

KIT CARSON HOUSE

Taos, New Mexico

CURRENT CONDITION ASSESSMENT & PRESERVATION PLAN

Draft – September 16, 2022



Study and plan funded by

State of New Mexico Historic Preservation Department

CLG Grant to the Town of Taos and Kit Carson House, #35-21-10035.10018

Prepared for Kit Carson House by



ACKNOWLEDGEMENT

The activity that is the subject of this Current Condition Assessment & Preservation Plan has been financed with Federal funds from the National Park Service, U.S. Department of the Interior. However, the contents and opinions do not necessarily reflect the view or policies of the Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior.

For this last draft, new edits and additions appear once more in green ink.

Earlier drafts included a separate section with “notes about this draft.”

That section has been removed and the Acknowledgements section appears in its place.

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EXECUTIVE SUMMARY

Kit Carson, born Christopher Houston Carson in Kentucky in 1809, lived to become an icon of the American West. He was drawn to the west as a teenager, lured by tales of the American frontier told by his brothers and others. He worked at a variety of positions and traveled from northern Mexico to the Pacific Northwest. He lived as a fur trapper, later as a guide, an Indian agent, and an officer in the U.S. Army, among numerous other roles and occupations.

He married three times. It was his third marriage to a young woman from a prominent Taos family that led him to purchase the circa 1825 21-viga house on Taos Canyon Road *less than a block* east of the Plaza. Josefa Jaramillo was a young teen when they married in 1843, but would remain with him for the next 25 years, for the rest of both their lives. They had 8 children, and lived for most of those years in the same house. They died, a month apart, in 1868, while living briefly in Colorado, she of complications related to the birth of their eighth child, and he soon after, as a result of an aneurysm.

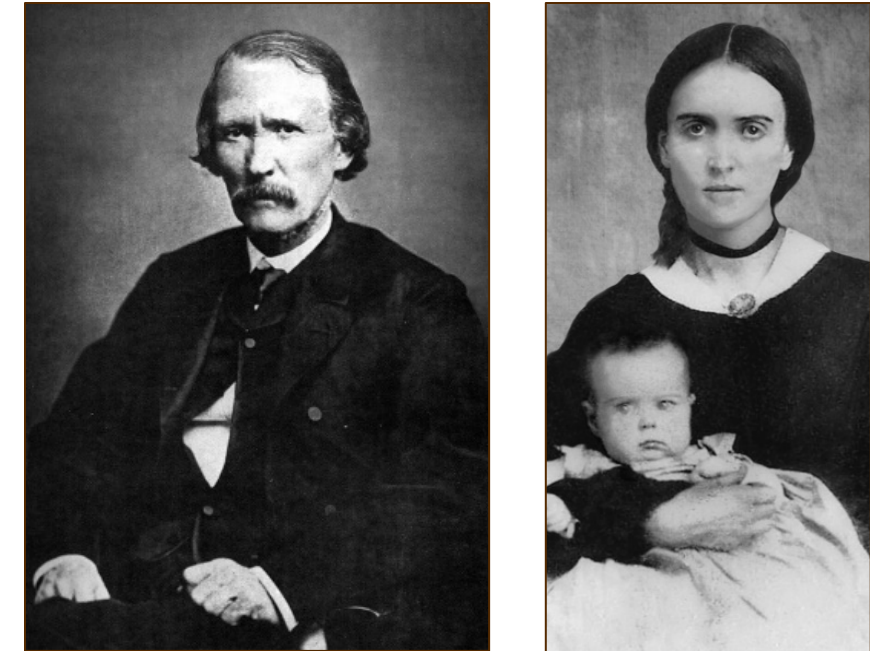
Carson became unusually well-known during his lifetime. Even before his death, he became a symbol of the American frontier and its lore, though this notoriety was not of interest to him. He was engaged by his evolving career and by his family. He was also a Freemason, ultimately participating in the original charter of the Taos lodge, known at the time in 1860 as Bent Lodge 204. Though the Lodge closed with the Civil War, it was reinstated in the early 1900's. During this period, the Lodge chose to purchase the former Carson home, to preserve it, and to honor Carson, ultimately intending to create a museum in his memory. It is owned today by the same Bent Lodge (now #42).

The formation of a new Board of Directors has sparked a broad initiative for the Kit Carson House. The nearly 200-year-old house has endured through recent years of deferred care and reduced numbers of visitors thanks to the pandemic. But a partial wall collapse several years ago, increasing exposure to moisture at numerous locations, side effects of interim repairs made through the years, and other effects of aging now show this National Historic Landmark to be in precarious condition.

A new 501 (c)3 non-profit organization named Kit Carson House and the Board are moving forward in several directions to protect the House. These activities include a project to fully assess the current condition and develop a plan to stabilize and restore the buildings, the initiation of a capital campaign, and ultimately the rehabilitation of the complex to create a facility that can tell the story of Kit Carson, the man behind the iconic western history, along with that of Josefa Jaramillo, whose adult life was spent mostly in this house. Theirs are the true stories of old New Mexico and the West.

In 2021, Kit Carson House worked with the Town of Taos to secure a grant from the State of New Mexico Historic Preservation Department. The grant was under a Certified Local Government (CLG) program and was to fund a Condition Assessment and Preservation Plan for the two historic structures in the Kit Carson complex. The project was awarded in early 2022 and Conron & Woods Architects, based in Santa Fe, was contracted to document the current conditions, develop an assessment, and create a preservation plan for the complex. A separate project or projects will execute the plan.

This document describes the existing buildings as they are today, sets priorities for their preservation, and lays out the tasks involved.



Above, Kit Carson and Josefa Jaramillo.

Below, Kit Carson House circa 1928



ACKNOWLEDGEMENTS

The Kit Carson House is owned by the Freemasons of Bent Lodge #42, located in Taos. The Lodge has owned and cared for the Kit Carson House for more than a century. We are indebted to their enduring concern for the story of Kit Carson, Josefa Jaramillo, and their place in our history. The work of this report and the rehabilitation activities that will follow have come about thanks to the tireless work of Martin Jagers and the current Board of Directors of Kit Carson House.

Working with the Town of Taos, the Kit Carson House was able to secure the CLG grant awarded through the State Historic Preservation Division that funded this report. We are grateful to the Town, to the current mayor, Pascual Maestas, to the prior mayor, Dan Barrone, for their on-going support of the project and of Kit Carson House. We thank especially Lynda Perry, Assistant Town Manager, who has worked alongside our team from the first steps of the grant application to the final draft of this document.

Our labors were advanced from the start by the earlier work of others. Dave Cordova was a valuable resource for background and imagery of the buildings over the recent years. The Historic Structure Report prepared by the Taos Historic Museums – National Park Service Partnership and Dale F. Zinn, Architect Consultant and funded by the National Park Service and the Taos Historic Museums Foundation in 2001 provided detailed research about this significant compound of buildings. Our report is also enriched by the context offered in Jeff Boyer’s Archaeological Monitoring Plan, which offers a helpful historical background of the region and an approach for protecting what future discoveries may be made at the site.

We are grateful for the oversight and thoughtful review that has come from Karla McWilliams and Gretchen Brock, Historians for the State Historic Preservation Division. Their observations helped keep us mindful of the potential contemporary experience of visiting the Kit Carson House while shepherding us through the requirements of the Secretary of the Interior.

Everywhere we go, we encounter people who have visited the Kit Carson House and enthusiastically recount the memories of their time on-site. This report and the rehabilitation work that is to come is for them and for the thousands of other visitors who will visit and return to Kit Carson House for years to come.

Roy Woods
Laura Chancellor
Conron & Woods Architects

September 2022

PART I: CURRENT CONDITION ASSESSMENT

A. INTRODUCTION

The compound that incorporates the Kit Carson House is actually comprised of several structures, constructed at different times. The home originally purchased by Kit Carson is referred to here as the Carson House. It is believed that the main Carson House was built around 1825, though little else is known about its original owner or construction.

The adjacent Romero House, another building within the compound, was also likely constructed in the first half of the 19th Century. Some timbers in the structure have been dated to 1808 and even the late 1700's. We know it was also amended during the mid-1800's, and it is considered to be a valuable and historic portion of the Carson complex. The Romero House is also documented and assessed here.

A third structure is the current Museum shop building, which dates from the mid-20th century, completes the enclosure of the central courtyard, but is not considered in any detailed way by this report. There is also a recent restroom addition between Romero House and the Museum Shop building which has created some concerns and will be mentioned.

Some existing amendments endanger the buildings in a variety of ways, like well-intentioned improvements that end up trapping moisture in the walls. Others are misleading about the realities of 19th Century life in Northern New Mexico, introducing confusing references to other places and lifestyles. The preservation plan presented here will strike a balance between historical accuracy and what changes and corrections are reasonable to make now and what is practical to maintain. We also will create a plan that meets modern accessibility requirements so the facility is safe and usable.

The preservation plan in this report directs the focus to a specific historical moment, which helps with decision-making about repairs and amendments made at different periods.

A GOOD FOUNDATION

In 2001 a Historic Structure Report was prepared for the Kit Carson House complex that included historical background for the region, the immediate site, and Kit Carson's personal history. Also included was [dendrochronological](#) (tree-ring) dating of select timbers throughout the site to provide potential insights into chronology of construction, and preservation-based evaluation of changes made to the structures during the years the Carson family owned the house and through the nearly century and a half that followed.

This report builds on that research. We don't recreate the timeline or duplicate the historical background provided in that report. We refer readers to the HSR which is included in the Project Documentation section of this report. The focus of our report will be on the current condition and documentation of existing details, on setting priorities, and on the preparation of a work plan.

Present day views of the Kit Carson House complex.

Right, street view of Carson House.

Below right, a courtyard view of the complex, showing the west wing of Carson House.

Bottom right, Romero House.

Below, A site plan showing the compound. In this view, Carson house is seen in the upper left corner and Romero House is along the lower right side.



B. EXISTING CONDITIONS

Our process of investigation has looked at the Kit Carson complex in these different dimensions:

- Site drainage
- Moisture study
- Walls
- Ceilings
- Floors
- Doors
- Windows
- Utilities
- Environmental
- Accessibility

This section will describe our findings in each of these areas and provide sketches and photographs. Additional photographs are provided in the final documentation section of this report.

DRAINAGE

We begin by looking at the role of moisture in the complex. Grading and drainage on the site and surrounding it are an immediate concern. We visited as much of the site as is accessible and looked at how drainage was working – or not working.

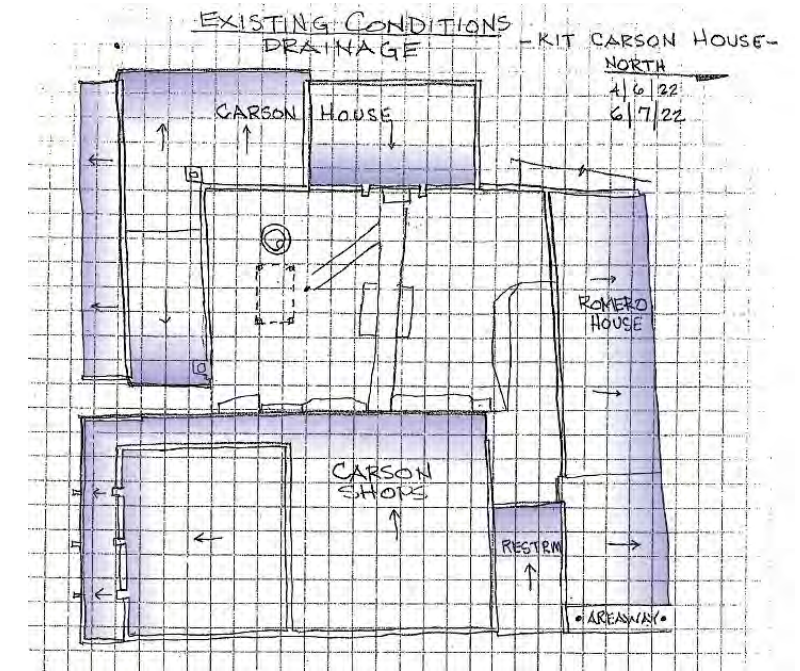
We found significant drainage issues in the central courtyard and around the perimeter of the buildings. In a number of areas, the exterior finish grade is higher than the interior finish floor.

There is considerable basal deterioration, with water not draining away from the walls. Also a concrete contra pared installed along the north side of Romero House is trapping water against the wall. Trees and other vegetation growing near structures are adding to the issues.

In addition, areaway drainage is problematic. The 1990's restroom addition blocks this drainage.

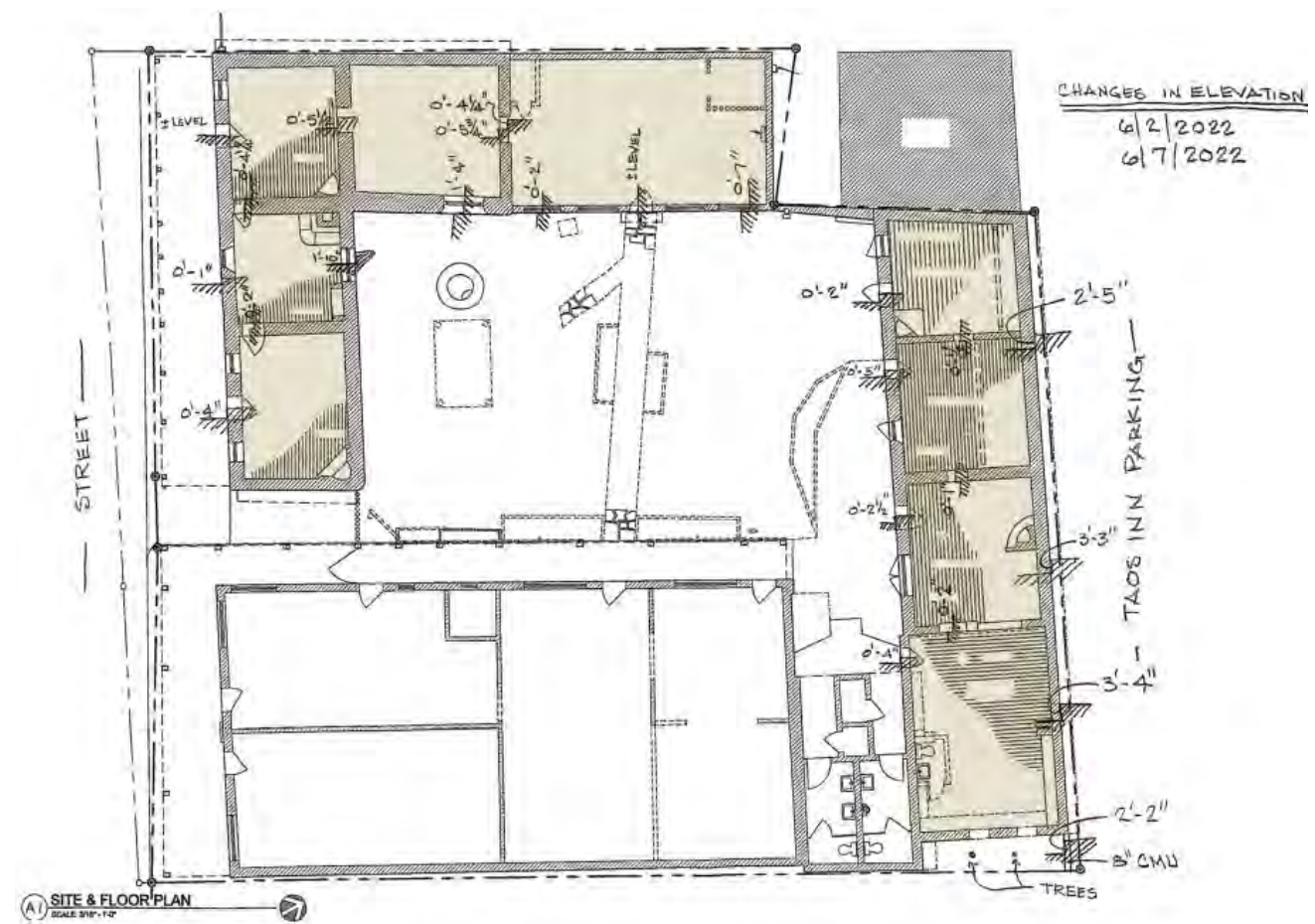
Resolution of these issues will involve re-grading the site and the installation of drainage systems in the courtyard and elsewhere. The area north of Romero House is currently used for parking for Taos Inn, who will need to be involved with regrading and revision to the northern edge of the Kit Carson complex.

Preliminary conversations have been held with a local civil engineer and with the Taos Inn.



At right, a sketch showing roof drainage, tinted for emphasis.

Below, a plan marked to show all the changes in elevation throughout the complex.



MOISTURE STUDY

The long-term presence of moisture undermines the structural integrity of adobes and cause walls to fail. Detecting the presence and effects of moisture in an adobe wall is a critical part of the assessment.

Two methods were used to assess moisture in the walls, taking core samples that are weighed, wet and dry, and using an infrared surface meter. Winter core samples were taken mid-March in a highly structured process. Some snow was on the ground but many areas of the site were dry. Summer samples were taken in July at the same locations. These were typically 8" cores. Locations are indicated by the colored circles on the plans shown on this page and on the following page. The core samples are taken and weighed, and then reweighed after being air dried. The difference between wet and dry weights is then taken as a percentage to indicate the moisture level.

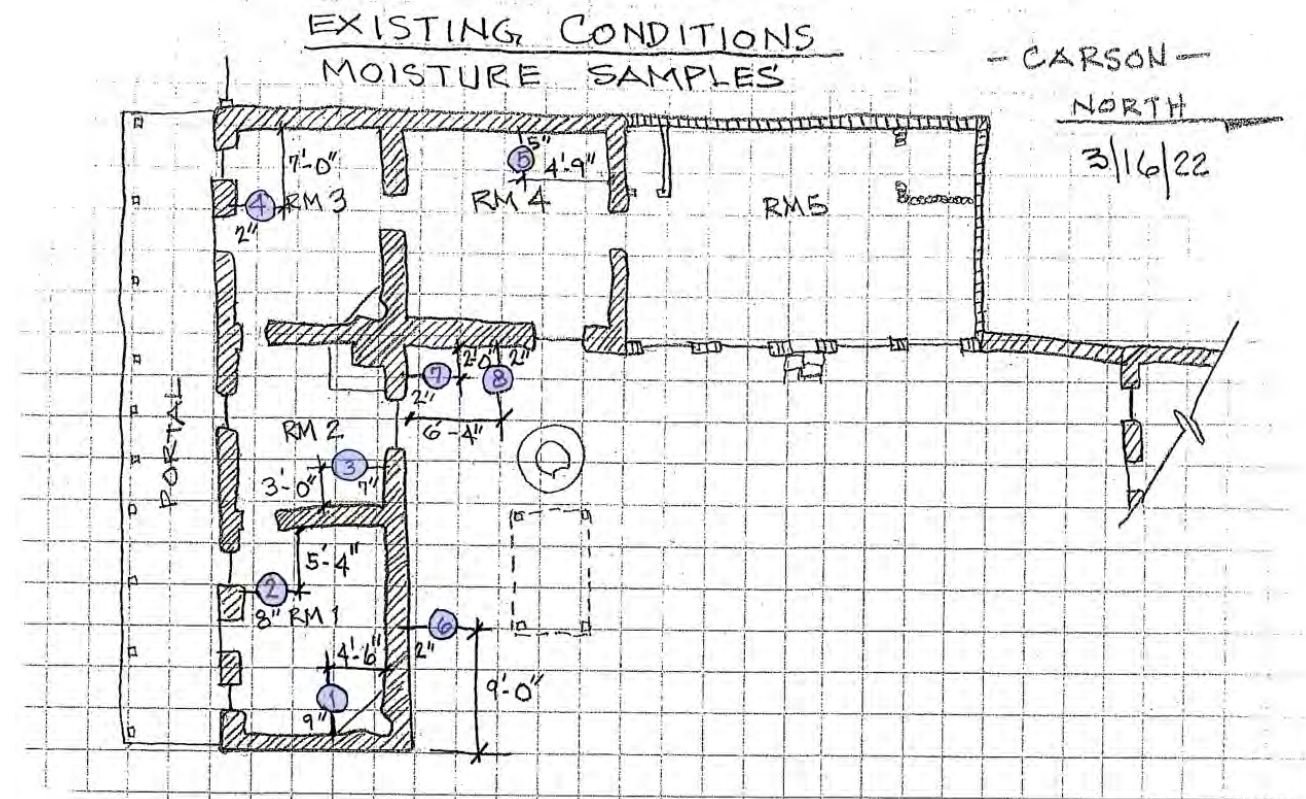
These percentages are evaluated as follows:

- ≤ 8% — Dry
- 9% — Consider safety procedures
- 12% — Wall approaching structural limits
- ≥ 14% — Structural failure possible

The moisture samples provided these results:

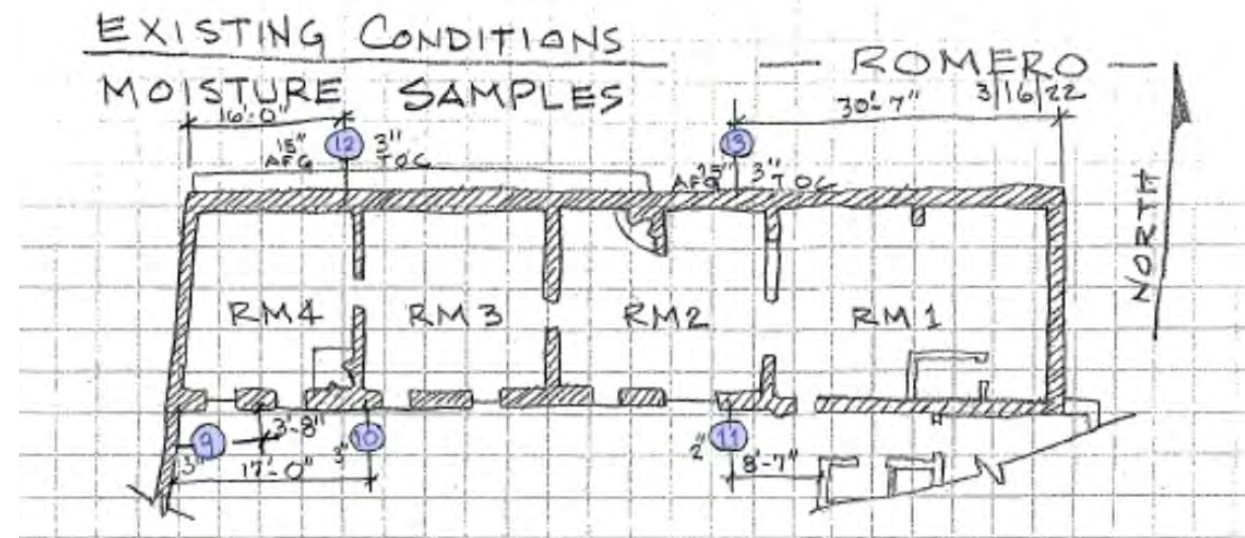
Sample #	Location	Winter values	Summer values
1	Carson interior, east wall, Room 1	3.40%	4.20%
2	Carson interior, south wall, Room 1	1.60%	1.30%
3	Carson interior, north wall, Room 2	5.80%	4.10%
4	Carson interior, south wall, Room 3	7.30%	3.90%
5	Carson interior, west wall, Room 4	N/A	N/A
6	Carson exterior, courtyard wall outside Room 1	6.60%	7.80%
7	Carson exterior, courtyard wall outside Room 2	11.70%	3.70%
8	Carson exterior, courtyard wall outside Room 4	1.90%	3.70%
9	Romero exterior, west courtyard wall – near Room 4	4.40%	4.20%
10	Romero exterior, courtyard wall – outside Rooms 4/3	3.10%	3.70%
11	Romero exterior, courtyard wall – outside Room 2	8.80%	8.50%
12	Romero exterior, north wall – near west end	3.70%	1.30%
13	Romero exterior, north wall – outside Room 2	2.90%	1.50%

- Samples were not taken in Room 5 of Carson because the walls there are CMU.
- At Sample #5 the coring bit was rejected approximately 2" in to the wall and the sample could not be completed.



Above, locations of moisture samples taken at Carson House.

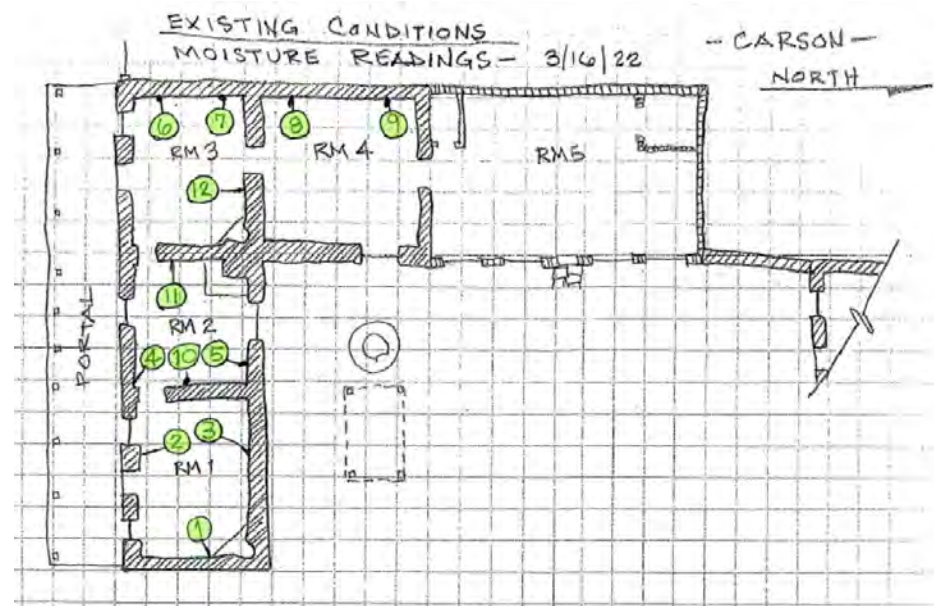
Below, locations of moisture samples taken at Romero House.



