESSIBLE)
19.	100	RM1 @ CLG SOUTH WALL
	100	@ MID HGT.
	100	@ BTM.
		@ WD. BASE

EXISTING CONDITIONS FLOORS

- CARSON -

NORTH

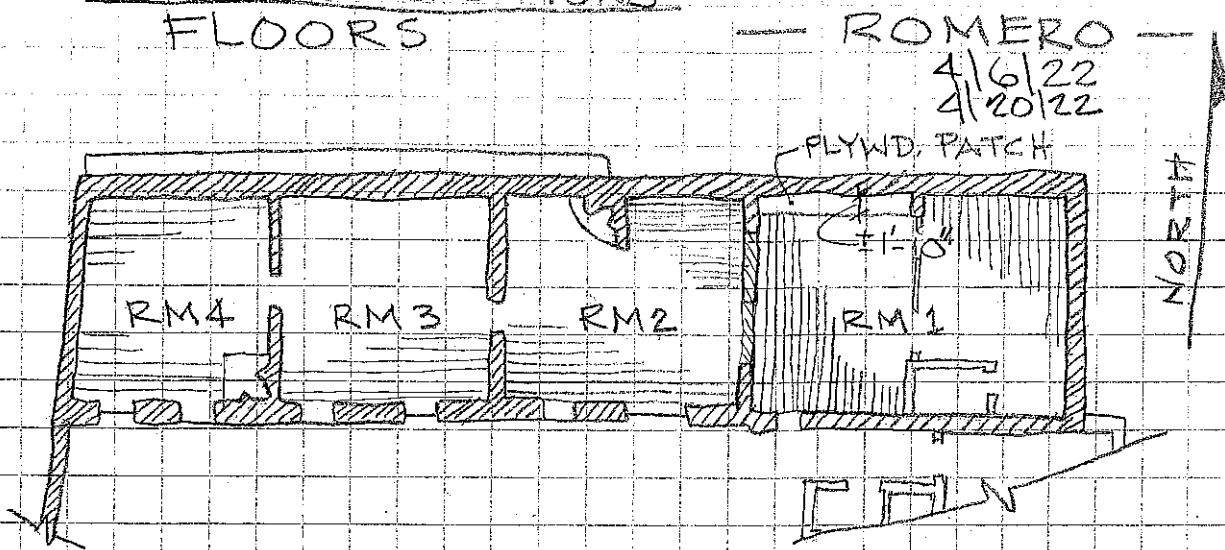
4/6/22



NOTES

- ALL WOOD FLOORS APPEAR TO BE ON WOOD JOISTS AT OR NEAR THE GROUND. NO VENTILATION.
- CONC. SLABS ON GRADE.
- ROOM 1 - 3 1/4" T&G, FIR(?) UNFINISHED, SOFT SPOTS, E/W (ATTRIBUTED TO 1950s)
- ROOM 2 - 5 1/2" T&G, FIR(?) UNFINISHED, SOFT SPOTS, E/W (ATTRIBUTED TO 1927)
- ROOM 3 - 3 1/4" T&G, FIR(?) S ± 1/3, 5 1/2" T&G, FIR(?) N ± 2/3, FINISH WORN OFF, SOFT SPOTS, E/W (5 1/2" ATTRIBUTED TO 1927) ± 2'x2' SECTIONS CUT OUT & PATCHED AT SHORING VERTICAL MEMBERS.
- ROOM 4 - CONC. SLAB, APPEARS TO BE IN GOOD CONDITION, WITH CARPET. 9" SQ. VA TILE UNDER CARPET (SUSPECTED 1952)
- ROOM 5 - CONC. SLAB, APPEARS TO BE IN GOOD CONDITION, WITH CARPET. 9" SQ. VA TILE UNDER CARPET (1952)

EXISTING CONDITIONS FLOORS



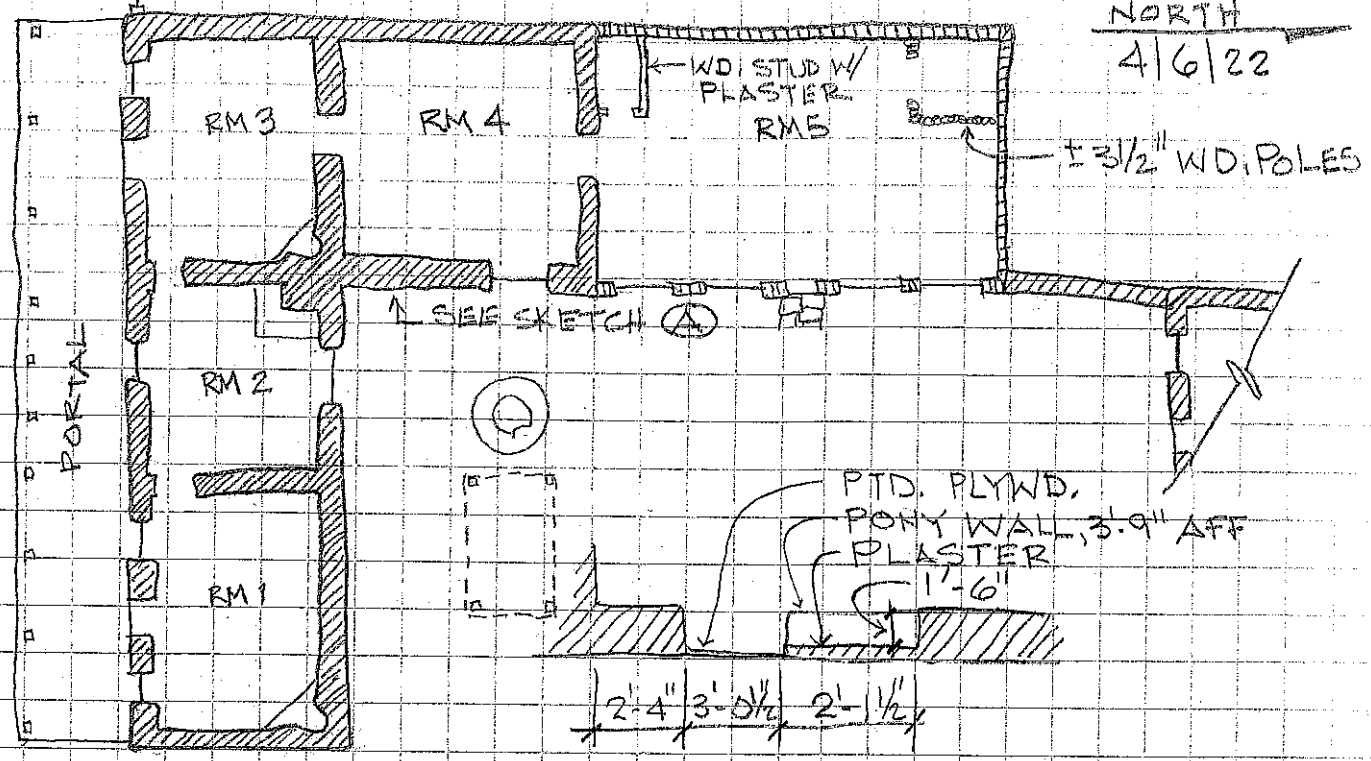
NOTES

- WOOD FLOORS THROUGHOUT REPORTED TO BE ON WOOD JOISTS AT OR NEAR THE GROUND
- ROOM 1. - 5 1/2" T&G, PINE/FIR, STAINED, N/S, 2x6 RS JOISTS @ ± 2'-0" C/C
- ROOM 2. - RANDOM 3 1/2", 5 1/2", & 7 1/2" PLANKS, SOFT SPOTS, UNFINISHED, E/W, PINE/FIR
- ROOM 3 - 5 1/2" T&G, FIR, UNFINISHED, SOFT SPOTS, E/W
- ROOM 4 - FLOOR & STRUCTURE REPLACED C. 1998. 7 1/2" PLANKS ON 6x6 TREATED SLEEPERS ON THE GROUND, UNFINISHED, PINE(?), E/W
- VERY LIMITED ACCESS TO ALL ROOMS IN THE ROMERO HOUSE. ADD'L. REVIEW REQ'D.
- FLOORS APPEAR TO HAVE SETTLED IN RELATIONSHIP TO BASEBOARD.
- CRAWL SPACE AT LEAST IN AREA OF RM 1 RESTROOM ± 15" FROM FF TO DIRT.

