

BATHROOM ADDITION

549.5 AGUA FRIA

SANTA FE NM 87501

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AFFIDAVIT OF AGREEMENT TO BUILD TO PROPERTY LINE

STATE OF NEW MEXICO
CITY AND COUNTY OF SANTA FE

This Affidavit of Agreement ("Affidavit") is made and entered into this 21st day of February, **2025**, by and between the undersigned property owners:

Owner 1:

Name: Mary Catherine Wynne and William West Humphrey
Address: 543 Agua Fria Street Santa Fe NM 87501
Legal Description of Property:

Parcel 258 as shown on plat entitled "Boundary Survey Plat for Amy E. Inman and Peter A. Inman Parcel 258 Guadalupe Neighborhood...", recorded in the office of the County Clerk, Santa Fe County, New Mexico on February 15, 2022 in Plat Book 888, Page 01 as Instrument No. 1980514.

Owner 2:

Name: Mary Catherine Wynne and William West Humphrey
Address: 549 & 549 ½ Agua Fria Street Santa Fe NM 87501
Legal Description of Property:

Parcel 257, as shown and delineated on plat of survey entitled "Plat of Survey for the City of Santa Fe showing land within the Guadalupe Neighborhood Community Development Project No. C-3 Title Clearance Assistance and Survey Monumentation Plat 'O'", recorded January 13, 1981, in Plat Book 96, Page 9, as # 471,901, records of Santa Fe County, New Mexico.

WHEREAS, Owner 1 and Owner 2 are the respective owners of adjacent properties located in the City of Santa Fe, New Mexico; and

WHEREAS, Owner 2 intends to construct a structure that will be built up to the shared property line, and Owner 1 consents to this construction; and

WHEREAS, both parties agree that this construction does not create an encroachment on Owner 1's property and that Owner 1 will not object to

any necessary permits or approvals required by the City of Santa Fe for the proposed construction; and

NOW, THEREFORE, the undersigned parties agree as follows:

1. Consent to Build to Property Line

Owner 1 expressly consents to Owner 2 building the structure up to the property line, in compliance with applicable laws and building codes.

2. No Encroachment or Claim of Adverse Possession

Owner 2 acknowledges that this agreement does not grant any ownership interest in Owner 1's property, nor does it create any claim of adverse possession.

3. No Objection to Permitting

Owner 1 agrees not to object to or interfere with any permitting applications made by Owner 2 related to the construction up to the property line, provided that such construction remains compliant with all applicable zoning and building regulations.

4. Binding Effect

This Affidavit shall be binding upon and inure to the benefit of the respective heirs, successors, and assigns of the parties hereto.

5. Recording

This Affidavit may be recorded in the real property records of Santa Fe County, New Mexico, at the election of either party.

IN WITNESS WHEREOF, the undersigned parties have executed this Affidavit on the date first written above.

Owner 1:

Signature: 

Printed Name: Mary Catherine Wynne

Date: 2/25/25

Signature: 

Printed Name: William West Humphrey

Date: 2/25/2025

Owner 2:

Signature: [Handwritten Signature]

Printed Name: Mary Catherine Wynne

Date: 2/25/25

Signature: [Handwritten Signature]

Printed Name: William West Humphrey

Date: 2/25/25

NOTARY ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF Santa Fe

This instrument was acknowledged before me on this 25th day of February, **2025**, by Mary Catherine Wynne and William West Humphrey (Owner 1) and Mary Catherine Wynne and William West Humphrey (Owner 2).

Notary Public: [Handwritten Signature]
My Commission Expires: September 25th 2025



549 ½ (“549.5) Agua Fria Street Proposed Addition

Proposal Letter addition of a Bathroom to 549 ½ (“549.5”) Agua Fria Street, Santa Fe

Project Overview: This proposal outlines the plan to add 240 square foot bathroom to the existing 1,003-square-foot home located in the Historic Guadalupe District of Santa Fe, New Mexico. The current bathroom is located within the primary bedroom of the house, limiting flexibility in the use of the second bedroom. The goal is to enhance the functionality of the home while preserving its historic character.

Historical Background: 549 ½ (“549.5”) is located at the rear of the lot, behind 549 Agua Fria. According to City records the house was built in 1867. In 2022-2023 permits were issued for the previous owners for updating the heating system using split duct systems (3), kitchen cabinets and counters and tile flooring in kitchen, laundry room and existing bathroom. At some point a new roof was installed.

Project Specifics: The dimensions listed below are for the proposed NEW Addition

Area of proposed addition – 240 square feet

Height –12 feet above existing grade

Exterior wall materials – stucco

Color – **Sto Corporation STO Color #01009 “Desert Lace”**

Windows – one, facing West 24”w x 45”h

Window material – metal-clad wood

Door – rear door is 36” x 80”, “full-view” glass door, metal-clad wood

Concrete pad and step to back yard

Roof – ¼”/foot slope. Draining to West into one clad-wood canale.



Scope of Work:

1. Design and Planning:

- We are collaborating with Robert Kreger AIA, an architect experienced in historic properties, to create a design that complements the existing architecture,
- Will ensure all designs meet the city’s historic preservation guidelines and obtain necessary permits.
- The proposed addition will be attached to the back of the structure and will be joined to the structure with a newly constructed hallway.

2. Construction:

- We are hiring a licensed contractor with experience in historic renovations, and

