

City of Santa Fe, New Mexico

memo

DATE: December 9, 2025
TO: Historic Districts Review Board Members
FROM: Heather Lamboy, Assistant Director, Planning & Land Use Department

2023-007595-HDRB. 402 Don Gaspar Ave. Downtown and Eastside Historic District. Contributing (office and garage buildings). Jennifer Jenkins, JenkinsGavin, Inc., agents for the State of New Mexico General Services Division, request demolition of the office building (previously a duplex) and garage. Exceptions are requested to Sections 14-5.2(M)(3)(b), Contributing, Significant and Landmark Buildings for consideration of the loss of Historic Status, and 14-5.2(M)(4) Demolition of Historic and Landmark Structures within the State Capital Outlay Projects section of the code.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

District Standards & yard wall & fence standards.

Historic Inventory Form

Zoning Review Sheet

Other: 2012 Hearing Packet
2012 Minutes
2011 HABS report

APPLICANT SUBMITTALS

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

Other: HCPI

STAFF RECOMMENDATION:

Staff does not recommend approval for the proposed demolition of the historically contributing building. Staff finds that the demolition approval criteria have not been met as set forth in Section 14-5.2(M) (which references the criteria stated in Section 3.14(G)), demolition of historic and landmark structures).

BACKGROUND & SUMMARY:

The current request proposed demolition of 402 Don Gaspar Ave is part of a larger project associated with the construction of a new State Executive Office Building, which will be part of forthcoming requests that are subject to 14-5.2(M), State Capital Outlay Projects, which states its purpose as follows:

Recognizing the fragility of the City’s historic heritage, the purpose of Subsection 14-5.2(M) is to activate the procedure established in Section 3-22-6 NMSA 1978 under which the City and the State will collaborate in good faith and work jointly to preserve and protect the historic districts in Santa Fe as well as contributing, significant, and landmark structures.



The applicant previously stated as part of the historic status hearing held on May 9, 2023 that the four casitas located on Don Gaspar, of which 402 Don Gaspar is one, are out of context within that portion of the Don Gaspar streetscape. Staff has stated to the applicant that the casitas represent a remnant streetscape and is a pertinent reminder of the history of the area and the changes associated with the growth of the State Capitol campus.

Section 14-5.2(M)(3)(b) states, “State capital outlay projects that involve contributing, significant or landmark structures shall be undertaken in such a manner as to preserve the status of the structure and in accordance with the standards for alterations or additions to contributing, significant or landmark buildings as set forth in Section 14-5.2.” The proposed demolition will cause this structure to lose the historically contributing status that was designated at the May 9, 2023, HDRB meeting.



Figure 1 1957 Aerial

The office building, formerly a residential duplex, at 402 Don Gaspar Ave was built prior to 1948 and is constructed of pentile and has a stucco finish. The building has been poorly maintained since the designation of the structure when it was designated a historic status of significant by the HDRB in June 2012 and is in fair condition. The building was downgraded to contributing to the Downtown and Eastside Historic District in May of 2023. The code-required minimum maintenance standards have not been met (Section 14-5.2(B) SFCC 1987), which is also referenced in the demolition criteria in Section 14-5.2(M)(4)(b).

The definition of a contributing structure is as follows:

A structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

Demolition Criteria Responses:

As stated in Section 14-5.4(M)(4), the criteria for approval of a demolition for State Capitol Outlay projects shall include the report required in Section 14-3.14(C) and follow the standards

set forth in Section 14-3.14(G). The following approval criteria quoted below are from Section 3.14(G).

402 Don Gaspar Ave

In determining whether a request for demolition in a historic district should be approved or denied, the HDRB shall consider the following:

(a) Whether the structure is of historical importance;

Applicant Response: The 1983 Don Gaspar Architectural Historic Survey describes the unique attributes of the area south of the State Capitol Building, which is notable as an early twentieth century residential subdivision reflecting a unique blend of Anglo-American house forms with traditional Santa Fe design elements, developed predominantly between the 1890s and the 1940s. The study establishes that bungalows such as the “Don Gaspar Casitas” on the subject property are common in the Don Gaspar Area Historic District and are reflective of the pattern of development that was typical in this neighborhood in the early decades of the twentieth century. This stands in sharp contrast to the development pattern of the Downtown and Eastside Historic District, which is characterized by a semi-rural pattern of incremental residential development that evolved over four centuries, spanning the Spanish, Mexican, Territorial, and American periods and their associated architectural styles and forms. The structures at 402, 406, 410, and 414 Don Gaspar Avenue do not maintain the character of the historic district in which they are situated but rather relate more to the adjacent historic district to the south. That said, the design team proposes to incorporate “ghost lines” of the footprint of the casitas into the hardscape at the east/northeast portion of the plaza space of the NMEOB, paying homage to the historic casitas in an effort to mitigate the impact of their demolition.

Staff Response: As evidenced by the HDRB’s designating the building as contributing, the building contributes to historic character of this portion of the Downtown & Eastside Historic District. A distinctly Anglo-American development style is associated with the Don Gaspar Historic District, which was established in 1983 after the changes in this area of the State Capitol Campus with the construction of the Concha Ortiz y Pino building. While located in the Downtown & Eastside Historic District, the development pattern was informed by the Business Capitol District zone district standards. The casita is across the street to the south from the historic State Capitol Building (the Bataan Memorial Building) and across the street to the west of the current Capitol building. While the development pattern is not the same as other areas of the Downtown & Eastside Historic District, the preservation standards apply in this case because of the unique characteristics of this portion of the district, which enables the maintenance of character-defining features that may not be consistent with the Downtown & Eastside. Staff does not agree with the applicant that this criterion is met.

(b) Whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether this street section or block front will be reestablished by a proposed structure; and

Applicant Response: The “Don Gaspar Casitas” are situated within a streetscape dominated by large institutional structures, including the Bataan Memorial Building and the State Capitol Building (the Roundhouse). These structures are reflective of the Capitol Complex Historic Neighborhood that took shape between the expansion of the State Capitol Building (now the Bataan Memorial Building) in 1922, the construction of the NM Public Welfare Building (now the Villagra Building) in 1934 and the Supreme Court Building in 1937, and the extensive expansion of the Capitol campus in the 1950s and 1960s with construction of numerous state office buildings, a new State Capitol Building, and renovation of antecedent government buildings in the Territorial Revival style. This character will be re-established with the construction of the New Mexico Executive Office Building, for which a design narrative and conceptual plans have been provided.

Staff Response: While the applicant references the reestablishment of a streetscape that is associated with the State Capitol campus development pattern. While the general design narrative of the Capitol campus is Territorial Revival Style, the design narrative of this street section is a mixture of Spanish Pueblo Revival and Territorial Revival styles for this casita and the other 3 in the streetscape. As proposed, this unique street section will not be reestablished by the Executive Office Building as currently designed.

(c) The state of repair and structural stability of the structure under consideration.

Applicant Response: As stated in the structural inspection reports provided by City of Santa Fe Building Official Bobby Padilla and State of New Mexico Construction Industries Division Bureau Chief Martin Romero, the existing condition of the buildings at 402, 406, 410, and 414 Don Gaspar is poor. Both code officials have determined that due to the poor condition of the structures, it would be extremely difficult to bring the structures into compliance with energy conservation, electrical and plumbing codes, and demolition has been recommended.

Staff Response: The report provided by Bobby Padilla in November of 2022 was solicited by the state and Historic Preservation Staff were not involved in the assessment. Staff revisited the site with the Mr. Padilla and further discussed the proposal. An update has been made to the report. The building is currently used for State offices. Staff does not agree that the building cannot continue to be used. Proper renovation techniques will allow for the continued use of the building, which is a more sustainable practice than demolishing the existing building and constructing a new one.

RELEVANT CODE CITATIONS:

14-5.2(A)(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the city and to ensure the harmonious, orderly and efficient growth and development of the city, it is deemed essential by the governing body that the qualities relating to the history of Santa Fe,

and a harmonious outward appearance, which preserve property values and attract tourists and residents alike, be preserved, some of these qualities being:

- (a) The continued existence and preservation of historical areas and buildings;
- (b) The continued construction of buildings in the historic styles; and
- (c) A general harmony as to style, form, color, height, proportion, texture and material between buildings of historic design and those of more modern design.

14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts

(1) Purpose and Intent

It is intended that:

- (a) Each structure to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings, shall not be undertaken;
- (b) Changes to structures that have acquired historic significance in their own right shall be retained and preserved, recognizing that most structures change over time;
- (c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved; and
- (d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.

14-12 Significant Structure:

A structure located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant:

- (A) for its association with events or persons that are important on a local, regional, national or global level; or
- (B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

14-12 Contributing Structure:

A structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

14-12 Noncontributing Structure:

A structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H district.

Section 14-5.2(M) State Capital Outlay Projects

(M)State Capital Outlay Projects

(Ord. No. 2009-46 § 2)

(1) Purpose

- a) Recognizing the fragility of the city's historic heritage, the purpose of Subsection 14-5.2(M) is to activate the procedure established in Section 3-22-6 NMSA 1978 under which the city and the state will collaborate in good faith and work jointly to preserve and protect the historic districts of Santa Fe as well as contributing, significant and landmark structures.
- b) State capital outlay projects in historic districts shall be carried out pursuant to the procedures set forth in Section 3-22-6 NMSA 1978 and Subsection (2) below and in a manner that is harmonious and generally compatible with the design standards set forth in Subsection (3) below. These procedures and standards apply to new structures and additions to and alterations and demolition of existing buildings.

(2) Procedures

- a) Before commencing with the design phase of a capital outlay project , the state and the historic districts review board shall consult as to the appropriate design standards and how those design standards would impact costs and the operation or manner in which the project will ultimately be expected to function. The historic districts review board shall work collaboratively with the state to arrive at compatibility of the project with the design standards, considering reasonable costs and preserving essential functionality. The state shall also make every reasonable effort to obtain input from members of identifiable community groups involved in historic preservation in Santa Fe before commencing the design phase.
- b) After the design phase and before soliciting a bid or proposal for design-build or lease-purchase for a capital overlay project , the state shall submit the plans to the historic districts review board for review and comment. The historic districts review board in conjunction with the state shall conduct a public meeting to receive public input. Notice of the public meeting shall be given to any identifiable community groups involved in historic preservation in Santa Fe.
- c) Within sixty days after the public meeting the historic districts review board, any identifiable historic preservation community group or any other interested party shall communicate recommendations and comments in writing to the state . The state shall consult with the historic districts review board or other entity to resolve any issues raised. If at the end of the sixty-day period unresolved issues remain, the city may within five days after the end of the period, notify the state that the issues remain unresolved and these issues shall be finally determined as set forth in Section 3-22-6(G) NMSA 1978, provided that if notice is not timely given, the state may, after incorporating those provisions to which the state and the city have agreed, proceed with the project.
- d) The state shall not take any irrevocable action on the capital project in reliance on the plans until the procedures set forth in Section 3-22-6 NMSA 1978 have been followed.