EXISTING CONDITIONS
WALLS

- CARSON -

NORTH
4/6/22



SKETCH (A)

NOTES

- ALL WALLS ROOMS 1-4 ARE ADOBE APPROX. 20" THICK EXCEPT FOR INT. WALL BETWEEN RM1 & RM2 IS 11".
- ROOM 5 (1952) IS APPROX. 9" THICK AND BELIEVED TO BE CMU.
- EAST WALL AT SE CORNER NEAR FORMER DOOR APPEARS TO HAVE SOME CMU (ROOM 4)
- APPROX. NORTH 1/3 OF WEST WALL ROOM 4 WAS RECONSTRUCTED AFTER COLLAPSE C. 2019.
- BASE OF NORTH WALLS ROOMS 1 & 2 ARE BELOW FINISH EXTERIOR GRADE.
- BASE OF EAST WALL ROOM 3 IS BELOW FINISH EXTERIOR GRADE.
- ACCESS NEEDED TO REVIEW WEST WALL
- MOISTURE OBSERVED IN WALLS; DAMAGE TO BASE OF WALLS OBSERVED DUE TO WET/DRY CYCLE, FREEZE/THAW CYCLE AND CAPILLARY RISE. WATER PENETRATION AT PARAPETS PRESENT. MOISTURE STAINS OBSERVED AT

EXISTING CONDITIONS

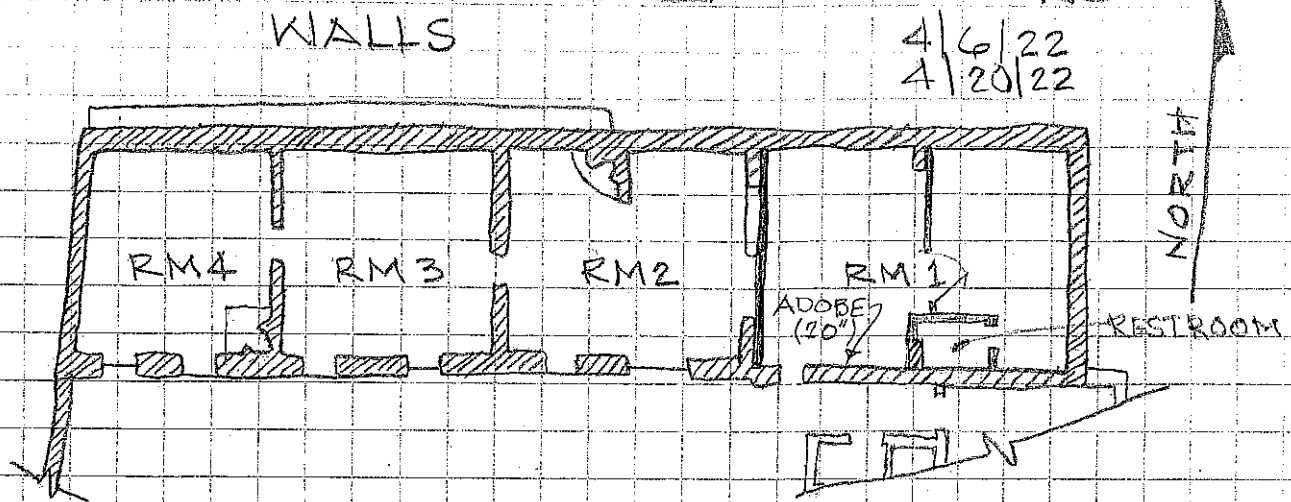
WALLS

- CARSON HOUSE -

AT UPPER 1/3 OF ROOM 3 WEST WALL.

- WOOD PAINTED BASEBOARD (1x6) IN ROOMS 1 & 2
- PAINTED WAINSCOT 2'-5 1/4" AFF IN ROOM 4
- CLOTH WAINSCOT IN ROOM 3
- ROOM 1 - WALL FINISH APPEARS TO BE ADOBE → ADOBE MUD PLASTER → TIERRA BLANCA CLAY RENDERING → PAINT. FINISH IS IN POOR CONDITION.
- ROOM 2 - WALL FINISH APPEARS TO BE ADOBE → ADOBE MUD PLASTER → TIERRA BLANCA CLAY RENDERING → PAINT. FINISH IS IN POOR CONDITION.
- ROOM 3 - WALL FINISH APPEARS TO BE ADOBE → ADOBE MUD PLASTER → LIGHT BLUE MICACIOUS CLAY WASH. FINISH IS IN FAIR CONDITION. SOME AREAS NEED REPAIR. MOISTURE STAINS ON WEST WALL.
- ROOM 4 - WALL FINISH APPEARS TO BE ADOBE → ADOBE MUD PLASTER → GYPSUM PLASTER W/ SAND FINISH → PAINT. FINISH IS GENERALLY IN GOOD CONDITION.
- ROOM 5 - WALL FINISH APPEARS TO BE CMU → GYPSUM PLASTER W/ SAND FINISH → PAINT. FINISH IS GENERALLY IN GOOD CONDITION.
- FIREPLACE IN ROOM 3 HAS MUD PLASTER AS FINISH COAT.
- EXTERIOR FINISH IS A COMBINATION OF MUD PLASTER AND CEMENT STUCCO ALL IN POOR CONDITION.
- SEVERAL LAYERS OF PAINT PRESENT IN AREAS ON INTERIOR WALLS. YELLOW WITH WHITE OVER IT.
- HISTORIC FINISHES SHOULD REMAIN IN PLACE. TEST REMOVAL OF PAINT & REPAIR/REAPPLY FINISHES CONSISTANT WITH HISTORIC.

EXISTING CONDITIONS — ROMERO



NOTES

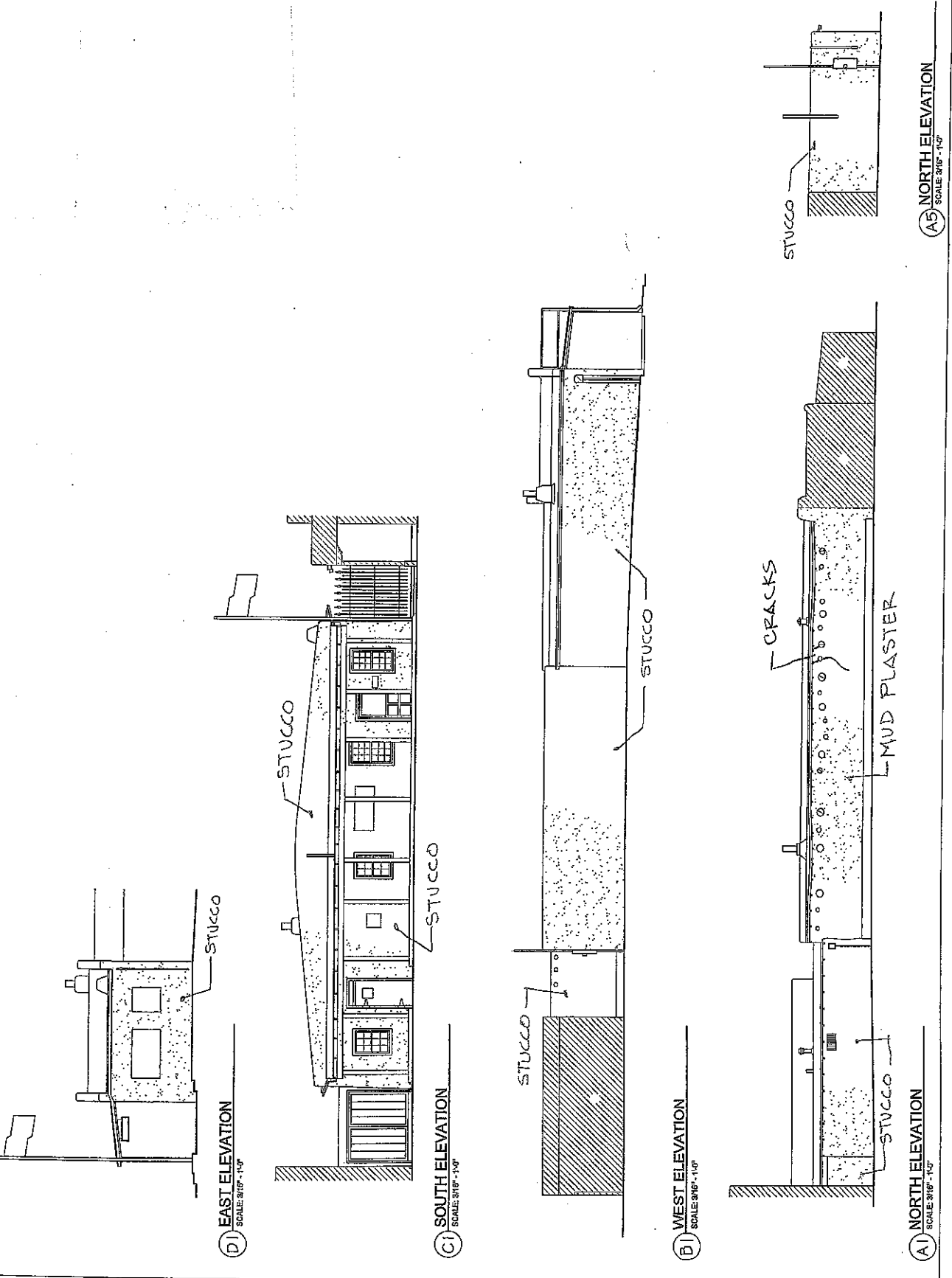
- ROOM 1 EAST AND SOUTH WALLS ARE CMU W/ CEMENT STUCCO EXT. FINISH IN FAIR CONDITION. NORTH WALL IS ADOBE WITH MUD PLASTER EXT. FINISH IN POOR CONDITION.
- ROOMS 2-4 EXT. WALLS ARE \pm 20" THICK ADOBE WALLS WITH MUD PLASTER FINISH IN POOR CONDITION.
- BASE OF NORTH WALL HAS A CONG. CONTRA PARED AND IS BELOW FINISH GRADE.
- BASE OF ADOBE WALLS EXHIBIT EXTENSIVE DAMAGE DUE TO WET/DRY CYCLE, FREEZE/THAW CYCLE AND CAPILLARY RISE.
- ADDITIONAL ACCESS TO INTERIOR OF ROMERO HOUSE IS NEEDED.
- RESTROOM WALLS ARE 2x4 STUDS @ 16" o.c. WITH GYP. BD. ON EXT. FACE, NO FINISH ON INT.
- ROOM 1 INT. PARTITION IS 2x4 STUDS W/ GYP. BD. BOTH SIDES. (NON HISTORIC)
- ROOM 1 WEST WALL - 2x4 WOOD STUDS W/ T1-11 (10" o.c.) ON EAST FACE, NO FINISH ON WEST FACE (RM 2). (NON HISTORIC)
- \pm 5" WIDE SECTION OF ADOBE AT RM1 NORTH WALL IS EXPOSED.