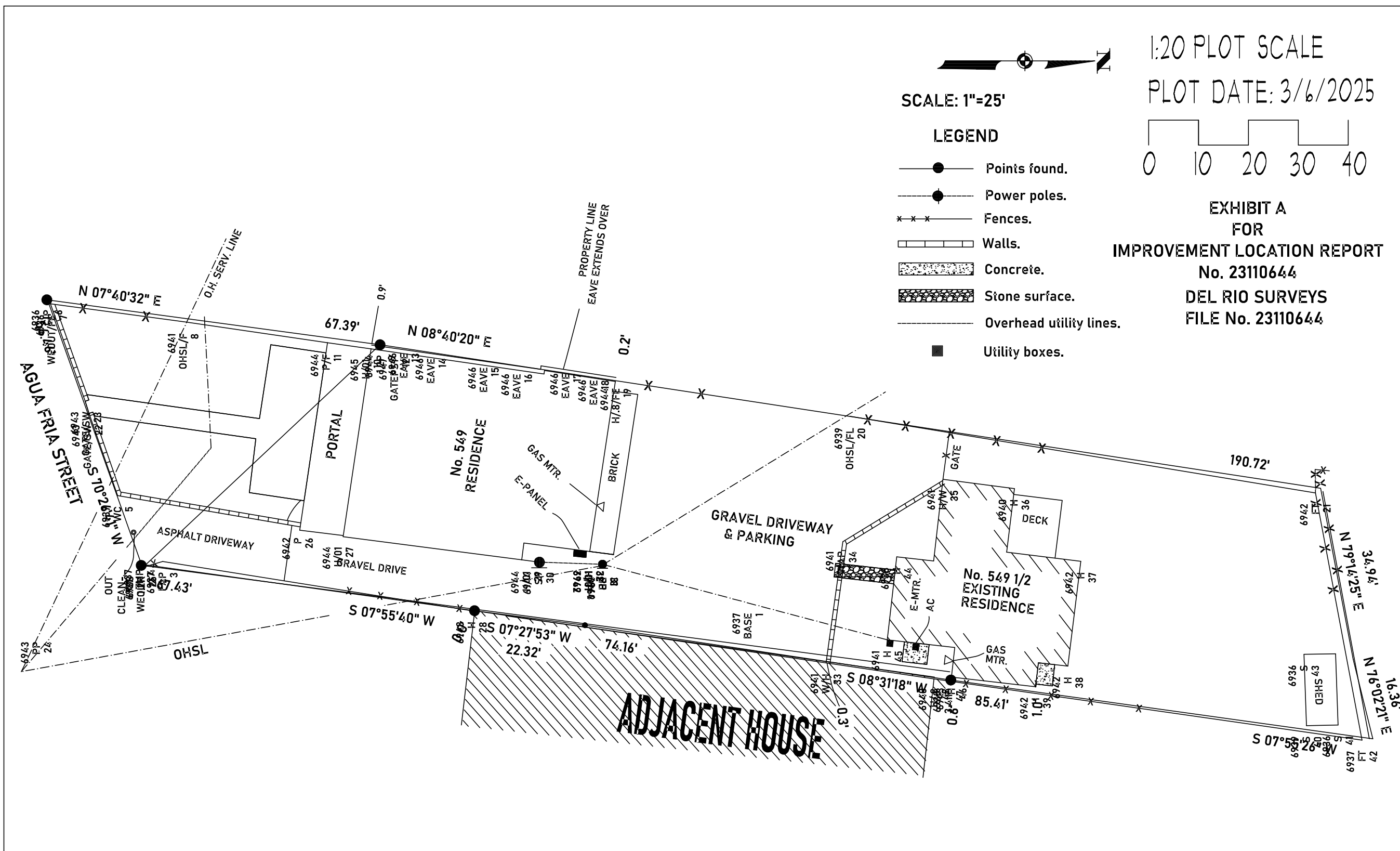
549 ½ (“549.5) Agua Fria Street Proposed Addition

- Will use materials that match or complement the existing structure to maintain aesthetic consistency.
3. **Timeline:**
- Estimated project duration: 4-6 months: from bldg permit approval to completion.
4. **Budget:**
- \$50k to \$70k depending on construction challenges.

Benefits:

- Improved comfort and functionality for the homeowners.
- Increased property value while maintaining historical integrity.

Conclusion: This project aims to blend an addition with modern interior functional amenities while complementing the historical charm of the property, enhancing the living experience while respecting the home’s heritage.



SCALE: 1"=25'

LEGEND

- Points found.
- Power poles.
- *** Fences.
- ▭ Walls.
- ▨ Concrete.
- ▨ Stone surface.
- Overhead utility lines.
- Utility boxes.