(3) Design Standards

a) General Standards

A state capital outlay project shall be designed appropriate to the seat of government and with the intent of achieving harmony with existing buildings by the use of similar materials, color, proportion, and general details to the existing buildings in the applicable streetscape . The applicable streetscape shall be determined as set forth in Subsections 14-5.2(D)(9)(a)(ii) A., B., C., D., and E. A new structure or proposed alteration or addition shall not cause an adjacent contributing, significant or landmark structure to lose its status. Alterations and additions shall be in character with the style, detail and massing of the existing building. The dominating effect is to be that of adobe construction as follows:

i. Roofs

Roofs, generally, shall be flat with a slight slope and surrounded by a parapet of the same color and material as the walls or of brick. Roofs shall generally not be carried out beyond the line of the walls except to cover an enclosed portal or porch formed by setting back a portion of the wall or to form an exterior portal , the outer edge of the roof being supported by columns, posts or other vertical supports. No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment not to exceed an overhang of thirty (30) inches. The restriction as to flat roofs shall not be construed to prevent the construction of skylights or installation of air-conditioning devices, or any other necessary roof structures, but such structures other than chimneys, flues, vents and aials, shall be so placed as to be concealed by the parapet from any public way.

ii. Walls and Windows

The combined door and window area in any publicly visible facade generally shall not exceed forty percent of the total area of the facade except for doors or windows located under a portal. No door or window in a publicly visible façade shall be located nearer than three (3) feet from the corner of the facade except in circumstances where the unique purpose of the space may warrant special design considerations. Windows, doors and portales on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles. Glass and window trim shall be nonreflective. Windows shall be similar in proportion to the fenestration pattern in the streetscape. Deep window recesses are characteristic.

iii. Finishes

Construction shall be with materials with which the adobe effect can be simulated provided that the exterior walls are not less than eight (8) inches thick. Mud plaster, hard plaster or other materials simulating adobe , laid on smoothly, is required. No less than eighty percent of the non-fenestration surface area of any publicly visible façade shall be adobe finish, stucco or other material simulating adobe finish. The balance of the publicly visible facade may be of natural stone, wood, brick, tile, terra cotta, or other material. Materials shall convey a sense of substance and permanence.

iv. Colors

The publicly visible facade of any building and of any adjoining walls generally shall be of one color but no more than three colors and simulate a light earth or dark

earth color , matte or dull finish and of relatively smooth texture. However, facade surfaces under portals or inset panels in a wall under a roof overhangs, in church-derived designs, may be painted white or be of contrasting or complimentary colors or have mural decorations.

v. Other Features

Facades shall be flat, varied by inset portals, exterior portales, projecting vigas or roof beams, canales or water-spouts, flanking buttresses and wooden lintels, architraves and cornices. Depending upon the existing streetscape and if permitted otherwise in this chapter, a portal may cover the entire sidewalk with the columns set at the curblin.

vi. Height

The height shall be limited to the average height of institutional buildings as measured within the applicable streetscape . When determining an applicable streetscape , vacant lots or parcels shall not be included in the calculation for allowable height. If no institutional buildings are included in the streetscape , the maximum height shall not exceed the average height of existing buildings in the streetscape . The planning and land use department staff shall determine the applicable streetscape as set forth in Subsections 14-5.2(D)(9)(a)(ii) A., B., C., D., and E. Height shall be measured as set forth in Subsection 14-5.2(D)(9)(c)(iii). Heights of existing structures shall be as set forth on the official map of building heights. If the height of an existing building is not given, the state shall submit a statement from a NM licensed surveyor of the actual height. No building facade shall be over two stories in height unless the façade includes projecting or recessed portales, balconies, setbacks or other design elements. (Ord. #2020-22 , § 16)

b) Contributing, Significant and Landmark Buildings

State capital outlay projects that involve contributing, significant or landmark structures shall be undertaken in such a manner as to preserve the status of the structure and in accordance with the standards for alterations or additions to contributing, significant or landmark buildings as set forth in Section 14-5.2. Historic materials and architectural features and spaces that embody the status shall be preserved. A proposed alteration or addition shall not cause the structure to lose its status.

(4) Demolition of Historic and Landmark Structures; Minimum Maintenance Requirements

- a) A request for demolition of an historic or landmark structure shall include the report required in Section 14-3.14(C) and follow the standards set forth in Section 14-3.14(G). If there is a disagreement as to demolition, the procedures set forth in Section 3-22-6(G) NMSA 1978 shall be followed.
- b) The minimum maintenance requirements for historic or landmark structures set forth in Subsection 14-5.2(B) shall be met.

NM Stat § 3-22-6. Applicability to state capital outlay projects; limitation.

A. Recognizing the fragility of the state's historic heritage, the purpose of this section is to establish a procedure under which the state and its municipalities and counties will commit to collaborate in good faith and work jointly to preserve and protect the historic districts of New Mexico.

B. Ordinances enacted by a municipality or county pursuant to the Historic District and Landmark Act [3-22-1 NMSA 1978] shall apply to a state capital outlay project only as provided in this section and only if the ordinances contain special provisions and standards applicable to state buildings, including provisions concerning the design, construction, alteration or demolition of the exterior features of state buildings. If requested by a resolution of the governing body of a municipality or county, the staff of the capitol buildings planning commission shall work jointly with the staff of the municipality or county in developing the provisions and standards required by this subsection.

C. The applicable state agency shall carry out a capital outlay project in a manner that is harmonious and generally compatible with the municipal or county ordinances.

D. Before commencing the design phase of a capital outlay project, the applicable state agency shall consult with the municipality or county as to the design standards in the ordinances and how those design standards would impact costs and the operation or manner in which the capital outlay project will ultimately be expected to function, provided that, if the municipality or county has an agency or other entity review projects within the area zoned as an historic district or landmark, then the consultation shall be with that review agency or other entity. The state agency shall work collaboratively with the municipality or county or its review agency or other entity to arrive at compatibility with the design standards, considering reasonable costs and preserving essential functionality. If the municipality or county has identifiable community groups involved in historic preservation, the agency shall also make every reasonable effort to obtain input from members of those identified groups before commencing the design phase.

E. After the design phase and before soliciting a bid or a proposal for design-build or lease-purchase for a capital outlay project, the applicable state agency shall transmit its plans for review and comment to the municipality or county or its review agency or other entity and shall also conduct a public meeting to receive public input. Notice of the public meeting shall also be given to any identifiable community groups involved in historic preservation in the municipality or county.

F. Within sixty days after the public meeting, the municipality or county or its review agency or other entity, any identifiable historic preservation community group and any other interested party shall communicate recommendations and comments in writing to the state agency. The state agency shall consult with the municipality or county or its review agency or other entity to resolve any issues raised. If, at the end of the sixty-day period, unresolved issues remain, the municipality or county may, within five days after the end of the period, notify the applicable

state agency that the issues remain unresolved and should be finally determined pursuant to Subsection G of this section; provided that, if notice is not timely given, the applicable state agency may, after incorporating those provisions to which the state agency and the municipality or county have agreed, proceed with the capital outlay project.

G. If notice is timely given by a municipality or county, pursuant to Subsection F of this section, that issues remain unresolved, those issues shall be decided pursuant to the following provisions:

(1) within five days after the notice, a state-local government historic review board shall be formed, consisting of eight members as follows:

(a) one member appointed by the capitol buildings planning commission, who shall chair the board and who shall vote only if there is a tie among the other board members present;

(b) one member appointed by the cultural properties review committee;

(c) the state historic preservation officer or a designee of the officer;

(d) one member appointed by the agency or other entity that reviews projects within the area zoned as an historic district or landmark, provided that, if the municipality or county has no such agency or other entity, the member shall be appointed by the governing body of the municipality or county;

(e) one member appointed by the agency or entity of the municipality or county that is concerned with historic preservation, provided that, if the municipality or county has no such agency or other entity, the member shall be appointed by the governing body of the municipality or county; and

(f) three public members who have a demonstrated interest in historic preservation appointed as follows: one member appointed by the secretary of general services, one member appointed by the governing body of the municipality or county and one public member appointed by the other two public members;

(2) the staff of the capitol buildings planning commission shall serve as the staff of the state-local government historic review board; and

(3) the state-local government historic review board shall, at a public meeting, consider each of the unresolved issues and, within twenty days of its formation shall, for each issue, make a final decision that is harmonious and generally compatible with the municipal or county ordinance.

H. Appeals from the decisions of the state-local government historic review board shall be taken to the district court in the manner provided in Section 39-3-1.1 NMSA 1978.

I. The state agency shall not take any irrevocable action on the capital project in reliance on the plans until the procedures set forth in Subsections F and G of this section have been followed.

HCPI # 53750 Address of Property: 402 DON GASPAR AVENUE	NMCRIS # 152221
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ARCHITECTURAL STYLE: Check no more than 3 styles. Refer to HCPI Manual for additional style options.

<input type="checkbox"/> Not Applicable	<input type="checkbox"/> International Style/Miesian	<input type="checkbox"/> Pueblo/Pueblo Vernacular
<input type="checkbox"/> Art deco	<input type="checkbox"/> Italiante/Bracketed	<input type="checkbox"/> Queen Anne
<input type="checkbox"/> Bungalow/Craftsman	<input type="checkbox"/> Mediterranean/Spanish Colonial Revival	<input type="checkbox"/> Ranch/Rambler
<input type="checkbox"/> Classical Revival/Neo-Classical Revival	<input type="checkbox"/> Mission Revival/California Mission Revival	<input type="checkbox"/> Southwest Vernacular
<input type="checkbox"/> Colonial Revival	<input type="checkbox"/> Modernism	<input checked="" type="checkbox"/> Spanish-Pueblo Revival
<input type="checkbox"/> Folk Victorian	<input type="checkbox"/> New Mexico Vernacular	<input type="checkbox"/> Territorial
<input type="checkbox"/> Gothic Revival/Folk Gothic	<input type="checkbox"/> Prairie School/Prairie Style	<input type="checkbox"/> Territorial Revival
<input type="checkbox"/> Other, describe:		

4. NATIONAL REGISTER/STATE REGISTER LISTING

A. National or State Register Listing:
 Is the property individually listed in the State Register? Yes No
 If yes, SR#
 Is the property individually listed in the National Register? Yes No
 Is the property part of a Register District? Yes No Unknown
 If yes, is it Contributing Non-contributing
 If not mentioned, in your opinion is the property: Contributing Non-contributing
 District Name: DOWNTOWN/EASTSIDE HIST. DIST. District SR #
 Is the property associated with a Multiple Property Documentation Form? Yes No Unknown
 If yes: MPDF Name MPDF SR# MPDF theme

5. NATIONAL REGISTER/STATE REGISTER EVALUATION

A. Surveyor/Recorder Recommendations:
 Name: GAYLA BECHTOL Date: 02.08.23
 National Register evaluation: eligible not eligible not sure
 National Register eligibility criteria: a b c d criteria consideration:
 Level of significance: local state national
 Area of significance: TYPE, PERIOD, AND METHOD OF CONSTRUCTION subarea:
 Is this property similar to other nearby properties? Yes No
 Could it be contributing to an undefined district? Yes No
 Discuss: LAST REMNANT OF RESIDENTIAL DISTRICT AROUND FORMER STATE CAPITOL

B. Agency Determination:
 Name: Date:
 National Register evaluation: eligible not eligible undetermined
 National Register eligibility criteria: a b c d criteria consideration:
 Level of significance: local state national
 Area of significance: subarea:
 Could it be contributing to an undefined district? Yes No
 Agency Remarks:

C. SHPO Determination:
 Name: Date:
 National Register evaluation: eligible not eligible undetermined
 National Register eligibility criteria: a b c d criteria consideration:
 Level of significance: local state national
 Area of significance: subarea:
 Could it be contributing to an undefined district? Yes No
 SHPO Remarks:

HCPI # 53750 Address of Property: 402 DON GASPAR AVENUE	NMCRIS # 152221
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6. ARCHITECTURAL AND CONSTRUCTION DETAILS:

A. Visible Construction Materials

<input type="checkbox"/> Adobe	<input type="checkbox"/> Metal: Corrugated	<input checked="" type="checkbox"/> Stucco
<input type="checkbox"/> Brick	<input type="checkbox"/> Masonry: Simulated	<input type="checkbox"/> Tile: Clay
<input type="checkbox"/> Composition Board	<input type="checkbox"/> Metal: Structural Siding	<input type="checkbox"/> Vinyl or Aluminum Siding
<input type="checkbox"/> Concrete: Block	<input type="checkbox"/> Metal: V-Crimp	<input type="checkbox"/> Wood: Board & Batten
<input type="checkbox"/> Concrete: Cast Stone	<input type="checkbox"/> Stone: Random Ashlar	<input type="checkbox"/> Wood: Horizontal Siding
<input checked="" type="checkbox"/> Concrete: Poured	<input type="checkbox"/> Stone: Random Coursed	<input type="checkbox"/> Wood: Jacal
<input type="checkbox"/> Concrete: Pre-cast	<input type="checkbox"/> Stone: River Rock	<input type="checkbox"/> Wood: Log
<input type="checkbox"/> Curtain Wall	<input type="checkbox"/> Stone: Rock Faced	<input type="checkbox"/> Wood: Shingle
<input type="checkbox"/> Earth Plaster	<input type="checkbox"/> Stone: Tabular	<input type="checkbox"/> Wood: Tongue and Groove
<input type="checkbox"/> Other, describe:		

B. Number of Stories

<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 1 ½	<input type="checkbox"/> 2	<input type="checkbox"/> 2 ½	<input type="checkbox"/> Other, describe: BASEMENT
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C. Foundation:

<input type="checkbox"/> N/A	<input type="checkbox"/> Not visible	<input type="checkbox"/> None	<input type="checkbox"/> At Grade	<input type="checkbox"/> Raised
Materials: <input checked="" type="checkbox"/> Concrete: Poured <input type="checkbox"/> CMU <input type="checkbox"/> Stone <input type="checkbox"/> Other, describe:				
Notes:				