MOISTURE METER READINGS

In addition to the core samples, surface readings were taken using a digital moisture meter on the same day as the winter core samples, and, where possible, were done near the ceiling, at a mid-height on the wall, near the bottom of the wall, and on the wood base where present. The wall readings provide one kind of information, while the wood base is in a different category. However, in these two buildings, they are telling the same story. Moisture readings are extraordinarily high.

On this page and the next, we'll provide the tables of readings, along with sketched plans showing the locations of the measurements.



To understand the numbers, the meter generates a reading on a scale of 100. For the masonry readings, we consider these numbers relative, giving a sense of patterns and areas of moisture. When we see higher numbers at the ceiling-height locations or high on the wall, it can indicate a roof leak or mechanical issue. At both buildings in the Kit Carson complex we found the walls to be more moist at the bottom. This indicates that the walls are getting moisture coming up from the ground. Also, we would normally expect readings of around or below 15 at the wood base. The wood base readings are highlighted in green in the tables. Where wood base was present, some were within the expected range. But others, notably in Carson House Room 1, we see a wood base reading of 53.

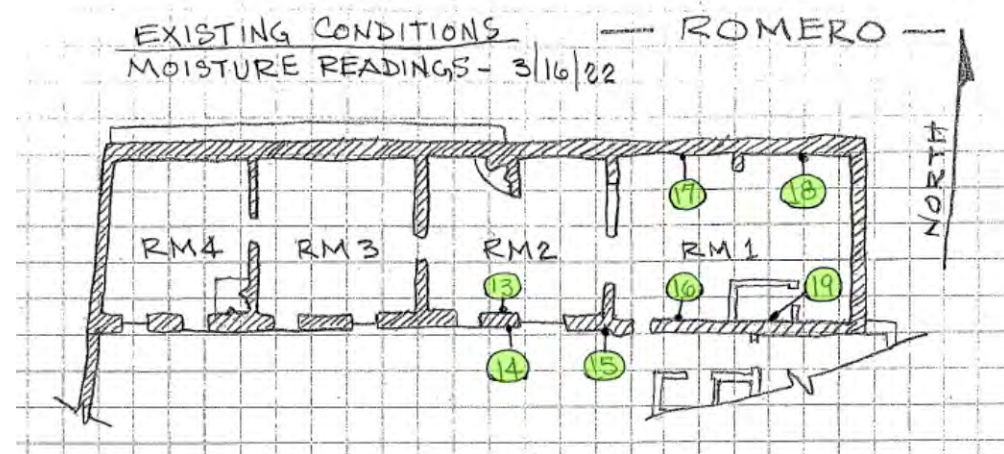
Surface readings were only taken during the winter.

CARSON HOUSE READINGS

No.	Location	Location	Reading
1	Carson Room 1	Wall near ceiling, right of fireplace	54
		Mid-height on same wall	72
		Bottom of wall	100
		At wood base	53
2	Carson Room 1	South wall near ceiling	67
		Mid-height on same wall	75
		Bottom of wall	80
		At wood base	13

No.	Location	Location	Reading
3	Carson Room 1	North wall near ceiling	74
		Mid-height on same wall	80
		(Plaster not accessible at bottom of wall)	-
		At wood base	13
4	Carson Room 2	South wall near ceiling	64
		Mid-height on same wall	70
		Bottom of wall	100
		At wood base	16
5	Carson Room 2	North wall near ceiling	76
		Mid-height on same wall	76
		Bottom of wall	100
		At wood base	28
6	Carson Room 3	West wall near ceiling	62
		Mid-height on same wall	65
		Bottom of wall	97
		(No wood base present)	-
7	Carson Room 3	West wall near ceiling	82
		Mid-height on same wall	68
		Bottom of wall	100
		(No wood base present)	-
8	Carson Room 4	(Near-ceiling location at west wall not accessible)	-
		Mid-height on west wall	54
		Bottom of wall	100
		(No wood base present)	-
9	Carson Room 4	West wall near ceiling (rebuilt wall)	32
		Mid-height on west wall	36
		Bottom of wall	82
		(No wood base present)	-
10	Carson Room 2	East wall near ceiling	68
		Mid-height on same wall	74
		Bottom of wall	100
		At wood base	13
11	Carson Room 2	West wall near ceiling	68
		Mid-height on same wall	61
		Bottom of wall	100
		At wood base	11
12	Carson Room 3	North wall near ceiling	48
		Mid-height on same wall	73
		Bottom of wall	100
		(No wood base present)	-

ROMERO HOUSE READINGS



The readings in Romero house tell a more desperate story about moisture levels in the walls at this building. Readings are high at all interior walls measured, from the bottom to the top.

CONCLUSION

Both the core samples and the surface readings confirm concerns about drainage and potential capillary rise into the walls from the ground. At Carson House, the winter core sample moisture percentage of 11.7 outside Room 2 is a serious situation, where the wall will soon be in danger of failure if the exposure remains untreated. But the surface readings tell a larger story of moisture throughout the buildings.

After taking the summer core samples, we see that the critical wall locations at Carson House at Rooms 2 and 3 are much dryer during the summer, which points to seasonal moisture. Although the temporary lessening of moisture is good, the fluctuation is not, and the deterioration may be as profound as in a wall that remains wet constantly. The summer data shows the courtyard walls at Room 1 of Carson House and along the south wall of Romero house to be at least as moist as in the winter. These are the most vulnerable.

Though not unexpected, the most critical findings of this report are these high levels of moisture in the walls.



The Romero House wall by the bench on the left in this photo, the site of core sample #11, is constantly wet, consistent with site drainage issues noted in this area.

No.	Location	Location	Reading
13	Romero Room 2	South wall near ceiling	100
		Mid-height on same wall	100
		Bottom of wall	100
		(No wood base present)	-
14	Romero Room 2	Courtyard wall - bottom of stucco at parapet (adobe)	62
		Mid-height on same wall	54
		Bottom of wall	100
		(No wood base present)	-
15	Romero Room 2	Courtyard wall - bottom of stucco at parapet (adobe)	63
		Mid-height on same wall	60
		Bottom of wall	100
		(No wood base present)	-
16	Romero Room 1	South wall near ceiling	100
		Mid-height on same wall	100
		Bottom of wall	100
		At wood base	18
17	Romero Room 1	North wall near ceiling	100
		Mid-height on same wall	100
		Bottom of wall	100
		At wood base	53
18	Romero Room 1	North wall near ceiling	100
		Mid-height on same wall	100
		Bottom of wall	100
		(Wood base not accessible)	-
19	Romero Room 1	South wall near ceiling	100
		Mid-height on same wall	100
		Bottom of wall	100
		(Wood base not accessible)	-

Surface readings were taken using a self-calibrated General Tools LCD MM8 pinless moisture meter.

WALLS

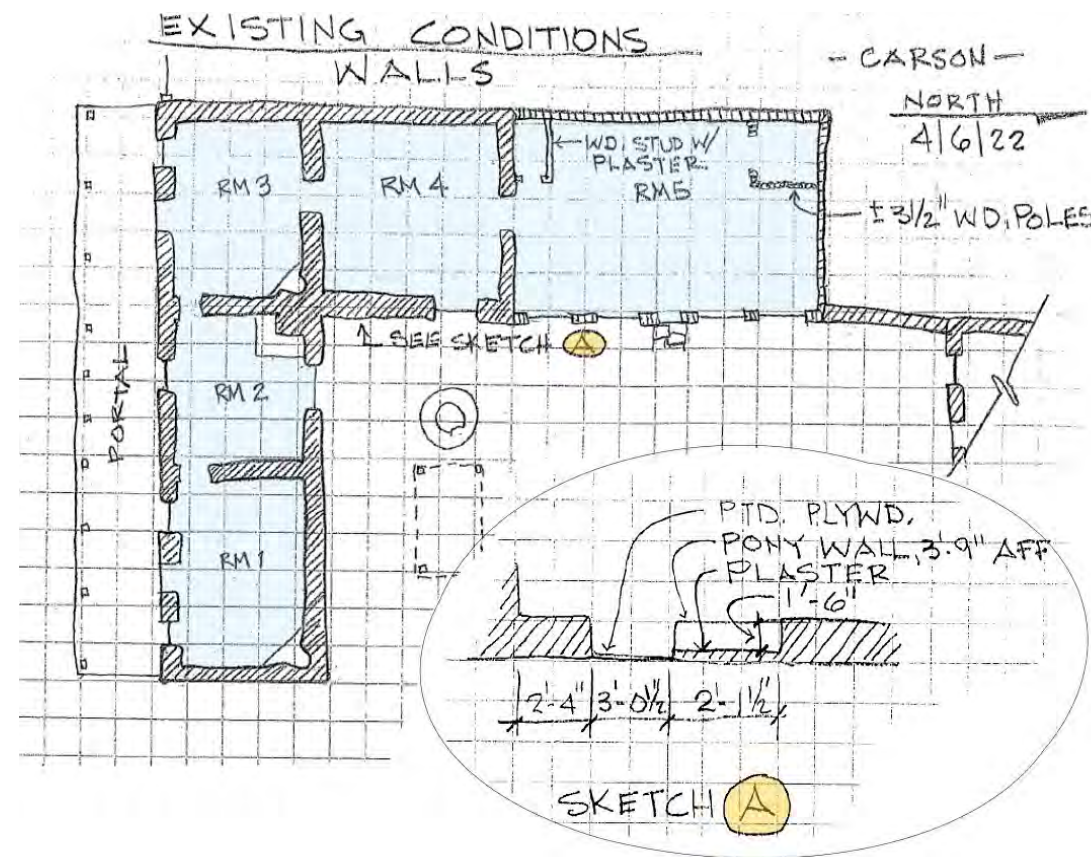
During our investigation we learn basic information about the materials and building methods used in the construction of the building. We also get a glimpse of the history of the building's use and also a view to its vulnerabilities. Using a historic building is one way to keep it standing, but that use also builds layers of character, good and bad, as repairs and adaptations are made. Though there were some years of neglect at the Kit Carson House after the Carsons died, the building has been in use steadily for the last hundred years. Less is known about how the Romero House has been used, but both buildings have received their share of updates and improvements.

We know from our moisture study that a critical issue for the walls of both buildings is the presence of moisture. Solutions for relieving that problem will include site work, grading and addressing elevation differences, removal of or changes to some added features, and repair/reconstruction where adobes have deteriorated to such an extent that the walls may collapse. But our work will also involve preserving what relevant existing features we can.

The following are some observations about the walls, including a preliminary summary of the existing finishes at each room. We also include sketch plans of both houses and marked up elevation drawings indicating the existing exterior finishes.

CARSON HOUSE

- All walls Rooms 1-4 are adobe approximately 20" thick except for interior wall between Room 1 and Room 2, which is about 11" thick.
- The walls of Room 5 (added in 1952) are approximately 9" thick and believed to be CMU.
- At Room 4, east wall at southeast corner near former door appears to have some CMU.
- Approximately north third of the west wall in Room 4 was reconstructed after collapse, around 2019.
- The base of the north walls at Rooms 1 and 2 and also the east wall at Room 4 are below finish exterior grade.
- 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 upper third of Room 3 west wall.
- Wood painted baseboard (1 x 6) in Rooms 1 and 2.
- Painted wainscot in Room 3.



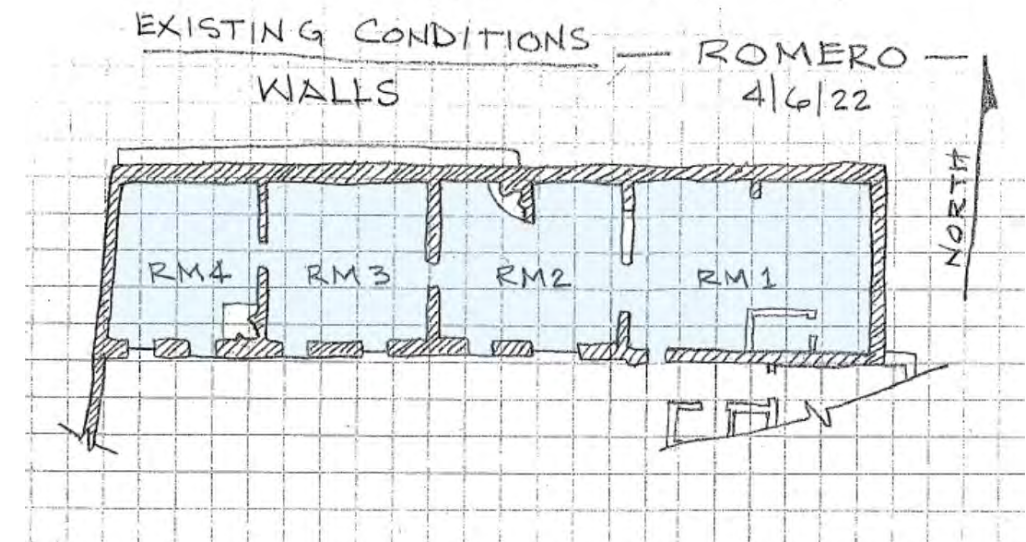
Above left, sketch with field notes. Above, Room 1 of Carson House. Clockwise from below, Rooms 2 through 5.



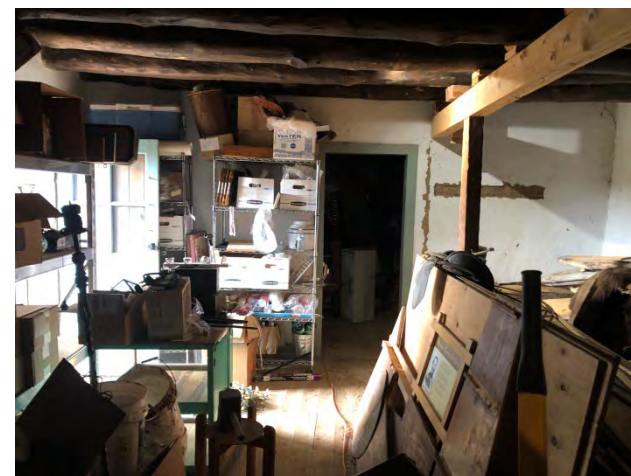
ROMERO HOUSE

- Room 1 east wall and a portion of the south wall are CMU with cement stucco exterior finish, in fair condition. North wall is adobe with stucco exterior finish, which is in poor condition.
- Rooms 2 – 4 exterior walls are +/- 20" thick adobe walls with mud plaster finish in poor condition.
- Base of north wall, at Rooms 2 through 4, has a concrete 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.
- At Room 1, restroom walls are 2x4 studs at 16" center to center with gypsum board on exterior face, and no finish at interior.
- Room 1 interior partition is 2x4 studs with gypsum board at both sides. This is non-historic.
- Room 1 west wall – 2x4 wood studs with TI-II (10" O.C.) on east face, and no finish on west face at Room 2. This is non-historic.
- +/-5' wide section of adobe at Room 1 north wall is exposed.

Additional access to interior of Romero House is needed to learn more. Additional investigation may need to wait until the actual preservation work is beginning. As the photographs reveal, the building is currently used for storage. A separate project for the Kit Carson House team will be clearing this out. It is certain that the current moisture levels do not make this an ideal storage space.



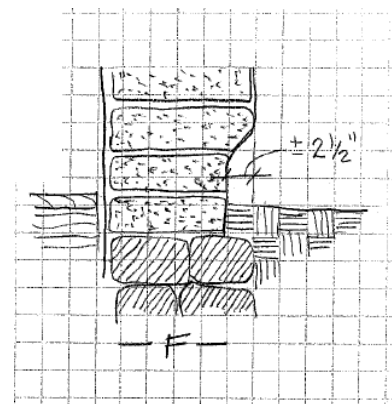
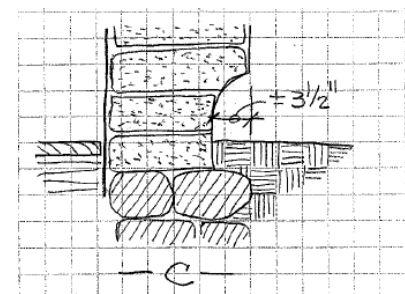
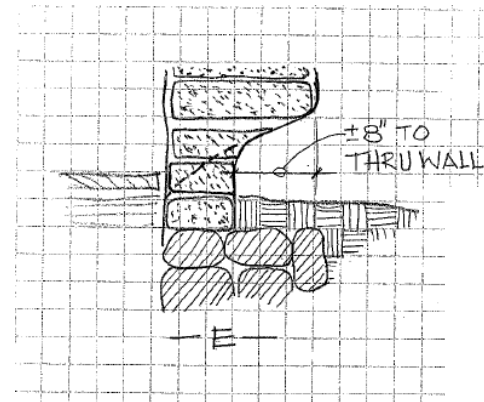
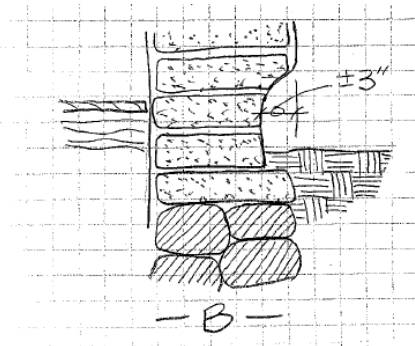
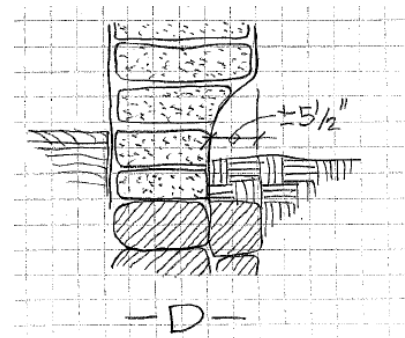
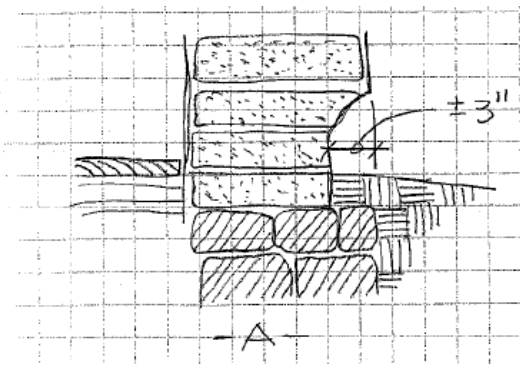
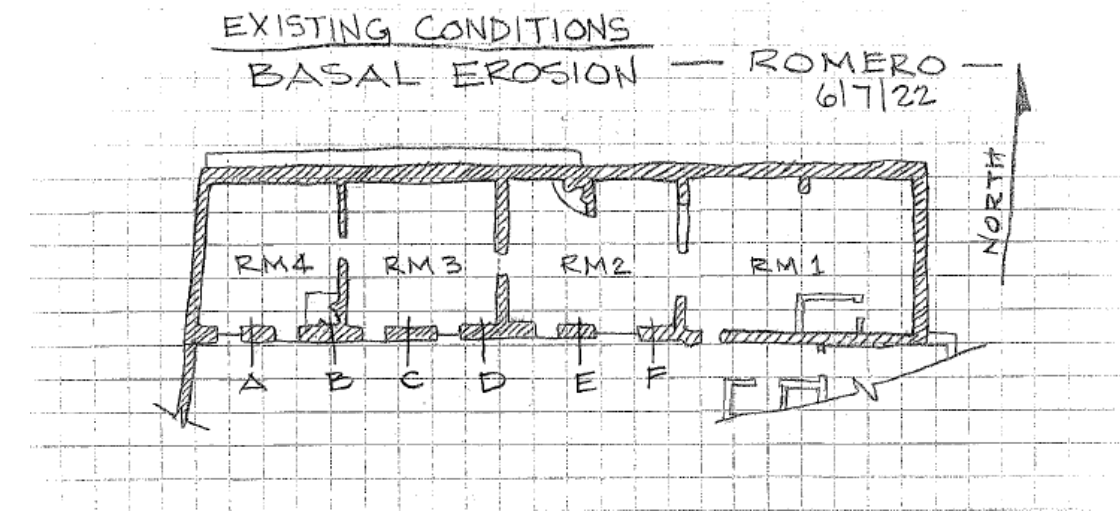
Above left, sketch of Romero House plan.
Clockwise from below right, Rooms 1 through 4.



BASAL EROSION

Measurements were taken at six locations along the courtyard wall of Romero House to evaluate the extent of basal erosion.

The sketched plan at right shows the locations. The sketches below illustrate the findings at each of these locations. This evaluation gives emphasis to the critical condition of this wall as a result of moisture.



FINISHES – INTERIOR AND EXTERIOR

Carson House Observations
INTERIOR

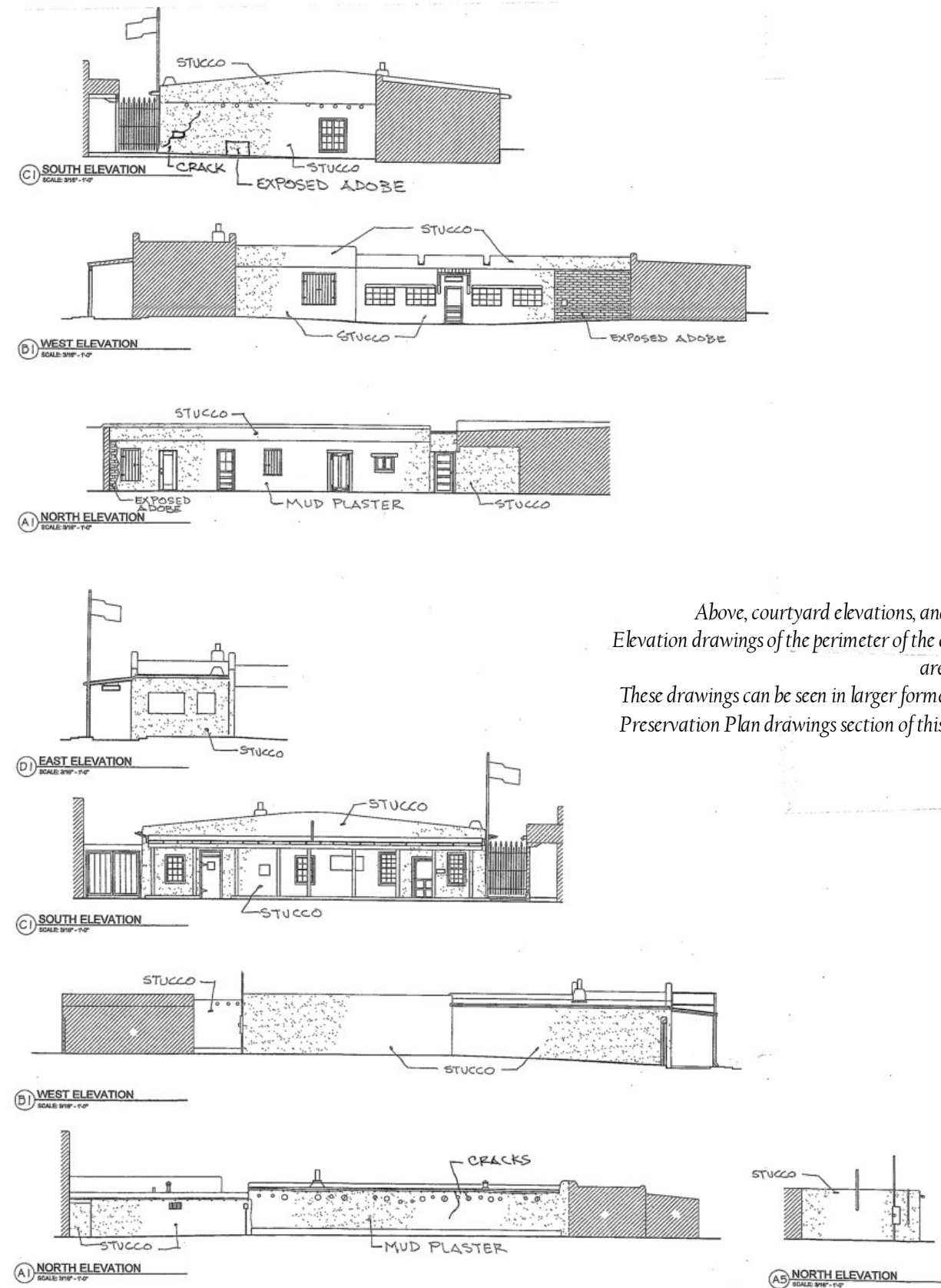
- Room 1 – Wall finish appears to be adobe → adobe mud plaster → Tierra Blanca clay rendering → paint. Finish is in poor condition.
- Room 2 – Wall finish appears to be adobe → adobe mud plaster → Tierra Blanca clay rendering → paint. Finish is in poor condition.
- Room 3 – Wall finish appears to be adobe → adobe mud plaster → light blue micaceous 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 with sand finish → paint. Finish is general in good condition.
- Room 5 – Wall finish appears to be CMU → gypsum plaster with sand finish → paint. Finish is generally in good condition.
- Fireplace in Room 3 has mud plaster as finish coat.

EXTERIOR

- Exterior finish is a combination of mud plaster and cement stucco, all in poor condition.



In the photo above, this courtyard image shows characteristic deterioration of walls at base on Romero House. At right, a view of the courtyard wall of Carson House, showing generally poor condition of exterior finishes and deterioration at base of wall.



Above, courtyard elevations, and below, Elevation drawings of the perimeter of the complex are shown. These drawings can be seen in larger format in the Preservation Plan drawings section of this report.