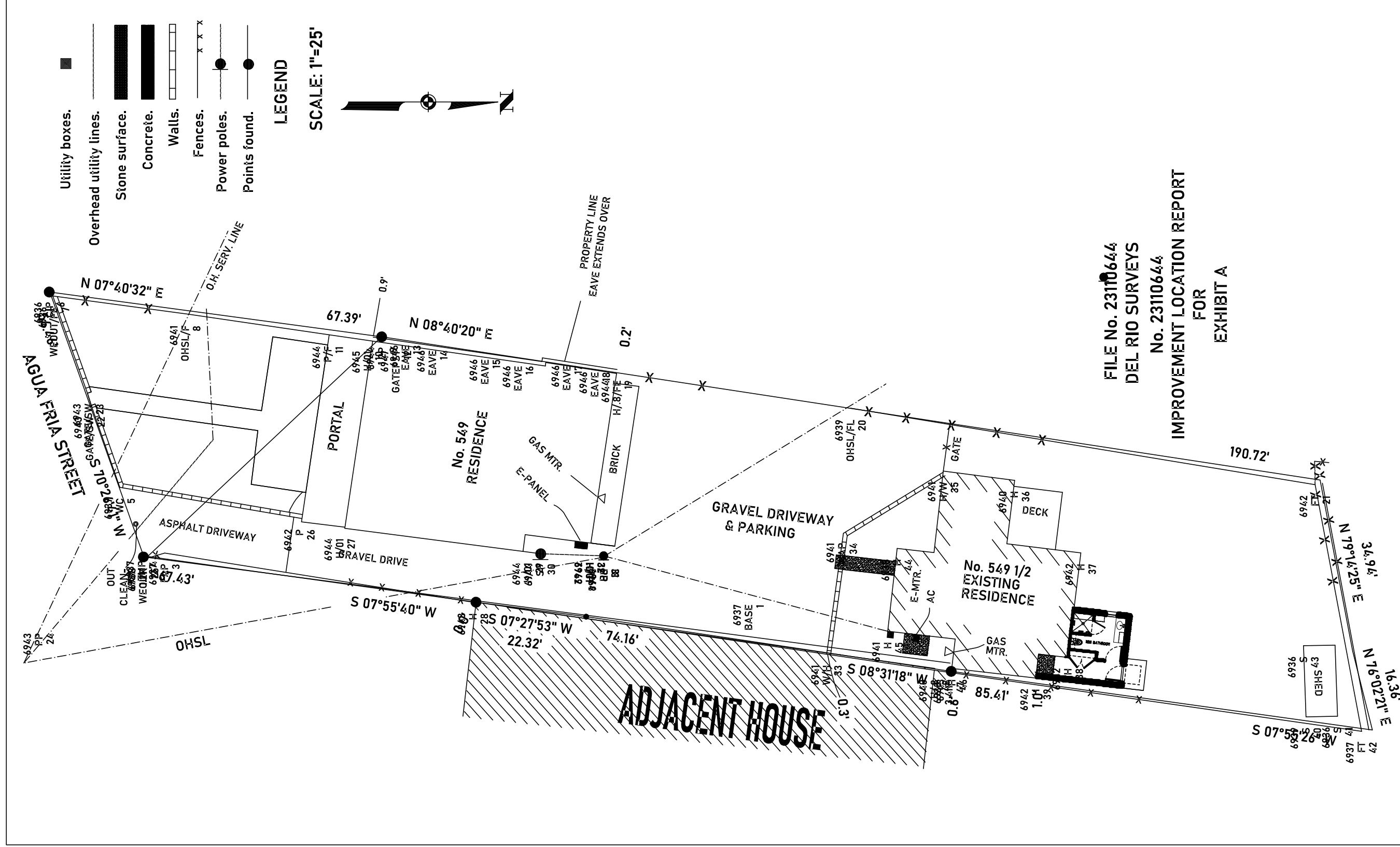
1:20 PLOT SCALE
PLOT DATE: 3/6/2025

EXHIBIT A
FOR
IMPROVEMENT LOCATION REPORT
No. 23110644
DEL RIO SURVEYS
FILE No. 23110644

OWNERS:
 CATHERINE WYNE
 BILL HUMPHRY
 8803 LAKESIDE COURT
 Boulder, CO, 80201

ADDITION AND EXTERIOR ALTERATIONS
CASITA @ 549 1/2 AGUA FRIA STREET
SANTA FE, NM 87501

▮ ROBERT KREGER, AIA NM LIC #2814
 PO BOX 9503, SANTA FE, NM 87504
 505-660-9391, KregerDesignBuild@msn.com
 KREGERDESIGNBUILD.COM

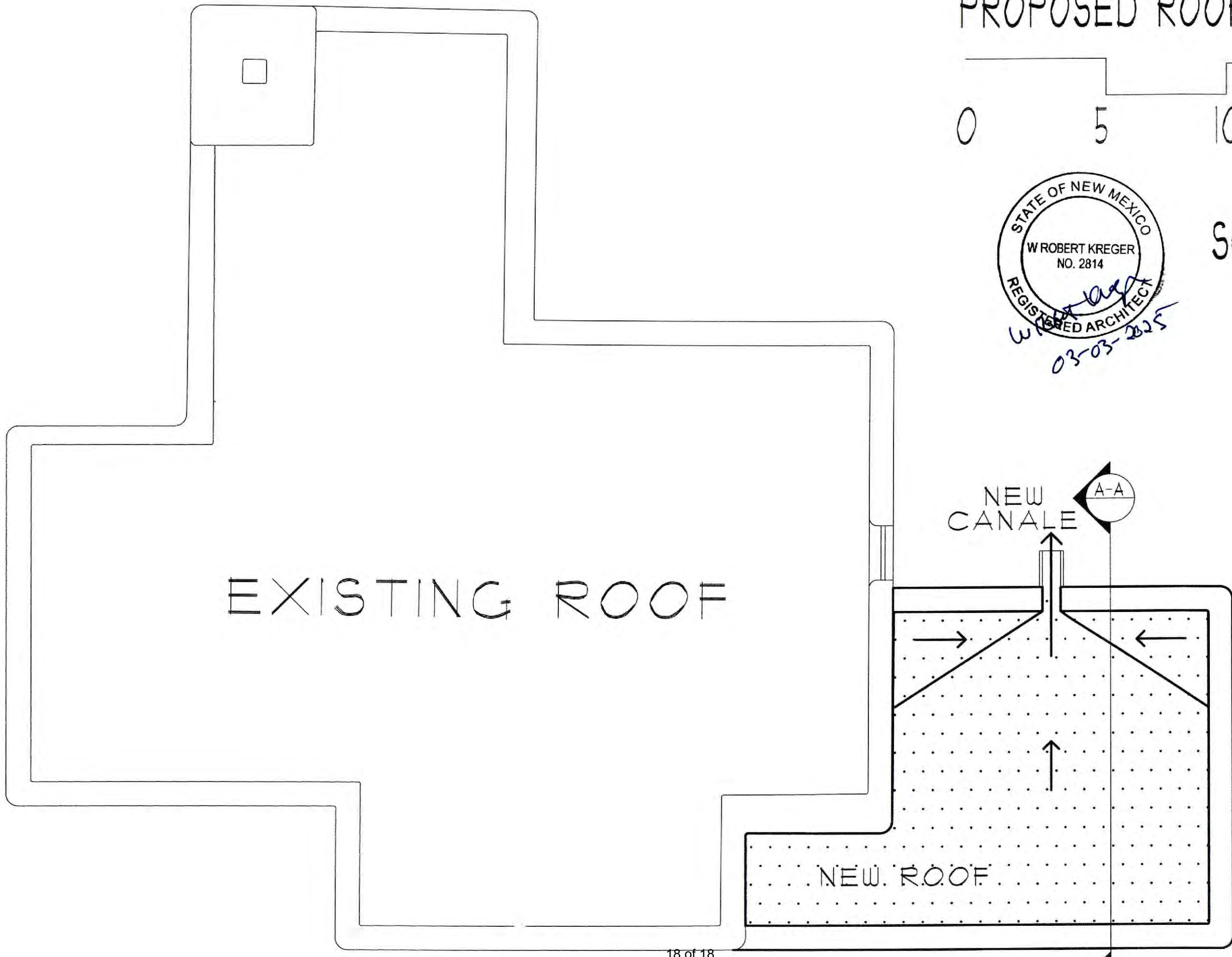
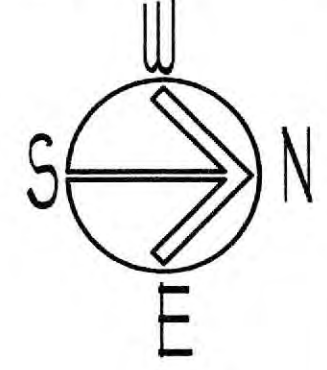
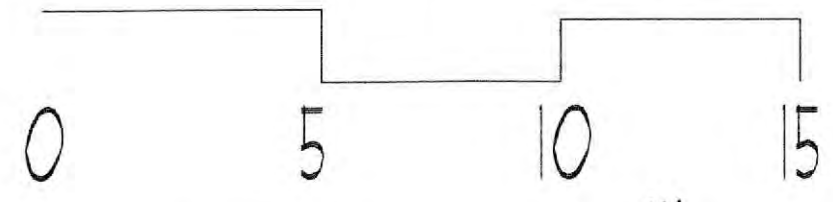