D. Roof

<input type="checkbox"/> N/A	Features: <input type="checkbox"/> Eave	<input checked="" type="checkbox"/> Parapet
Shape: <input type="checkbox"/> Barrel <input type="checkbox"/> Butterfly <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Cross Gable <input type="checkbox"/> Gable <input type="checkbox"/> Hipped <input type="checkbox"/> Pyramidal <input type="checkbox"/> Shed		
<input type="checkbox"/> Other, describe:		
Pitch: <input type="checkbox"/> None <input checked="" type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> Steep		
Materials:		
<input type="checkbox"/> Asphalt	<input type="checkbox"/> Metal: Corrugated	<input type="checkbox"/> Tile: Metal
<input checked="" type="checkbox"/> Composition Roll	<input type="checkbox"/> Metal: Pressed	<input type="checkbox"/> Tile: Terra Cotta
<input type="checkbox"/> Composition Shingle	<input type="checkbox"/> Metal: Standing Seam	<input type="checkbox"/> Wood: Shingle
<input type="checkbox"/> Earth	<input type="checkbox"/> Metal: V-Crimp	
<input type="checkbox"/> Other, describe:		

E. Chimneys

<input type="checkbox"/> N/A	Number Interior: 2	Number Exterior: 2
Construction Material: <input checked="" type="checkbox"/> Brick <input type="checkbox"/> Adobe <input type="checkbox"/> Stone <input checked="" type="checkbox"/> Stucco <input type="checkbox"/> Terra Cotta Tile		
<input type="checkbox"/> Metal Flue <input type="checkbox"/> Other, describe		

F. Porches

<input type="checkbox"/> N/A
Type: <input checked="" type="checkbox"/> Entry <input type="checkbox"/> Incised <input type="checkbox"/> Partial Width <input type="checkbox"/> Full-Width <input type="checkbox"/> Wrap <input type="checkbox"/> With a Gazebo
Other Details, describe TWO ENTRY PORTALS

HCPI # 53750 Address of Property: 402 DON GASPAR AVENUE	NMCRIS # 152221
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G. Doorways

<input type="checkbox"/> N/A	Number of Doorways: 4
Type:	<input checked="" type="checkbox"/> One-leaf <input type="checkbox"/> Two-leaf
Style:	<input checked="" type="checkbox"/> Panel <input type="checkbox"/> Diagonal Plank <input type="checkbox"/> Dutch <input type="checkbox"/> Plain <input type="checkbox"/> Vertical Plank <input type="checkbox"/> French <input type="checkbox"/> Other, describe:
Components:	Panels/Lights-Number 6 and configuration 2/4
	<input type="checkbox"/> Sidelights - number and configuration <input type="checkbox"/> Transom
Material:	<input type="checkbox"/> Aluminum <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Steel <input type="checkbox"/> Metal <input type="checkbox"/> Fiberglass <input type="checkbox"/> Vinyl <input type="checkbox"/> Other, describe
Depth of Reveal:	5"
Notes:	

H. Window Openings

<input type="checkbox"/> N/A	Number of Window Openings: 15	
Operation:	Material:	Glazing:
<input type="checkbox"/> Awning	<input type="checkbox"/> Anodized Aluminum	<input type="checkbox"/> 1/1 <input type="checkbox"/> 2 Pane Horizontal <input type="checkbox"/> Curtain Wall
<input type="checkbox"/> Casement	<input type="checkbox"/> Bare Aluminum	<input checked="" type="checkbox"/> 2/2 <input type="checkbox"/> 2 Pane Vertical <input type="checkbox"/> Glass Block
<input checked="" type="checkbox"/> Double or Single Hung	<input type="checkbox"/> Steel	<input type="checkbox"/> 3/1 <input type="checkbox"/> 3 Pane Vertical <input type="checkbox"/> Palladian Motif
<input type="checkbox"/> Fixed	<input type="checkbox"/> Vinyl	<input type="checkbox"/> 4/4 <input type="checkbox"/> 4 Pane Vertical <input type="checkbox"/> Picture Window
<input checked="" type="checkbox"/> Hopper	<input checked="" type="checkbox"/> Wood	<input checked="" type="checkbox"/> 6/6 <input type="checkbox"/> Combination, describe: <input type="checkbox"/> Store Front or display
<input type="checkbox"/> Louver	<input type="checkbox"/> Other, describe:	<input type="checkbox"/> 9/9 <input checked="" type="checkbox"/> Grouped, describe: <input type="checkbox"/> Other, describe:
<input type="checkbox"/> Pivot		<input checked="" type="checkbox"/> Other configuration, describe: HOPPERS IN BASEMENT 3/1
<input type="checkbox"/> Sliding t		
Depth of Reveal:	3"	
Notes:		

I. Other Significant Features

Describe: PEN-TILE CONSTRUCTION

7. Associated Properties

Discuss: YES, DETACHED GARAGE
Are associated properties eligible for listing? YES

8. Documents Available and Their Locations

Discuss: HABS REPORT, JULY 1, 2012, MATTHEW J. BARBOUR, ARCHEOLOGICAL DATA PLAN, IN NMCRIS
--

9. Attachments

Please indicate which items are attached:
<input checked="" type="checkbox"/> Site Plan (required)
<input checked="" type="checkbox"/> Photos (required)
<input checked="" type="checkbox"/> Map or aerial photo (required)
<input checked="" type="checkbox"/> Continuation sheet (Word document), if necessary
<input type="checkbox"/> Additional detail forms for associated properties, if applicable

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE
AERIAL PHOTOGRAPHS AND MAPS



1935 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE
AERIAL PHOTOGRAPHS AND MAPS



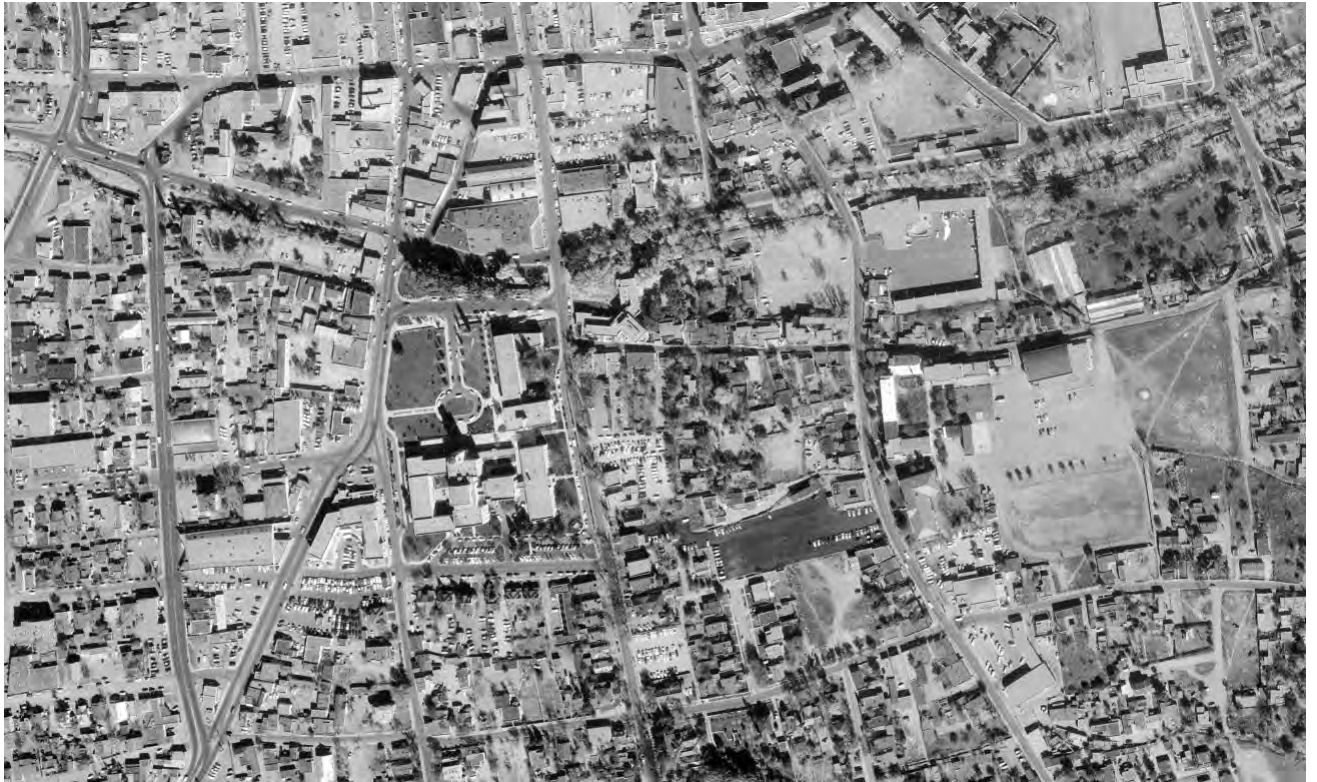
1949 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE
AERIAL PHOTOGRAPHS AND MAPS



1951 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE
AERIAL PHOTOGRAPHS AND MAPS



11-10-1958 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE
AERIAL PHOTOGRAPHS AND MAPS



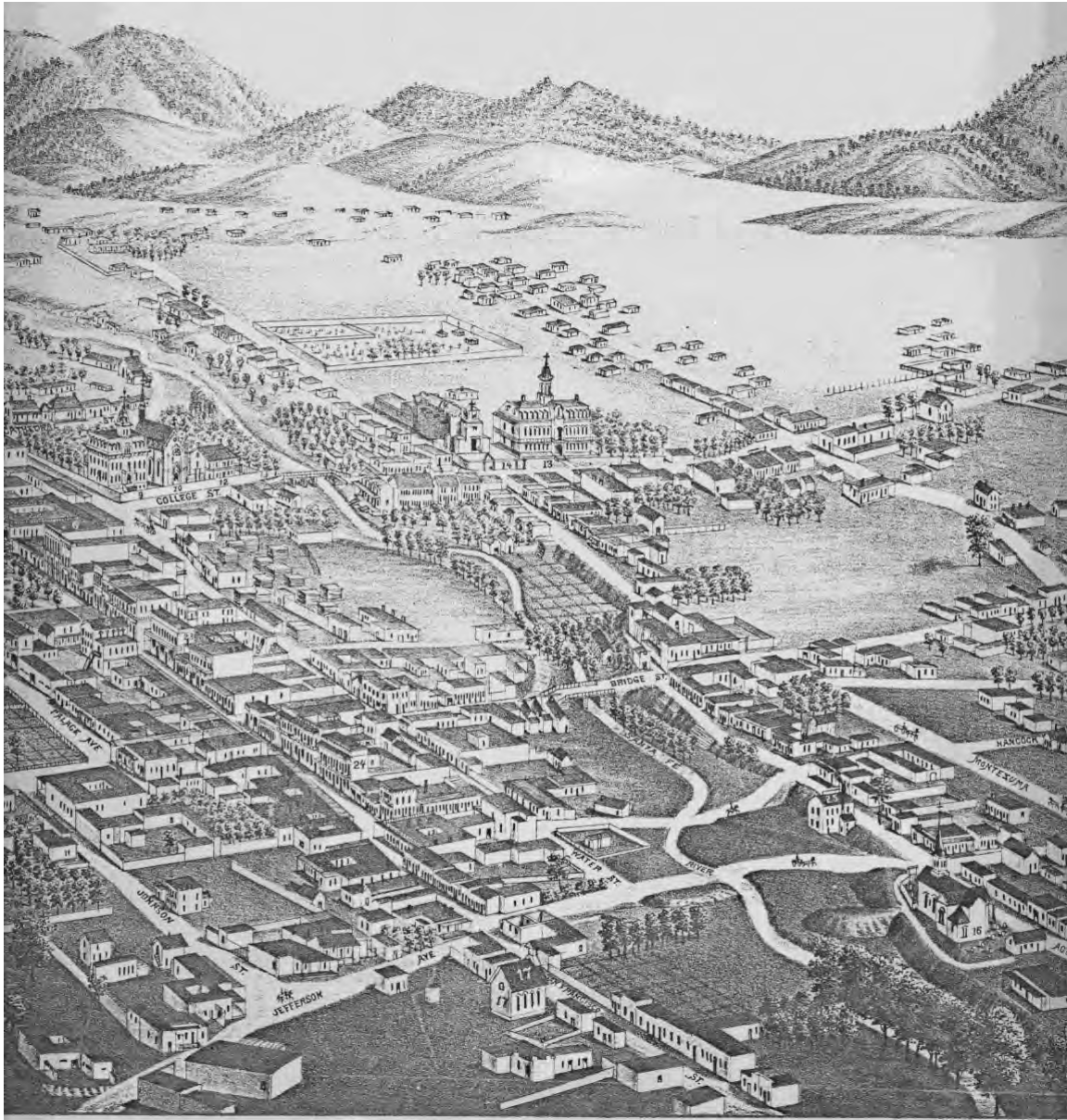
06-27-1969 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE
AERIAL PHOTOGRAPHS AND MAPS