FINISHES – INTERIOR AND EXTERIOR

Romero House Observations

INTERIOR

- Room 1 – Adobe wall. Finish appears to be adobe → mud plaster → painted wood stud walls → painted gypsum board west wall, unfinished T1-11) → CMU → gypsum plaster → paint. All in poor condition. The adobe is badly eroded near the waste vent pipe in the restroom, possibly due to a plumbing leak. 1x4 painted base. Wall is +/-20" thick at entry door.
- Room 2 – Adobe wall. Finish appears to be adobe → mud plaster. Infill at east wall is exposed 2x4 studs with plywood on Room 1 side. Base of interior of south wall is quite deteriorated.
- Room 3 – Adobe wall. Finish appears to be adobe → 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 at 18" center to center with mud infill → mud plaster.

EXTERIOR

- Exterior finish is a combination of mud plaster and cement stucco, all in poor condition.
- Stucco has been more recently renewed at north side of Room 1.
- Wall along the rest of the north side of Romero House is mud plaster with some recent repairs at the visible base. Some of the wall is covered up by the concrete contra pared, which is likely to be trapping moisture within the base of the wall.
- West wall shows the in-filled windows and cracking.



The photo above shows the north wall of Romero House. At left, a closer look at the mud plaster portion of the north wall, with the contra pared. Below, a look at the west wall of Romero House.



ROOF

At the Carson House, Rooms 1 to 3 slope east/west. There are gutters that are in poor condition. At this location the roof slope over-structure dates to the early 1900's, after the Masons acquired the building. **The roof at Room 4 slopes to the west as well.** At Room 5 the roof slopes east toward the courtyard. **Both Rooms 4 and 5 appear to have an over-structure to create the roof slope.** The portal at the south side drains to the street.

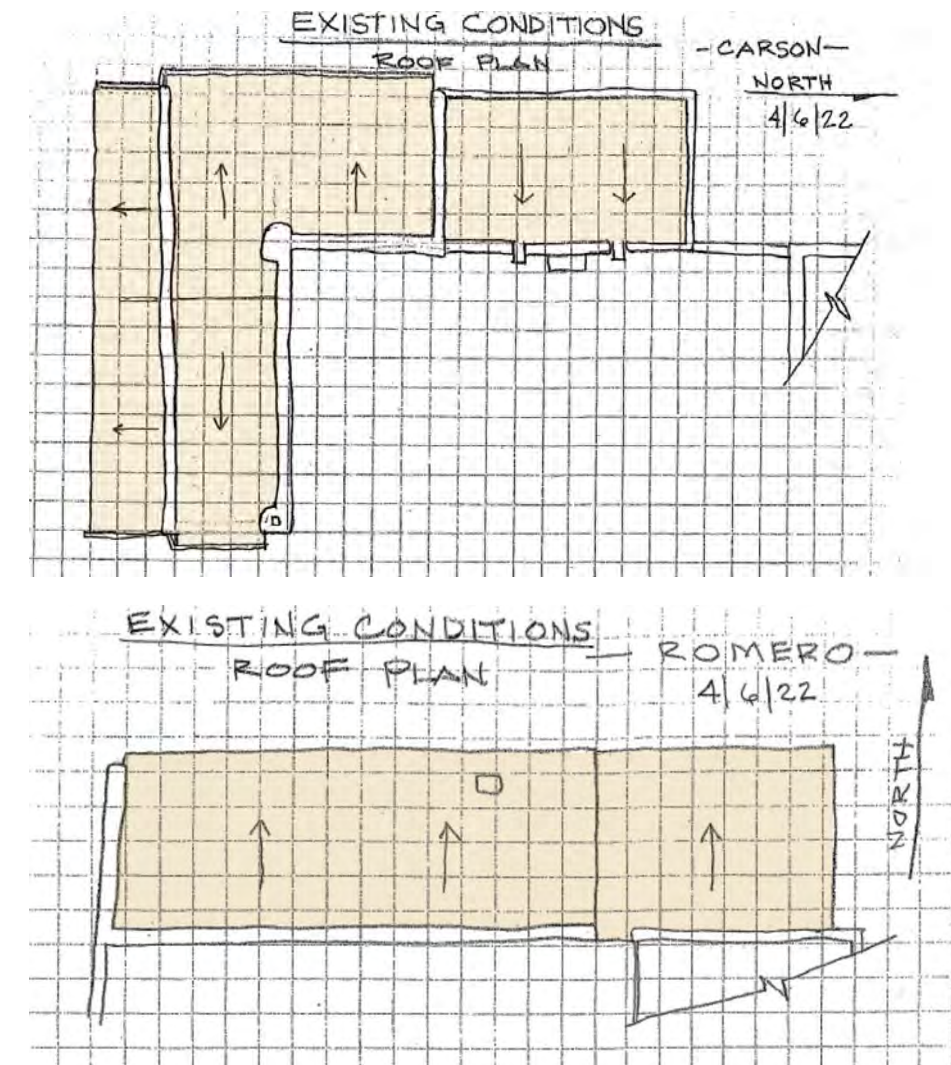
At the Romero House, the roof slopes to the north, draining onto the adjacent property. The roof slope has been created with dimensional lumber over the original roof (vigas). No gutters are in place.

At both houses, there appear to be at least two layers of built-up roof, including a 90# mineral cap sheet. There is minimal insulation, if any. It is said that the original dirt roof is still in place at the Carson House, while **most** of the dirt was apparently removed from Romero House around 2005. Roofing cores will be needed for verification.

At the Carson House, the top layer roof is reported to be 27+/- years old, while the top layer at **parts** of the Romero House is reported to be 35 years old, though some new material installation **appears to** have been completed at the time the dirt was removed in 2005. At both houses, the roofing is past serviceable life, and must be removed and replaced. The Carson House gutters must be replaced. Romero House will need new gutters.

These aging roof systems, comprised of several generations of materials and construction in varying and largely unknown condition, no longer serve their structures reliably and certainly promote the risk of moisture entering both buildings. This report identifies the roof work as one of the highest priorities.

This will involve removing all existing layers of roofing materials including the original dirt roof, which will immediately relieve the burden on the vigas, some of which are historic. Reconstruction of the roof will include structural repairs, and installation of empty conduits, ductwork, and other items in the roof cavity to minimize future disturbance within the roof during later phases of work on the buildings. Then a new roof system that is appropriate to the historic structure and that can protect the historic vigas and building below will be installed.



*Above right, field sketches of the existing roof installations at both buildings.
Below, photos show the diverse conditions of the aging roofs at both buildings. First three images are of Carson House.
Remaining two are at Romero House.*



FLOORS

In the Carson House, Rooms 1, 2, and 3 have wood floors. All wood floors appear to be tongue and groove on wood joist at or near the ground, with no ventilation. All wood floors have soft spots. The floor in each of these rooms is a bit different:

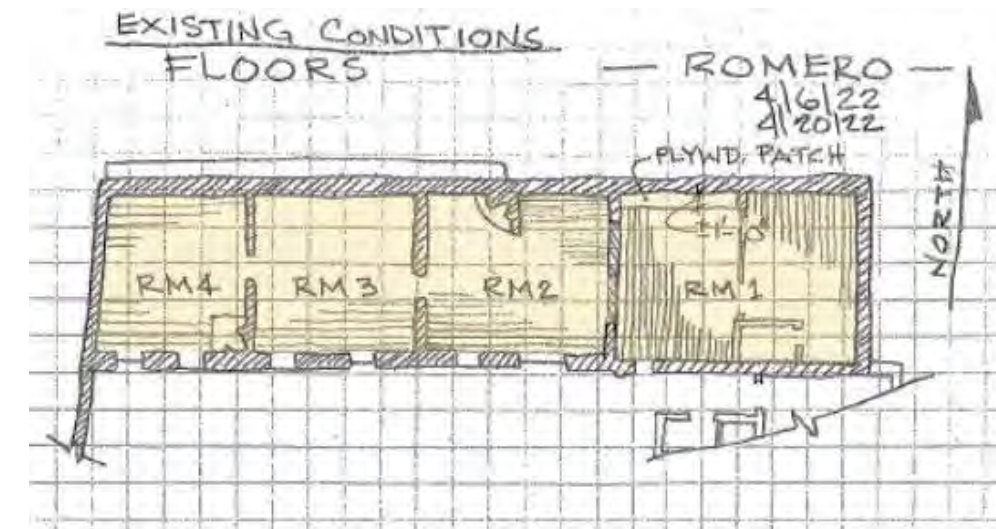
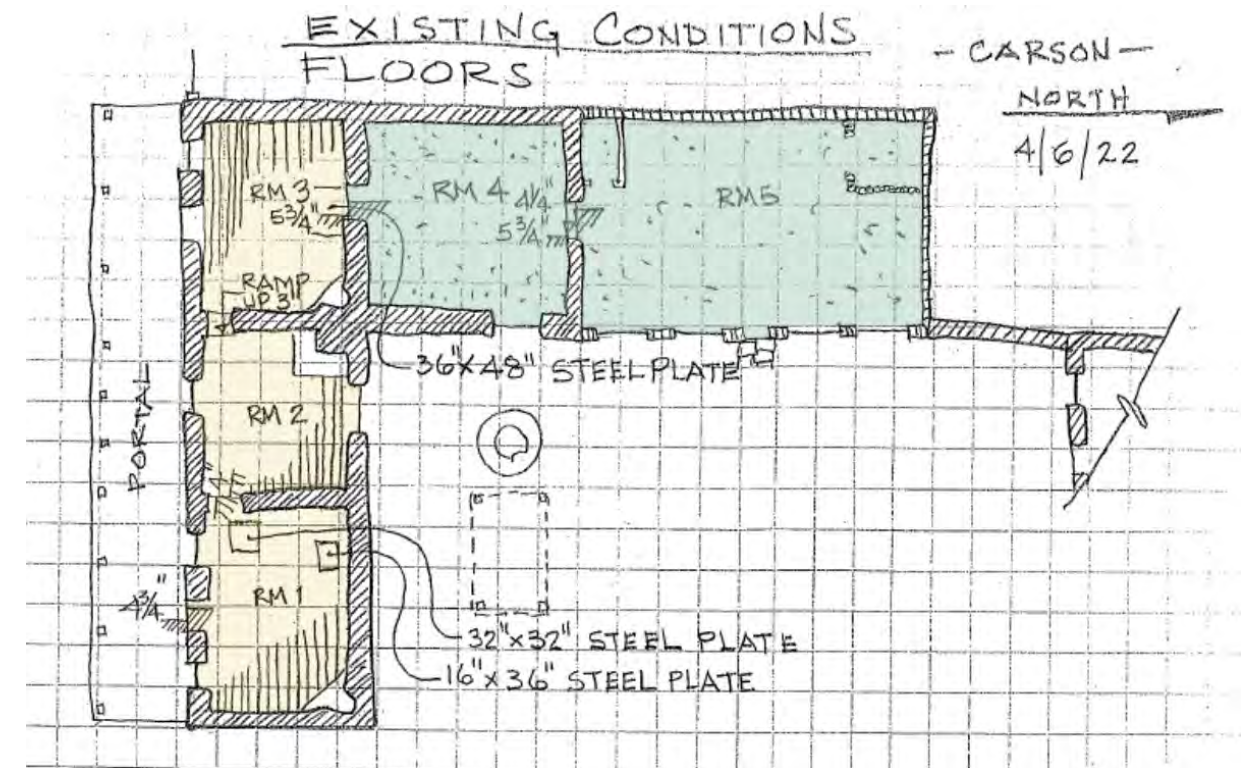
- The floor in Room 1 has 3 ¼" boards running east-west, probably fir, and is unfinished. This floor is attributed to the 1950's. There are two large steel plate patches on this floor.
- The floor in Room 2 has wider 5 ½" boards running east-west, also assumed to be fir, also unfinished. This floor is attributed to 1927.
- The floor in Room 3 is more complicated, with 3 ¼" boards over approximately the southern third of the room, and 5 ½" boards over the remainder. The wider boards are attributed to 1927. Both narrow and wide boards are assumed to be fir. The finish is worn off in this room. There are several sections cut out and patched, including with a steel plate, where wall shoring has been installed.

The remaining two rooms are concrete slabs on grade, and appear to be in good condition. These rooms are currently carpeted. Underneath the carpet are 9" square vinyl asbestos tiles. These floors are attributed to 1952, from the time of the addition of Room 5.

In the Romero House, the floors throughout are said to be wood, on wood joists at or near the ground. A great deal of the space in this building is currently used for storage, hence access is very limited. The following are preliminary notes about the floors in these four rooms:

- At Room 1, the floor is comprised of 5 ½" tongue and groove boards running north-south, assumed to be fir, and stained. There are some soft spots.
- The floor in Room 2 has planks running east-west of assorted widths (3 ½", 5 ½", 7 ½"), thought to be pine. These are unfinished, and there are soft spots.
- The floor in Room 3 is 5 ½" wide tongue and groove, running east-west. Like Room 1, it is assumed to be fir, and there are soft spots.
- The floor in Room 4 is newer, with the floor and structure having been replaced around 1998. The floor is 7 ½" planks running east-west on 6x6 treated sleepers on the ground. The floor is unfinished and is thought to be pine.
- In general, floors appear to have settled in relationship to the baseboard.
- The crawl space in Room 1 by the restroom is +/-15" from finish floor to dirt. Further study needed.

As noted, access to the Romero House has been very limited, and additional review will be required.



Above, field sketches of the floors at both buildings.

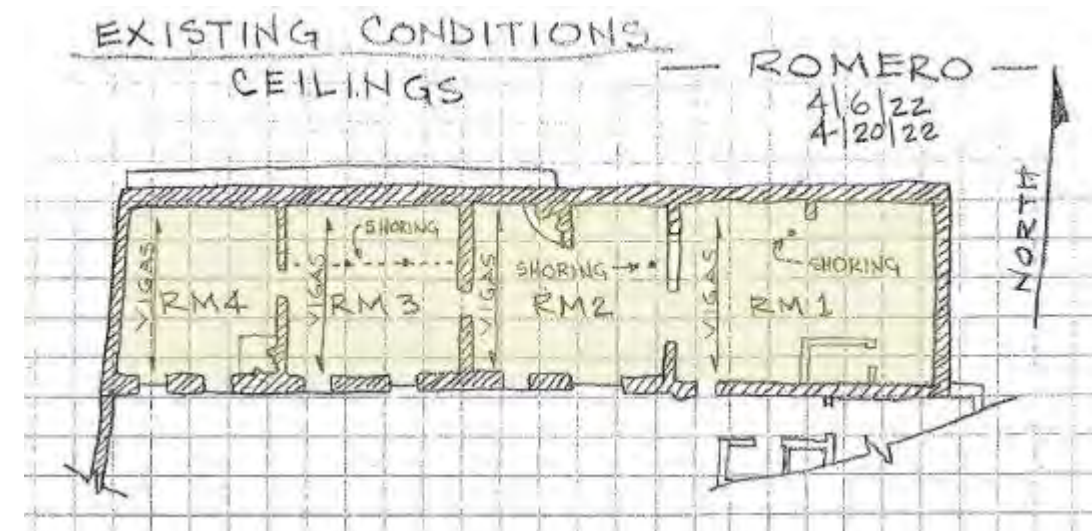
CEILINGS

Carson House

- Room 1 – Eight (8) 6 ½” to 10” diameter vigas at +/-28” center to center. Vigas run north-south and are stained. 8” stained board ceiling east-west. Ceiling height 9’-8½” AFF at south wall center and 9’-10½” AFF at north wall center. Vigas shored on north end.
- Room 2 – Five (5) 6 ½” to 9 ½” diameter vigas at +/-30” center to center. Vigas run north-south and are stained. 9” and 12” stained board ceiling running east-west. Ceiling height 10’-5” AFF at south wall center and 10’-2 ½” AFF at north wall center. Vigas shored on north end.
- Room 3 – Seven (7) 7½”-10½” diameter vigas at +/-35” center to center. Vigas run north-south and are stained. 9¼-11¼” stained board ceiling running east-west. Ceiling height 10’-6” AFF at south wall center and 10’-6” AFF at north wall center. Vigas are shored at south end here.
- Room 4 – Nine (9) double 2x8 joists at +/-28” center to center. Joists run east-west and are stained. 1x6 “X” bracing at center. 5¼”x7¼” stained board ceiling running north-south. Ceiling height 10’-4½” AFF at south wall center and 10’-3” AFF at north wall center. Beams shored on east end.
- Room 5 – Seventeen (17) 4x10 adzed beams at +/-24” center to center. Beams run east-west and are stained. 3½” stained board ceiling running north-south. Ceiling height 9’-2½” AFF at south wall center. **Ceiling height at north wall center still requires measurement.**

Romero House

- Room 1 – Ten (10) 7” to 10” diameter vigas at +/-2’-6” center to center. These vigas run north-south and are stained. +/-6” stained board ceiling running east-west. Ceiling height 8’-2” AFF at south wall center and 7’-9” AFF at north wall center. Shoring: single post at first viga west of center wall.
- Room 2 – Seven (7) 8” to 12” diameter vigas at +/-2’-6” center to center. These vigas run north-south and are stained. +/-12” stained board ceiling running east-west. Ceiling height 8’-11” AFF at south wall center and 9’-3” AFF at north wall center. Shoring: single post at first viga west of east wall.
- Room 3 – Eight (8) 7” to 11½” diameter vigas at +/-2’-2” center to center. These vigas run north-south and are stained. +/-12” stained board ceiling running east-west. Ceiling height 8’-11” AFF at south wall center and 8’-8” AFF at north wall center. Shoring: two 4x6 posts with 8x12 horizontal located 2’-6” from north wall, centered.
- Room 4 – Seven (7) 7” to 10” diameter vigas at +/-2’-0” center to center. These vigas run north-south and are stained. 10” to 12” stained board ceiling running east-west. Ceiling height 9’-0” AFF at south wall center and 8’-11” AFF at north wall center. Also two (2) 2x6 or 2x8 sister joists at 5 vigas.



Above, field sketches of the ceilings at both buildings.

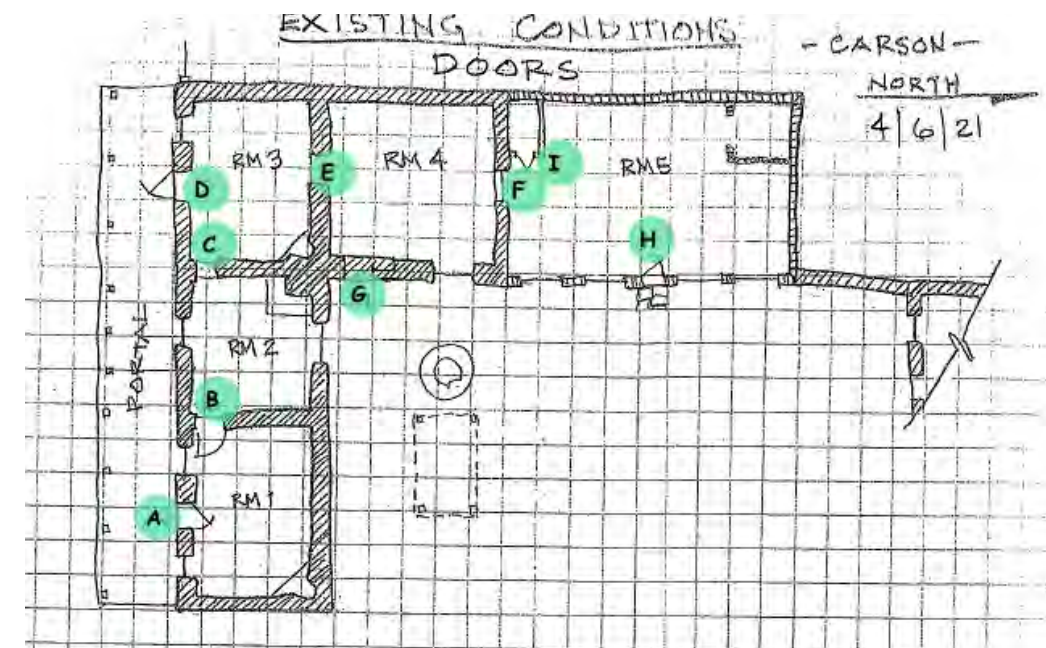
Additional access to Romero House is needed to complete investigation.

DOORS

Carson House

The doors appear to date mostly from the mid- to late 20th Century and are generally serviceable.

- Door A – 3'-0" x 6'-4 3/4" wood plank door. Painted on interior side. Wood threshold. Wood screen door. Stained on exterior side. Painted trim.
- Door B – 2'-5 5/8" x 5'-10 1/2" wood plank door. Painted, wood threshold. Painted 1x3 wood trim.
- Door C – 2'-7" x 5'-8 5/8". No door, jamb side of pintle hinge present, painted jamb. Wood threshold.
- Door D – 3'-0" x 6'-3 1/2" wood plank door. "Emergency Exit," panic hardware, wood jamb and 1x6 trim with paint mostly removed. 6 1/2" x 3'-0" transom, 11 1/2" x 14" fixed light at 4'-8" AFF, metal threshold.
- Door E – Door opening 2'-8" x 6'-6". No door. Painted wood jamb. Painted wood threshold. Door opened into Room 4 based on hinge location.
- Door F – Door opening 3'-3" x 7'-2" (on Room 5 side). Slightly arched top. No door. Painted plaster jamb and head. Two concrete steps, with carpet, 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'-11 1/2" x 6'-5" three-panel wood door with 2'-0" x 2'-3 1/2" light. Painted. Wood jamb, concrete threshold. Contemporary hardware passage set and two dead bolts. Screen door, stained, wood, with three bottom panels. No trim.
- Door I – 1'-11 1/2" x 6'-7" two-panel painted wood door, contemporary hardware, painted wood jamb, no threshold, no trim.

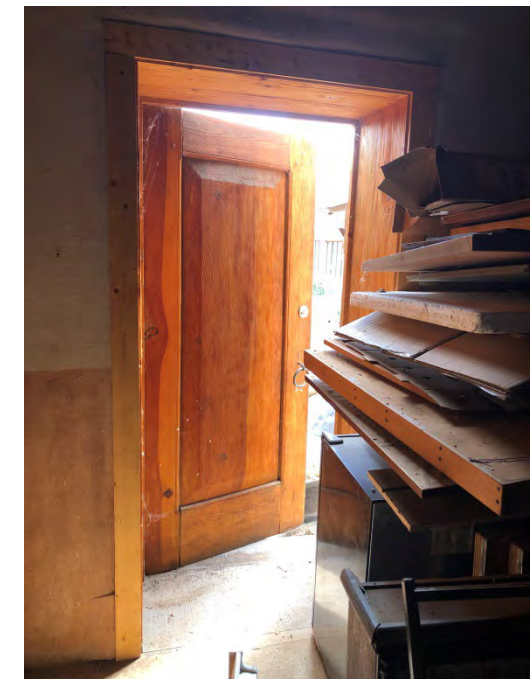
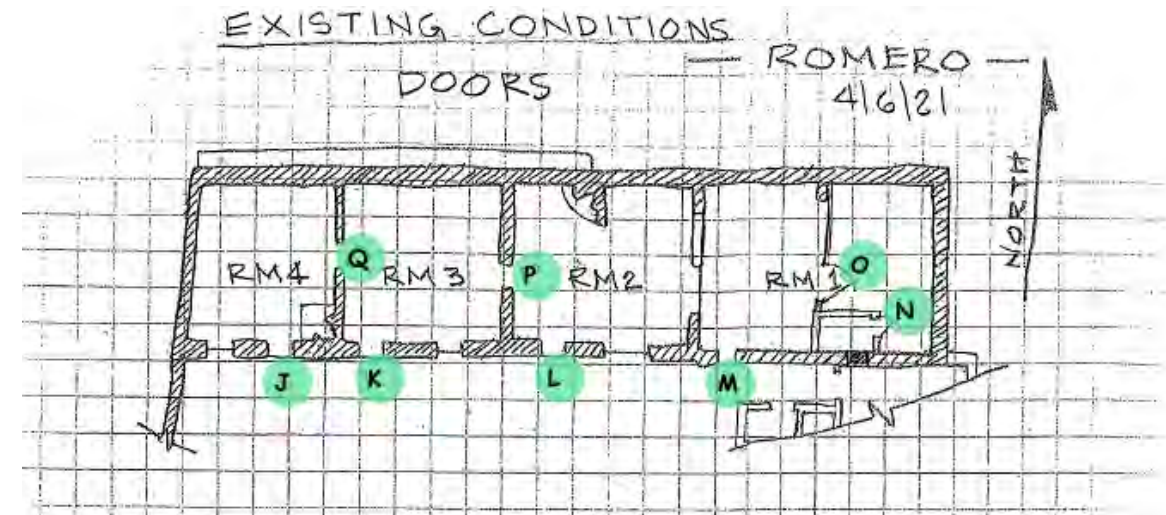


Top, door plan for Carson House.
Above, two of the doors in Carson House.

Romero House

All doors and hardware appear to date from the second half of the 20th Century and need work or replacement.

- Door J - 3'-0" x 6'-7 1/2" wood panel (planks) unfinished. Reported to be a 1990's replica. Modern hinges, concrete sill, deadbolt.
- Door K - 2'-8" x 6'-5 1/2" half-light, three-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.
- Door L - 2'-7" x 6'-0" x 3 1/2" hand-adzed, two-panel stained wood replica door. 4 3/4" thick hand-adzed stained wood replica jamb (3 1/2" internal). Replica hardware. Wood threshold.
- Door M - 2'-8" x 6'-7" five-panel painted wood door. Wood jamb, no trim. Contemporary hardware.
- Door N - 2'-5" x 6'-4" five-panel painted wood door. Wood jamb, no threshold. Gate latch.
- Door O - 3'-0" x 6'-8" six-panel unfinished wood door. Wood jamb, 1x2 trim (west side) and 2 1/2" painted trim (east side). No threshold. Contemporary door, hardware, and trim.
- Door P - Door opening 2'-6" x 6'-5", no door. Painted wood jamb, 1x4 painted trim, wood threshold.
- Door Q - Door opening 2'-6" x 6 1/2", no door. Painted jamb, 1x4 painted trim (Room 3 side), adzed (Room 4 side), no threshold.
- Possible former door location to exterior in restroom at Room 1.