ADDITION AND EXTERIOR ALTERATIONS
CASITA @ 549 1/2 AGUA FRIA STREET
SANTA FE, NM 87501

OWNERS:
CATHERINE WYNE
BILL HUMPHRY
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PROPOSED ROOF PLAN



EXISTING ROOF

NEW ROOF

NEW CANALE

A-A

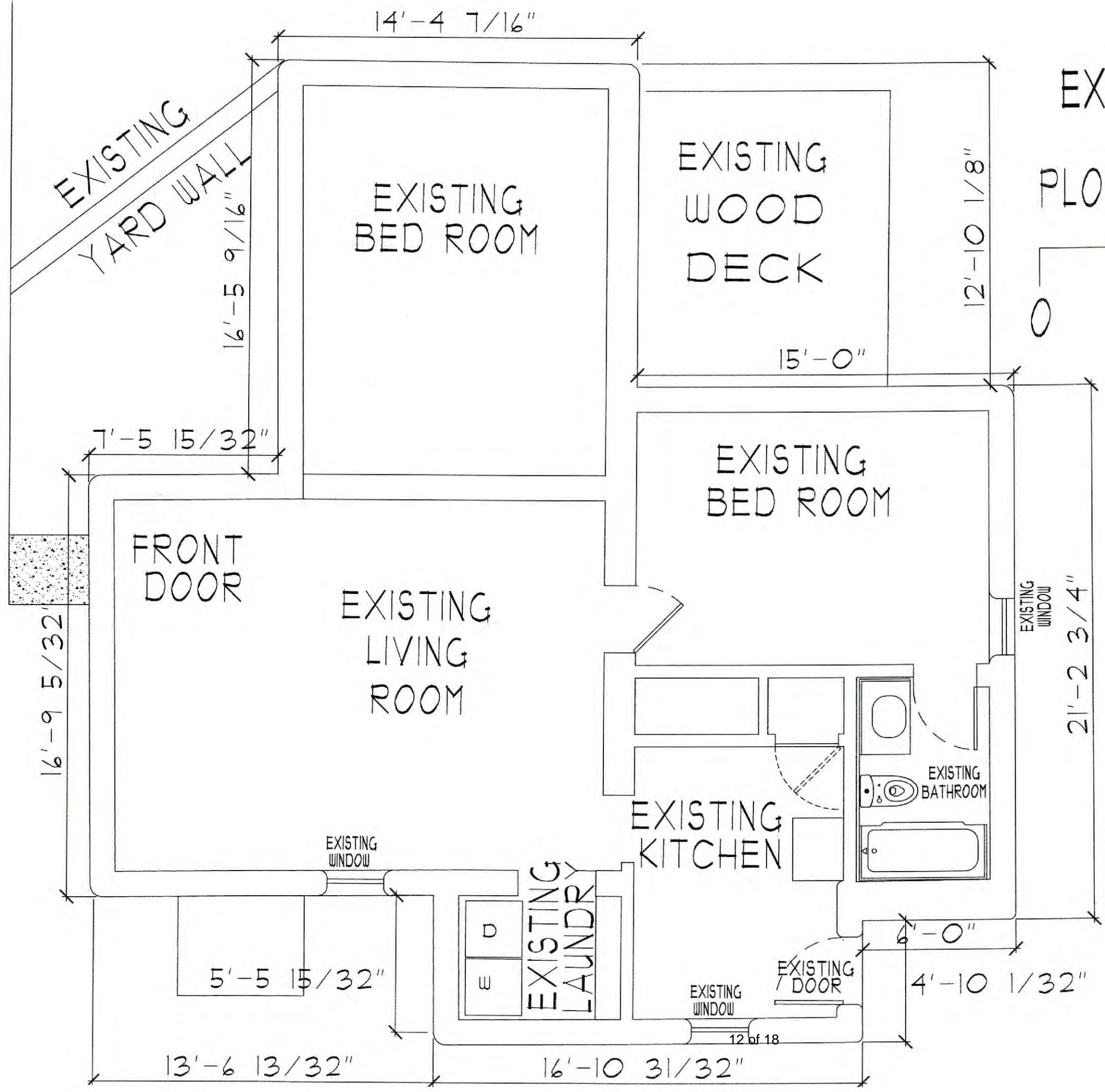
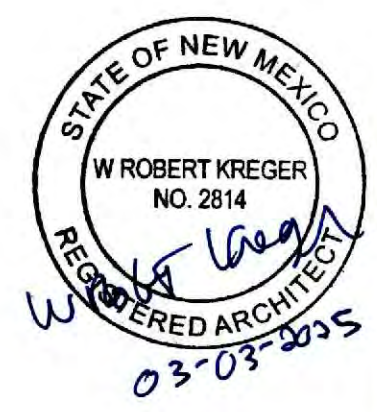
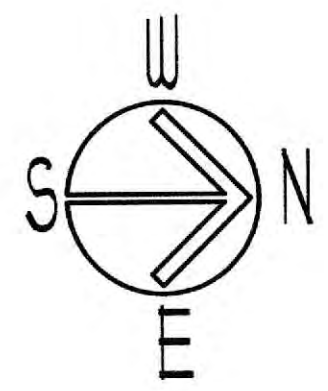
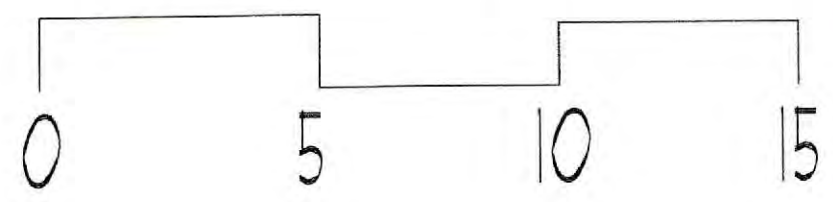
A-A

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ADDITION AND EXTERIOR ALTERATIONS
 CASITA @ 549 1/2 AGUA FRIA STREET
 SANTA FE, NM 8750_