6-18-81 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE
AERIAL PHOTOGRAPHS AND MAPS



1882 BIRD'S EYE VIEW OF CITY OF SANTA FE BY J.J. STONER

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE
AERIAL PHOTOGRAPHS AND MAPS



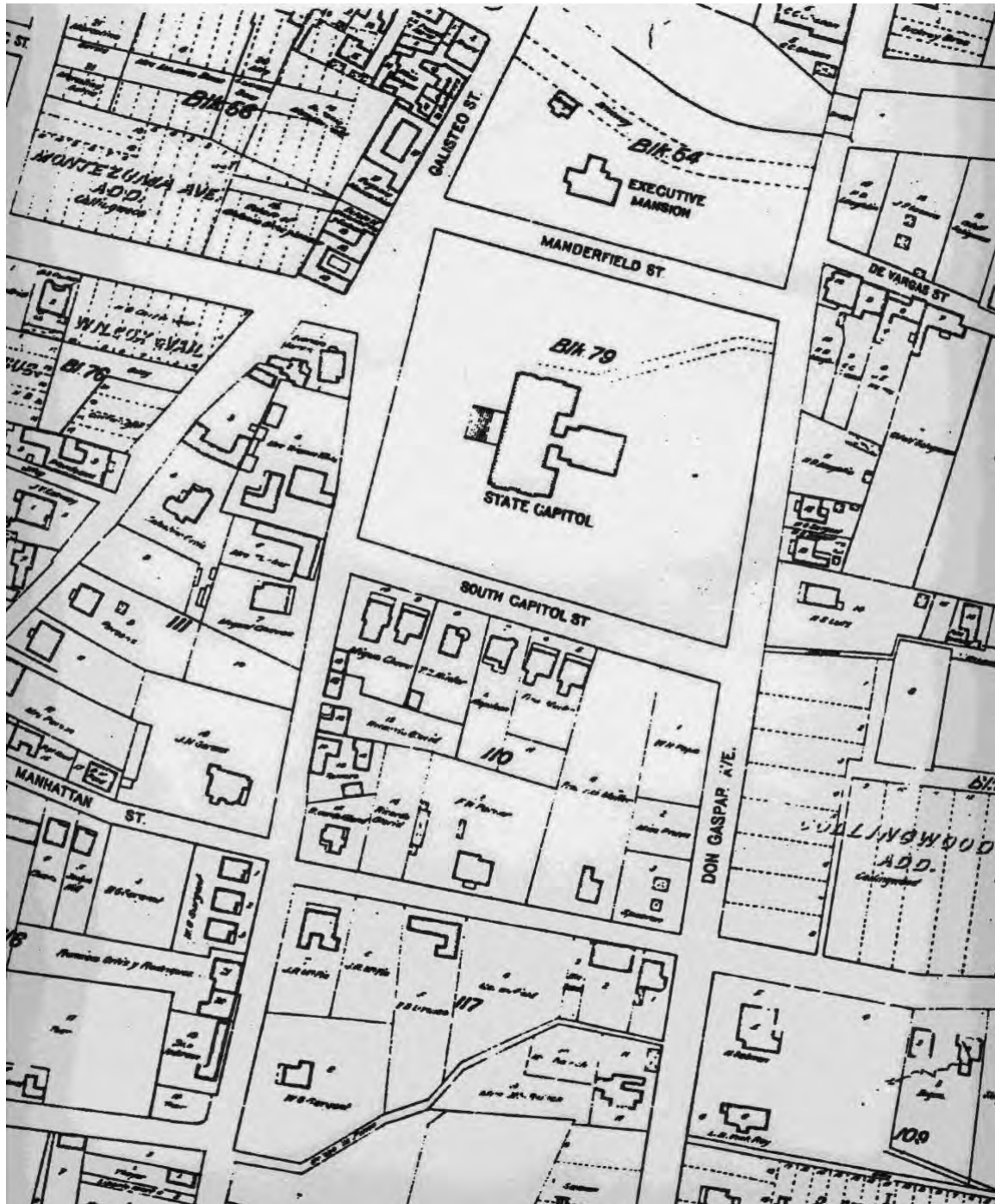
1885-86 HARTMANN

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE
AERIAL PHOTOGRAPHS AND MAPS



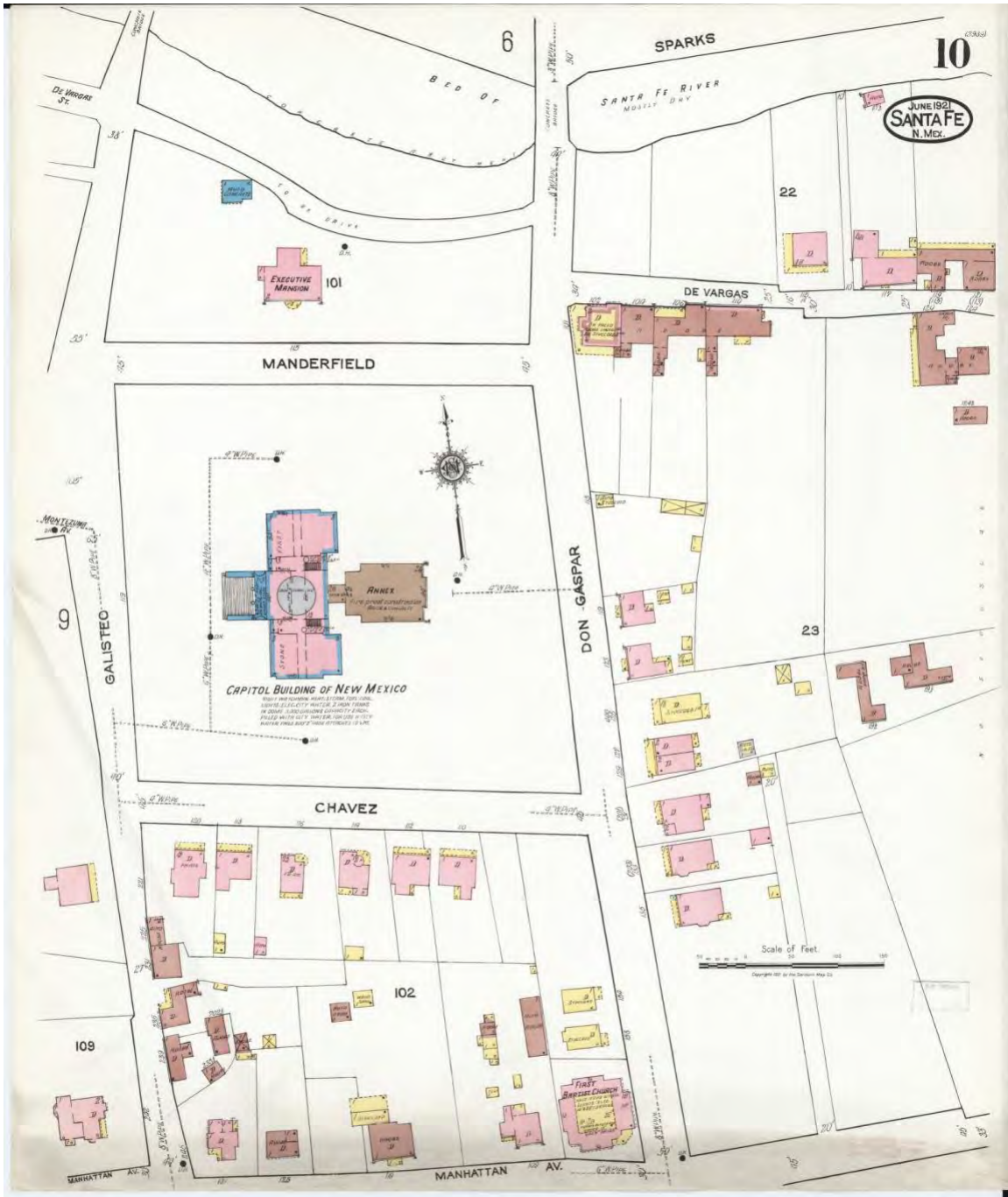
1892 P.O. GAYNOR

HABS REPORT
402, 406, 410, 414 DON GASPAP AVENUE
AERIAL PHOTOGRAPHS AND MAPS



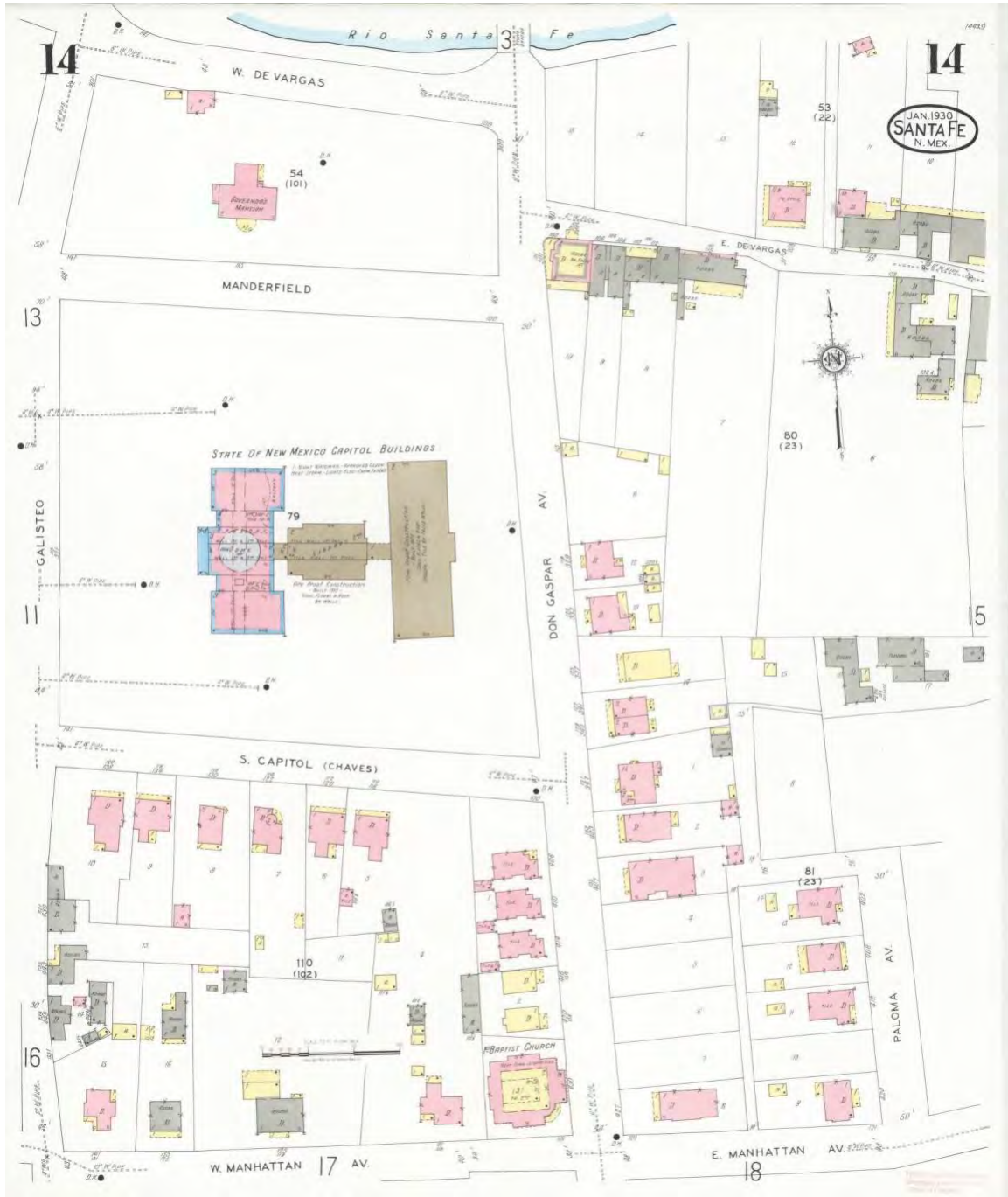
1912 KINGS MAP

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE
AERIAL PHOTOGRAPHS AND MAPS