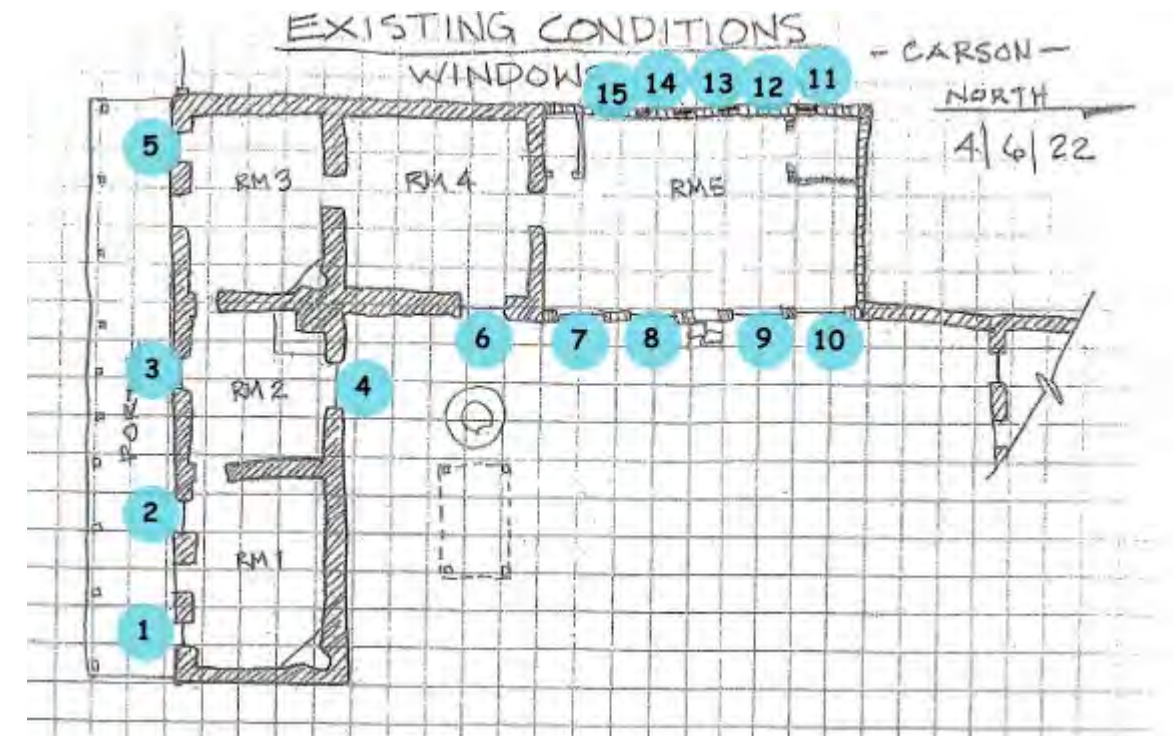
Top, door plan for Romero House.
Above, two of the doors in Romero House.

WINDOWS

Carson House

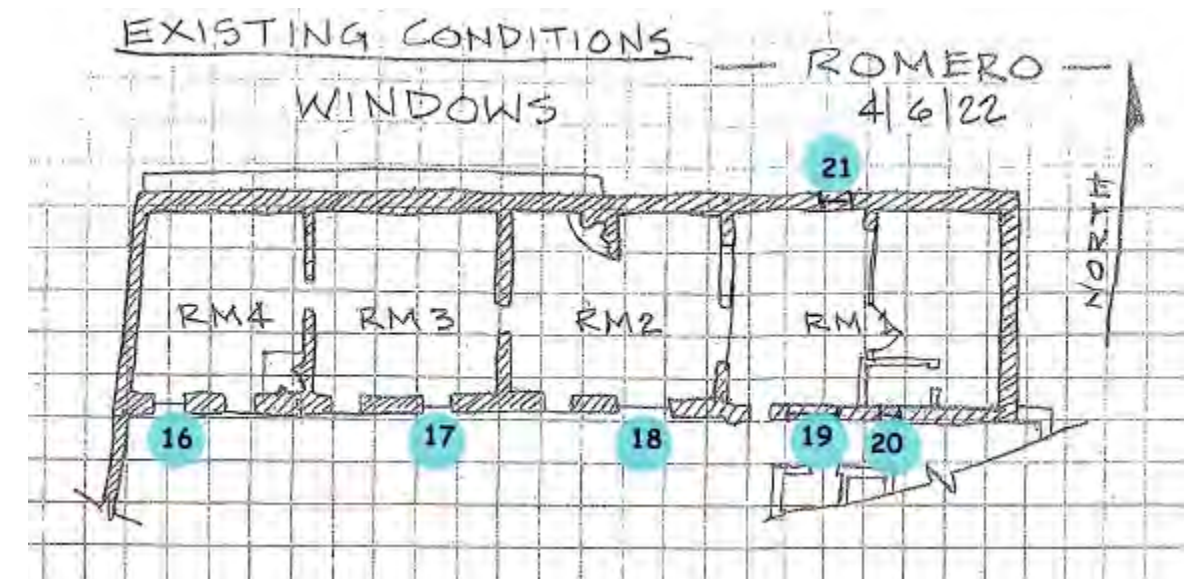
Windows appear to date from the 1911 through 1950's remodels. All windows need refurbishing.

- Window 1 - 2'-5" x 5'-6" 9-over-9 double-hung, painted, lx3 trim, thought to be from 1911. Sill 1'-10 1/2" AFF.
- Window 2 - 2'-5" x 5'-6 1/2" 9-over-9 double-hung, painted, lx3 trim, thought to be from 1911. Sill 1'-9 1/2" AFF.
- Window 3 - 2'-5" x 3'-11" 6-over-6 double-hung, painted, lx3 trim, thought to be from 1911. Sill 2'-4" AFF.
- Window 4 - Pair 2'-0 1/2" x 5'-1 1/2" 4-over-4 double-hung, painted, lx3 trim, thought to be from 1911. Sill 2'-9" AFF.
- Window 5 - 2'-4" x 3'-10 1/4" 6-over-6 double-hung, paint mostly removed from interior, lx3 trim, thought to be from 1911. Sill 2'-8" AFF.
- Window 6 - Steel casement, painted, plaster jamb, head, and sill, wood shutter on outside.
- Windows 7 through 10 - 3'-1 1/2" x 5'-8 1/2" 12-light steel casement, painted, plaster jamb, head, and sill.
- Windows 11 through 15 - former windows have been sealed over both inside and out.



Romero House

- Window 16 - 2'-5 1/2" x 5'-1" 2-over-2 fixed sash, unpainted, lx4 unfinished trim, wood shutter, not painted. Window is in poor condition.
- Window 17 - 2'-5" x 4'-5 1/2" 2-over-2 double hung, painted, lx4 painted wood trim, wood shutter, not painted. Window is in poor condition.
- Window 18 - 5'-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'-2 1/2".
- Window 20 - Possible former window location.
- Window 21 - Possible former window location at blocked grille location.



UTILITIES

Utilities were reviewed by M&E Engineering on June 3, 2022. Very little information was available for utility locations, size, and configuration.

See M&E's report, provided in the Project Documentation section.

ENVIRONMENTAL

A visual review of suspected hazardous materials was performed by M&E Engineering on June 3, 2022.

See M&E's report, provided in the Project Documentation section.

Carson House

- Materials suspect of containing asbestos include:
 - o Stucco
 - o Plaster
 - o Drywall and drywall compound
 - o Roofing
 - o Floor tile currently under carpet in rooms 4 and 5
 - o Window putty.
 - o Lead-based paint may be present.

Romero House

- o Stucco
- o Drywall and drywall compound
- o Roofing
- o Window putty.
- o Lead-based paint may be present.

ACCESSIBILITY

General observations

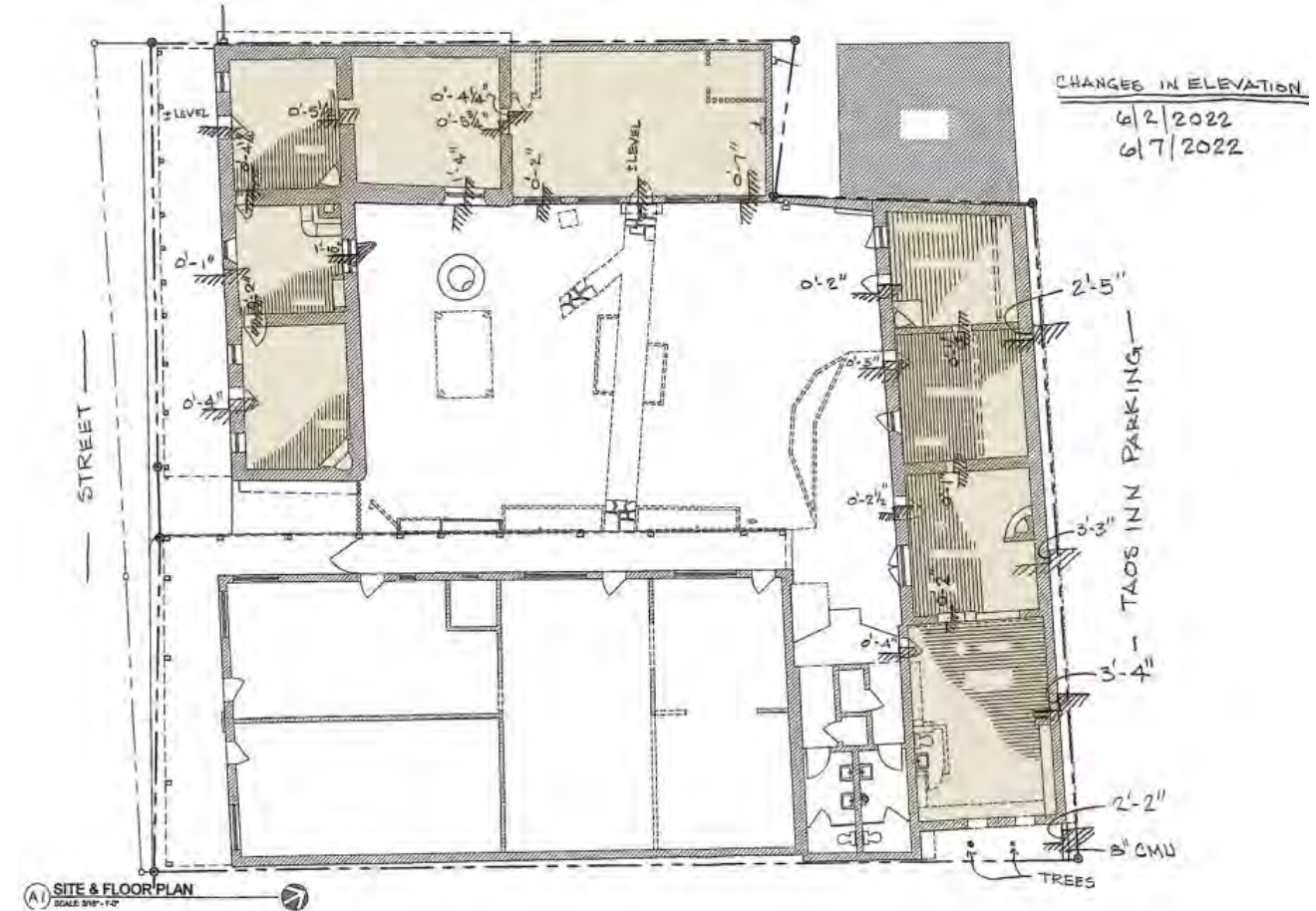
- The historic structures at this site are not accessible per the current standard.
- Doors and hardware are not accessible.
- Curb ramp and sidewalk appears not to meet current standards.
- Walk-throughs on site on June 2 and 7, 2022 noted elevation changes. See plan at right. (Larger format version is in the Project Documentation section.)

Carson House

- There is an approximate 6" change in floor levels in Carson House from Room 1 to 3.
- There is an approximate 15 1/2" change in floor levels in Carson House from Room 3 to 5.

Romero House

- There is an approximate 1" to 2" change in floor levels in Romero House.
- Abandoned restroom in Romero House is not accessible. Museum currently uses Town-constructed facilities.



ARCHAEOLOGY

A detailed archaeological monitoring plan dated November 2004 and revised May 2022 was prepared for the site by Jeffrey L. Boyer. Areas of potential disturbance of possible archaeological features during implementation of the recommendations contained in this report include:

- Excavation for the proposed foundation drain systems along the perimeter of the buildings.
- Excavation for utility work
- Removal of trees/stumps
- Installation of dry wells or French drains
- Re-grading of courtyard and possibly the parking lot to the north of the Romero house
- New construction in the area east of the Romero house
- Removal of existing floors
- Removal of dirt roofs

When originally prepared, the monitoring plan envisioned several of these proposed activities but not all. Once the recommendations contained in this report are finalized the monitoring plan should be reviewed to determine if any changes to its recommendations should be made.

Mr. Boyer's updated report can be found in the Project Documentation section of this document.

C. ASSESSMENT - CONDITION OVERVIEW

The preceding pages have provided documentation of our process of investigation of the Kit Carson House complex, including both the Carson House and the Romero House. Although there have been some parts of the site that remain unexamined, we now have a good sense of the primary concerns.

The incursion of moisture poses a profound threat to any historic adobe structure. Both the Carson House and the Romero House illustrate this well, with high moisture readings and major and minor wall collapses already occurring. Although we were aware of the moisture issue from casual observation, it was striking how high the moisture measurements were in the lower parts of the walls. Solutions will include site work, grading, installation of drainage systems, possible revision of flooring structures, landscape changes, and repairs to all existing walls. This will be the most critical issue to address in our plan for treatment.

Roofing will also be part of the resolution of moisture in the walls. The materials currently installed are well beyond their serviceable life. And these are installed on top of previously existing materials and structures, whose make-up is somewhat unknown. Updated roofing should provide protection for the adobes and also for the historic timbers that remain. A well-designed roof to replace the current combination of old and older elements will provide opportunities for adding infrastructure and insulation. It can also serve the historic preservation, by reintroducing appropriate profiles and removing disruptive features.

We believe that most of the existing floors should be taken out because of their condition and also because they're not appropriate to the period of significance. They would be replaced by a poured-in-place material of a composition appropriate to preservation. Room 5 in Carson House and Room 1 in Romero House are exceptions, as they were more recent additions.

Windows need refurbishment. Doors need repair or replacement. Sidewalks need renewal. The courtyard needs revision.

The Museum has an active role in the Taos Community, drawing a steady flow of interested visitors. Yet, the facility is not currently able to fully meet this responsibility. Some areas are overwhelmed with out-of-control storage of a wide variety of items. With the heavy presence of moisture, this is not an archive, it is a tomb. The potential presence of hazardous materials once used in so many aspects of construction must also be addressed. Crumbling walls shed adobe dust, but other crumbling materials may also expose staff and visitors to health risks. Decisions must be made about the discovery and resolution of these hazards. And finally, the facility does not meet the current standards of accessibility.

Today the Kit Carson House Museum is at its most vulnerable. This assessment and the accompanying plan of treatment are the first step in keeping the meaningful landmark standing and serving its community.



These images highlight just some of the concerns at the Carson and Romero Houses.



PART II: PRESERVATION PLAN

A. DECISION-MAKING FOR PRESERVATION

The Preservation Plan for the Kit Carson House falls under the Secretary of the Interior's Standard of Rehabilitation.

When determining the preservation approach for this or any other historic property, it is important to understand the four avenues of preservation as defined in the Standards for the Treatment of Historic Buildings by the Secretary of the Interior. To interpret the Preservation Plan we are creating for [the Kit Carson House](#), there are different approaches that could be acceptable, depending on a variety of factors.

At the start of a preservation project the subject building receives a preliminary evaluation. The integrity of existing historic material in the building is examined, though measurement and analysis wait for a later stage of work. Some basic historical research is done. Factors which may be endangering the building are assessed. It is also important to consult with the owner of the property, consider what long term goals there are for its use, and what kind of care will be possible. Then it is possible to make decisions about the kind of preservation activities that will be undertaken, and what the overarching standard is to be applied.

The National Park Service provides a narrative for each of the four preservation standards that form the basis of the Secretary of the Interior's standards. These are Preservation, Rehabilitation, Restoration, and Reconstruction.

***Preservation** is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code required work to make properties functional is appropriate within a preservation project.*

***Rehabilitation** is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.*

***Restoration** is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.*

***Reconstruction** is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.*

Preservation does not succeed in a vacuum. Depending on intended use, modern code requirements apply in and around the building and must be implemented with sensitivity. Surrounding environmental and neighborhood factors need to be taken into account. Traffic patterns and the neighborhood have changed significantly since the time of original construction. How the building is to be occupied and used will affect other decisions to be made. What kind of maintenance is realistically possible must also be considered.

The town of Taos retains a great historic character, and the Kit Carson House complex is a significant example of this, with tremendous potential to illustrate history. At the same time, the Carson House and the Romero House find themselves in a fragile condition in the face of modern elements. Additionally, there are existing conditions that make it inaccessible for some visitors. The Rehabilitation Standard permits adaptations to make it usable and accessible to all.

We believe the development and execution of a sensitive preservation plan will allow this unique landmark to flourish as a robust voice of history and understanding, and one that can be enjoyed by everyone.

B. TREATMENT PLAN

Given the critical state of the moisture in the building, a multi-faceted approach will be required to stabilize these Kit Carson House buildings and preserve them for lasting use.

The sketch at right gives an overview of key areas of work that will be included in the rehabilitation. The text below describes the treatment process to be implemented at the Kit Carson site:

◆ Temporary wall repair

The work will begin with temporary wall patches and repairs before proceeding with other work. This will provide some added stability to the more exposed areas.

◆ Site Drainage

The entire project site and a part of the adjacent north property will be regraded to direct water flow away from the structures. The concrete contra pared will be removed from the north side of the Romero following a formal and protected process, to avoid collapse.

The design will install drainage systems in the central courtyard, and possibly on the adjacent property to the North and West, and repair foundations and wall bases. Drainage structures will be added at the base of the adobe walls along the property lines and in the courtyard. They should be tied into dry wells (French drains) located in the courtyard and potentially on the property to the North. The foundation drainage system along the west wall of the Carson House would daylight at the southwest corner of the site.

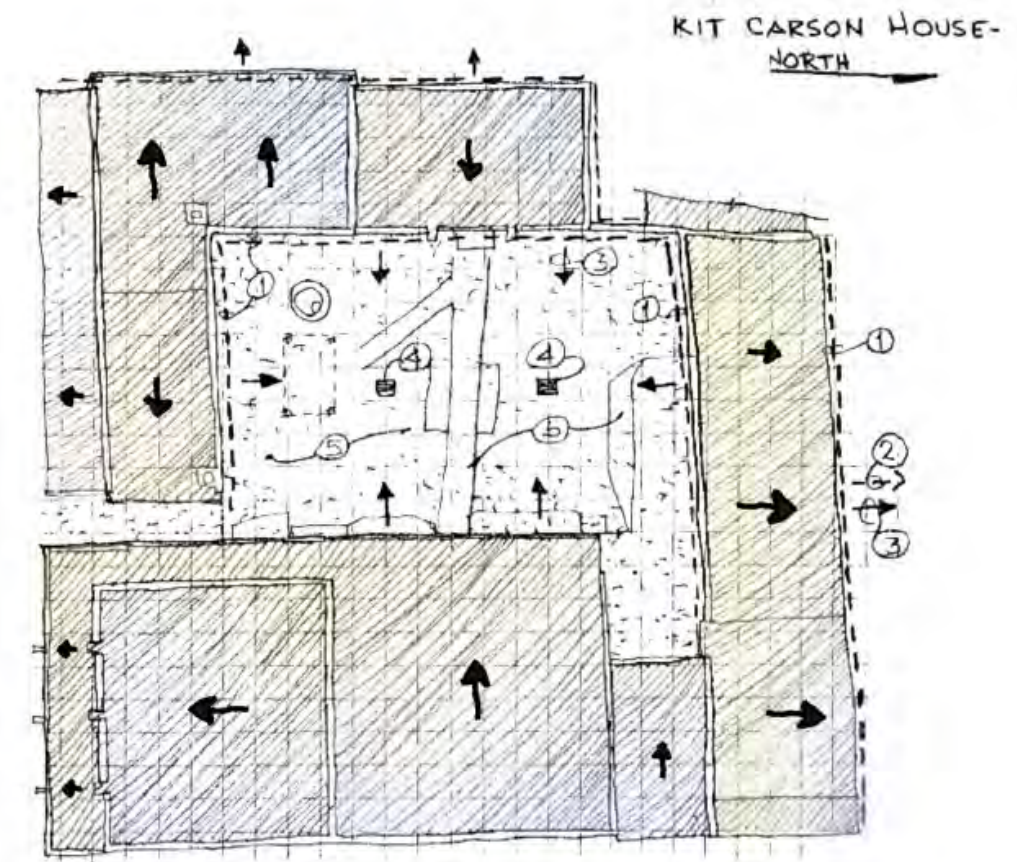
Some amount of archaeological evaluation should also occur during this phase. Excavations should have two foci. First, the locations of disturbance associated with correcting site drainage issues and, perhaps, with landscaping, and second, the possible locations of historic features indicated by historic documents, as shown in Boyer's archaeological monitoring plan.

Site utility work and final grading will complete the drainage work phase. An agreement with the property owners of the property location on the north and west side of the Carson House property will need to be reached before work can proceed in this area.

◆ New Roof

The roof work consists of a number of activities. First, some additional investigation is required. Roof cores will be taken and the existing installation will also be evaluated for the presence of hazardous materials, as that will change the process of demolition. Then the existing and aged non-historic roofing and decking will be removed. This shall be followed by the removal of all the elements of over-structure down to the original historic dirt roof and roof decking.

Roof work description continues next page.



NOTES

1. NEW FOUNDATION DRAINAGE SYSTEM (TYP)
2. TO NEW DRYWELL
3. REGRADE TO SLOPE AWAY FROM BLDG. (TYP)
4. NEW DRYWELL
5. NEW LANDSCAPING, EXHIBITS, AND SIGNAGE.

PROJECT SCOPE DIAGRAM

N.T.S.

CONRON & WOODS ARCHITECTS

TREATMENT PLAN, Continued

◆ New Roof, continued

It is understood that **most of** the original dirt has already been removed from the Romero House, but is still present at the Carson House. Where present, the dirt roof should be examined by an archaeologist while still in place. Then the dirt will be removed with care, screened for artifacts, and reserved for potential use in later repairs elsewhere in the project.

Historic decking and vigas will be repaired as required. Insulation, electrical and mechanical infrastructure will be installed to minimize later disruption to the roof installation. Finally, a new over-structure will be built that protects and supports the historic timbers below, and completed with the installation of a new deck and roof.

◆ Exterior Wall Work

Additional evaluation of the possible presence of hazardous materials will occur next, so as to plan appropriately for dealing with existing materials. Stucco will be then be removed where required. Repairs and stabilizing measures will be taken at all locations as needed. Removal of non-historic amendments and additions, where feasible, will also occur. Stucco will be repaired and a new finish coat applied to non-adobe walls and mud plaster applied to the adobe walls.

◆ Exposed Wood Repairs

Exposed exterior wood including doors and windows that can be repaired will be repaired and refinished. In some instances, where appropriate, non-historic fabric will be replaced.

◆ Interior Work

Any environmental remediation that is required will occur first.

Mechanical, electrical, plumbing, and special systems upgrades and installation follow. These are described below briefly.

Existing wood floor structures and flooring will be removed, except in Room 1 in the Romero House. Portions of the existing concrete floor in Room 5 of the Carson House will be removed to accommodate new mechanical and electrical work.

New poured-in-place floors, of as yet undetermined composition, will be installed. The wood floor system in Room 1 will be repaired where needed, and flooring restored.

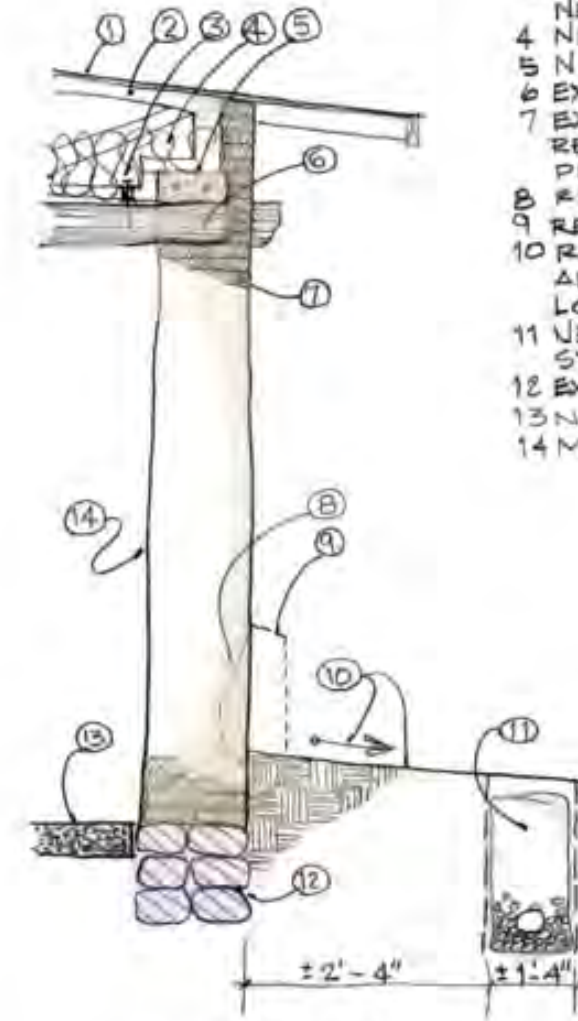
Wall and ceiling repair is next. Additional adobe repair will be needed at selected locations in the interior. Doors and windows require restoration or replacement. Then wall and ceiling finishes will be repaired and updated.

Interior work description continues next page.