EXISTING CONDITIONS
WALLS

-ROMERO-

- ROOM 1 - ADOBE WALL. FINISH APPEARS TO BE ADOBE → MUD PLASTER → PAINT. WD. STUD WALLS → PTD GYP. BD. (WEST WALL UNFINISHED T1-11) CMU → GYPSUM PLASTER → PAINT. ALL IN POOR CONDITION. THE ADOBE IS BADLY ERODE NEAR THE WASTE VENT PIPE IN THE RESTROOM POSSIBLY DUE TO A PLUMBING LEAK. 1x4 PTD. BASE. WALL ± 20" THICK AT ENTRY DOOR.
- ROOM 2 - ADOBE WALL. FINISH APPEARS TO BE ADOBE → MUD PLASTER. INFILL AT EAST WALL IS EXPOSED 2x4 STUDS W/ PLYWOOD ON RM 1 SIDE. BASE OF INT. OF SOUTH WALL DETERIATED.
- ROOM 3 - ADOBE WALL. FINISH APPEARS TO BE ADOBE → MUD PLASTER → PAINT. WEST WALL APPEARS TO BE WOOD STUDS @ 18" c/c WITH MUD INFILL → MUD PLASTER → PAINT. 5 1/2" PAINTED WOOD BASE.
- ROOM 4 - ADOBE WALL. FINISH APPEARS TO BE ADOBE → MUD FINISH. EAST WALL APPEARS TO BE WOOD STUDS @ 18" c/c WITH MUD INFILL → MUD PLASTER.

6/7/2022



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EXTERIOR ELEVATIONS - EXISTING
 KIT CARSON HOUSE & MUSEUM - CONDITION ASSESSMENT & PRESERVATION PLAN
 TAOS, NEW MEXICO

PRELIMINARY
 NOT FOR
 CONSTRUCTION

DATE	REVISION
PROJECT	22B01
DRAWN	JAY
CHECKED	ALY
DATE	6/22

SHEET
 A-201

6/7/2022

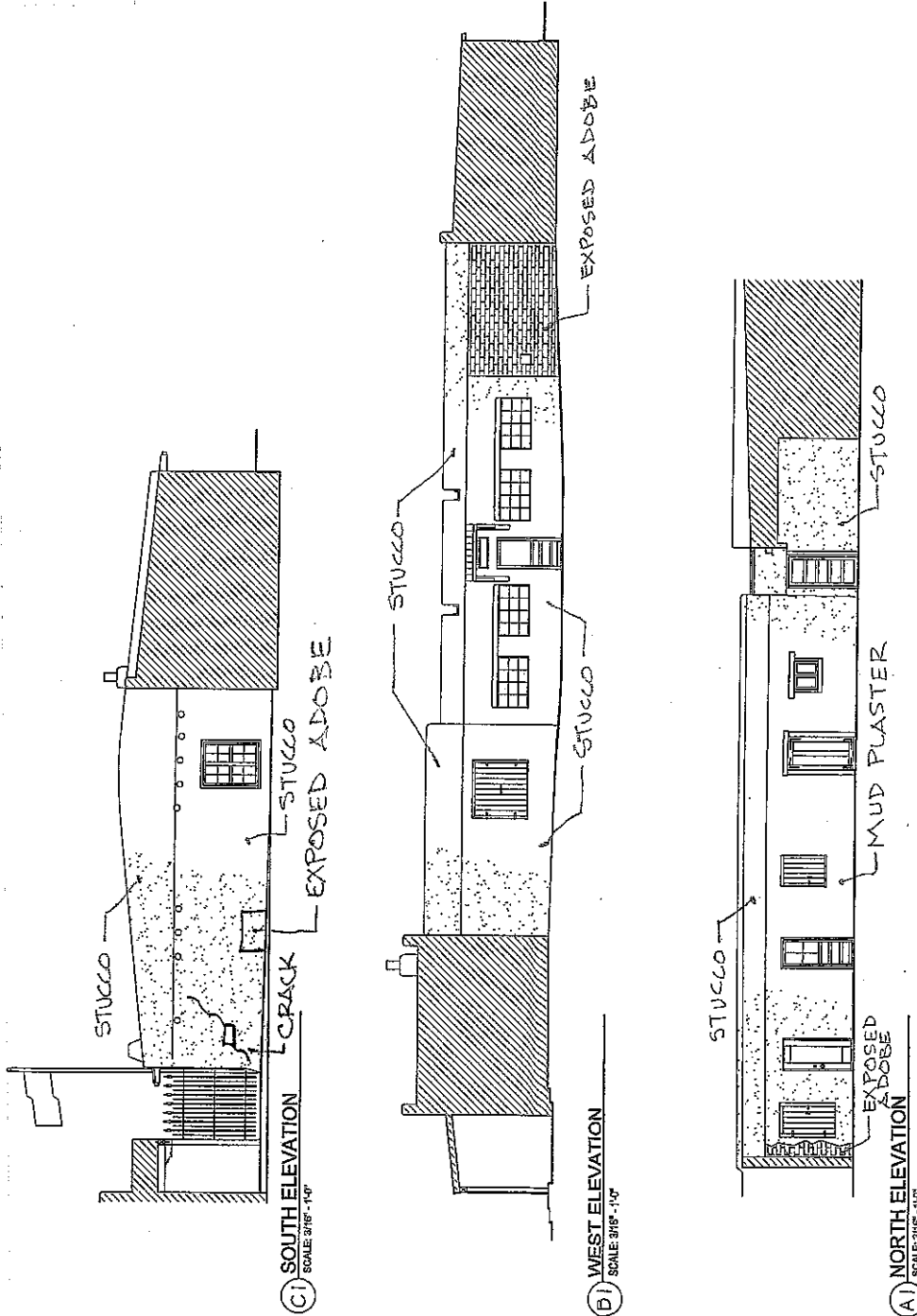
SHEET A-202

PROJECT Z28101
DRAWN RLV
CHECKED RLV
DATE 6/8/22

PRELIMINARY
NOT FOR
CONSTRUCTION

EXTERIOR ELEVATIONS (COURTYARD) - EXISTING
KIT CARSON HOUSE & MUSEUM - CONDITION ASSESSMENT &
PRESERVATION PLAN
TAOS, NEW MEXICO