EXISTING FLOOR PLAN
 1/4" SCALE
 PLOT DATE: 3/3/2025



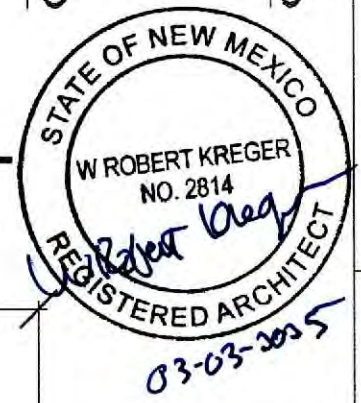
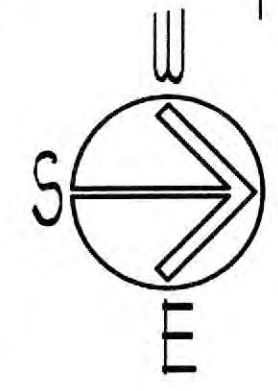
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ADDITION AND EXTERIOR ALTERATIONS
 CASITA @ 549 1/2 AGUA FRIA STREET
 SANTA FE, NM 8750 -

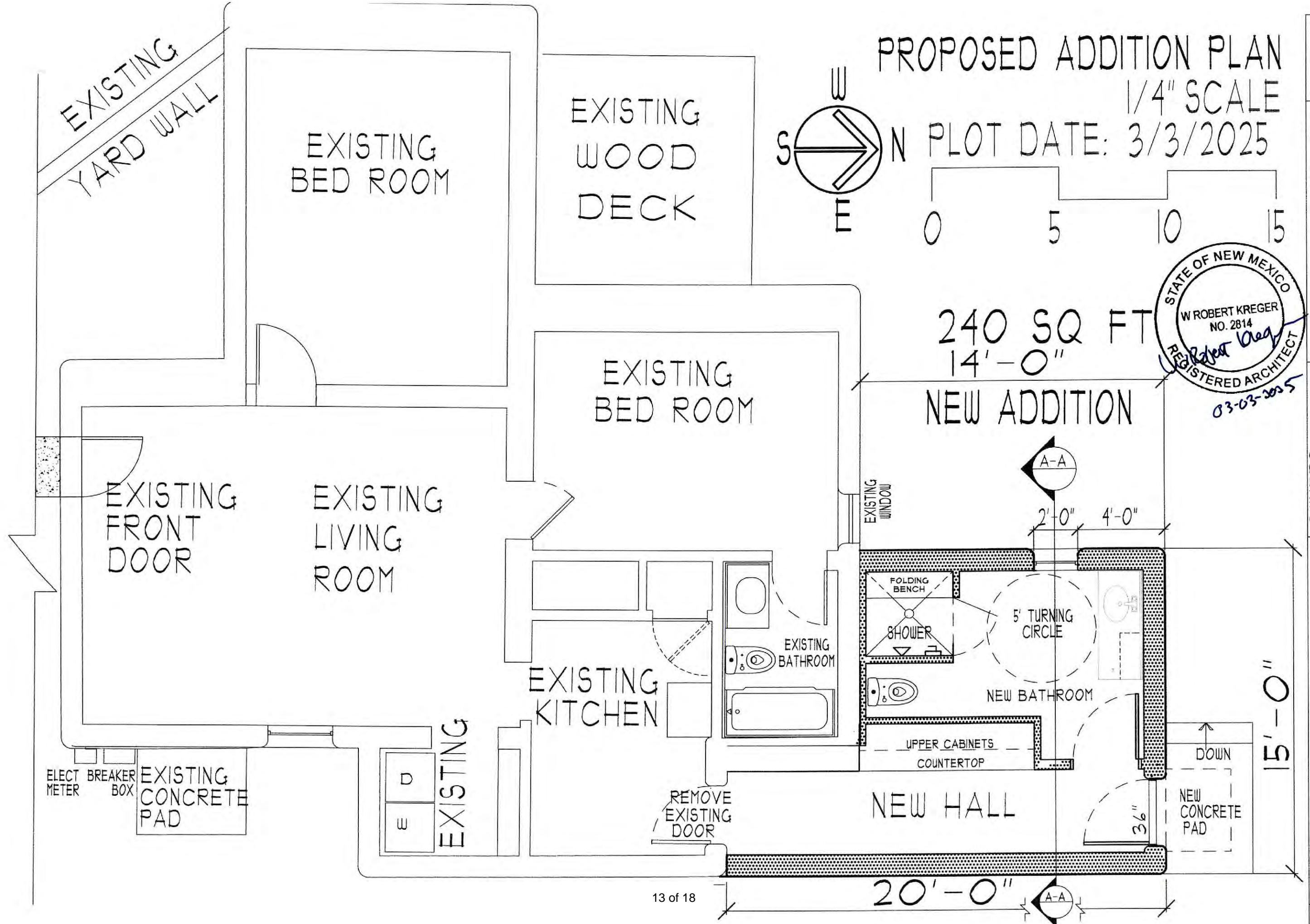
PROPOSED ADDITION PLAN
1/4" SCALE

PLOT DATE: 3/3/2025



240 SQ FT
14'-0"

NEW ADDITION

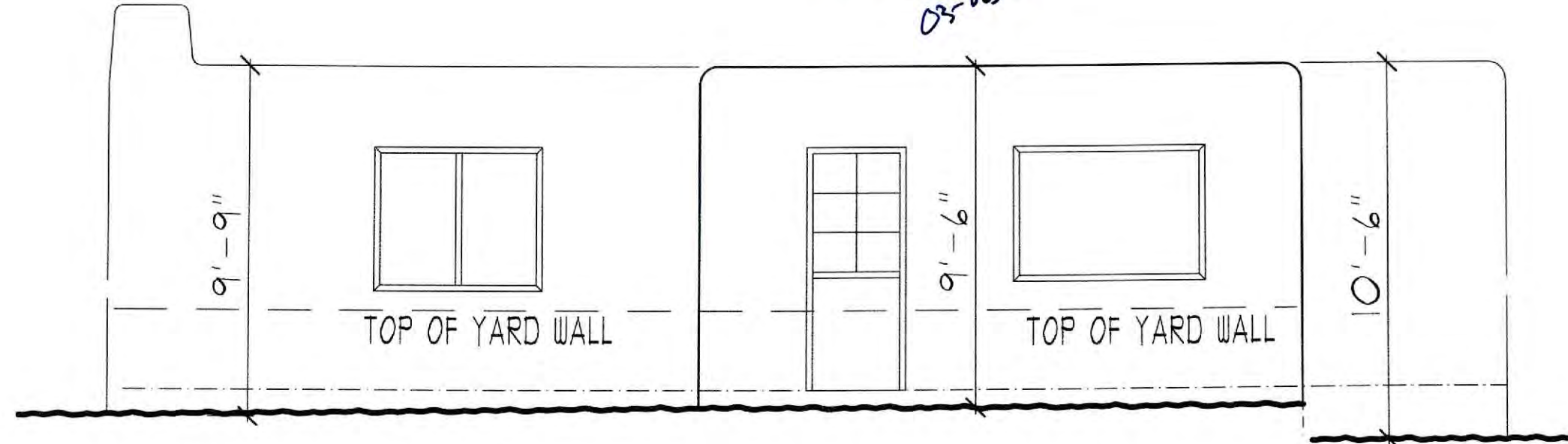
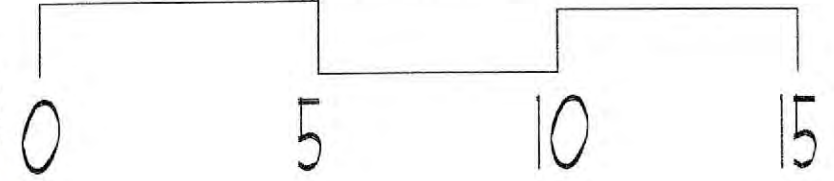