KIT CARSON HOUSE

NOTES:

- 1 NEW ROOF & DECK
- 2 NEW WOOD TRUSS
- 3 ATTACH VIGAS WHERE NEEDED
- 4 NEW INSULATION
- 5 NEW BOND BEAM
- 6 EXIST. VIGA
- 7 EXIST. ADOBE WALL. REPAIR & APPLY MUD PLASTER
- 8 REPAIR BASAL EROSION
- 9 REMOVE CONTRA PARED
- 10 REGRADE TO SLOPE AWAY FROM WALL. LOWER WHERE POSSIBLE
- 11 NEW FOUNDATION DRAINAGE SYSTEM
- 12 EXIST. COBBLE FOUNDATION
- 13 NEW EARTHEN FLOOR
- 14 MUD PLASTER



PROJECT SCOPE DIAGRAM

N.T.S.

CONRON & WOODS ARCHITECTS

TREATMENT PLAN, Continued

◆ Interior work, continued

Interior accessibility issues will be addressed in the design. This process will involve a dialog with stakeholders and regulatory entities to arrive at a solution that serves the public and satisfies the needs of the rehabilitation.

The preparations for use as a museum will finally begin. Design and fabrication of exhibit casework and infrastructure, as well as with the installation of exhibits, will conclude the interior work.

◆ Mechanical

All existing mechanical systems will be replaced. Further discussions of the programmatic requirements of the Museum are needed and then the final selection of the type of mechanical systems to be installed will be determined.

◆ Electrical and Special Systems

Once the programmatic requirements are determined a new electrical service may be installed. All electrical, telephone, and data wiring and devices will be replaced. A new security system will be installed. New lighting appropriate to the buildings and the exhibits will be installed.

◆ Plumbing

All plumbing throughout the buildings will be replaced.

◆ Landscaping

The final phase will install hardscape as needed for accessibility and the functioning of the Museum. If deemed appropriate to the period of significance, irrigation and plant material will also be installed. Design and installation of signage and outdoor exhibits will complete the project.

The Preservation Plan provided as part of this document incorporates both drawings of the existing conditions and drawings that lay out the general scope of the preservation activities that will be take place. Specific details such as the updated roof design, resolution of issues surrounding differing floor levels, and the diversion of moisture will be within the work of a future project, where a Design Development process will occur, followed by the creation of full Construction Documents.



PART III: PROJECT DOCUMENTATION

These documents are supplied as separate attachments.

- A. Current photographs
- B. Field Notes
- C. 2001 Historic Structure Report
- D. 2004-2022 J Boyer Kit Carson House Archeological Monitoring Plan
- E. M&E Engineering Report
- F. Hands Engineering Report
- G. Preliminary Code Review

Kit Carson House & Museum

113 Kit Carson Road

Taos, New Mexico 87571

CONDITION ASSESSMENT & PRESERVATION PLAN

ACKNOWLEDGEMENT

THE ACTIVITY THAT IS THE SUBJECT OF THIS CURRENT CONDITION ASSESSMENT & PRESERVATION PLAN HAS BEEN FINANCED WITH FEDERAL FUNDS FROM THE NATIONAL PARK SERVICE, U.S. DEPARTMENT OF THE INTERIOR. HOWEVER, THE CONTENTS AND OPINIONS DO NOT NECESSARILY REFLECT THE VIEW OR POLICIES OF THE DEPARTMENT OF THE INTERIOR, NOR DOES THE MENTION OF TRADE NAMES OR COMMERCIAL PRODUCTS CONSTITUTE ENDORSMENT OR RECOMMENDATION BY THE DEPARTMENT OF THE INTERIOR.



INDEX TO DRAWINGS

COVER

EXISTING

SURVEY

EAS-101	SITE PLAN & ROOF PLAN - EXISTING
EAS-102	COURTYARD PLAN - EXISTING
EA-101	FLOOR PLAN - CARSON HOUSE - EXISTING
EA-102	FLOOR PLAN - ROMERO HOUSE - EXISTING
EA-103	REFLECTED CEILING PLAN - CARSON HOUSE - EXISTING
EA-104	REFLECTED CEILING PLAN - ROMERO HOUSE - EXISTING
EA-201	EXTERIOR ELEVATIONS - EXISTING
EA-202	EXTERIOR ELEVATIONS - COURTYARD - EXISTING

RECOMMENDATIONS

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AS-102	COURTYARD PLAN
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A-103	REFLECTED CEILING PLAN - CARSON HOUSE
A-104	REFLECTED CEILING PLAN - ROMERO HOUSE
A-201	EXTERIOR ELEVATIONS
A-202	EXTERIOR ELEVATIONS - COURTYARD

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CONSTRUCTION

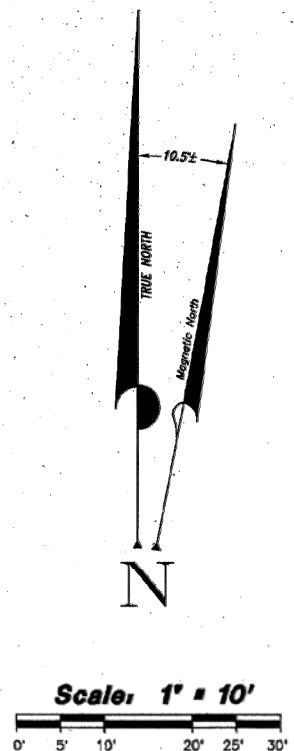
CWA Project Number: 22BU01

Drawings Dated: July 29, 2022

CW
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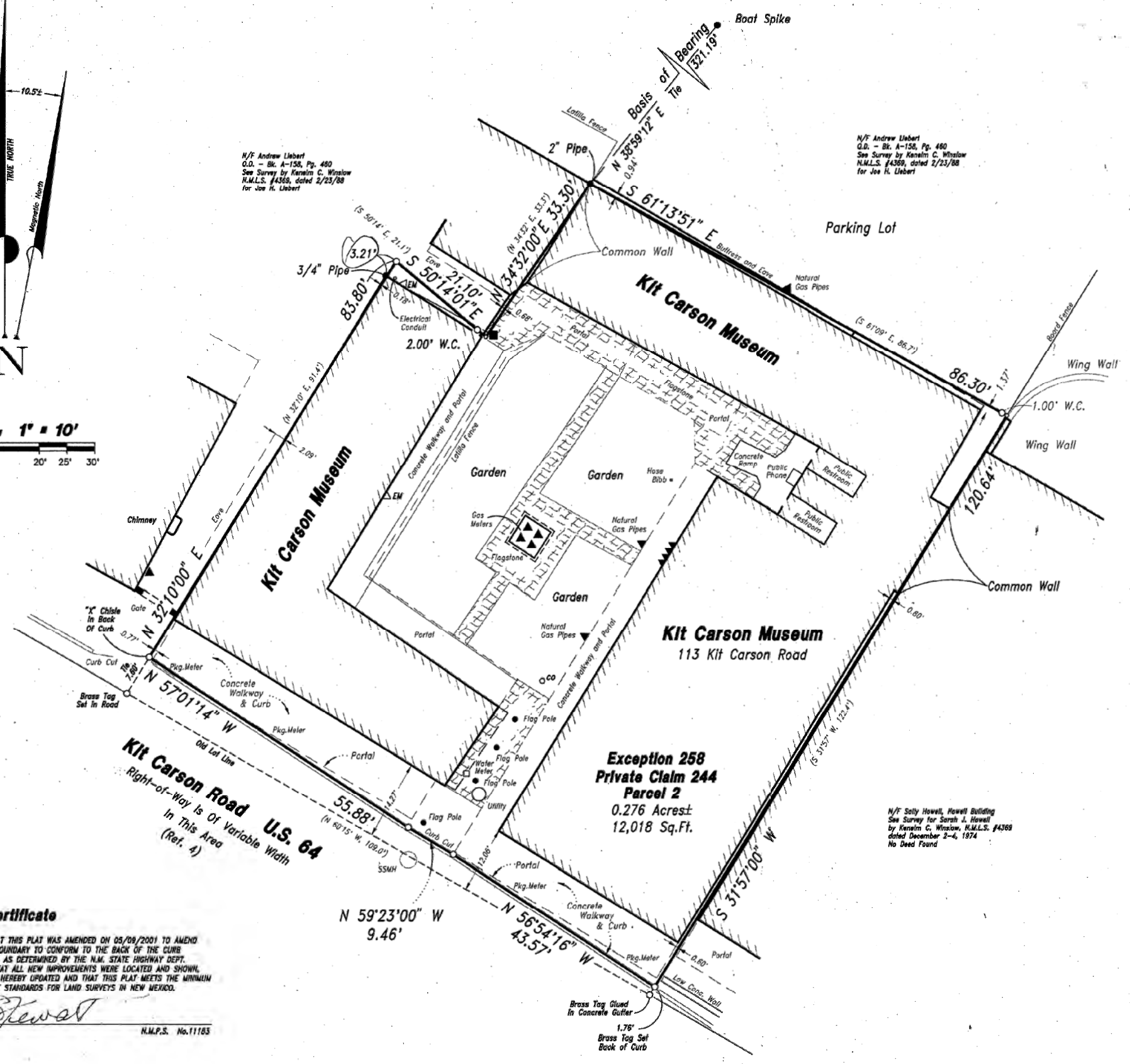
Document Set #



N/F Andrew Liebert
 O.D. - Bk. A-156, Pg. 480
 See Survey by Kenneth C. Winslow
 N.M.L.S. #4369, dated 2/23/88
 for Joe H. Liebert

N/F Andrew Liebert
 O.D. - Bk. A-156, Pg. 480
 See Survey by Kenneth C. Winslow
 N.M.L.S. #4369, dated 2/23/88
 for Joe H. Liebert

N/F Sally Howell, Howell Building
 See Survey for Sarah J. Howell
 by Kenneth C. Winslow, N.M.L.S. #4368
 dated December 2-4, 1874
 No Deed Found



**Property Description
 Parcel 2**

A CERTAIN PARCEL OF LAND LYING AND BEING SITUATE WITHIN THE TAOS PUEBLO GRANT, DESIGNATED AS EXCEPTION 258, PRIVATE CLAIM 244, PARCEL 2, IN SECTION 17, TOWNSHIP 25 NORTH, RANGE 13 EAST, N.M.P.M., TAOS, TAOS COUNTY, NEW MEXICO AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 2" PIPE AT THE NORTHERLY MOST CORNER OF THIS PARCEL FROM WHENCE A BOAT SPIKE MARKING CORNER 5 OF PRIVATE CLAIM #341 BEARS N 35°59'12" E, 321.18'; THENCE, FROM SAID POINT OF BEGINNING, PARTIALLY ALONG A BUILDING WALL, S 61°13'51" E, 86.30' TO A POINT BEING WITNESSED BY CAPPED REBAR #11183 THAT BEARS N 61°13'51" W, 1.00'; THENCE, FROM SAID POINT, PARTIALLY ALONG A COMMON WALL, S 31°57'00" W, 120.64' TO A #11183 BRASS TAG SET IN THE BACK OF A CONCRETE CURB LOCATED ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 64; THENCE, ALONG SAID RIGHT-OF-WAY BEING THE BACK OF SAID CONCRETE CURB, THE FOLLOWING COURSES; N 56°54'16" W, 43.57' TO A #11183 WASHER WITH A "PK" NAIL; THENCE, N 59°23'00" W, 9.46' TO A #11183 WASHER WITH A "PK" NAIL; THENCE, N 57°01'14" W, 55.88' TO A "X" CHISEL IN THE BACK OF SAID CONCRETE CURB; THENCE, LEAVING SAID RIGHT-OF-WAY, PARTIALLY ALONG A BUILDING WALL, N 32°10'00" E, 83.80' TO CAPPED REBAR #11183; THENCE, S 50°14'01" E, 21.10' TO A POINT AT A BUILDING CORNER, BEING WITNESSED BY CAPPED REBAR #11183 THAT BEARS N 50°14'01" W, 2.00'; THENCE, FROM SAID POINT, PARTIALLY ALONG A COMMON WALL, N 34°32'00" E, 33.30' TO THE POINT AND PLACE OF BEGINNING;

CONTAINING 0.276 ACRES, OR 12,018 SQUARE FEET, MORE OR LESS, AS MORE FULLY SHOWN ON A PLAT OF SURVEY FOR KIT CARSON HISTORICAL MUSEUMS BY AGS LAND SURVEYING, N.M.P.S. #11183, DATED MAY 2001 AND HAVING JOB NO. 401.
 NOTE: SHOWN AT THE TAOS COUNTY ASSESSOR'S OFFICE AS TRACT 363, MAP 18, SURVEY 2 OF THE 1941 TAOS COUNTY REASSESSMENT SURVEY.

Notes and References

1. BEARINGS ARE BASED ON A U.S. GENERAL LAND OFFICE SUPPLEMENTAL PLAT OF SECTION 17, TOWNSHIP 25 NORTH, RANGE 13 EAST, N.M.P.M., SHOWING PRIVATE CLAIMS WITHIN THE TAOS PUEBLO GRANT, APPROVED MAY 19, 1917.
2. THE PROPERTY SHOWN AND DESCRIBED HEREON IS MEANT TO REPRESENT THAT SAME REAL PROPERTY SHOWN AS EXCEPTION 258, PRIVATE CLAIM 244, PARCEL 2 IN THE NE 1/4 OF SECTION 17, TOWNSHIP 25 NORTH, RANGE 13 EAST, N.M.P.M., WITHIN THE TAOS PUEBLO GRANT SHOWN ON SAID PLAT IN REFERENCE 1. SAID PROPERTY IS ALSO DESCRIBED IN UNITED STATES PATENT NUMBER 1074207 ENTITLED TO BENT LODGE NO. 42 OF ANCIENT, FREE AND ACCEPTED MASONS OF NEW MEXICO, DATED JANUARY 30, 1935.
3. SEE DEED FOR THE GRANTOR -- THE GRAND LODGE OF ANCIENT, FREE AND ACCEPTED MASONS OF NEW MEXICO TO BENT LODGE NO. 42 OF ANCIENT, FREE AND ACCEPTED MASONS, FILED FOR RECORD MARCH 21, 1916 IN BOOK A-23, PAGES 643-645.
4. THE RIGHT-OF-WAY OF U.S. HIGHWAY 64 WAS REESTABLISHED AS PER A "GRANT OF RIGHT-OF-WAY EASEMENT" BETWEEN W.T. HINDE, CUSTODIAN BENT LODGE NO. 42 & THE VILLAGE OF TAOS, DATED MARCH 8, 1935 AND AS PER THE INSTRUCTIONS OF THE N.M. HIGHWAY DEPARTMENT TO USE THE EXISTING BACK OF CURB AS THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY #64. NO RIGHT-OF-WAY MONUMENTS WERE FOUND IN THE FIELD AND THE STATE HIGHWAY DEPARTMENT RESERVES THE RIGHT TO ESTABLISH RIGHTS-OF-WAY REGARDLESS OF RIGHT-OF-WAY RAIL FIELD LOCATIONS.

Legend

- L.S. No. 11183 Capped Rebar, Set This Survey
- Point Found, as Noted
- Point Not Set
- △^{EM} Electric Meter
- ▲ Gas Utility
- U— Utility Pole, with Overhead Lines
- X— Wire Fence, unless Noted Otherwise
- W.C. Witness Corner
- N/F Now or Formerly
- Q.D. Quitclaim Deed
- Clean Out

Amended Certificate

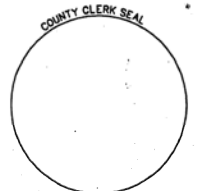
I HEREBY CERTIFY THAT THIS PLAT WAS AMENDED ON 05/09/2001 TO AMEND THE SOUTHWESTERN BOUNDARY TO CONFORM TO THE BACK OF THE CURB OF U.S. HIGHWAY #64 AS DETERMINED BY THE N.M. STATE HIGHWAY DEPT. I FURTHER CERTIFY THAT ALL NEW IMPROVEMENTS WERE LOCATED AND SHOWN. THE CERTIFICATION IS HEREBY UPDATED AND THAT THIS PLAT MEETS THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

AB Stewart
 A.G. STEWART N.M.P.S. No. 11183

Surveyor's Certificate

I HEREBY CERTIFY THAT THIS PLAT AND THE NOTES HEREON ARE AN ACCURATE DELINEATION OF A FIELD SURVEY COMPLETED BY ME OR UNDER MY DIRECTION DURING THE MONTH OF MAY, 1996 AND THAT THE DATA SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

Ann Gilmore Stewart
 ANN GILMORE STEWART N.M.P.S. NO. 11183



COUNTY CLERK SEAL
 COUNTY OF TAOS)
 STATE OF NEW MEXICO)
 I hereby certify that this instrument was filed for record on the _____ day of _____ A.D. 20____ at _____ o'clock _____ m. and was duly recorded in book _____ of the records of Taos County.
 Witness my hand and Seal of Office
 Jeannette Roal
 County Clerk, Taos County, N.M.
 Deputy

County Clerk Indexing Information		
Owners Name:	Kit Carson Foundation	
Address:	P.O. Drawer CCC Taos, NM 87571	
Section: 17	T25 N	R13 E

AGS LAND SURVEYING	
GIL STEWART	
NEW MEXICO LICENSE NO. 11183	
P.O. BOX 205	
EL PRADO, NM 87529	
(505) 751-1108 fax: 751-1540	

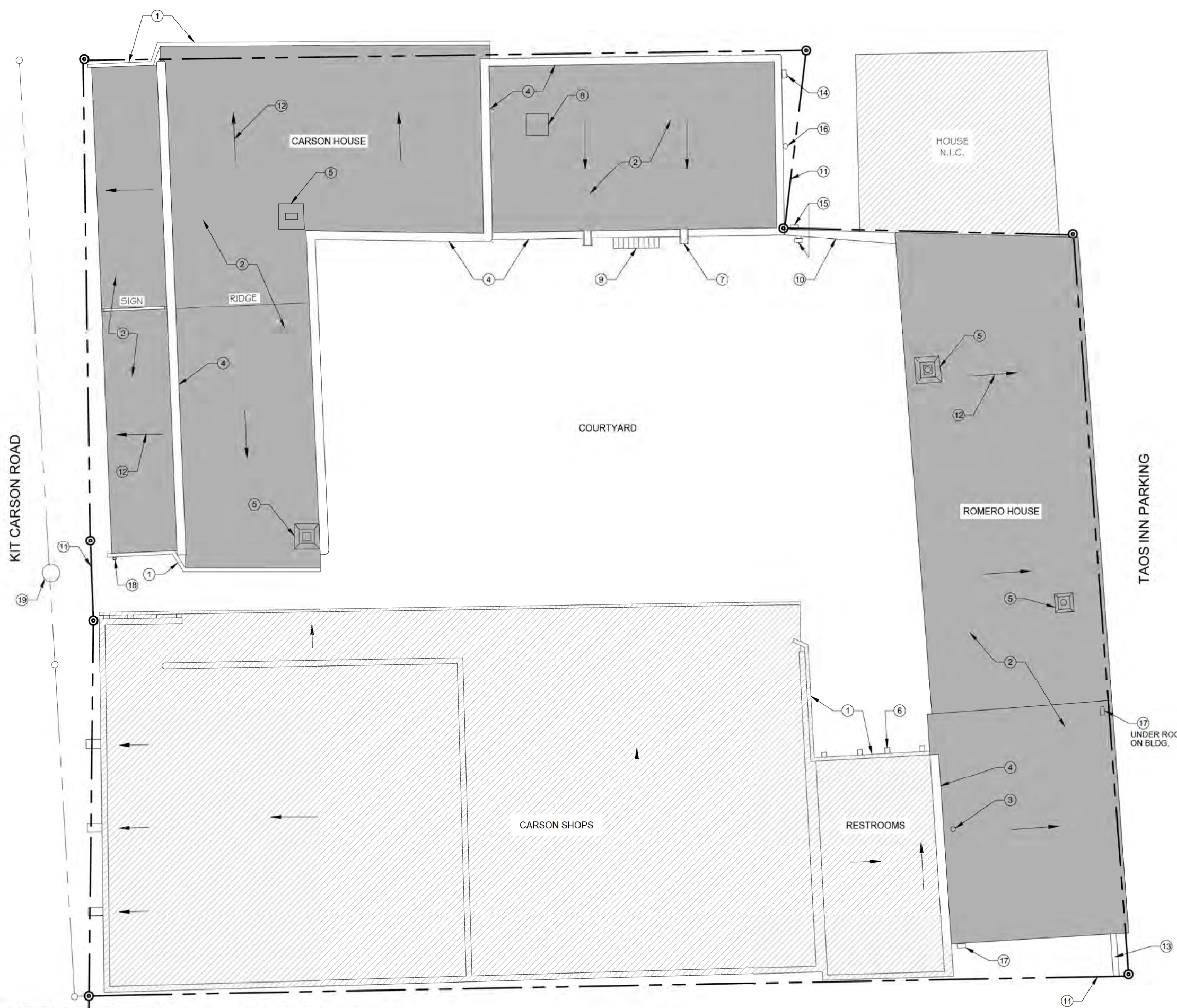
PLAT OF SURVEY				
Kit Carson Historic Museums				
Exception 258, P.C. 244, Parcel 2				
in the NE 1/4 of Section 17, T 25 N, R 13 E				
TAOS, TAOS COUNTY, NEW MEXICO				
Scale	Date	Drawn By	Checked By	Job Number
1" = 10'	May, 1996	FEH	AGS	401

SURVEY (PREPARED BY OTHERS, FOR REFERENCE ONLY)
 KIT CARSON HOUSE & MUSEUM - CONDITION ASSESSMENT & PRESERVATION PLAN
 TAOS, NEW MEXICO
CWA CONRON & WOODS ARCHITECTS
 1222 LUISA STREET SANTA FE, NEW MEXICO 87505
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DRAWN	CHECKED
DATE	

SHEET
V-101



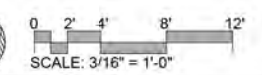
SHEET NOTES

- NOT ALL ROOF PENETRATIONS AND EQUIPMENT ARE SHOWN.
- SEE SHEET EAS-102 FOR COURTYARD PLAN AND NOTES.

KEYED NOTES: #

1. GUTTER.
2. ASPHALT ROOFING, TYPICAL.
3. ROOF PENETRATIONS, (NOT ALL PENETRATIONS SHOWN).
4. PARAPET.
5. FIREPLACE CHIMNEY.
6. WOOD VIGAS, TYPICAL.
7. CANALES, TYPICAL.
8. ROOF TOP EVAP. COOLER, APPROXIMATE LOCATION.
9. WOOD BOARD ROOF.
10. ADOBE WALL.
11. PROPERTY LINE.
12. ROOF SLOPE, TYPICAL.
13. 8" CMU RETAINING WALL.
14. ELECTRICAL METER / SERVICE.
15. ELECTRICAL BOX.
16. FLUE.
17. TELEPHONE BOX.
18. FLAGPOLE.
19. SEWER MANHOLE.

A1 SITE & ROOF PLAN
SCALE: 3/16" = 1'-0"



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DATE	7/29/22



SHEET NOTES

- SEE SHEET EAS-101 FOR ADDITIONAL INFORMATION.

KEYED NOTES: #

1. FLAGSTONE WALK.
2. SHADE STRUCTURE WITH WOOD TABLE AND BENCH.
3. HORNO.
4. LANDSCAPE AREA WITH WOOD BORDER.
5. GAS METERS WITH WOOD FENCE ENCLOSURE.
6. WOOD POST AND RAIL.
7. METAL SCREEN SECURITY FENCE WITH GATE.
8. WOOD BENCH.
9. YARD HYDRANT.
10. WOOD CART WHEEL.
11. METAL FIRE PIT.
12. ELECTRICAL PANEL ON WOOD POST.
13. RAIN WATER BARREL.
14. INFORMATION SIGN.
15. WOOD STEPS WITH FLAGSTONE INFILL.
16. FLAG POLE.
17. WATER METER.