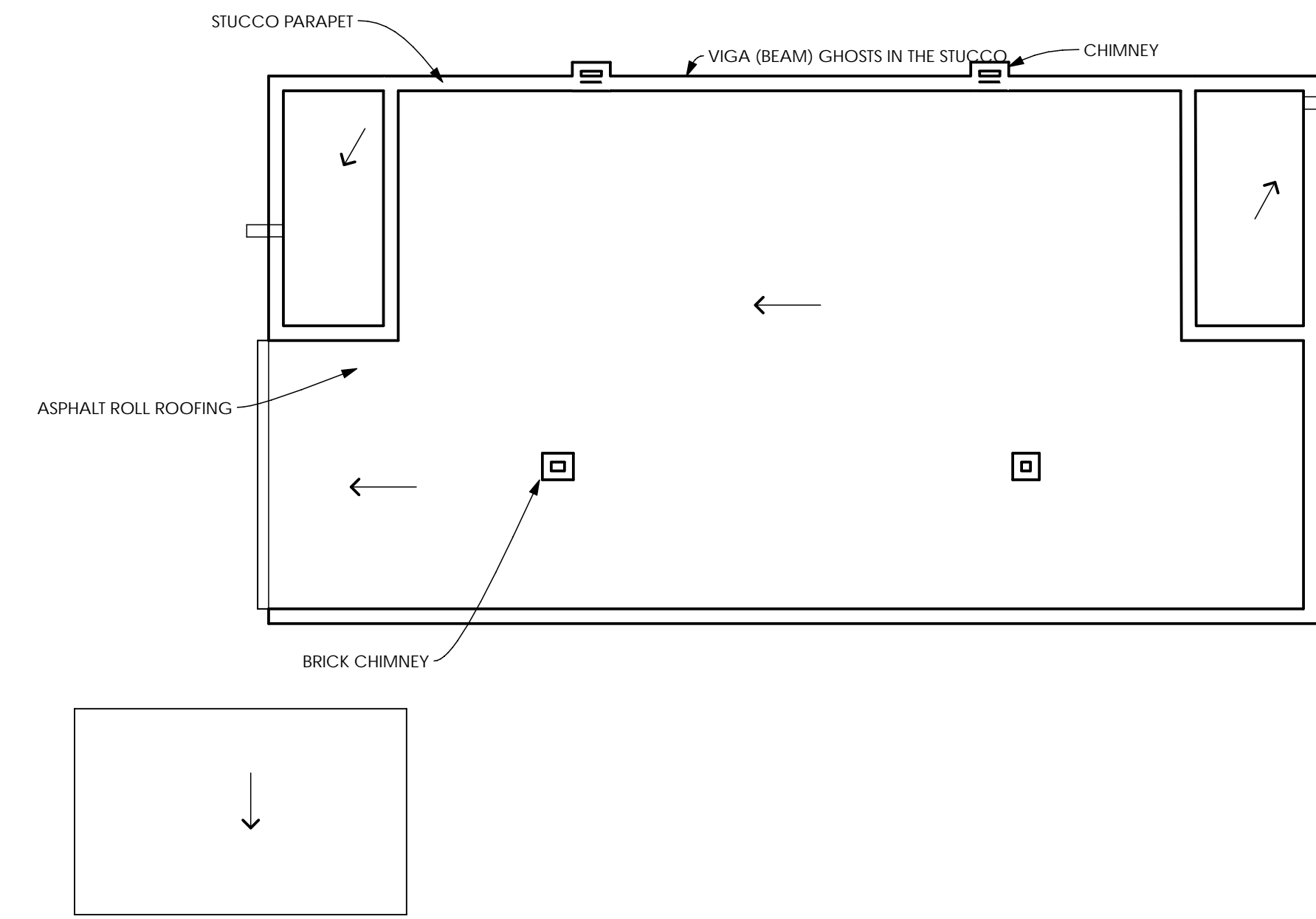


Sanborn Map, 1921

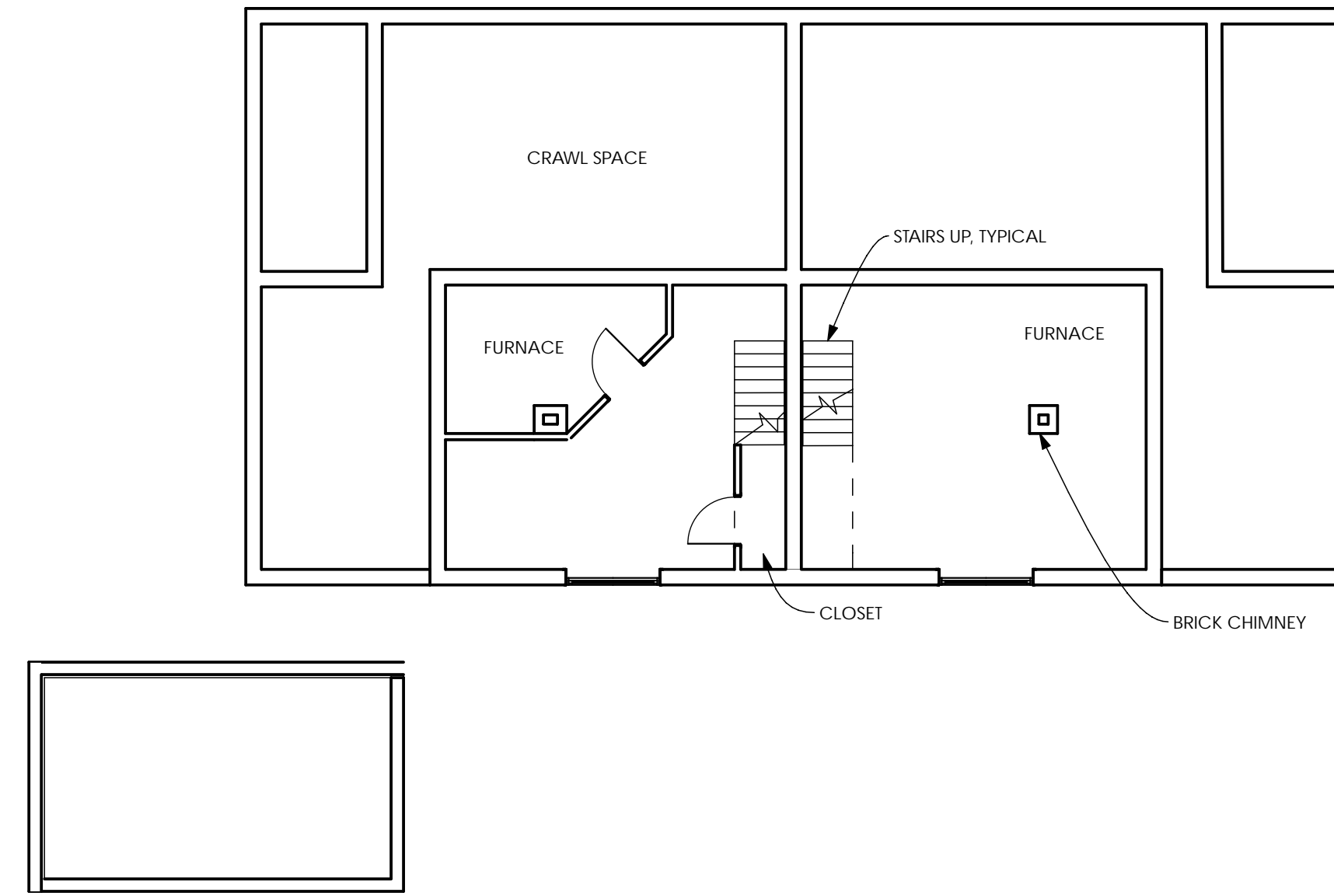
HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE
AERIAL PHOTOGRAPHS AND MAPS