OWNER:
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Boulder, CO, 80201

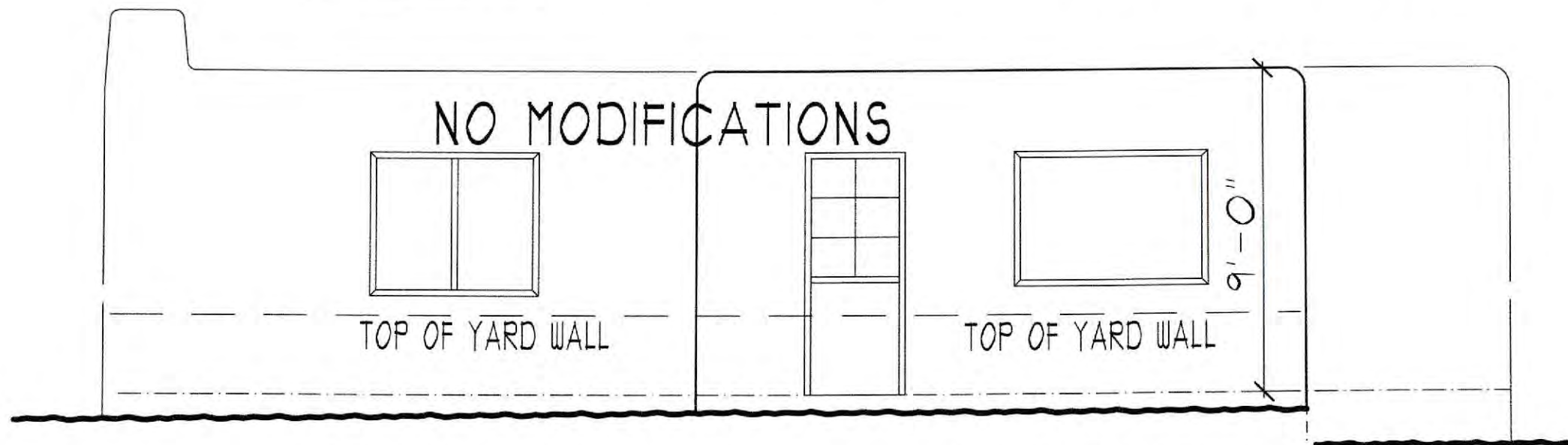
ADDITION AND EXTERIOR ALTERATIONS
CASITA @ 549 1/2 AGUA FRIA STREET
SANTA FE, NM 87501

1/4" SCALE

PLOT DATE: 3/3/2025



EXISTING SOUTH ELEVATION (FRONT OF HOUSE)



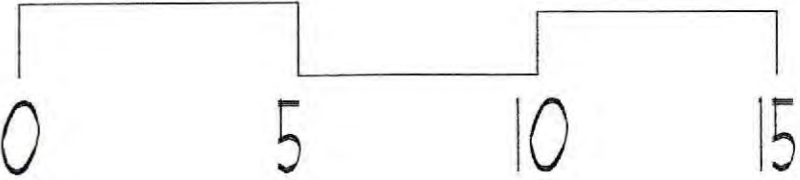
PROPOSED SOUTH ELEVATION (FRONT OF HOUSE)

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ADDITION AND EXTERIOR ALTERATIONS
CASITA @ 549 1/2 AGUA FRIA STREET
SANTA FE, NM 8750_

1/4" SCALE
 PLOT DATE: 3/4/2025

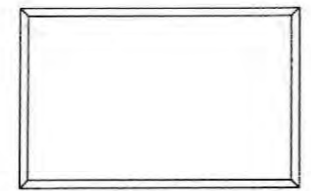


PROPOSED
 ADDITION

14'-0"

9'-10"

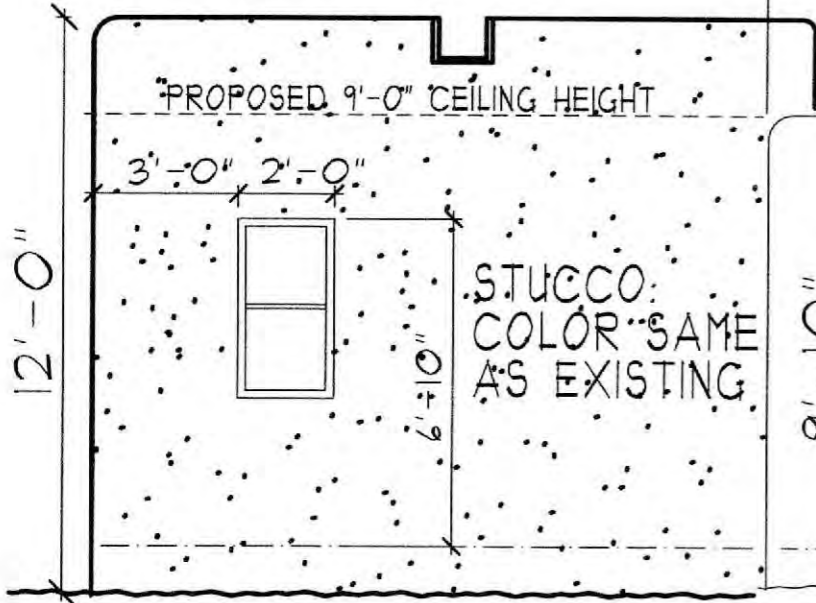
OUTDOOR DECK



9'-6"