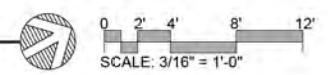
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DATE	7/29/22

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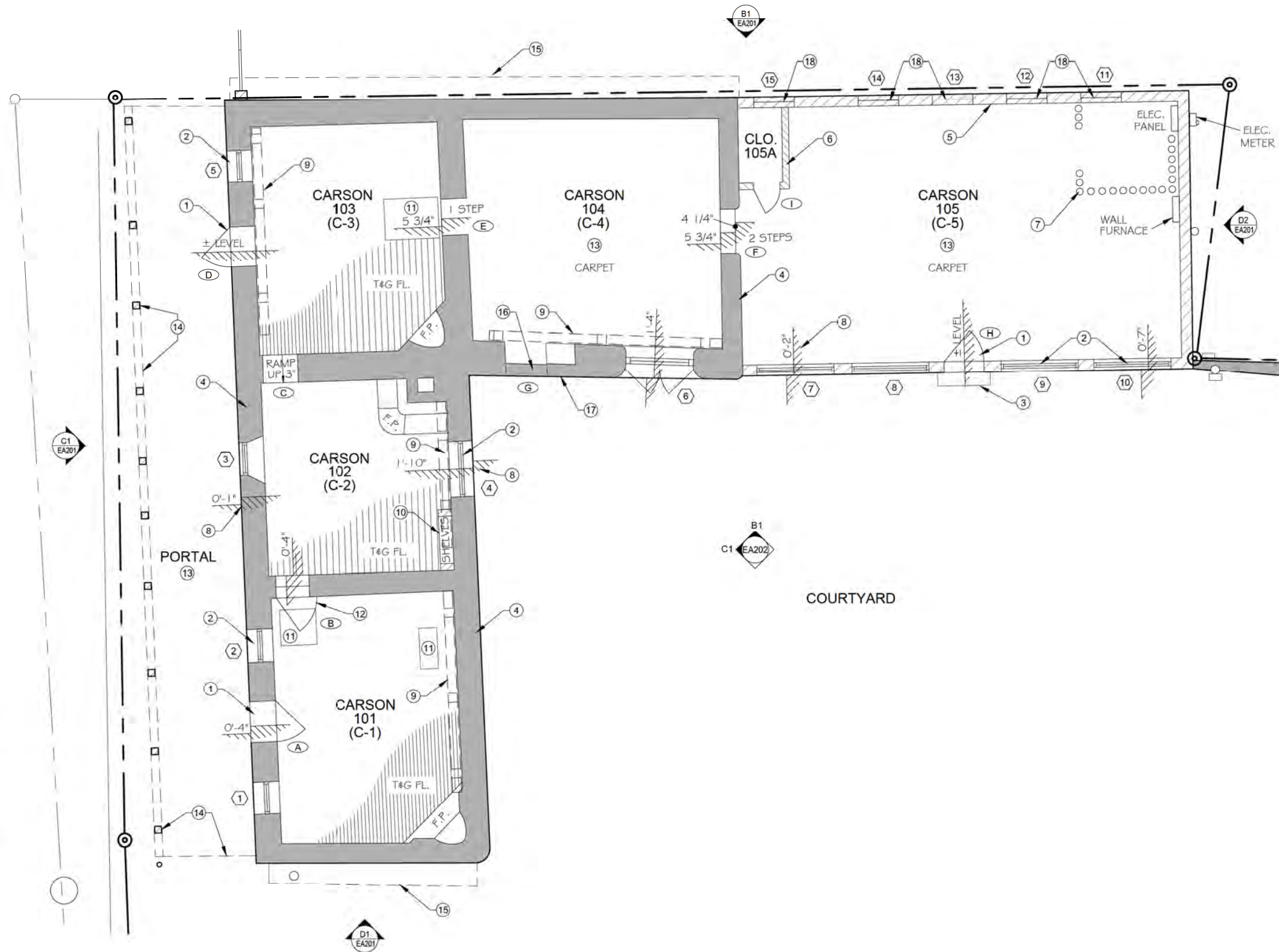
A1 COURTYARD PLAN
 SCALE: 3/16" = 1'-0"



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KIT CARSON ROAD



SHEET NOTES

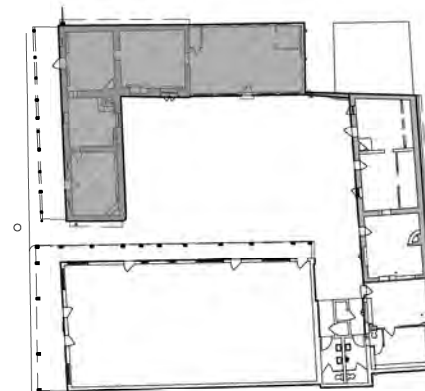
- SEE SHEET EAS-102 FOR COURTYARD PLAN AND NOTES.

KEYED NOTES: #

1. EXTERIOR WOOD DOOR.
2. WINDOW, TYPICAL.
3. CONCRETE LANDING.
4. ADOBE WALL, TYPICAL.
5. CMU WALL, TYPICAL.
6. WOOD FRAME WALL, TYPICAL.
7. LATILLA SCREEN.
8. ELEVATION DROPS, TYPICAL.
9. WOOD BEAM SHORING.
10. DISPLAY SHELVES.
11. STEEL PLATE FLOORING REPAIR.
12. INTERIOR WOOD DOOR.
13. CONCRETE FLOOR.
14. WOOD POST AND BEAM, TYPICAL.
15. ROOF OVERHANG.
16. DOORWAY HAS BEEN SEALED OVER.
17. APPEARS TO BE SOME CMU IN THIS AREA.
18. FORMER WINDOWS HAVE BEEN SEALED OVER BOTH INSIDE AND OUT.

LEGEND

- ADOBE
- CMU
- WOOD STUD
- DOOR
- WINDOW

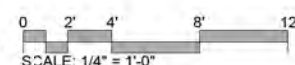


KEY PLAN

NTS

A1 FLOOR PLAN

SCALE: 1/4" = 1'-0"



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

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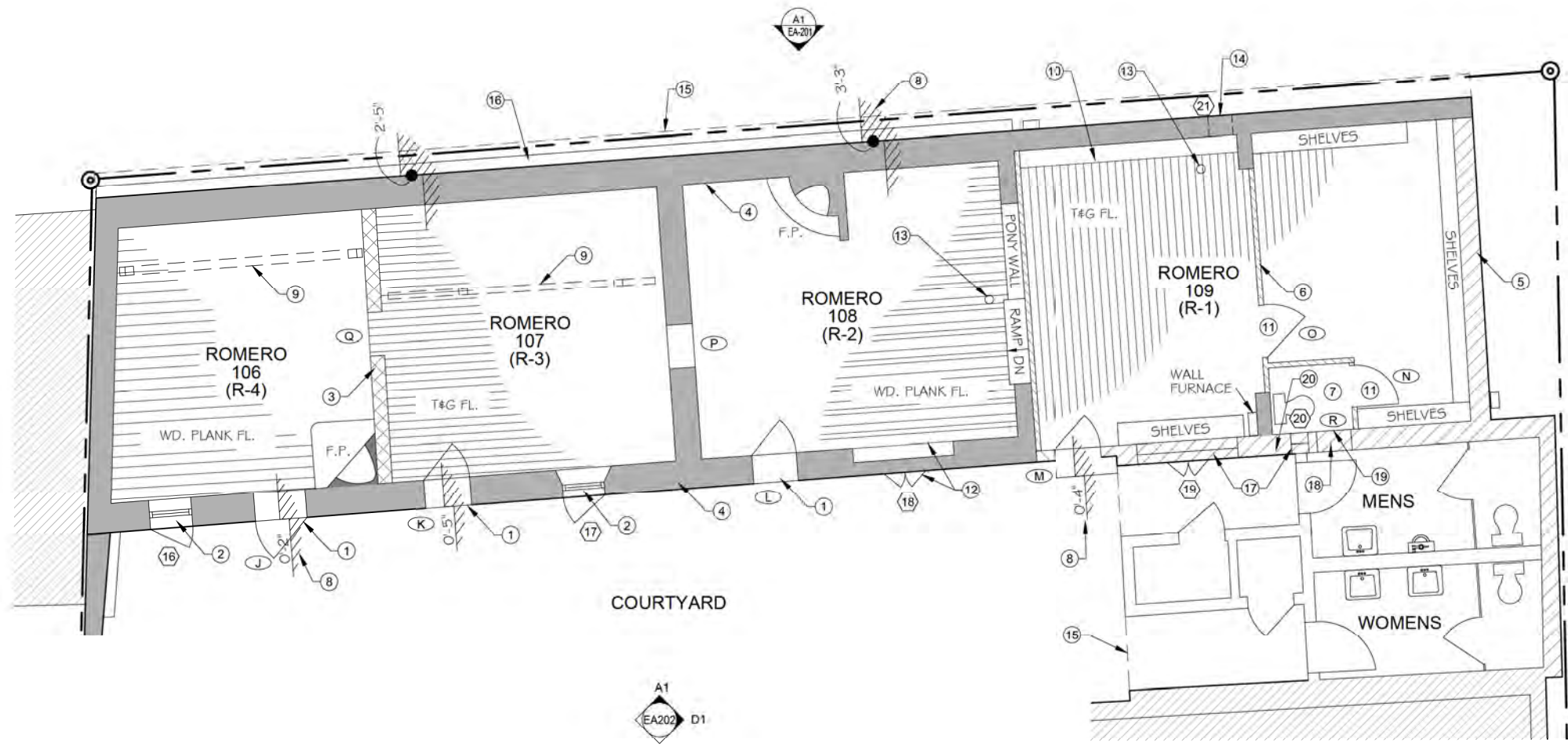
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EA-101

TAOS INN PARKING



COURTYARD



SHEET NOTES

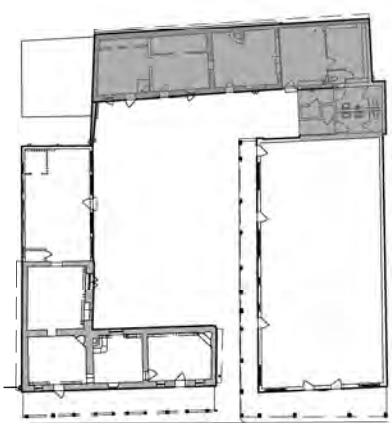
- SEE SHEET EAS-102 FOR COURTYARD PLAN AND NOTES.

KEYED NOTES: #

- EXTERIOR WOOD DOOR.
- WINDOW WITH WOOD SHUTTERS. TYPICAL
- WOOD FRAME WALL WITH ADOBE INFILL. TYPICAL
- ADOBE WALL. TYPICAL
- CMU WALL. TYPICAL
- WOOD FRAME WALL. TYPICAL
- TOILET ROOM.
- ELEVATION DROPS. TYPICAL
- WOOD BEAM SHORING.
- PLYWOOD FLOORING REPAIR.
- INTERIOR WOOD DOOR.
- WOOD SHUTTERS, NO WINDOW. BUILT-IN SHELVES INSIDE ROOM.
- 2X VIGA SHORING.
- FORMER EVAP. COOLER DUCT PENETRATION. POSSIBLE FORMER WINDOW LOCATION.
- ROOF OVERHANG.
- CONCRETE CONTRA PARED.
- FORMER WINDOW LOCATION.
- FORMER DOOR LOCATION.
- ADOBE IS VISIBLE IN WALL AT THIS LOCATION.
- FIELD VERIFY EXTENT OF CMU.

LEGEND

- ADOBE
- CMU
- WOOD STUD
- WOOD STUD INFILL WITH ADOBE
- DOOR
- WINDOW



KEY PLAN

NTS

FLOOR PLAN - ROMERO HOUSE - EXISTING
 KIT CARSON HOUSE & MUSEUM - CONDITION ASSESSMENT & PRESERVATION PLAN
 TAOS, NEW MEXICO

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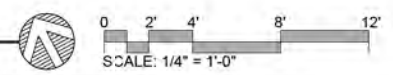
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A1 FLOOR PLAN
SCALE: 1/4" = 1'-0"



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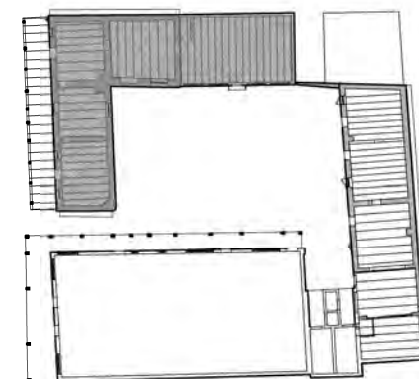
• NOTES

KEYED NOTES: #

1. EXTERIOR WOOD DOOR.
2. WINDOW, TYPICAL
3. DOOR OVERHANG, WOOD.
4. ADOBE WALL, TYPICAL
5. CMU WALL, TYPICAL
6. WOOD FRAMING WALL, TYPICAL
7. WOOD PLANK CEILING, TYPICAL
8. WOOD BEAMS.
9. DBL 2X WOOD JOIST.
10. WOOD VIGAS.
11. WOOD BEAM SHORING.
12. TRACK LIGHTING, TYPICAL
13. CEILING FAN.
14. EXIT SIGNAGE, TYPICAL
15. ROOF OVERHANG.
16. CEILING MOUNT LIGHT.
17. LIGHT MOUNTED ON WOOD BEAM.

LEGEND

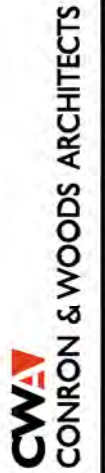
- ADOBE
- CMU
- WOOD STUD
- SECURITY CAMERA
- EXIT SIGNAGE AND LIGHTING



KEY PLAN

NTS

REFLECTED CEILING PLAN - CARSON HOUSE - EXISTING
 KIT CARSON HOUSE & MUSEUM - CONDITION ASSESSMENT & PRESERVATION PLAN
 TAOS, NEW MEXICO



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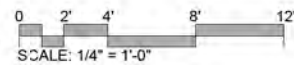
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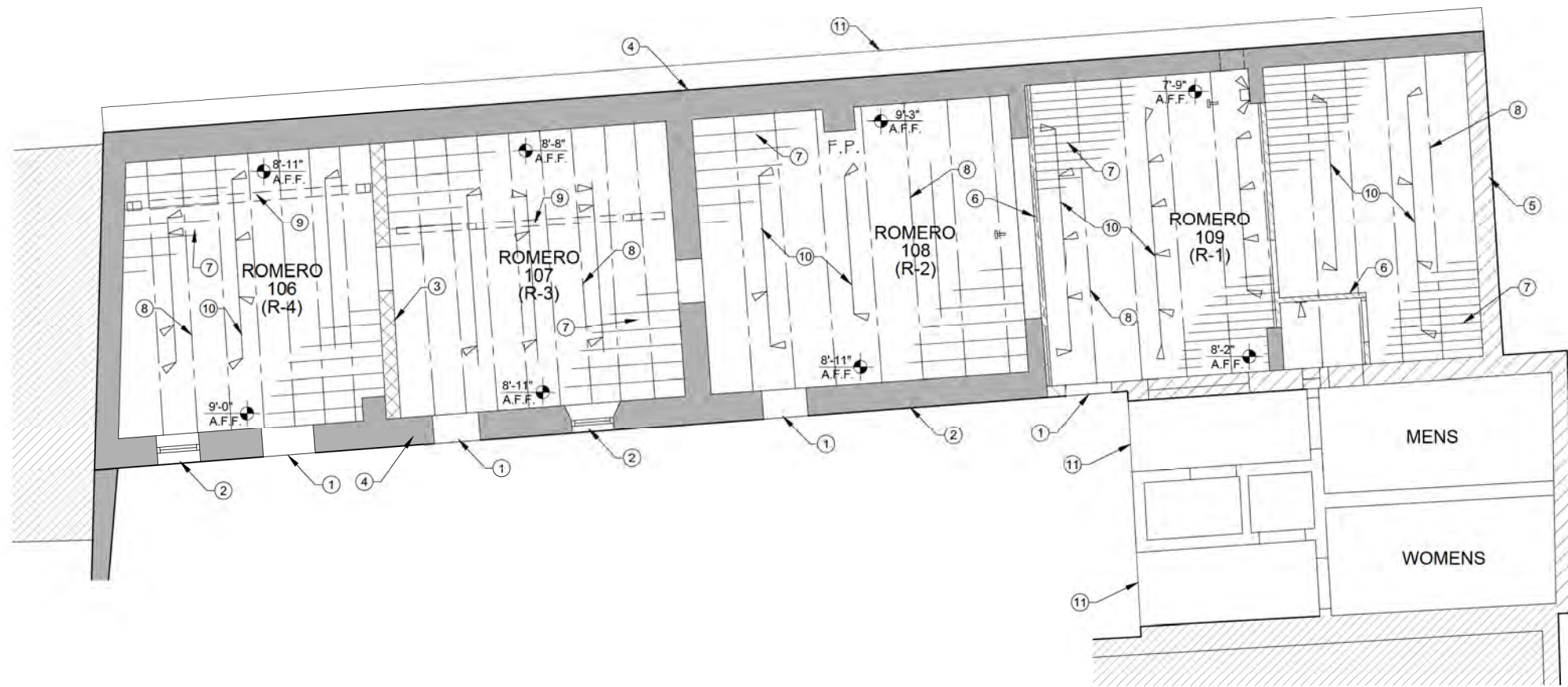
REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"

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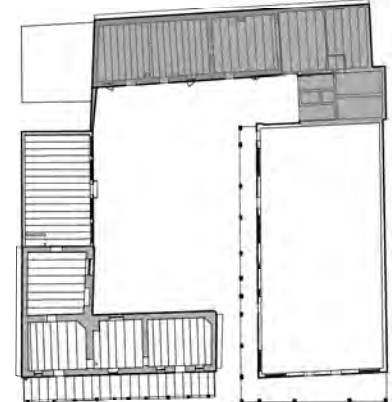
• NOTES

KEYED NOTES:

1. EXTERIOR WOOD DOOR.
2. WINDOW.
3. WOOD FRAME WALL WITH ADOBE INFILL.
4. ADOBE WALL. TYPICAL
5. CMU WALL. TYPICAL
6. WOOD FRAME WALL. TYPICAL
7. WOOD PLANK CEILING. TYPICAL
8. WOOD VIGAS. TYPICAL
9. WOOD BEAM SHORING.
10. TRACK LIGHTING. TYPICAL
11. ROOF OVERHANG.

LEGEND

- ADOBE
- CMU
- WOOD STUD
- WOOD STUD INFILL WITH ADOBE
- EMERGENCY LIGHT



KEY PLAN

NTS

REFLECTED CEILING PLAN - ROMERO HOUSE - EXISTING
KIT CARSON HOUSE & MUSEUM - CONDITION ASSESSMENT & PRESERVATION PLAN
TAOS, NEW MEXICO



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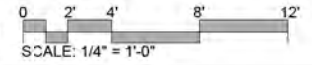
DATE	REVISION

PROJECT	22BU01
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CHECKED	RLW
DATE	7/29/22

SHEET
EA-104

REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"

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EA-201

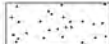


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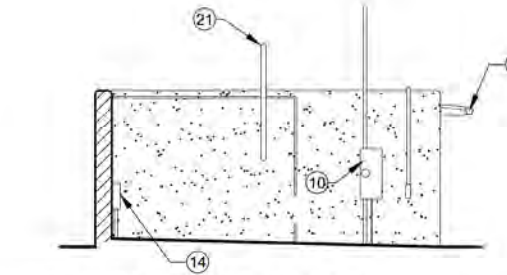
• NOTES

KEYED NOTES: #

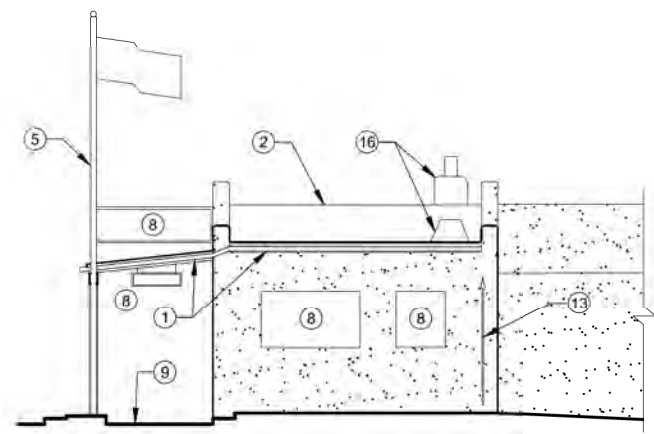
1. GUTTER.
2. ROOFING. TYPICAL
3. ROOF PENETRATIONS. TYPICAL
4. WOOD POST AND BEAM. TYPICAL
5. FLAG POLE.
6. CONCRETE CONTRA PARED.
7. AREAWAY WITH CONCRETE RETAINING WALL.
8. MUSEUM SIGNAGE.
9. CONCRETE WALK.
10. ELECTRICAL METER.
11. WOOD GATES IN ADOBE WALL.
12. NO WORK TO AREA.
13. METAL SECURITY FENCE AND GATE.
14. ELECTRICAL BOX.
15. VENT THROUGH WALL.
16. FIREPLACE CHIMNEY.
17. WOOD VIGAS. TYPICAL
18. CONCRETE CURB AND FOUNDATION FOR WOOD POST.
19. ROOF TOP EVAP. COOLER.
20. SEE D2, THIS SHEET, FOR NORTH ELEVATION OF CARSON HOUSE BEYOND.
21. FLUE.
22. TELEPHONE BOX.
23. CRACK. TYPICAL

LEGEND

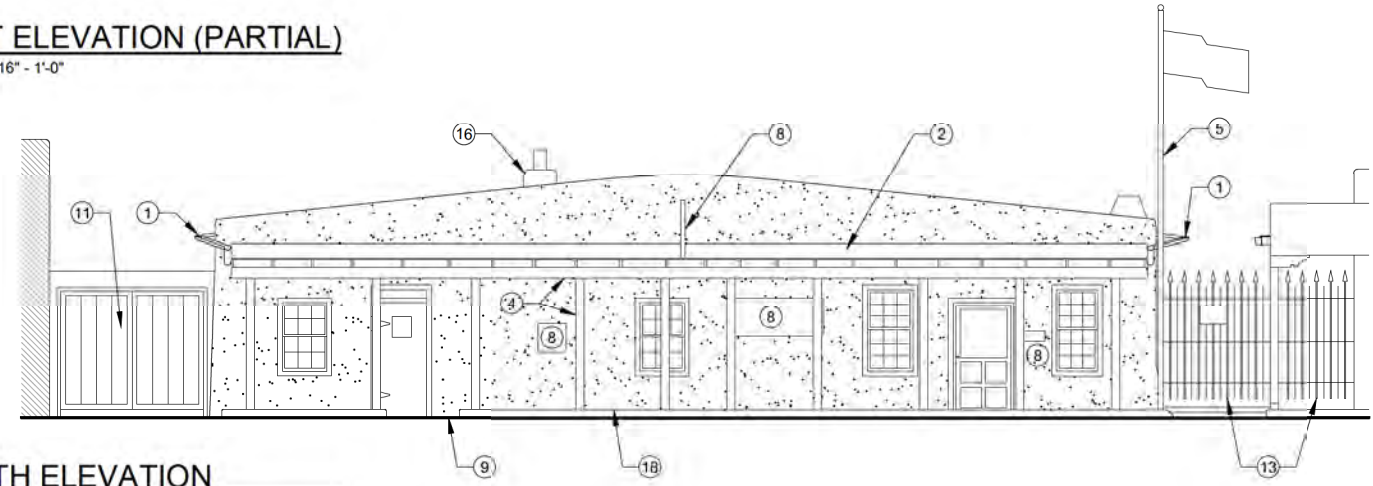
-  STUCCO
-  MUD PLASTER
-  NOT PART OF PROPERTY



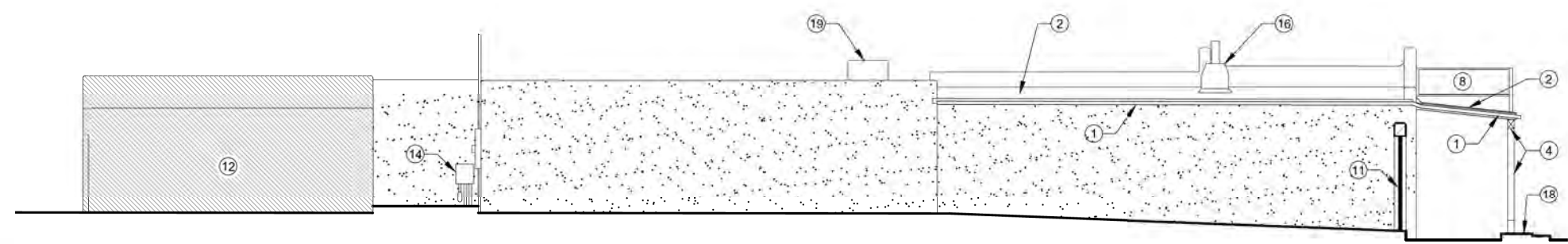
D2 NORTH ELEVATION
 SCALE: 3/16" - 1'-0"



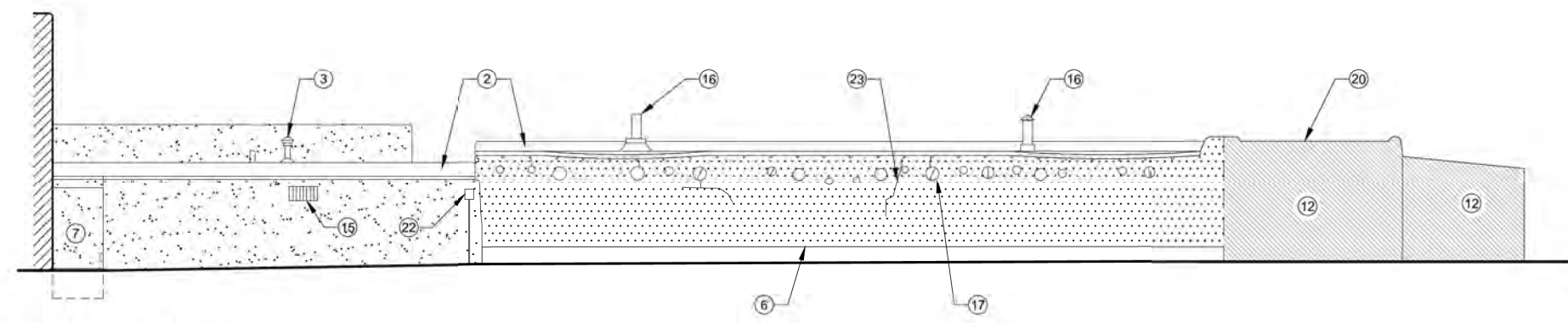
D1 EAST ELEVATION (PARTIAL)
 SCALE: 3/16" - 1'-0"



C1 SOUTH ELEVATION
 SCALE: 3/16" - 1'-0"



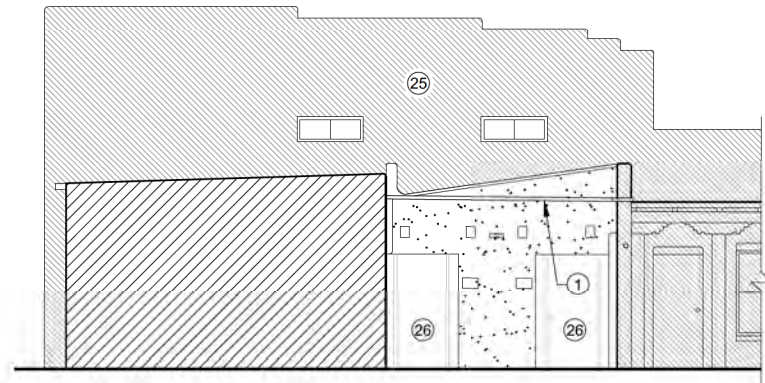
B1 WEST ELEVATION
 SCALE: 3/16" - 1'-0"