CWVA
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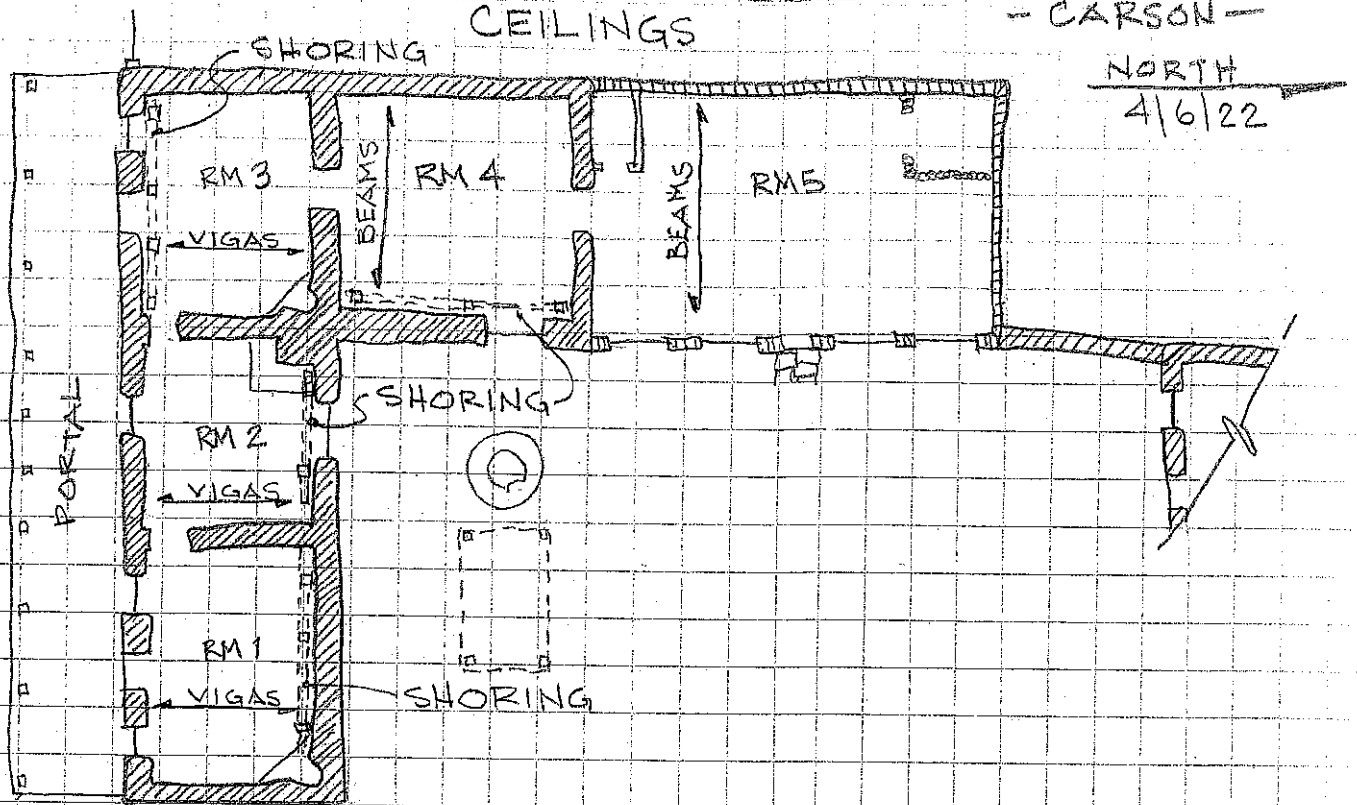
C) SOUTH ELEVATION
SCALE 3/16" = 1'-0"

D) WEST ELEVATION
SCALE 3/16" = 1'-0"

A) NORTH ELEVATION
SCALE 3/16" = 1'-0"

EXISTING CONDITIONS

- CARSON -



NOTES

- ROOM 1 - (8) 6 1/2" to 10" ϕ VIGAS STAINED @ $\pm 28"$ C/C N/S
 7 1/4" STAINED BOARD CLG. E/W
 CLG. HGT. 9'-8 1/2" AFF @ SOUTH WALL CENTER
 9'-10 1/2" AFF @ NORTH WALL CENTER
 VIGAS SHORED ON NORTH END
- ROOM 2 - (5) 6 1/2" to 9 1/2" ϕ VIGAS STAINED @ $\pm 30"$ C/C N/S
 9" TO 12" STAINED BOARD CLG. E/W
 CLG. HGT. 10'-5" AFF @ SOUTH WALL CENTER
 10'-2 1/2" AFF @ NORTH WALL CENTER
 VIGAS SHORED ON NORTH END
- ROOM 3 - (7) 7 1/2" to 10 1/2" ϕ VIGAS STAINED @ $\pm 28"$ C/C N/S
 9 1/4" TO 11 1/4" STAINED BOARD CLG. E/W
 CLG. HGT. 10'-6" AFF @ SOUTH WALL CENTER
 10'-6" AFF @ NORTH WALL CENTER
 VIGAS SHORED ON SOUTH END

EXISTING CONDITIONS

— CARSON —

CEILING

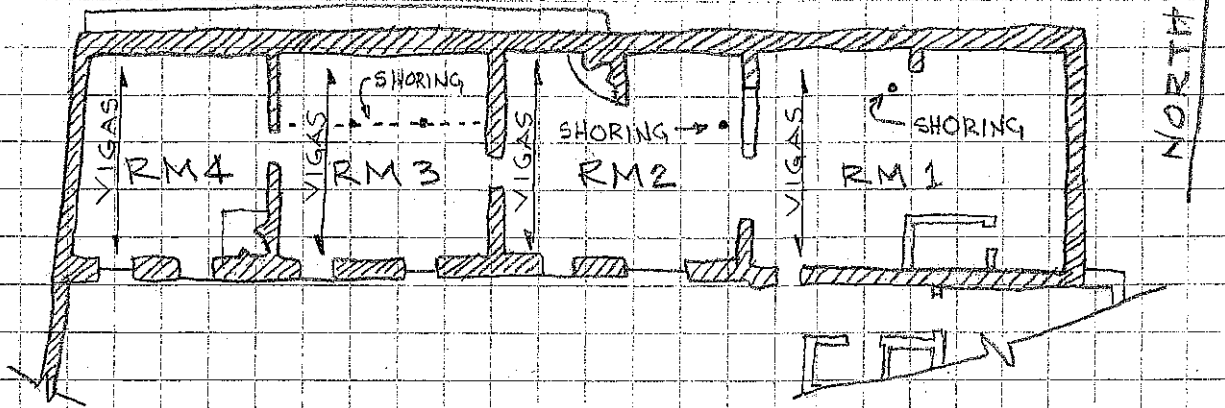
- ROOM 4 — (9) DOUBLE 2x8 JOISTS STAINED @ ± 28" C/C E/W
1x6"x" BRACING @ CENTER. 5 1/4" TO
7 1/4" STAINED BOARD CLG. N/S
CLG. HGT. 10'-4 1/2" AFF @ SOUTH WALL CENTER
10'-3" AFF @ NORTH WALL CENTER
BEAMS SHORED ON EAST END
- ROOM 5 — (17) 4x10 ADZED BMS STAINED @ ± 24" C/C E/W
3/4" STAINED BOARD CLG. N/S
CLG. HGT. 9'-2 1/2" AFF @ SOUTH WALL CENTER
9'-3" AFF @ NORTH WALL CENTER