YARD WALL

EXISTING WEST ELEVATION (SIDE OF HOUSE)

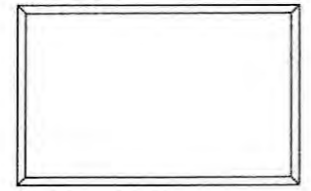


STUCCO:
 COLOR SAME
 AS EXISTING

9'-10"

OUTDOOR DECK

9'-8"



9'-6"

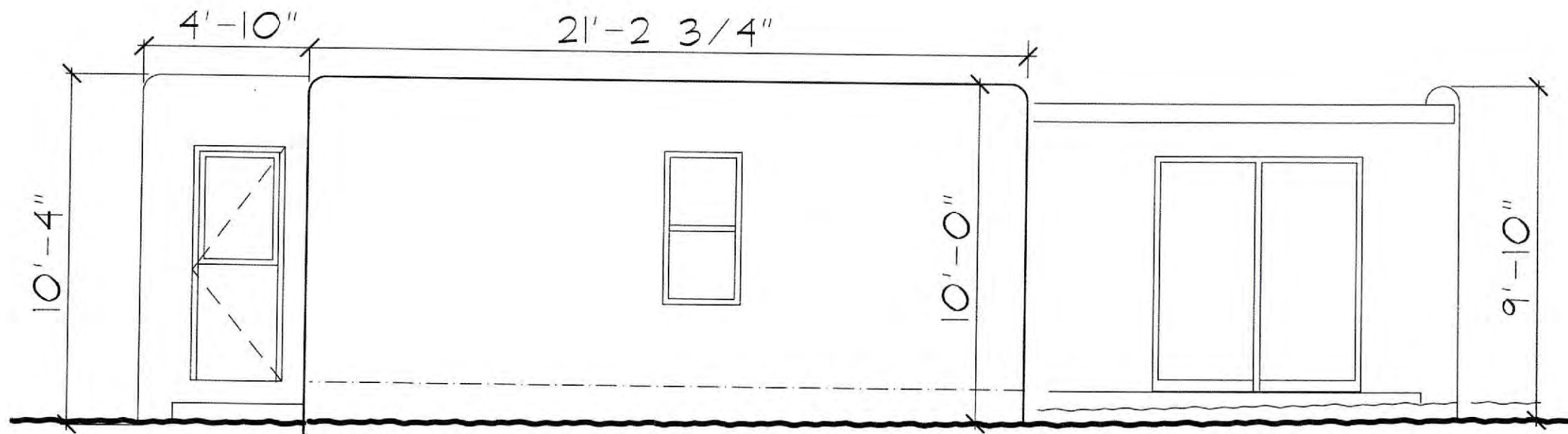
YARD WALL

PROPOSED WEST ELEVATION (SIDE OF HOUSE)

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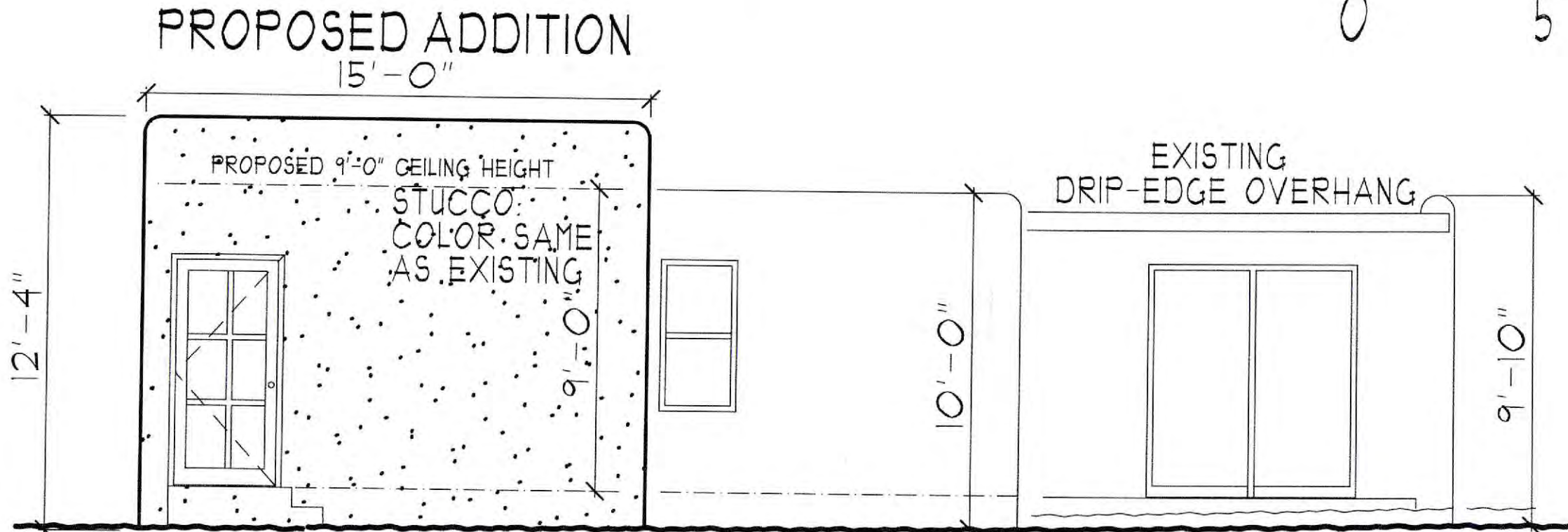
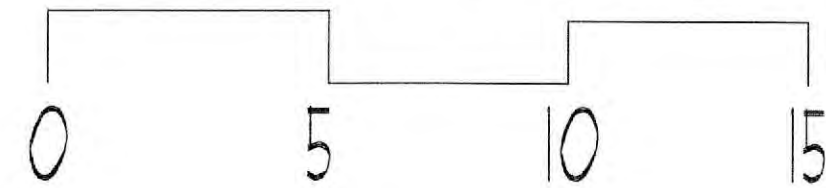
ADDITION AND EXTERIOR ALTERATIONS
 CASITA @ 549 1/2 AGUA FRIA STREET
 SANTA FE, NM 8750_



EXISTING NORTH ELEVATION (REAR OF HOUSE)