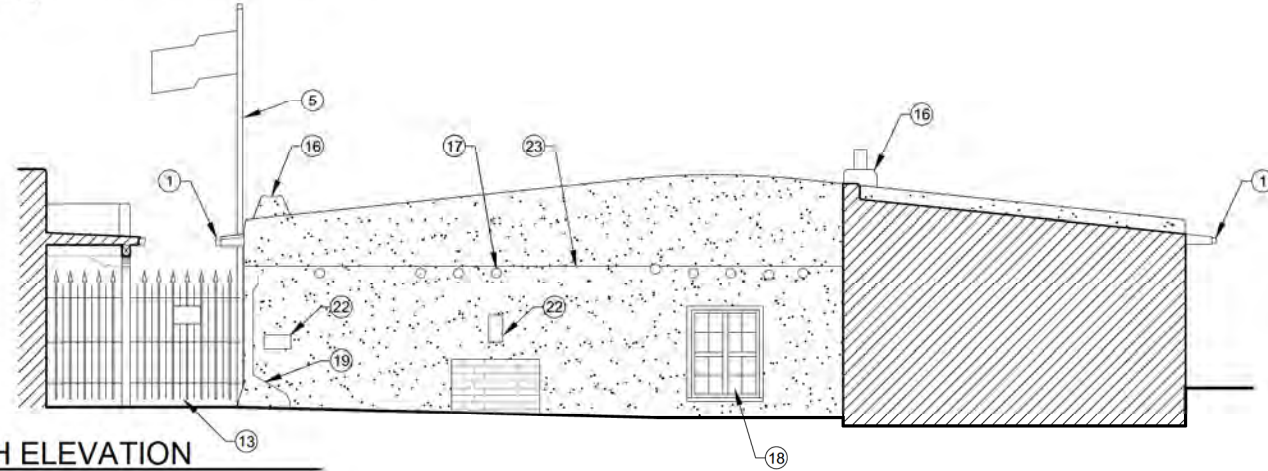
A1 NORTH ELEVATION
 SCALE: 3/16" - 1'-0"

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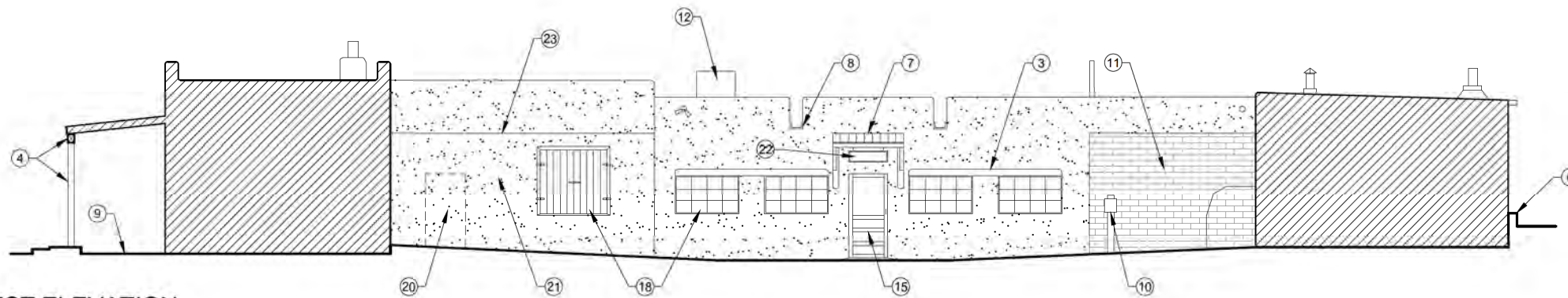
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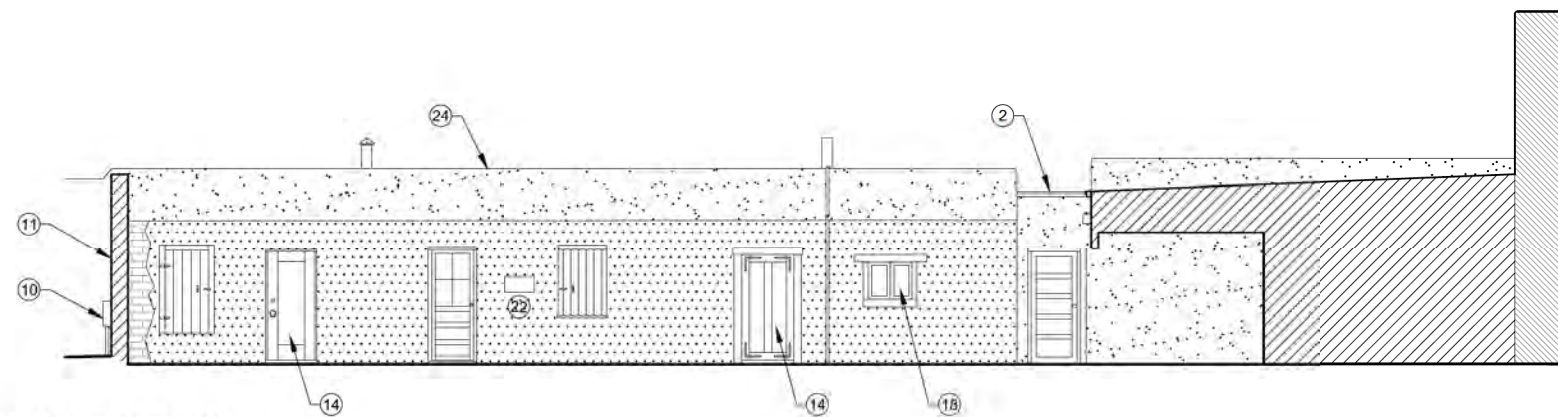
D1 EAST ELEVATION (PARTIAL)
SCALE: 3/16" - 1'-0"



C1 SOUTH ELEVATION
SCALE: 3/16" - 1'-0"



B1 WEST ELEVATION
SCALE: 3/16" - 1'-0"



A1 NORTH ELEVATION
SCALE: 3/16" - 1'-0"

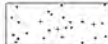



SHEET NOTES

• NOTES

KEYED NOTES: #

1. GUTTER.
2. ROOFING, TYPICAL.
3. WOOD HEADER.
4. WOOD POST AND BEAM.
5. FLAG POLE.
6. CONCRETE CONTRA PARED.
7. WOOD ROOF.
8. CANALE, TYPICAL.
9. CONCRETE WALK.
10. ELECTRICAL BOX.
11. ADOBE WALL.
12. ROOF TOP EVAP. COOLER.
13. METAL SECURITY FENCE AND GATE.
14. WOOD DOOR, TYPICAL.
15. WOOD SCREEN DOOR.
16. FIREPLACE CHIMNEY.
17. WOOD VIGAS, TYPICAL.
18. WINDOW, TYPICAL.
19. CRACK.
20. DOORWAY HAS BEEN SEALED OVER.
21. APPEARS TO BE SOME CMU IN THIS AREA.
22. MUSEUM SIGNAGE.
23. METAL PLASTER STOP, TYPICAL.
24. ROOFING EXTENDS OVER PARAPET.
25. NO WORK TO AREA.
26. RESTROOMS.

LEGEND

-  STUCCO
-  MUD PLASTER
-  EXPOSED ADOBE
-  NOT PART OF PROPERTY

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

PRELIMINARY
NOT FOR
CONSTRUCTION

DATE	REVISION

PROJECT 22BU01
DRAWN JNY
CHECKED RLW
DATE 7/29/22

SHEET
EA-202

CWA
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 1222 LUISA STREET SANTA FE, NEW MEXICO 87505
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Z:\Conroy\Projects\Kit Carson House & Museum\22BU01 Condition Assessment & Preservation Plan Drawings\AS-101 SITE PLAN & ROOF PLAN.dwg, 2/27/2022 3:30:22 PM



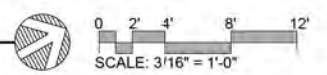
SHEET NOTES

- ALL WORK TO BE COORDINATED WITH THE ARCHEOLOGICAL MONITORING PLAN.
- SEE SHEET AS-102 FOR COURTYARD PLAN AND NOTES.

KEYED NOTES: #

1. APPLY NEW TPO ROOFING SYSTEM (MIN. 1/4:12) OVER 4" RIGID INSULATION TO ALL ROOFING AREAS. ROOF AREA TO DRAIN INTO COURTYARD VIA CANALES.
2. INSTALL CRICKETS SLOPED MIN. 1/2:12.
3. ALL ROOF PENETRATION SHALL BE EXTENDED TO ACCOMMODATE NEW ROOFING. CONTRACTOR TO FIELD VERIFY ALL PENETRATION LOCATIONS THROUGH-OUT PROJECT.
4. REPLACE EXISTING GUTTERS WITH NEW 5" HALF ROUND GUTTERS.
5. DRAIN CATCH BASIN AT GRADE. SEE COURTYARD PLAN.
6. INSTALL NEW 6" PVC RISER WITH 6" PVC SUBSURFACE DRAIN PIPE TO COURTYARD DRAIN PITS AT ALL DOWNSPOUTS LOCATED IN PARKING LOT.
7. INSTALL NEW ROOF DECKING. EXTEND VENT PIPES, ETC.
8. CONSTRUCT NEW PARAPET TO ABOVE NEW ROOF DECKING.
9. 4" PERFORATED PVC FOUNDATION DRAINAGE PIPE IN GEO-FABRIC SLEEVE WITH SUBSURFACE PIT.
10. NEW 5" HALF ROUND GUTTER AND 4" DOWNSPOUT. RE-GRADE AWAY FROM STRUCTURE, TYPICAL.

A1 SITE & ROOF PLAN
SCALE: 3/16" = 1'-0"



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PROJECT	22BU01
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DATE	7/29/22

SHEET
AS-101



SHEET NOTES

- ALL WORK TO BE COORDINATED WITH THE ARCHEOLOGICAL MONITORING PLAN.

KEYED NOTES: #

- NEW BOARDWALK WOOD PLANK UNDER STREET FRONT PORTAL.
- NEW ADA PARKING WITH REQUIRED SIGNAGE AND STRIPING AT STREET FRONT.
- NEW LOADING ZONE WITH APPROPRIATE SIGNAGE.
- MUSEUM SIGNAGE.
- EXISTING FLAGPOLE.
- (2) FRENCH DRAIN PITS IN COURTYARD APPROXIMATELY 10' DEEP X 6' DIA. WITH 4" TO 6" ROCK ENCASED IN GEO-FABRIC W/ GRATE LID. INCLUDE OVERFLOW SUMP PUMP WITH DISCHARGE TO STREET.
- GRADE COURTYARD TO SLOPE AWAY FROM STRUCTURE AND DIRECT RUNOFF TO NEW DRAIN PITS.
- RE-LAY EXISTING FLAGSTONE AFTER FINAL GRADING. SLOPE MIN 1/8" PER FOOT TO DRAIN.
- WELL, LOCATION TBD.
- BROWN COMPACTED CRUSHER FINES ON WEED BARRIER AS FINISH SURFACE TO COURTYARD.
- NEW METAL EDGE.
- 4" PERFORATED PVC FOUNDATION DRAINAGE PIPE IN GEO-FABRIC SLEEVE WITH SUB-SURFACE DRAINAGE PIT.
- NEW SHADE STRUCTURE WITH BENCHES.
- REBUILD HORNO.
- ELECTRICAL BOX.
- EXISTING FENCE AND GATE.
- GRAVEL OVER WEED BARRIER.
- EXISTING YARD HYDRANT TO REMAIN.
- 12 X 12 DRAIN CATCH BASINS WITH 6" PVC SUBSURFACE DRAIN PIPE TO COURTYARD DRAIN PITS AT CANALE LOCATIONS. SEE ROOF PLAN FOR LOCATIONS.
- EXISTING WATER METER LOCATION.

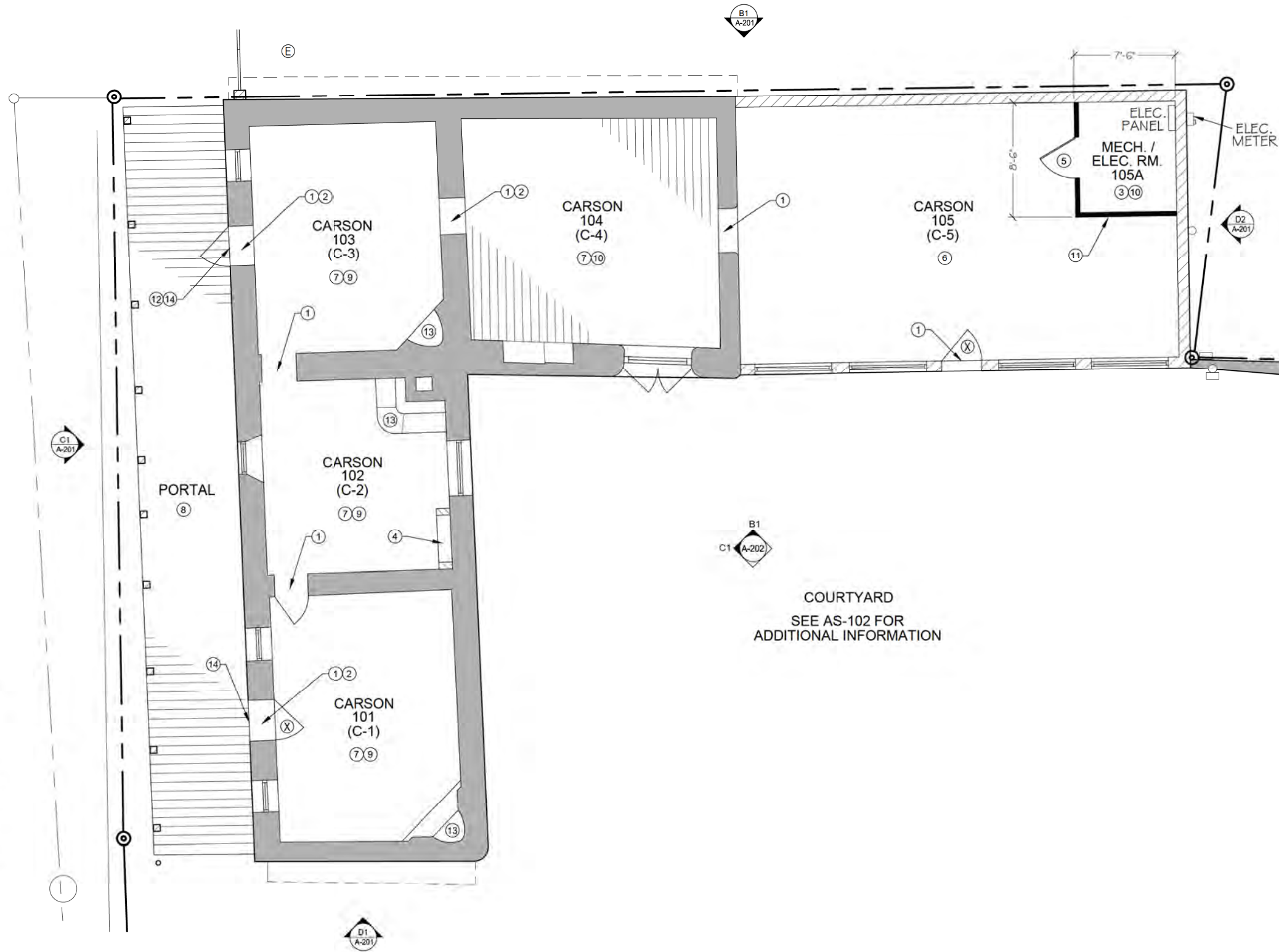
TAOS INN PARKING

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PROJECT	22BU01
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DATE	7/29/22

KIT CARSON ROAD



COURTYARD
SEE AS-102 FOR
ADDITIONAL INFORMATION

SHEET NOTES

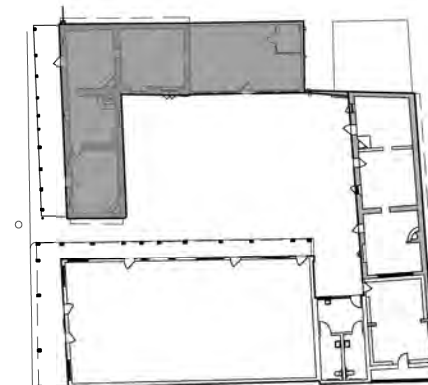
- COORDINATE FLOOR WORK WITH THE ARCHEOLOGICAL MONITORING PLAN.
- ALL WINDOWS AND DOORS ARE REQUIRED TO BE REVIEWED FOR DAMAGED, BROKEN, AND DETERIORATED WOOD, REPAIRED AND RE-FINISH TO MATCH EXISTING.
- ALL MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS SHALL BE REPLACED TO MEET ALL CODES HAVING JURISDICTION AND TO ACCOMMODATE OTHER WORK.
- SLOPE FLOORS TO ACCOMMODATE ADA REQUIREMENTS.

KEYED NOTES: #

1. REVISE DOORWAYS AND THRESHOLDS TO MEET ADA COMPLIANCE. (TYPICAL)
2. INSTALL RAMP AT FLOOR TRANSITIONS TO MEET ADA COMPLIANCE. (TYPICAL)
3. NEW BOILER ROOM, BOILERS AND PIPING.
4. EXISTING SHELVING.
5. NEW DOOR(S).
6. REMOVE EXISTING CONCRETE FLOOR AND INSTALL NEW STAINED CONCRETE FLOOR.
7. REVISE DISPLAY CASES AND SHELVING LOCATIONS. (TYPICAL)
8. WOOD FLOORING OVER WOOD JOIST.
9. EARTHEN FLOOR. (COMPOSITION TBD.)
10. WOOD FLOORING OVER CONCRETE.
11. 2 X 4 WOOD STUD WALL.
12. DOOR REVISED TO SWING OUT. EMERGENCY EXIT.
13. FIREPLACE.
14. REVISE THRESHOLDS TO ACCOMMODATE NEW BOARDWALK.

LEGEND

- ADOBE
- CMU
- WOOD STUD
- NEW CONSTRUCTION
- EMERGENCY EXIT DOOR

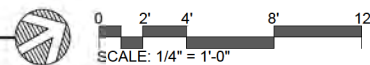


KEY PLAN
NTS

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PROJECT 22BU01
DRAWN JNY
CHECKED RLW
DATE 7/29/22



**PRELIMINARY
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DATE	REVISION

PROJECT 22BU01
 DRAWN JNY
 CHECKED RLW
 DATE 7/29/22

SHEET
A-102

SHEET NOTES

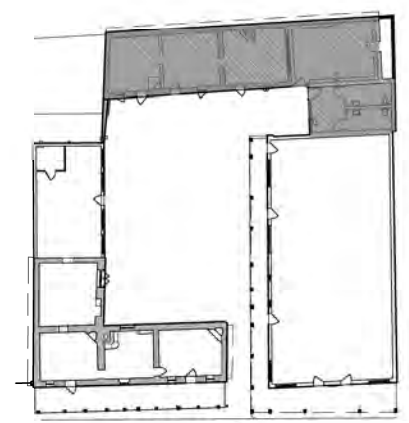
- COORDINATE FLOOR WORK WITH THE ARCHEOLOGICAL MONITORING PLAN.
- ALL WINDOWS AND DOORS ARE REQUIRED TO BE REVIEWED FOR DAMAGED, BROKEN, AND DETERIORATED WOOD, REPAIRED AND RE-FINISH TO MATCH EXISTING.
- ALL MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS SHALL BE REPLACED TO MEET ALL CODES HAVING JURISDICTION AND TO ACCOMMODATE OTHER WORK.
- SLOPE FLOORS TO ACCOMMODATE ADA REQUIREMENTS.

KEYED NOTES: #

1. REVISE DOORWAYS AND THRESHOLDS TO MEET ADA COMPLIANCE. (TYPICAL)
2. INSTALL RAMPS AT FLOOR TRANSITIONS TO MEET ADA COMPLIANCE. (TYPICAL)
3. ADA DRINKING FOUNTAIN.
4. RESTROOM WITH NEW FIXTURES AND ACCESSORIES FOR ADA COMPLIANCE.
5. NEW DOOR(S).
6. REMOVE EXISTING 2X WALL AND INFILL WALL FULL THICKNESS.
7. REVISE DISPLAY CASES AND SHELVING LOCATIONS. (TYPICAL)
8. WOOD FLOORING OVER WOOD JOIST.
9. EARTHEN FLOOR. (COMPOSITION TBD)
10. NEW 12" FLOOR TO CEILING BOOK SHELVES. (TYPICAL)
11. FILE CABINETS.
12. DOOR REVISED TO SWING OUT.
13. FIREPLACE.
14. DESK AND CHAIR.
15. NEW WINDOW.
16. TABLE AND CHAIRS.
17. 8" CMU WALL. PAINT ONLY ON INSIDE.
18. REPAIR / RENOVATE RESTROOMS.

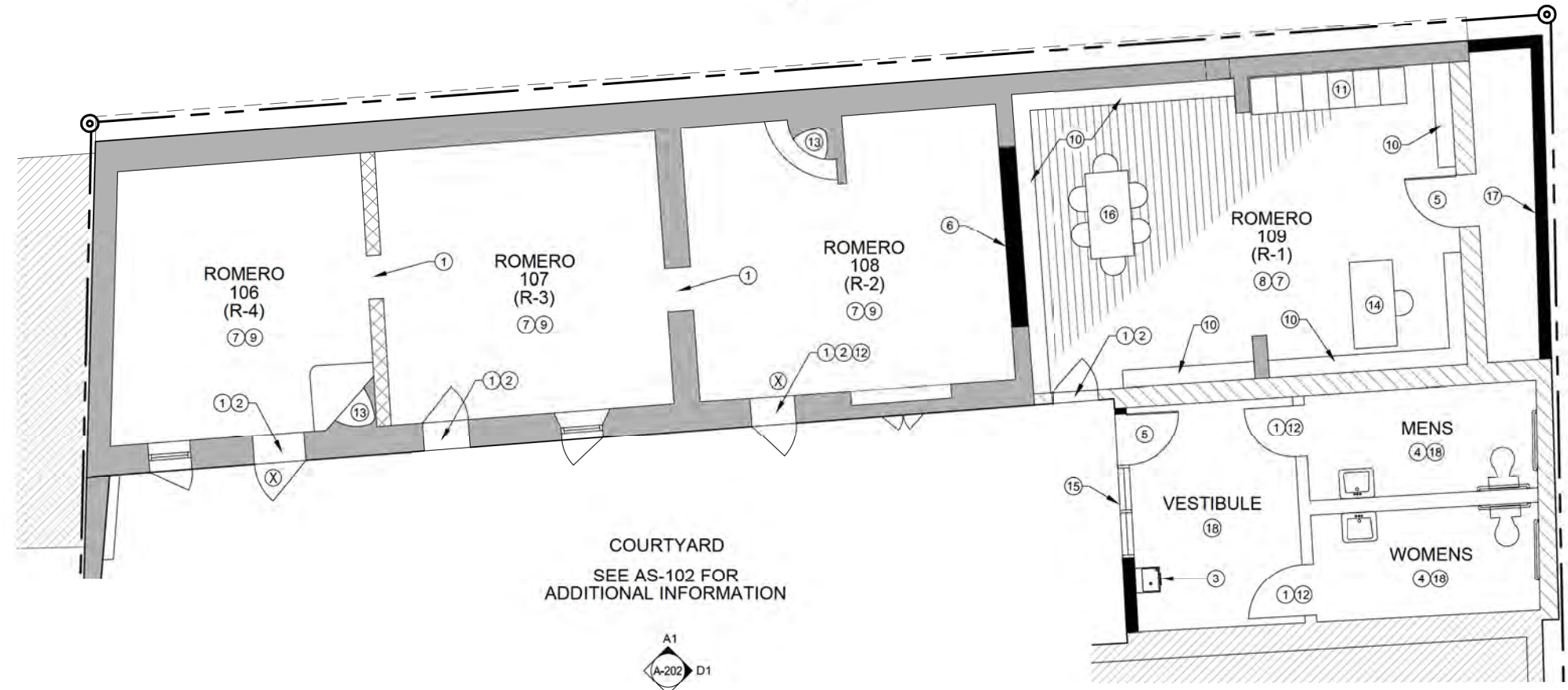
LEGEND

- ADOBE
- CMU
- WOOD STUD INFILL WITH ADOBE
- NEW CONSTRUCTION
- EMERGENCY EXIT DOOR

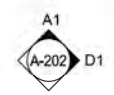


KEY PLAN
 NTS

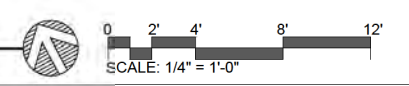
TAOS INN PARKING

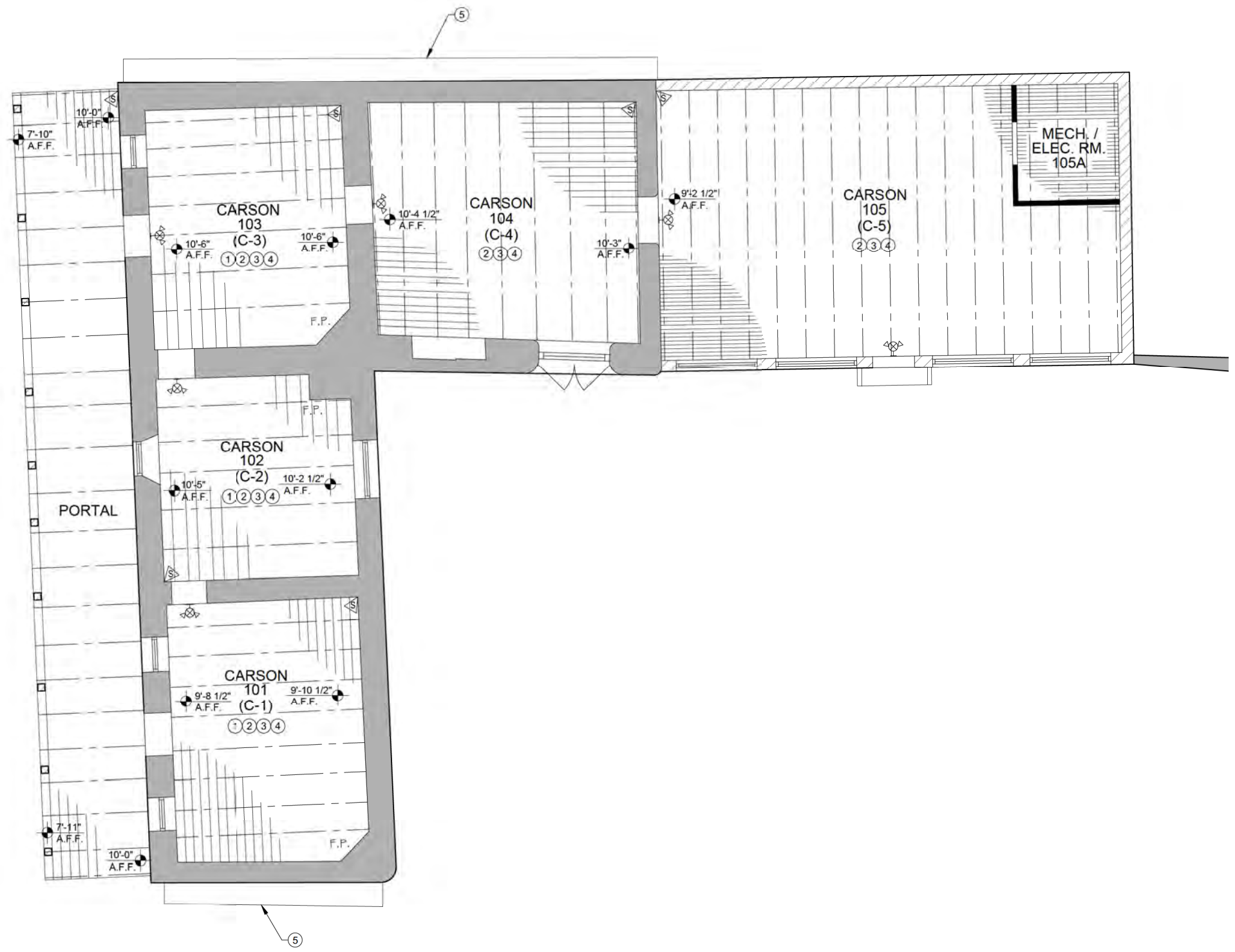


COURTYARD
 SEE AS-102 FOR
 ADDITIONAL INFORMATION



A1 FLOOR PLAN
 SCALE: 1/4" = 1'-0"





SHEET NOTES

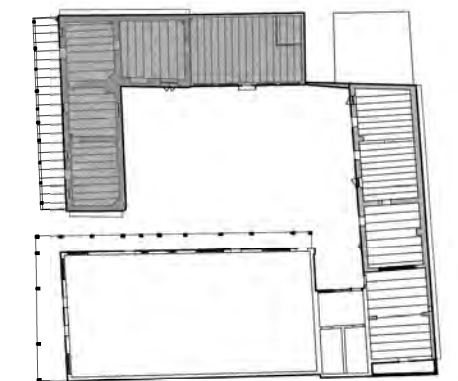
- NEW LIGHTING THROUGHOUT.