EXISTING CONDITIONS

CEILING

ROMERO

4/6/22
4/20/22



NOTES

- ROOM 1 - (10) 7" TO 10" ϕ VIGAS STAINED @ $\pm 2'-6\frac{1}{2}"$ N/S
 $\pm 6"$ STAINED BOARD CLG. E/W
CLG. HGT. 8'-2" AFF @ SOUTH WALL CENTER
7'-9" AFF @ NORTH WALL CENTER
- ROOM 2 - (7) 8" TO 12" ϕ VIGAS STAINED @ $\pm 2'-6\frac{1}{2}"$ N/S
 $\pm 12"$ STAINED BOARD CLG. E/W POOR COND.
CLG. HGT. 8'-11" AFF @ SOUTH WALL CENTER
9'-3" AFF @ NORTH WALL CENTER
- ROOM 3 - (8) 7" TO 11 $\frac{1}{2}"$ ϕ VIGAS STAINED @ $\pm 2'-2\frac{1}{4}"$ N/S
 $\pm 12"$ STAINED BOARD CLG. E/W
CLG. HGT. 8'-11" AFF @ SOUTH WALL CENTER
8'-8" AFF @ NORTH WALL CENTER
- ROOM 4 - (7) 7" TO 10" ϕ VIGAS STAINED @ $\pm 2'-0"$ $\frac{1}{4}"$ N/S
10'-12" STAINED BOARD CLG. E/W
CLG. HGT. 9'-0" AFF @ SOUTH WALL
8'-11" AFF @ NORTH WALL
(2) 2x6 & 2x8 SISTER JOISTS @ 5 VIGAS
- ADDITIONAL ACCESS TO ROMERO HOUSE NEEDED

EXISTING CONDITIONS - ROMERO -
CEILINGS

SHORING:

ROOM 1 - SINGLE POST @ 1ST VIGA WEST OF CENTER WALL

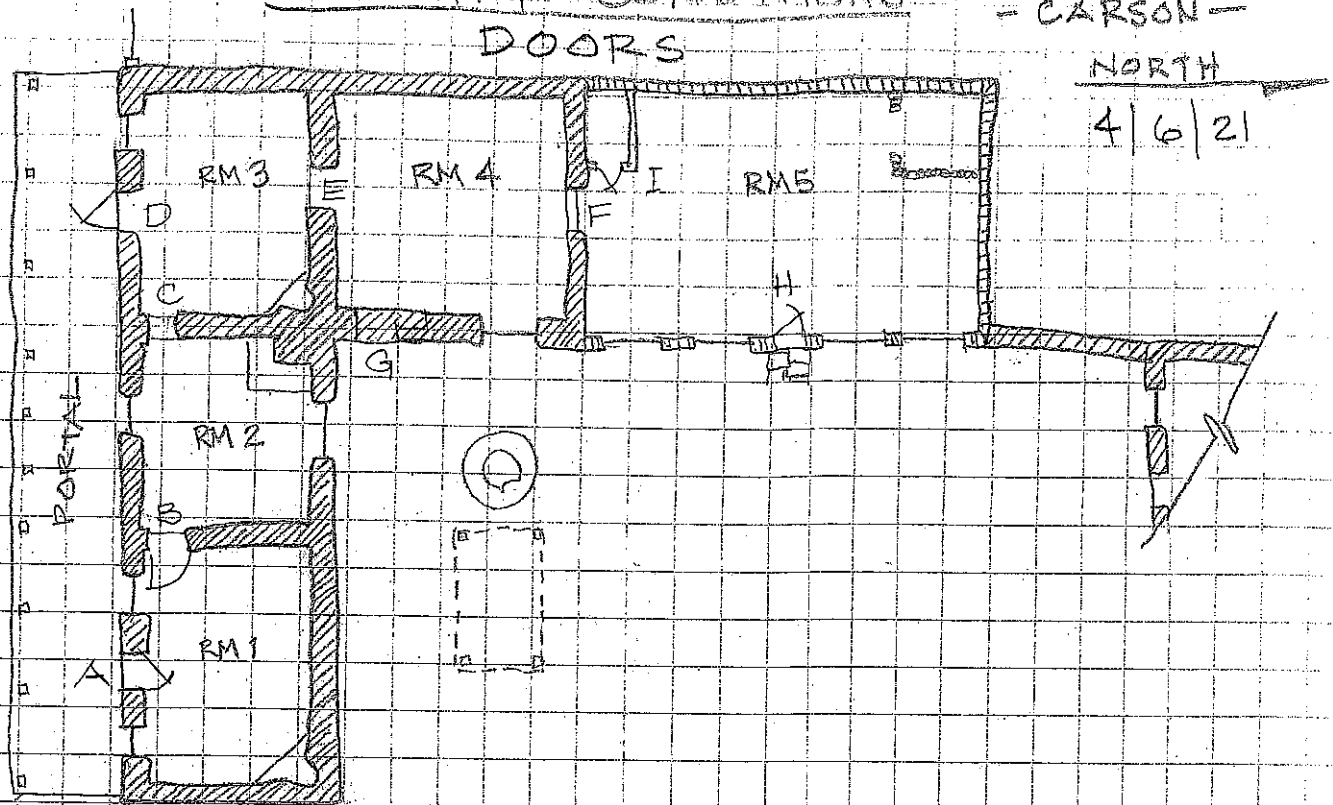
ROOM 2 - SINGLE POST @ 1ST VIGA WEST OF EAST WALL

ROOM 3 - TWO 4x6 POSTS W/ (3) 2x8 HORIZ.

ROOM 4 - TWO 6x6 POSTS W/ 8x12 FLAT HORIZ.
LOCATED 2'-6" E FROM NORTH WALL.

EXISTING CONDITIONS

- CARSON -



NOTES

- THE DOORS APPEAR TO DATE MOSTLY FROM THE MID TO LATE 20TH CENTURY AND ARE GENERALLY SERVICEABLE
- DOOR A - 3'-0" x 6'-4³/₄" WOOD PLANK DOOR. PTD. INT., WOOD THRESHOLD, WOOD SCREEN DOOR, STAIN EXT., PAINTED TRIM C. 1940's (HSR)
- DOOR B - 2'-5⁵/₈" x 5'-10¹/₂" WOOD PLANK DOOR, PAINTED, WOOD THRESHOLD, PAINTED 1 x 3 WD. TRIM, 1912 OR OLDER (HSR)
- DOOR C - 2'-7" x 5'-8⁵/₈". NO DOOR, JAMB SIDE OF PINTLE HINGE PRESENT, PAINTED JAMB, WOOD THRESHOLD.
- DOOR D - 3'-0" x 6'-3¹/₂" WOOD PLANK DOOR. "EMERG. EXIT", PANIC HARDWARE WOOD JAMB & 1 x 6 TRIM W/ PAINT MOSTLY REMOVED. 6¹/₂" x 3'-0" TRANSOM, 11¹/₂" x 14" FIXED LIGHT AT 4'-8" AFF., MTL. THRESHOLD. C. 1940's (HSR)