1/4" SCALE
 PLOT DATE: 3/3/2025



PROPOSED NORTH ELEVATION (REAR OF HOUSE)

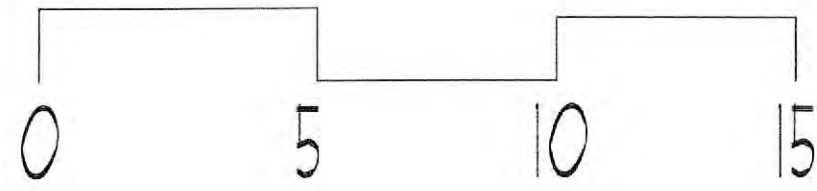
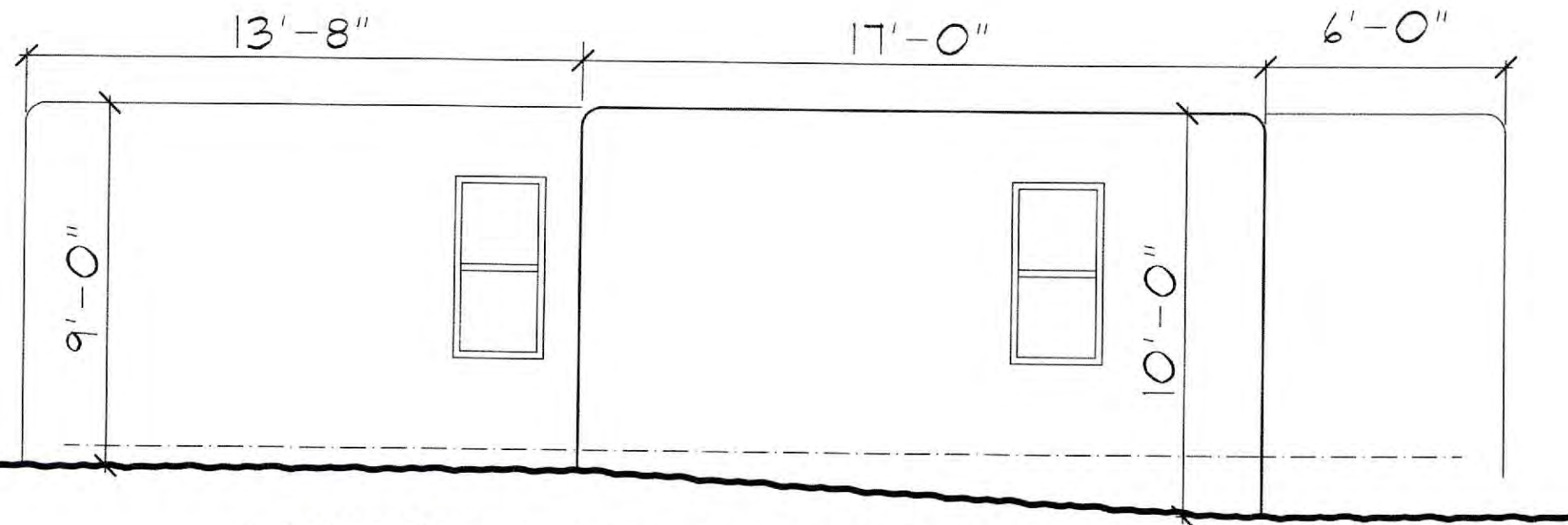
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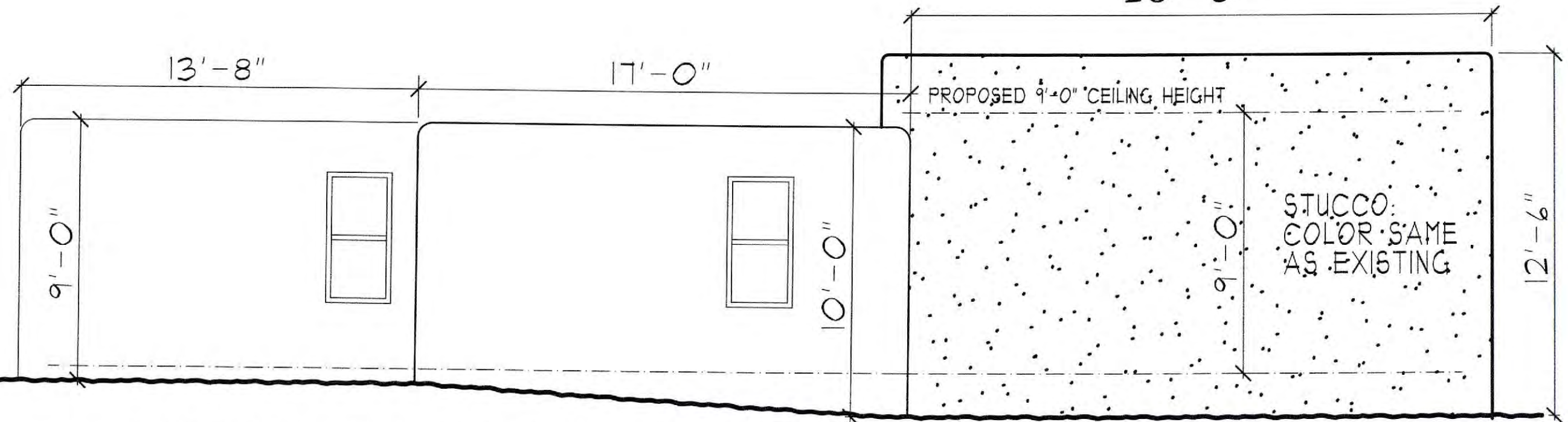
1/4" SCALE

PLOT DATE: 3/3/2025



EXISTING EAST ELEVATION (SIDE OF HOUSE)

PROPOSED
ADDITION
20'-0"



PROPOSED EAST ELEVATION (SIDE OF HOUSE)

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ADDITION AND EXTERIOR ALTERATIONS
 CASITA @ 549 1/2 AGUA FRIA STREET
 SANTA FE, NM 8750_

549.5 AGUA FRIA STREET – NOTE this home is at rear of lot.

View of SOUTH ELEVATION (FRONT OF HOUSE)



View from North looking West Elevation. Note chimney is at South end of this elevation. This chimney is also seen on left side of South elevation.



549.5 AGUA FRIA STREET – NOTE this home is at rear of lot.

View of REMAINDER OF WEST ELEVATION



View of NORTH ELEVATION



View of REMAINDER NORTH ELEVATION