KEYED NOTES: #

- HANG VIGAS FROM NEW ROOF STRUCTURE ABOVE, SEE SHEET AS-101.
- EXIT SIGNAGE WITH EMERGENCY FLOOD LIGHTS.
- AUDIBLE AND VISUAL FIRE ALARM SYSTEM TO MEET CURRENT CODES. (TYPICAL)
- SECURITY CAMERAS WITH MOTION CAPABILITIES.
- ROOF OVERHANG.

LEGEND

- ADOBE
- CMU
- NEW CONSTRUCTION
- SECURITY CAMERAS
- EXIT SIGNAGE AND LIGHTING



KEY PLAN

NTS

REFLECTED CEILING PLAN - CARSON HOUSE
 KIT CARSON HOUSE & MUSEUM - CONDITION ASSESSMENT & PRESERVATION PLAN
 TAOS, NEW MEXICO

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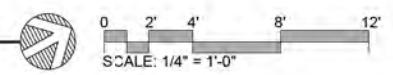
PRELIMINARY
NOT FOR
CONSTRUCTION

DATE	REVISION

PROJECT	22BU01
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DATE	7/29/22

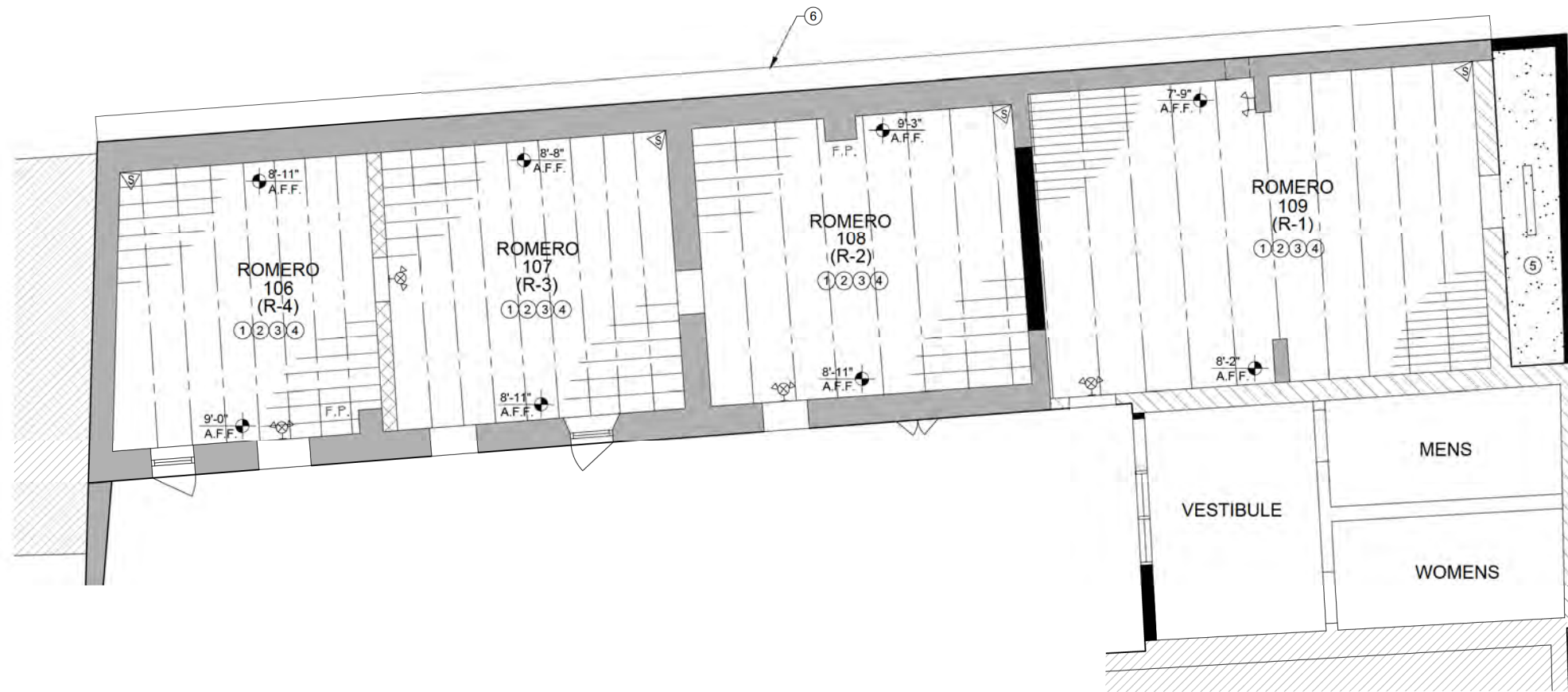
SHEET
A-103

AI REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



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SHEET NOTES

- NEW LIGHTING THROUGHOUT.

KEYED NOTES: #

- HANG VIGAS FROM NEW ROOF STRUCTURE ABOVE, SEE SHEET AS-101.
- EXIT SIGNAGE WITH EMERGENCY FLOOD LIGHTS.
- AUDIBLE AND VISUAL FIRE ALARM SYSTEM TO MEET CURRENT CODES. (TYPICAL)
- SECURITY CAMERAS WITH MOTION CAPABILITIES.
- POURED IN PLACE CONCRETE.
- ROOF OVERHANG.

LEGEND

- ADOBE
- CMU
- WOOD STUD INFILL WITH ADOBE
- NEW CONSTRUCTION
- SECURITY CAMERAS
- EXIT SIGNAGE AND LIGHTING



KEY PLAN

NTS

REFLECTED CEILING PLAN - ROMERO HOUSE
KIT CARSON HOUSE & MUSEUM - CONDITION ASSESSMENT & PRESERVATION PLAN
TAOS, NEW MEXICO

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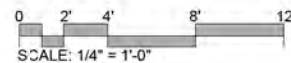
DATE	REVISION

PROJECT	22BU01
DRAWN	JNY
CHECKED	RLW
DATE	7/29/22

SHEET
A-104

REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0"



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DATE	REVISION

PROJECT 22BU01
 DRAWN JNY
 CHECKED RLW
 DATE 7/29/22

SHEET
A-201

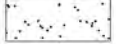


SHEET NOTES

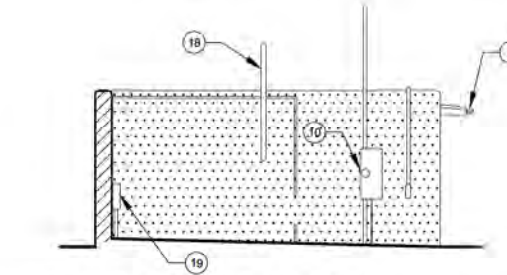
• NOTES

KEYED NOTES: #

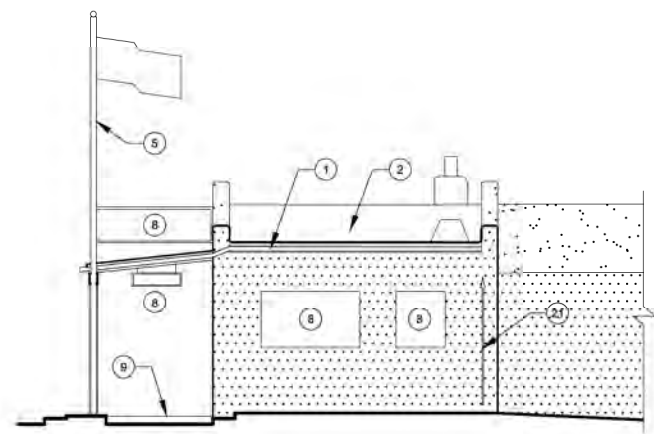
1. NEW GUTTERS (AND DOWNSPOUTS).
2. NEW ROOFING. (TYPICAL)
3. PAINT ALL ROOF PENETRATIONS. (TYPICAL)
4. REPAIR AND APPLY A WOOD PRESERVATIVE TO ALL WOOD FEATURES. (TYPICAL)
5. FLAG POLE.
6. REMOVE CONTRA PARED AND REPAIR FOUNDATION.
7. STORAGE ROOM ADDITION.
8. MUSEUM SIGNAGE.
9. NEW BOARD WALK.
10. EXISTING ELECTRICAL METER.
11. EXISTING GATES IN ADOBE WALL.
12. NO WORK TO AREA.
13. REMOVE EXISTING FINISH SURFACE, REPAIR / STABILIZE WALL AND APPLY A NEW MUD PLASTER FINISH. (TYPICAL)
14. REPAIR ALL DAMAGED STUCCO AREAS AND APPLY NEW FINISH COAT. (TYPICAL)
15. NEW 6" PVC RISER TO SUBSURFACE DRAINAGE.
16. NEW ROOF STRUCTURE DECKING.
17. PROVIDE STEEL GUARDS AT PORCH COLUMNS TO PROTECT FROM TRAFFIC. (TYPICAL)
18. FLUE.
19. ELECTRICAL BOX.
20. TELEPHONE BOX.
21. METAL SECURITY FENCE AND GATE.
22. INFILL WITH LIKE MATERIAL AND FINISH.

LEGEND

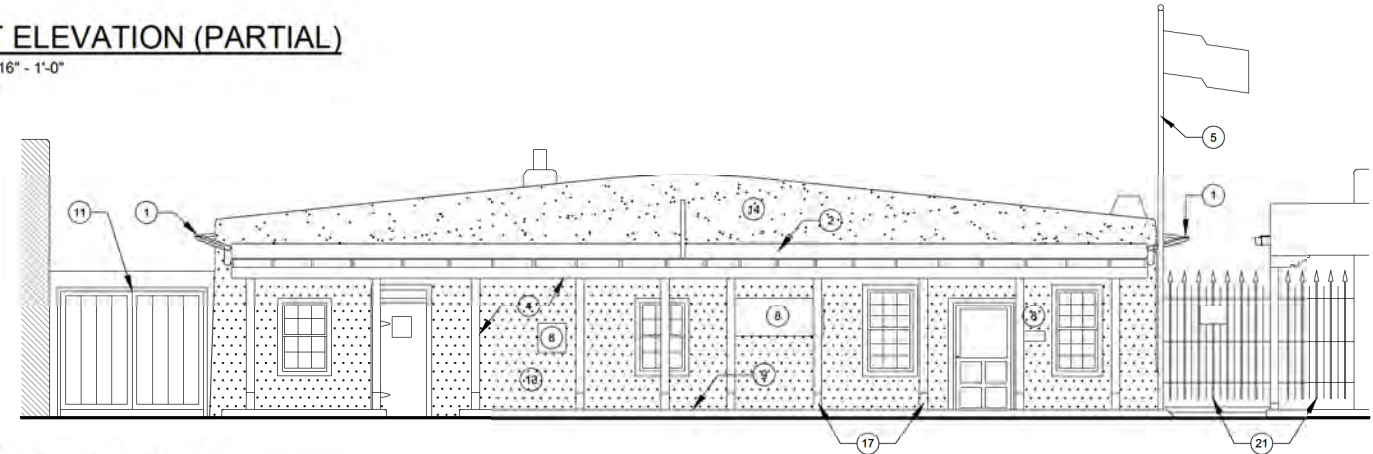
-  NEW 3-COAT STUCCO
-  NEW MUD PLASTER
-  NOT PART OF PROPERTY



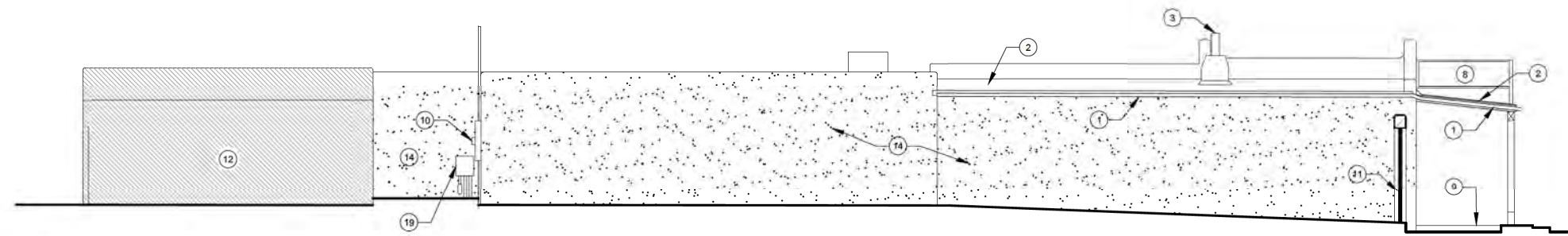
D2 NORTH ELEVATION
 SCALE: 3/16" - 1'-0"



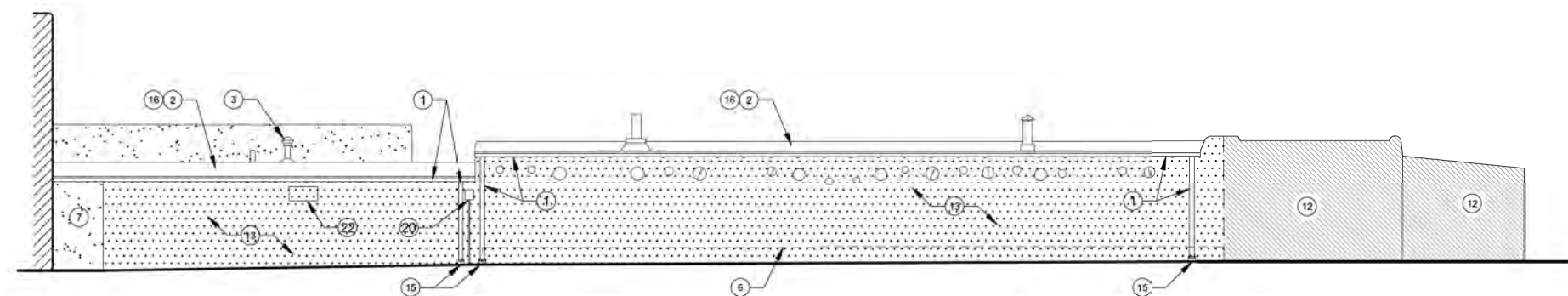
D1 EAST ELEVATION (PARTIAL)
 SCALE: 3/16" - 1'-0"



C1 SOUTH ELEVATION
 SCALE: 3/16" - 1'-0"

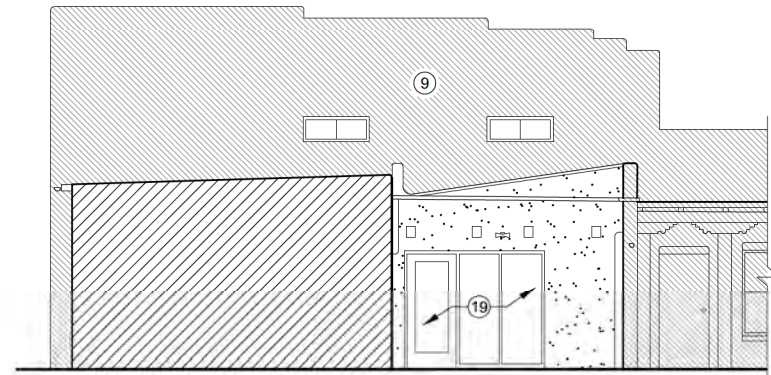


B1 WEST ELEVATION
 SCALE: 3/16" - 1'-0"

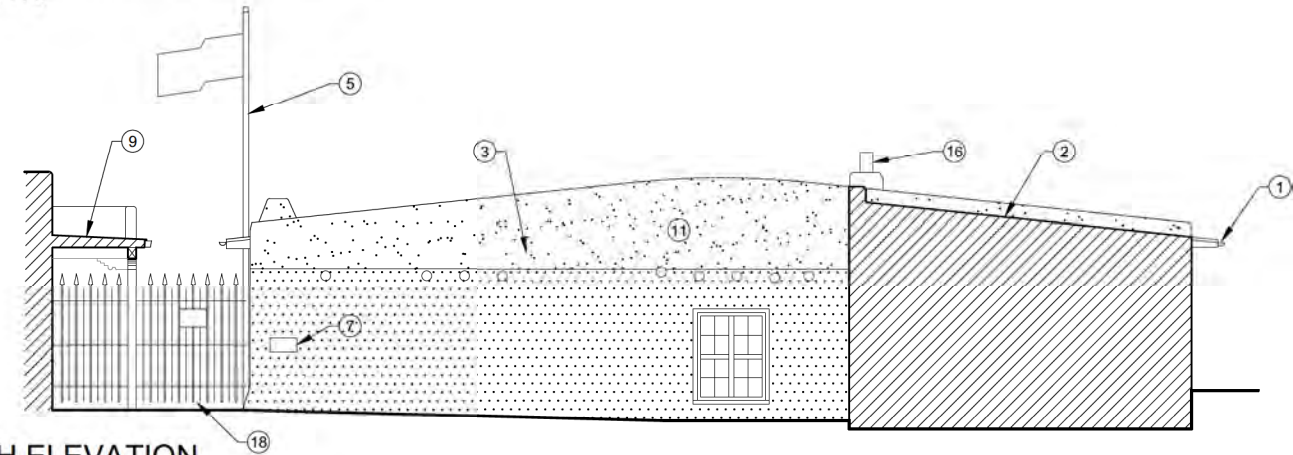


A1 NORTH ELEVATION
 SCALE: 3/16" - 1'-0"

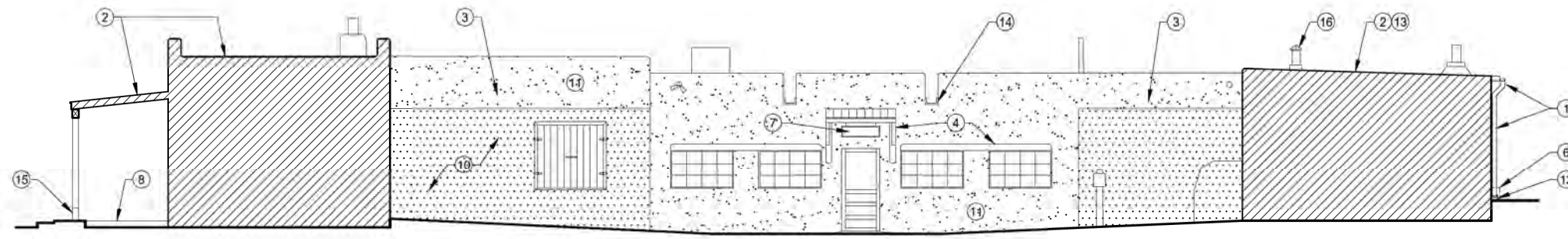
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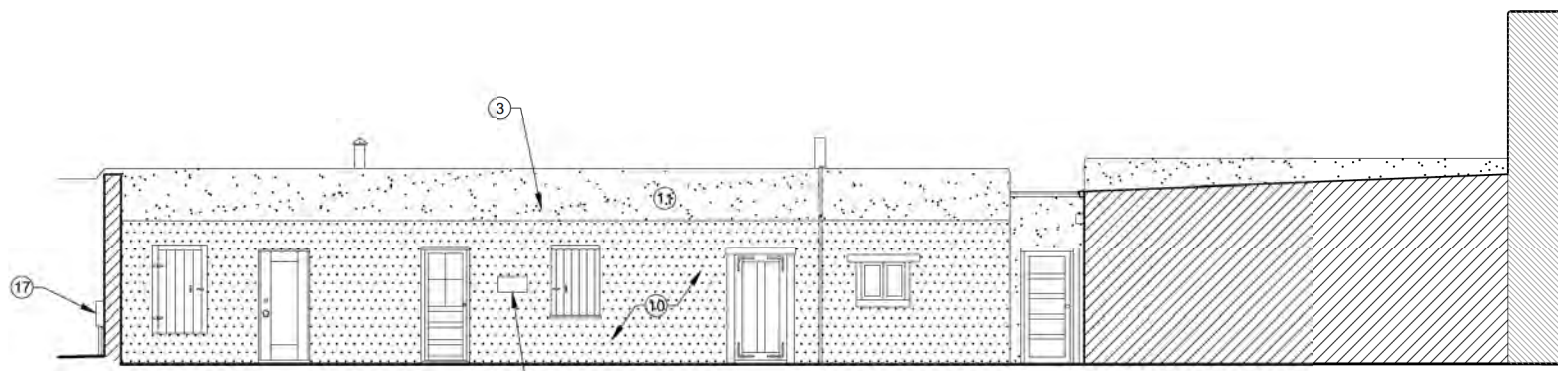
D1 EAST ELEVATION (PARTIAL)
SCALE: 3/16" - 1'-0"



C1 SOUTH ELEVATION
SCALE: 3/16" - 1'-0"



B1 WEST ELEVATION
SCALE: 3/16" - 1'-0"



A1 NORTH ELEVATION
SCALE: 3/16" - 1'-0"




SHEET NOTES

• NOTES

KEYED NOTES: #

1. NEW GUTTERS (AND DOWNSPOUTS).
2. NEW ROOFING. (TYPICAL)
3. NEW STUCCO WITH DRIP AT MUD PLASTER.
4. REPAIR AND APPLY A WOOD PRESERVATIVE TO ALL WOOD FEATURES. (TYPICAL)
5. FLAG POLE.
6. REMOVE CONTRA PARED AND REPAIR FOUNDATION.
7. MUSEUM SIGNAGE.
8. NEW BOARD WALK.
9. NO WORK AREA.
10. REMOVE EXISTING FINISH SURFACE, REPAIR / STABILIZE WALL AND APPLY A NEW MUD PLASTER FINISH. (TYPICAL)
11. REPAIR ALL DAMAGED STUCCO AREAS AND APPLY NEW FINISH COAT. (TYPICAL)
12. NEW 6" PVC RISER TO SUBSURFACE DRAINAGE.
13. NEW ROOF STRUCTURE DECKING.
14. CANALES. (TYPICAL)
15. PROVIDE STEEL GUARDS AT PORCH COLUMNS TO PROTECT FROM TRAFFIC. (TYPICAL)
16. PAINT ALL ROOF PENETRATIONS. (TYPICAL)
17. ELECTRICAL BOX.
18. METAL SECURITY FENCE AND GATE.
19. NEW DOOR AND WINDOW.

LEGEND

-  NEW 3-COAT STUCCO
-  NEW MUD PLASTER
-  NOT PART OF PROPERTY

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

PRELIMINARY
NOT FOR
CONSTRUCTION

DATE	REVISION

PROJECT 22BU01
DRAWN JNY
CHECKED RLW
DATE 7/29/22

SHEET
A-202

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