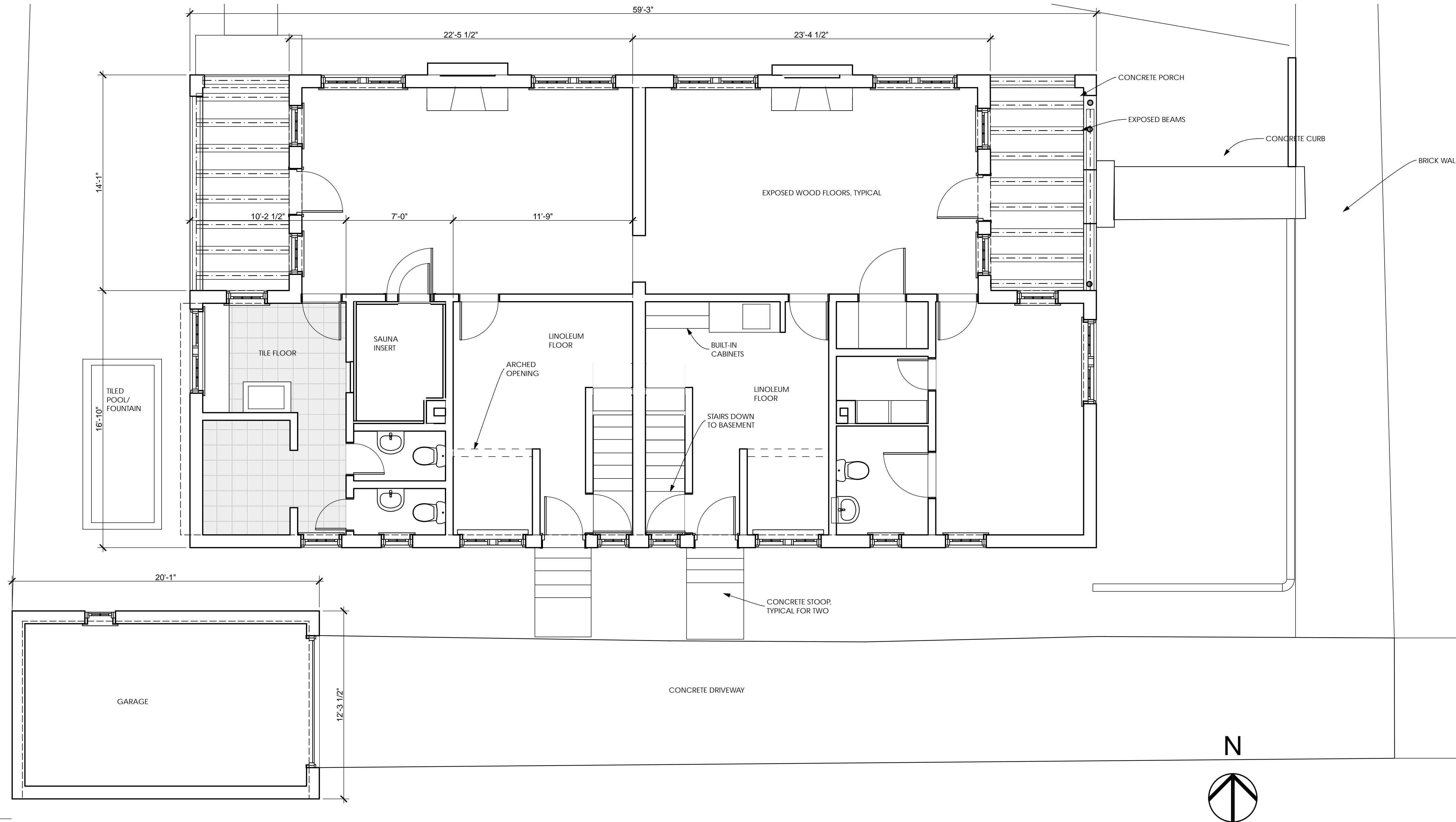
Sanborn map, 1930



3 ROOF PLAN
SCALE: 1/8" = 1'-0"



2 BASEMENT PLAN
SCALE: 1/8" = 1'-0"

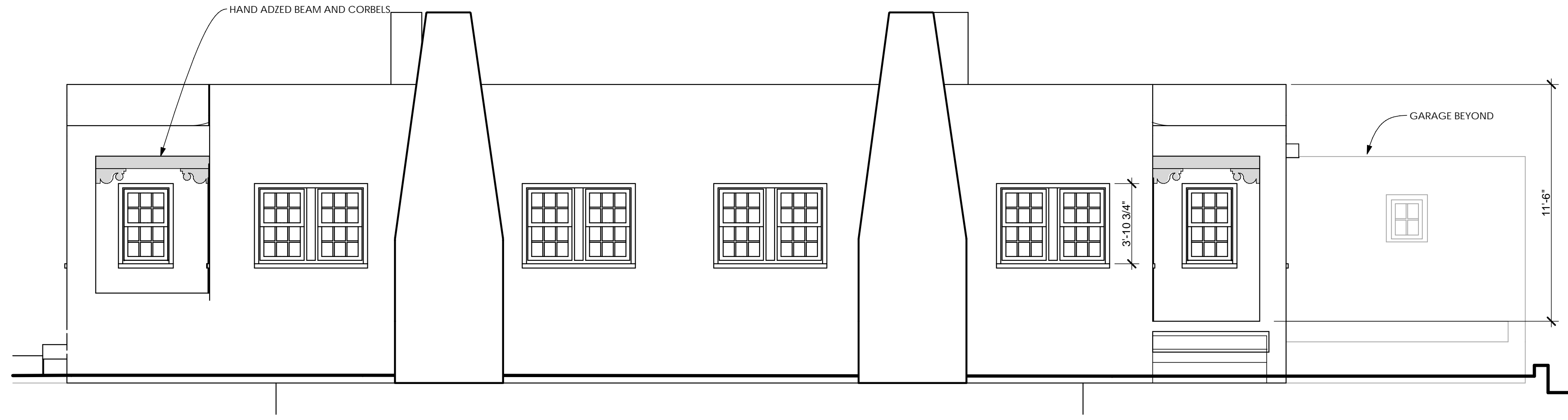


1 FIRST FLOOR
SCALE: 1/4" = 1'-0"

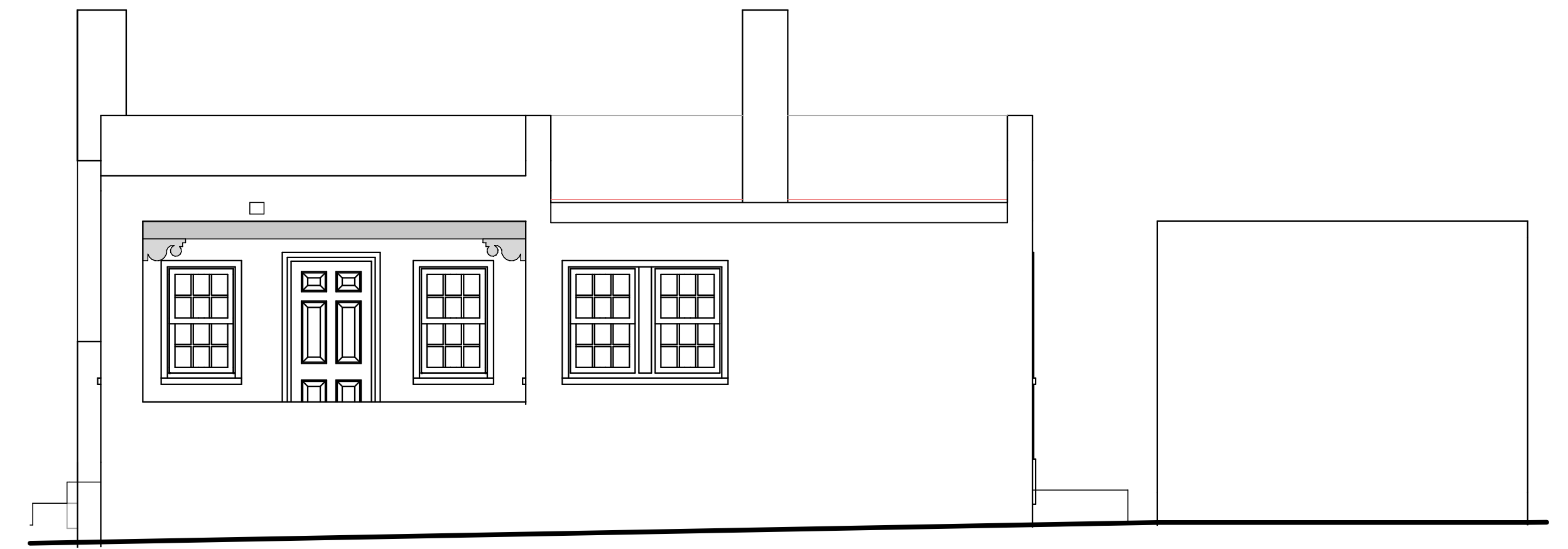
402 DON GASPAR AND 102 S. CAPITOL ST.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

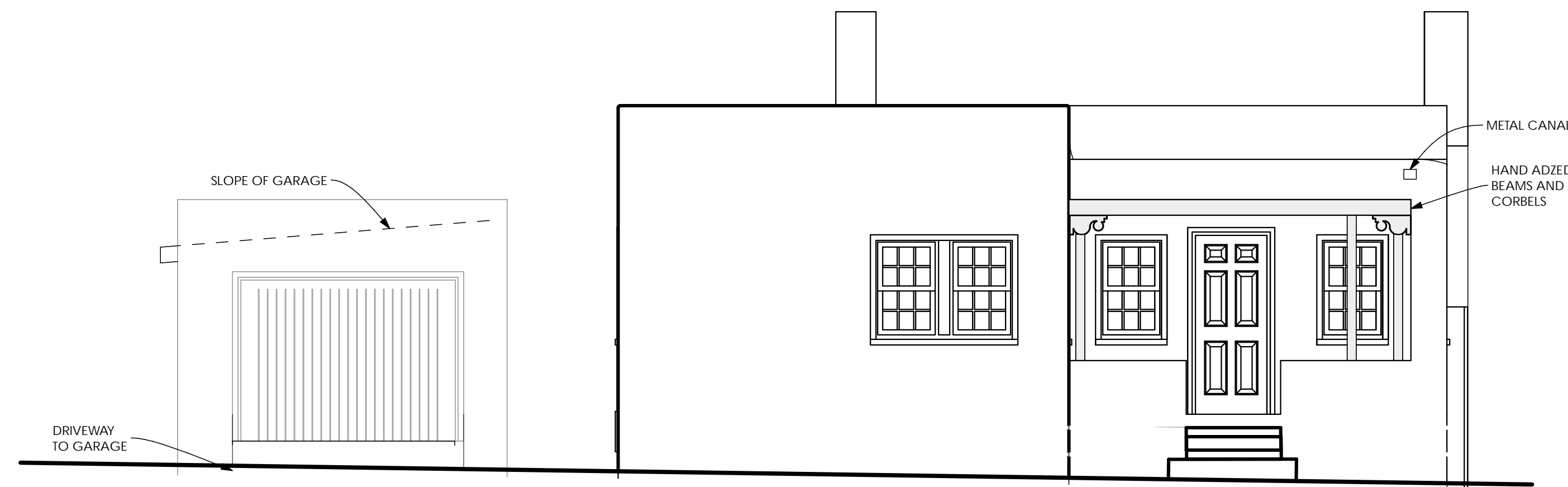
Date: 7/9/12



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION THROUGH LIVING AREAS
SCALE: 1/4" = 1'-0"

402 DON GASPAR AND 102 S. CAPITOL ST.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

GAYLA BECHTOL ARCHITECT
505-988-3315 WWW.GBAGANMFE.COM

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL BE ENLARGED OR REDUCED AFFECTING ALL LABELLED SCALES.

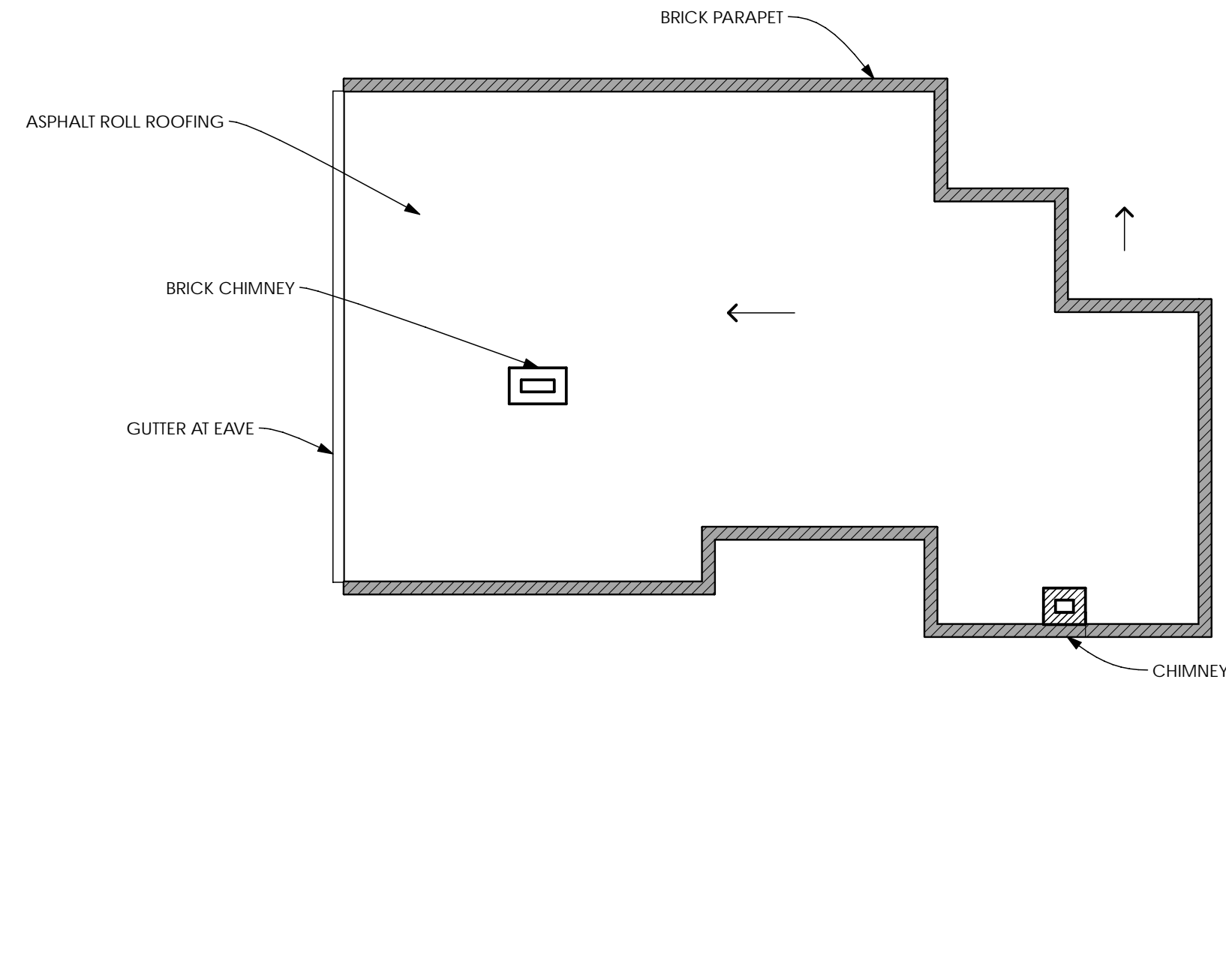
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A 1.2