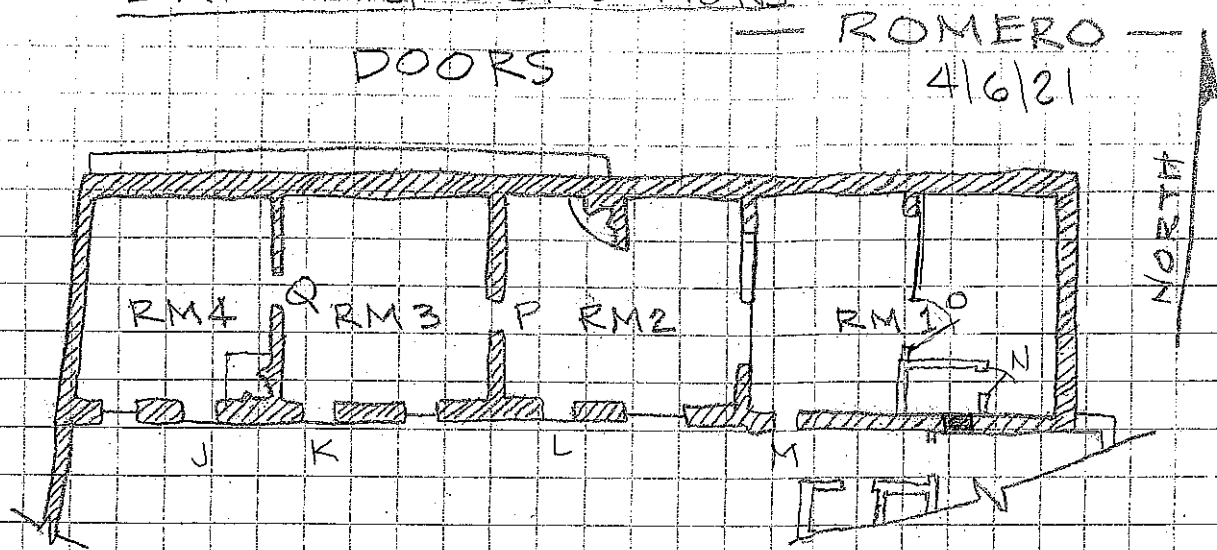
EXISTING CONDITIONS

-CARSON-

DOORS

- DOOR E - DOOR OPENING 2'-8" x 6'-6". NO DOOR. PAINTED WOOD JAMB, PAINTED WOOD THRESHOLD. DOOR OPENED INTO RM. 4 BASED ON HINGE LOCATION.
- DOOR F - DOOR OPENING 3'-3" x 7'-2" (ON RM. 5 SIDE) SLIGHTLY ARCHED TOP. NO DOOR. PAINTED PLASTER JAMB AND HEAD. 2 CONCRETE/CARPET STEPS DOWN INTO ROOM 4.
- DOOR G - 3'-1" x 6'-10", DOOR HAS BEEN SEALED UP WITH WHAT APPEARS TO BE PAINTED PLYWOOD.
- DOOR H - 2'-11½" x 6'-5" 3 PANEL WOOD DOOR WITH 2'-0" x 2'-3½" LIGHT. PAINTED. WOOD JAMB, CONCRETE THRESHOLD. CONTEMPORARY HARDWARE PASSAGE SET AND TWO DEAD BOLTS. SCREEN DOOR, STAINED, WOOD W/ 3 BOTTOM PANELS. NO TRIM.
- DOOR I - 1'-11½" x 6'-7" 2 PANEL PAINTED WOOD DOOR, CONTEMPORARY HARWARE, PAINTED WOOD JAMB, NO THRESHOLD, NO TRIM.

EXISTING CONDITIONS



NOTES

- ALL DOORS & HARDWARE APPEAR TO DATE FROM THE SECOND HALF OF THE 20TH CENTURY AND NEED WORK.
- DOOR J — 3'-0" x 6'-7½" WOOD PANEL (PLANKS) UNFINISHED. REPORTED TO BE A 1990'S REPLICA. MODERN HINGES, CONC. SILL, DEADBOLT.
- DOOR K — 2'-8" x 6'-5½" ½ LIGHT, 3 PANEL WOOD DOOR, PAINTED. 1x4 PAINTED TRIM. WOOD THRESHOLD. APPEARS TO HAVE HAD A METAL GRILLE (NO PAINT UNDER WHERE GRILLE ATTACHED TO DOOR) MODERN DEADBOLT. C. 1950'S
- DOOR L — 2'-7" x 6'-0" x 3½" HAND ADZED TWO PANEL STAINED WOOD REPLICA DOOR. 4¾" THICK HAND ADZED STAINED WOOD REPLICA JAMB (3½" INT). REPLICA HARDWARE. WOOD THRESHOLD. ± 1998 (HSR)

EXISTING CONDITIONS

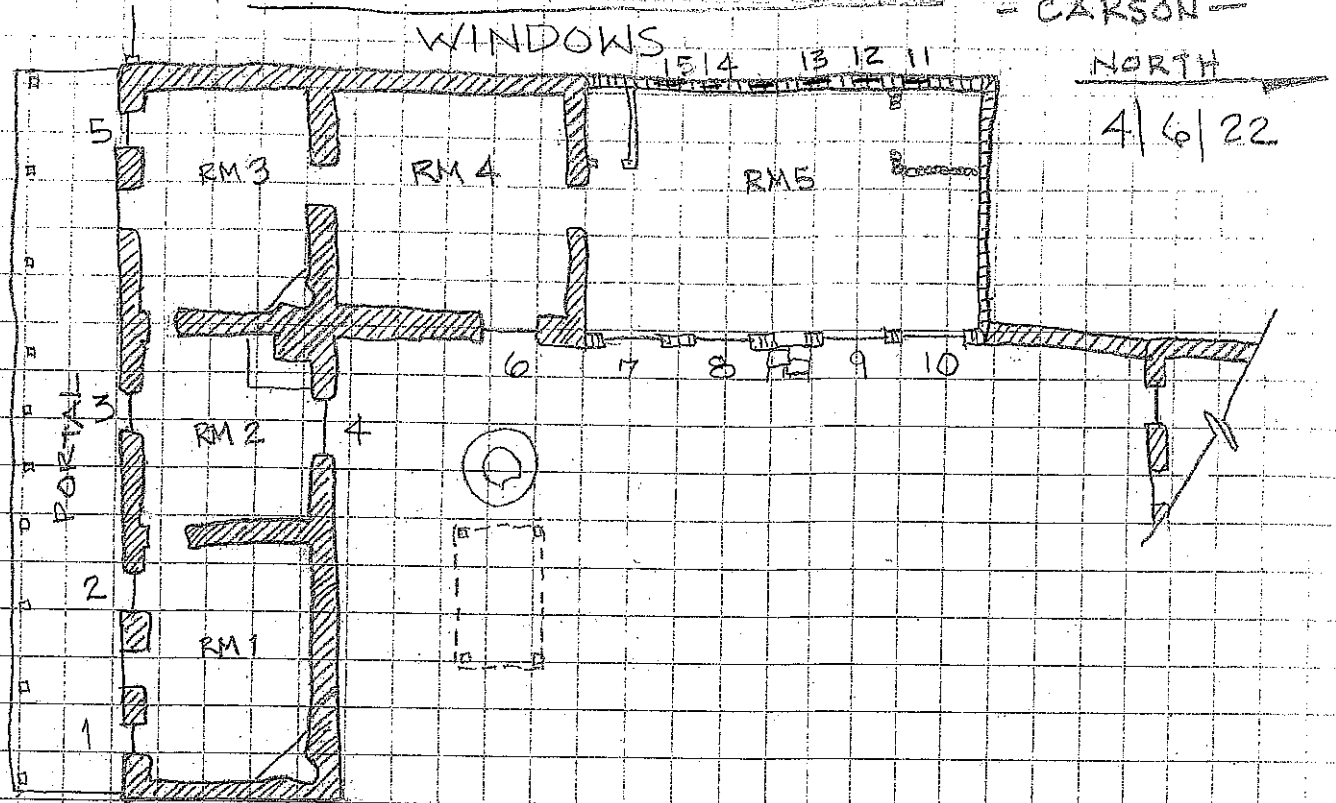
- ROMERO -

DOORS

- DOOR M — 2'-8" x 6'-7" FIVE PANEL PAINTED WOOD DOOR. WOOD JAMB, NO TRIM. CONTEMPORARY HARDWARE. WOOD JAMB. C. 1950'S
- DOOR N — 2'-5" x 6'-4" FIVE PANEL PAINTED WOOD DOOR. WOOD JAMB, NO THRESHOLD. GATE LATCH. C. 1950'S
- DOOR O — 3'-0" x 6'-8" SIX PANEL UNFINISHED WOOD DOOR. WOOD JAMB, 1x2 TRIM (WEST) 2 1/2" PAINTED TRIM (EAST SIDE) NO THRESHOLD. CONTEMPORARY DOOR, HARDWARE & TRIM.
- DOOR P — 2'-6" x 6'-5", NO DOOR, PAINTED WOOD JAMB, 1x4 PAINTED TRIM, WOOD THRESHOLD.
- DOOR Q — 2'-6" x 6'-6 1/2", NO DOOR, PAINTED JAMB, 1x4 PAINTED TRIM (RM 3) ADZED (RMA), NO THRESHOLD
- POSSIBLE FORMER DOOR LOCATION TO EXTERIOR IN RESTROOM, ROOM 1

EXISTING CONDITIONS

- CARSON -



NOTES

- WINDOWS APPEAR TO DATE FROM THE 1911 THROUGH 1950'S REMODEL. ALL WINDOW NEED REFURBISHING.
- WDW 1 - 2'-5" x 5'-6" 9 OVER 9 DOUBLE HUNG, PAINTED, 1x3 TRIM, 1911 SILL 1'-10 1/2" AFF
- WDW 2 - 2'-5" x 5'-6 1/2" 9 OVER 9 DOUBLE HUNG, PAINTED 1x3 TRIM, 1911 SILL 1'-9 1/2" AFF
- WDW 3 - 2'-5" x 3'-11" 6 OVER 6 DOUBLE HUNG, PAINTED, 1x3 TRIM, 1911 SILL 2'-4" AFF
- WDW 4 - PAIR 2'-0 1/2" x 5'-1 1/2" 4 OVER 4 DOUBLE HUNG, PAINTED, 1x3 TRIM, 1911? SILL 2'-9" AFF