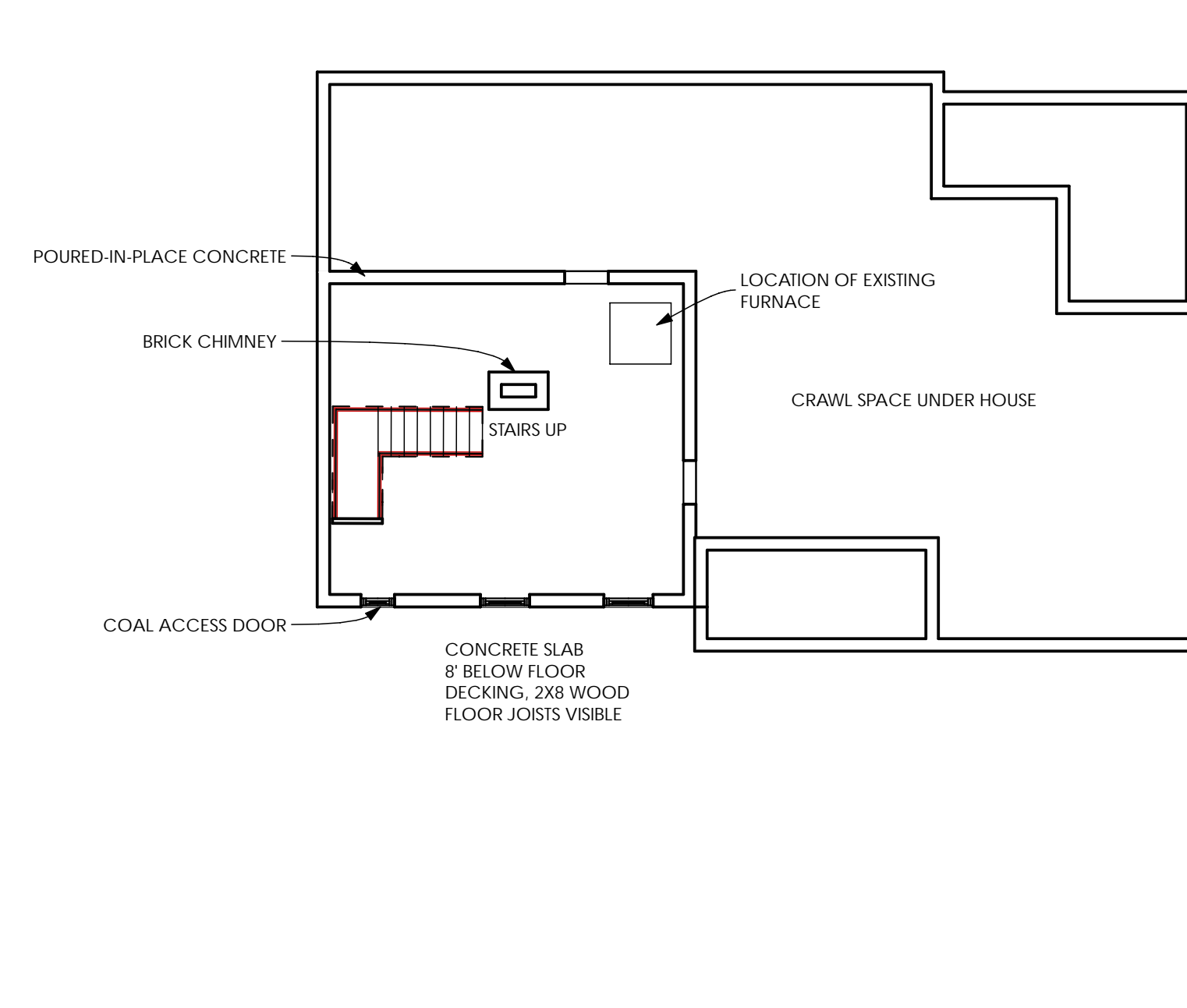
Plotted On: 7/9/12

BUILDING ELEVATIONS

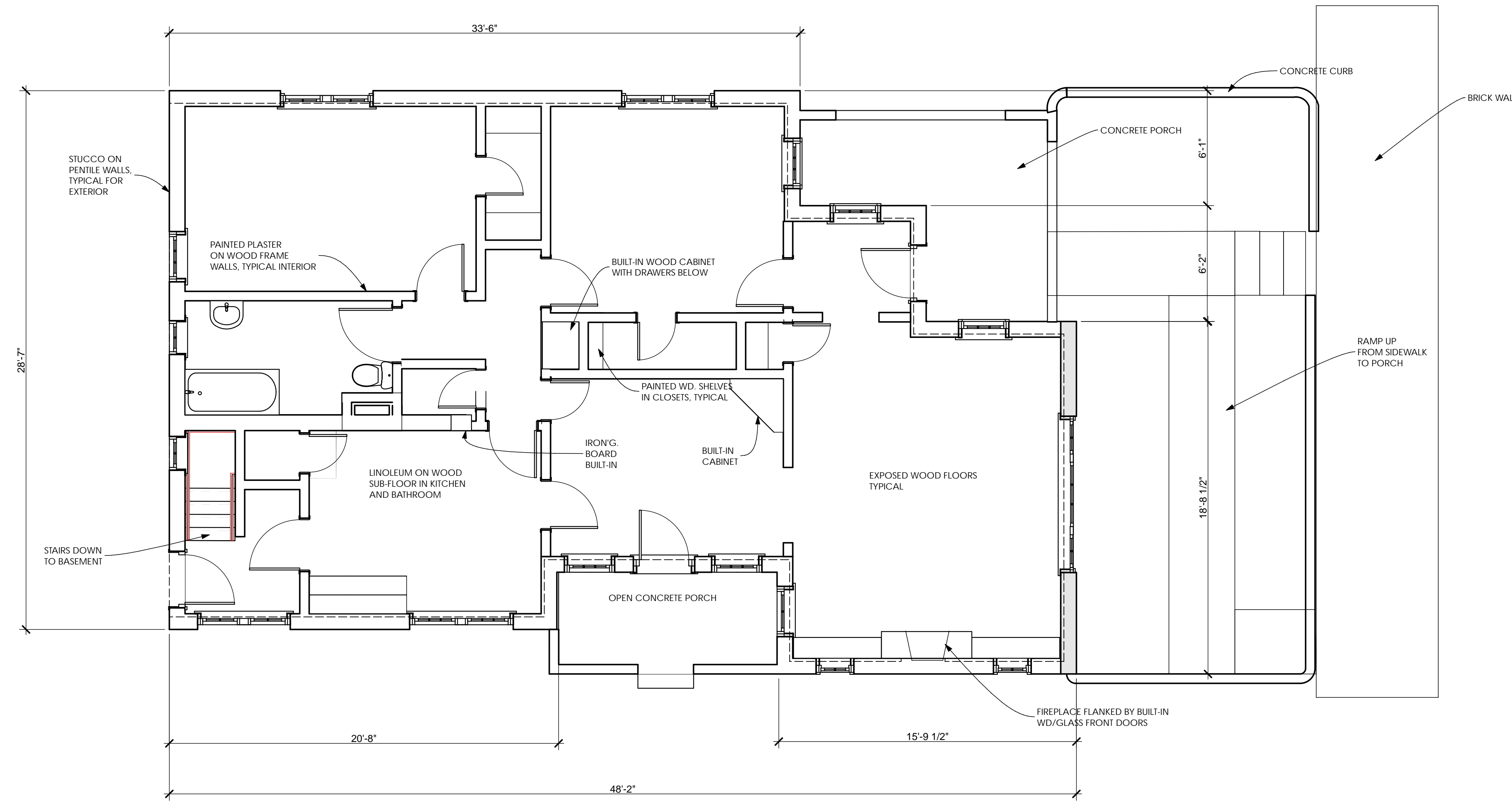
3 ROOF PLAN
SCALE: 1/8" = 1'-0"



2 BASEMENT PLAN
SCALE: 1/8" = 1'-0"



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



414 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY

Date: 7/9/12

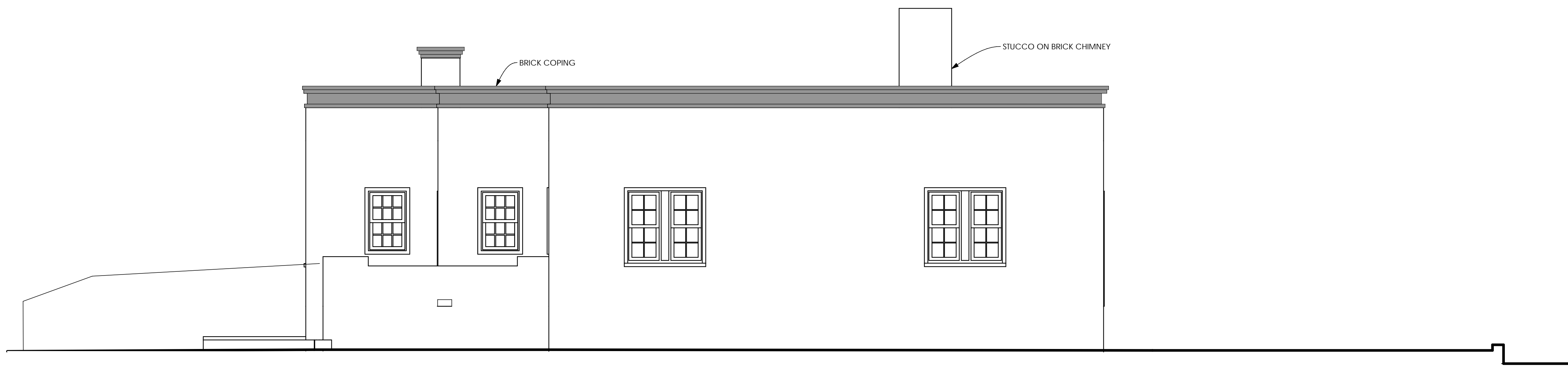
A 1.1

Plotted On: 7/9/12

FLOOR PLANS

STATE OF NEW MEXICO

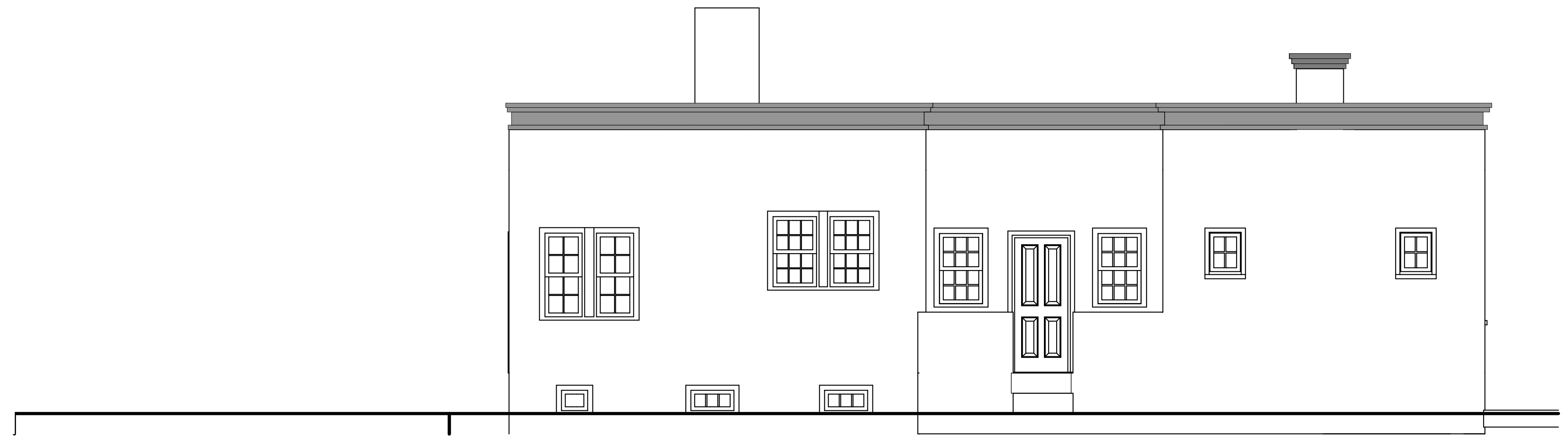
GAYLA BECHTOL ARCHITECT
505-988-3315 WWW.GBANDNMF.COM



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



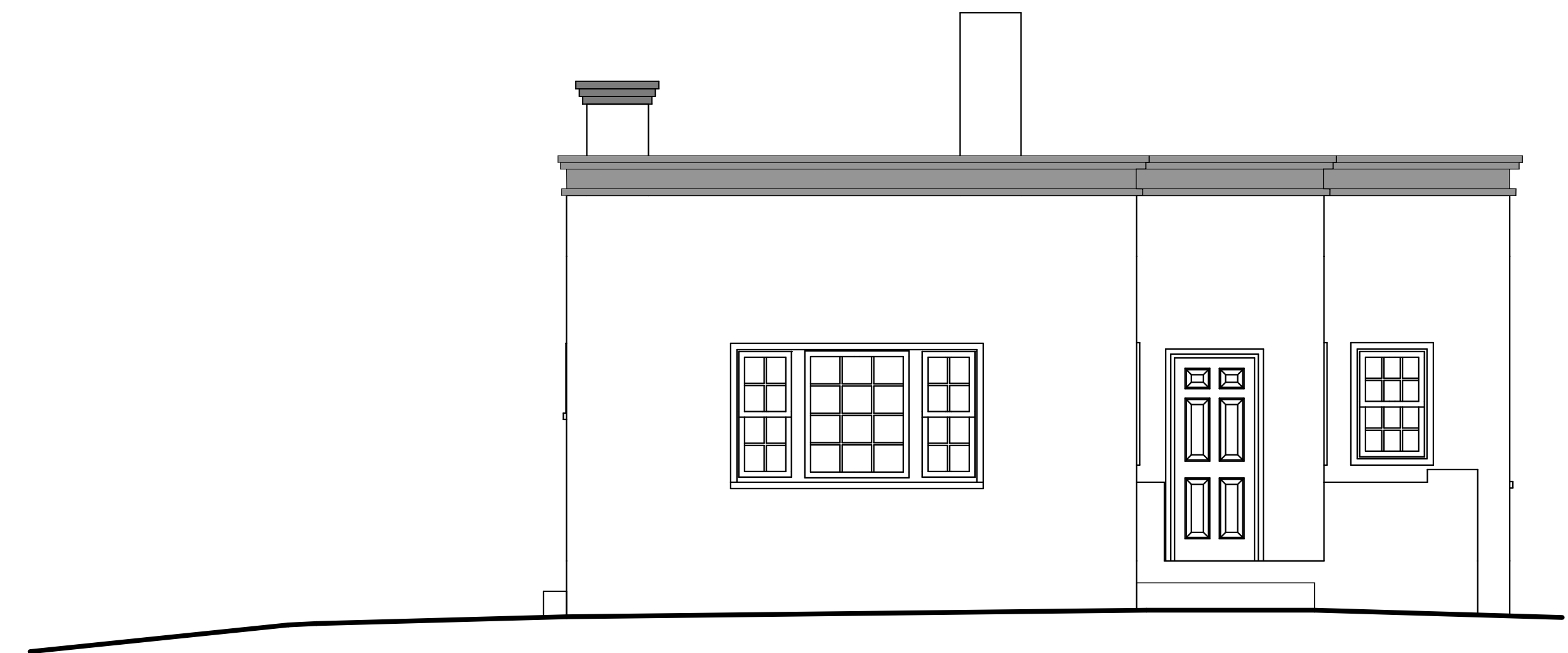
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL BE ENLARGED OR REDUCED AFFECTING ALL LABELED SCALES.