EXISTING CONDITIONS

- CARSON -

WINDOWS

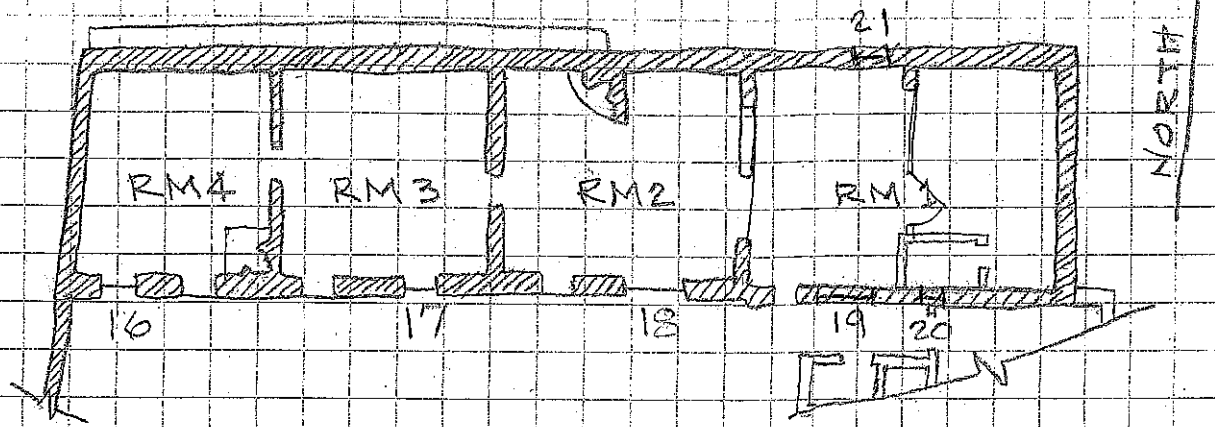
- WDW 5 - 2'-4" x 3'-10 $\frac{1}{4}$ " 6 OVER 6 DOUBLE HUNG, PAINT MOSTLY REMOVED FROM INTERIOR, 1X3 TRIM, 1911? SILL 2'-8 AFF
- WDW 6 - STEEL CASEMENT, PAINTED, PLASTER JAMB, HEAD & SILL, WOOD SHUTTER ON OUTSIDE
- WINDOWS 7-10 - 3'-1 $\frac{1}{2}$ " x 5'-8 $\frac{1}{2}$ " 12 LIGHT STEEL CASEMENT, PAINTED, PLASTE JAMB, HEAD & SILL.
- WINDOWS 11-15 - FORMER WINDOWS HAVE BEEN SEALED OVER BOTH INSIDE & OUT.

EXISTING CONDITIONS

WINDOWS

ROMERO

4/6/22



NOTES

- WINDOW 16 — 2'-5½" x 5'-1" 2 OVER 2 DOUBLE HUNG, UNPAINTED, 1x4 UNFINISHED TRIM, WOOD SHUTTER, NOT PAINTED. WINDOW IS IN POOR CONDITION.
- WINDOW 17 — 2'-5" x 4'-5½" 2 OVER 2 DOUBLE HUNG, PAINTED, 1x4 PAINTED WOOD TRIM, WOOD SHUTTER, NOT PAINTED, WINDOW IS IN POOR CONDITION.
- WINDOW 18 — 3'-10" x 4'-7" WINDOW APPEARS TO HAVE BEEN REMOVED, PAINTED SHELVES INSIDE, 2'-5" x 2'-2" UNPAINTED WOOD SHUTTER ON OUTSIDE.
- WINDOW 19 — FORMER WINDOW LOCATION, NO ACCESS, WINDOW WAS LARGER THAN UNPAINTED WOOD SHUTTER ON THE OUTSIDE. INSIDE FRAME — 4'-5" x 4'-2½"
- WINDOW 20 — POSSIBLE FORMER WINDOW LOCATION
- WINDOW 21 — POSSIBLE FORMER WINDOW LOCATION AT BLOCKED GRILLE LOCATION.

EXISTING CONDITIONS

UTILITIES

-KIT CARSON HOUSE-

- UTILITIES WERE REVIEWED BY M&E ENGINEERING ON JUNE 3, 2022. SEE ATTACHED REPORT.
- VERY LITTLE INFORMATION WAS AVAILABLE FOR UTILITY LOCATIONS, SIZE & CONFIGURATION.

EXISTING CONDITIONS

ENVIRONMENTAL

-KIT CARSON HOUSE-

- A VISUAL REVIEW OF SUSPECT HAZARDOUS MATERIALS WAS PERFORMED BY M&E ENGINEERING, ON JUNE 3, 2022. SEE ATTACHED REPORT.
- MATERIALS SUSPECT OF CONTAINING ASBESTOS INCLUDE STUCCO, PLASTER, DRYWALL, COMPOUND, ROOFING, THE FLOORING UNDER CARPET (ROOMS A & E OF THE CARSON HOUSE) AND WINDOW PUTTY.
- LEAD BASED PAINT MAY BE PRESENT

EXISTING CONDITIONS

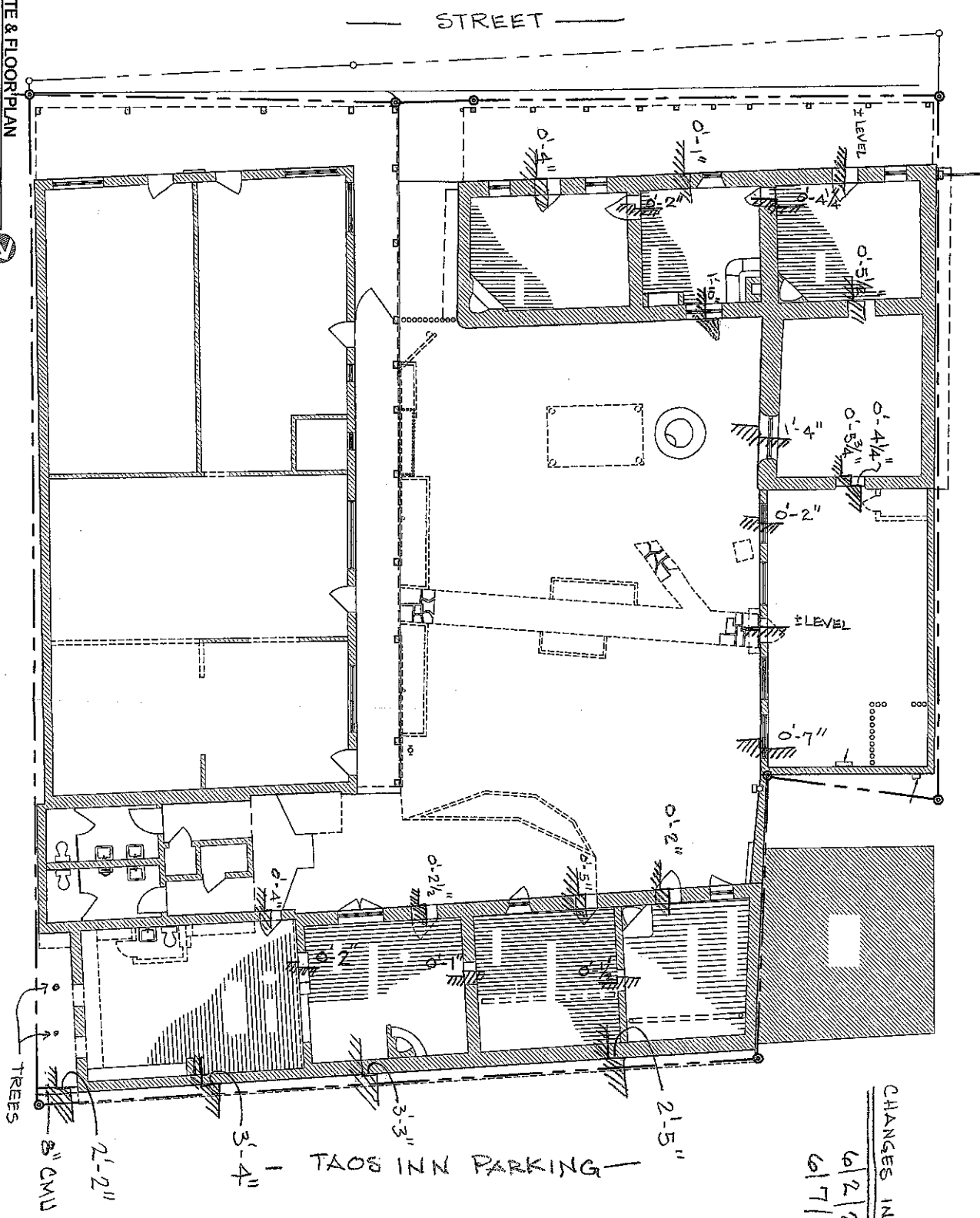
ACCESSIBILITY

-KIT CARSON HOUSE-

-ROMERO HOUSE

- HISTORIC STRUCTURES ARE NOT ACCESSIBLE PER. CURRENT STANDARDS
- APPROX. 15 1/2" CHANGE IN FLOOR LEVELS IN CARSON HOUSE ROOMS 3-5
- APPROX. 6" CHANGE IN FLOOR LEVELS IN CARSON HOUSE ROOMS 1-3
- APPROX. 1 1/2" CHANGE IN FLOOR LEVELS IN ROMERO HOUSE.
- DOORS & HARDWARE NOT ACCESSIBLE
- CURB RAMP & SIDEWALK APPEARS TO NOT MEET CURRENT STANDARDS
- ABANDONED RESTROOM IN ROMERO HOUSE WAS NOT ACCESSIBLE. MUSEUM CURRENTLY USES TOWN CONSTRUCTED FACILITIES.

A1 SITE & FLOOR PLAN
SCALE: 3/8" = 1'-0"



CHANGES IN ELEVATION
 6/2/2022
 6/7/2022

SHEET
AS-101

PROJECT	DATE	REVISION
DRAWN		
CHECKED		
DATE		

PRELIMINARY
NOT FOR
CONSTRUCTION

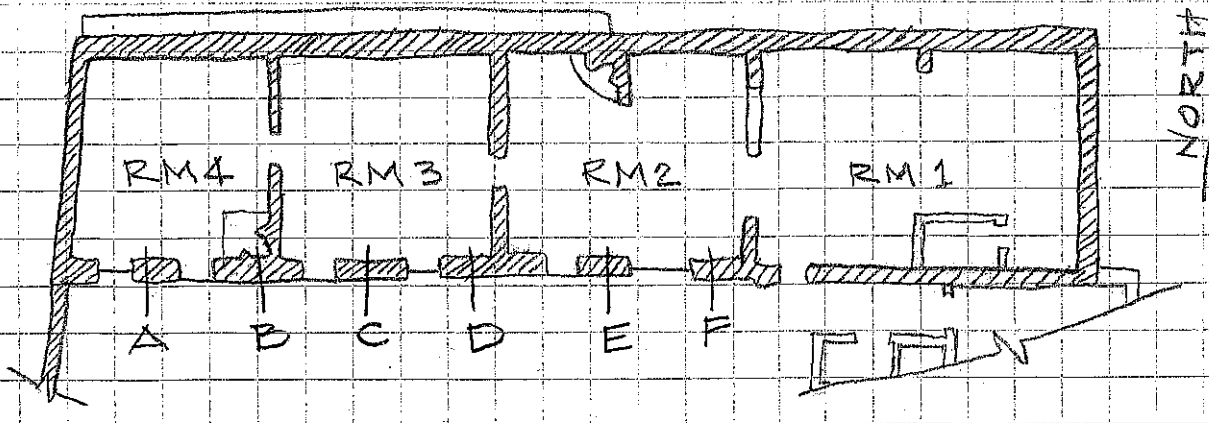
SITE & FLOOR PLAN - EXISTING / DEMOLITION
 KIT CARSON HOUSE & MUSEUM - RENOVATIONS
 TAOS, NEW MEXICO

CW
 CONRON & WOODS ARCHITECTS
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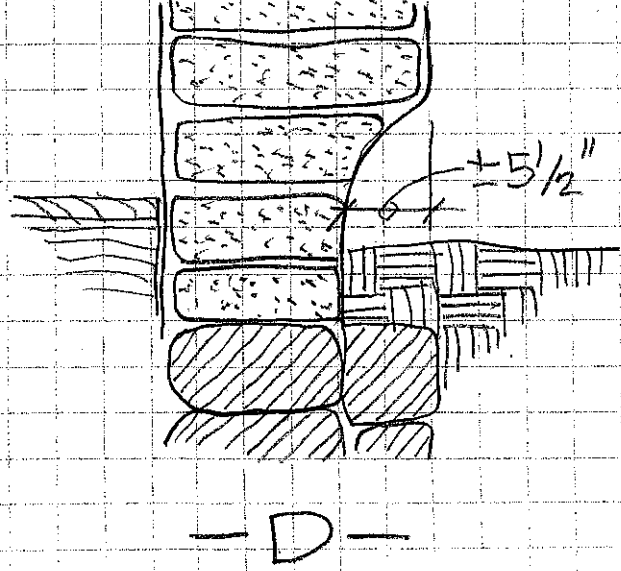
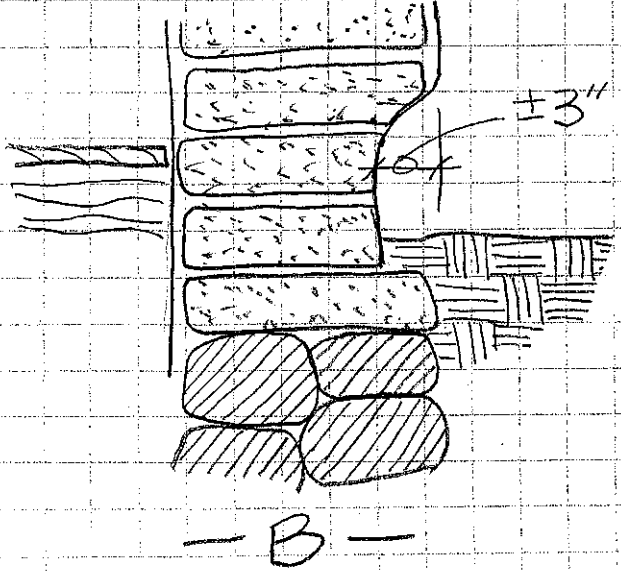
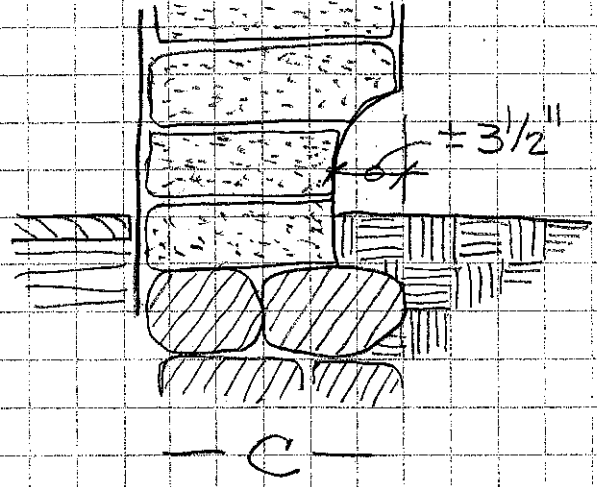
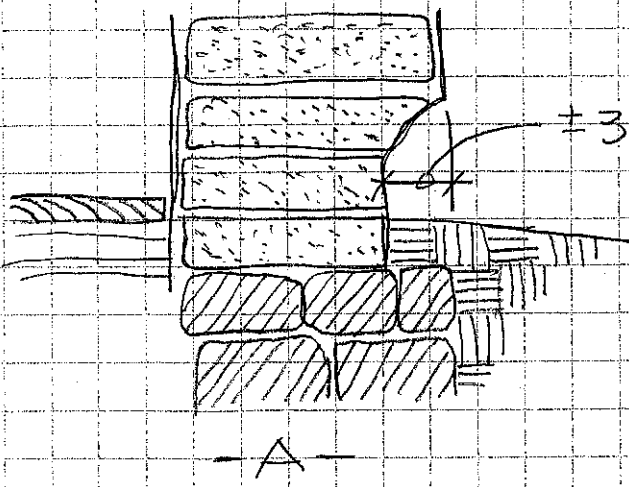
EXISTING CONDITIONS

BASAL EROSION

ROMERO
6/7/22



NOTES



EXISTING CONDITIONS
BASAL EROSION

— ROMERO —
6/7/22