Date: 7/9/12

HCPI FOR DON GASPAR CASITAS AT 402,404,410, 414



402 DON GASPAR AVE, NORTHEAST VIEW

HCPI FOR DON GASPAR CASITAS AT 402,404,410, 414



402 DON GASPAR AVE, NORTHWEST ELEVATION

HCPI FOR DON GASPAR CASITAS AT 402,404,410, 414



406 DON GASPAR AVE, NORTHEAST VIEW

HCPI FOR DON GASPAR CASITAS AT 402,404,410, 414



410 DON GASPAR AVE, EAST ELEVATION



414 DON GASPAR AVE, EAST ELEVATION

SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD
MAY 9, 2023

<u>ITEM</u>	<u>ACTION TAKEN</u>	<u>PAGE(S)</u>
Call to Order	5:33 pm	1
Roll Call	Quorum Present	1
Approval of Agenda	Approved	3-4
Approval of Minutes April 25, 2023	Approved, as amended	4
Approval of Findings & Conclusions	Approved	4-5
Matters from the Public	Comments	5
Staff Communications	Comments	5
Old Business	None	5
New Business		
2023-006708-HDRB. 128 S. Capitol St.	Status	6-12,31
2023-006709-HDRB. 130 S. Capitol St.	Status	6-12,30
2023-006703-HDRB. 402 Don Gaspar Ave.	Status	19-20
2023-006704-HDRB. 406 Don Gaspar Ave	Status	20-22, 28
2023-006705-HDRB. 410 Don Gaspar Ave	Status	20-24,29
2023-006706-HDRB. 414 Don Gaspar Ave.	Status	20-29

2023-006709-HDRB. 414 Don Gaspar Ave.	Status	29-30
Discussion Items	None	31
Matters from the Board	None	31
Next Meeting	Tuesday May 23, 2023	31
Adjournment	8:20 pm	31

VOTE: The motion passed by (4-0) roll call vote with Members Guida, Aguilar Medrano, Berkley and Bienvenu voting in favor and none voting against.

MOTION: In 2023-006709-HDRB, 130 S. Capitol St., Member Bienvenu moved that findings be entered that the building is more than 50 years old, helps to establish and maintain the character of the Downtown and Eastside District, specifically the portion that is encompassed by the State Capital property, and for that reason be upgraded to contributing. Member Berkley seconded the motion.

VOTE: The motion passed by (4-0) roll call vote with Members Aguilar Medrano, Berkley, Bienvenu, and Guida voting in favor and none voting against.

3. **2023-006703-HDRB. 402 Don Gaspar Ave.**, Downtown & Eastside Historic District. Significant – Main building, Contributing - Garage. JenkinsGavin, Inc., agent for the State of New Mexico, owner, requests a historic building status downgrade. (Heather Lamboy)

STAFF REPORT:

The current request for historic status review of 402 Don Gaspar Ave is part of a larger project with forthcoming requests that are subject to 14-5.2(M), State Capital Outlay Projects, which states its purpose as follows: *Recognizing the fragility of the City's historic heritage, the purpose of Subsection 14-5.2(M) is to activate the procedure established in Section 3-22-6 NMSA 1978 under which the City and the State will collaborate in good faith and work jointly to preserve and protect the historic districts in Santa Fe as well as contributing, significant, and landmark structures.*

Further discussion of this section of the code will be presented to the HDRB after the historic status of the buildings is reviewed and determined. The HDRB has the authority to review and determine the historic status of structures within the historic districts per 14-5.2(C), Regulation of Significant and Contributing Structures in the Historic Districts. Please note however that this section (M) of the historic districts code does not ask that particular district standards be considered but rather that *harmony* in material, color, proportion, and general details to the existing buildings in the applicable streetscape be considered and that a new structure or proposed alteration or addition shall not cause an adjacent contributing, significant, or landmark structure to lose its status (14-5.3(M)(3)).

The applicant, in their application, has pointed to the casitas located on Don Gaspar as out of place with the streetscape. An alternative consideration is that the casitas represent a remnant streetscape and is a pertinent reminder of the history of the area and the past streetscape.

Further, the applicant is in essence, requesting that a historic status downgrade be granted. However, this request works contrary to the collaborative, good faith and joint work to protect the historic districts as is stated as the intent of (M) in that the project is already intending for contributing and significant structures to lose their status.

The original footprint of the building remains. As illustrated in this 1958 Aerial, remnants of a neighborhood with a modified grid network remain. There is evidence that the area is transforming as the need for space for different State government agencies grows. The initial development on this block began at the western edge, and by 1912 houses were constructed across S Capitol street. The subject building is not shown on the 1930 Sanborn Map; therefore, one can deduce that it was constructed between 1930 and 1948.

The residential duplex and associated garage at 402 Don Gaspar Ave was constructed of pentile with a stucco finish. The building has been poorly maintained since the designation of the structure as significant in June 2012 and is in fair condition. The code-required minimum maintenance standards have not been met (Section 14-5.2(B) SFCC 1987).

The definition of a significant structure is as follows: *A structure located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant:*

(A) for its association with events or persons that are important on a local, regional, national or global level; or

(B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

The definition of a contributing structure is as follows: *A structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.*

As stated previously, the subject building represents a remnant of the Anglo-American development pattern that has since been altered by the state capitol campus. This remnant helps to tell the story of how the state buildings transformed the urban pattern both on the border of the Don Gaspar area as well as in the Barrio del Analco. Important lessons need to be learned relative to the negative impacts of Urban Renewal. The

building at 402 Don Gaspar/102 S Capitol St should retain its significant status. The building diverges from the single-family bungalow development to the south, and as it was constructed later than these bungalows, represents the change the need for apartments and smaller dwelling units to serve staff associated with the State Capitol. As the garage structure is not character-defining or unique in itself, staff recommends that it be designated as non-contributing.

STAFF RECOMMENDATION:

Staff recommends the historic status of the duplex at 402 Don Gaspar be maintained as significant for the main building; however, the status of the garage should be downgraded to non-contributing, per 14-5.2(C) Designation of Significant and Contributing Structures.

Member Guida asked about the staff recommendation in 2012 at the time the bungalows were designated significant and the garage as contributing.

Ms. Lamboy believed it was contributing.

Member Guida said it seemed unlikely this Board would designate these examples as significant. He said he didn't see a lot of Board discussion and wondered how the significant status came about.

Ms. Lamboy confirmed he was referring to the staff recommendation in 2012. She said she might defer to those in the room who could speak to that, as she just has the minutes. She said staff's recommendation as why the status should be maintained for the four buildings is because it speaks to the impact of urban renewal and evolution as a community. As part of the urban fabric, it is an important part of Santa Fe's story and the State Complex.

Member Bienvenu said following up on the idea of significance, the definition strikes him as ambiguous. The first definition states it should be historic and needs to embody distinctive characteristics of a certain type, period, or method of construction. It goes on to say for it to be designated as significant it must retain a high level of historic integrity. In the next part it gets more complicated and says, "*or a structure may be designated as significant*" and adds specific concepts such as being associated with important events or persons, listed or eligible to be, on the State or National registries. He said the big question is if those are additional ways or are also conditions that need to be met to be significant. He thought the latter, otherwise, almost everything they designate as contributing would qualify under the first sentence: *embodies distinct characteristics of type, method, or construction*. He thought what was intended is the distinction between individual structures that are independently significant or important, regardless of their context. Usually, it is associated with events or a person or is eligible under the registries. Without those you have no way of drawing a line between

contributing and significant. The point of contributing structures is they don't need to be independently important but contribute to the fabric of the district. He said at best he thought contributing because he doesn't see anything about the buildings that qualify as highly important for the reasons set forth. He said even contributing is difficult because the area has changed so much and these no longer seem to harmonize with their neighborhood and streetscape. He said their importance is what staff identified; they are representative of something in Santa Fe that was taken away through urban renewal. But then you would have to keep the garages.

Ms. Lamboy said she appreciated his points and there was a lot of value in the discussion. She said significant has a higher test, one of which is the historic integrity which hasn't been changed. The events in urban renewal, she would consider as one that is a part of the picture of the history of Santa Fe that disrupted the urban fabric, and what was here that buried generations of development of that area. She thought that important and the reason that staff feels the buildings should be designated significant.

Member Berkley said the event in her mind is urban renewal. And the purpose for those houses being built was for people who lived in the area and worked at the Capitol. She disagreed on the garages and sees the garages and the houses as one. She said they should be seen on the same level.

Attorney Ruybalid found places in the staff report and in the minutes of 2012 that describe staff's recommendation. He said staff recommended a downgrade on the four casitas from significant to contributing. Then they go on to say that the structures are listed as contributing to the district and the distinctive character may be found on the north and east elevations and east elevation of the garage. These structures are not listed on the State or National Registers but are eligible under criteria C of the National Register of Historic Places which reads; *embodies distinctive characteristics of a type, a period or method of construction, or work of a master or possess high artistic values or represent a distinguished or significant entity, whose components may lack individual distinction*. Also, on page 162 of the packet the motion to designate the house at 402 Don Gaspar as significant because *it meets all criteria* and as recommended by staff as meeting criterion B of the City Code which suggest it should be listed on the National Register of Historic Places. He wasn't clear if the recommendation was significant or contributing. The Board could review that on pages 165 and 170 of the packet for 402 Don Gaspar.

APPLICANT PRESENTATION:

Ms. Jenkins, previously sworn, reiterated the importance to note the recurring theme of how much the casitas relate to the Don Gaspar Historic District. She said we are not in that district. The standards before them relate to the district this is in, and that is critical to the conversation.

Chair Rios said in this district and throughout the City, there are buildings that are not in harmony. She thought this should be preserved because it tells a story of the past. She said she recalls the urban removal, and this is a representation of what had been there. She said what is preservation if not to keep what is there. These buildings may not be the most gorgeous, but they represent Santa Fe. She thought age is one of the most important things because it denotes the materials that were used, the scale, the style, and the color of the buildings. Not just that something is 50 years or older. She said the ordinance needs to be improved but the 1959 ordinance has worked well in preserving many of the buildings in Santa Fe. She cautioned them to be careful what they put in the Code rewrite. She said they have to look at things carefully in terms of preservation and in terms of the ordinance and at what is valued, which is based on each person's history.

Member Guida said regarding the casitas, he doesn't necessarily agree that everything is important because it is old. He said regarding the definition of significant, the first part is problematic; *distinctive characteristics of the type, the time or method of construction*. That encompasses a lot of buildings. He thought the measures of significant structures are the criteria: *"the association of events or persons that are important on a local, national, regional or global level, or is eligible to be listed on the State or National register*. He doesn't see that these buildings meet that standard whether alone or in context that they contribute to these buildings. On contributing, he recognizes the district has changed and the Downtown and Eastside is heterogeneous. These buildings are obviously out of place and out of time. They no longer meet the standard defined in code. He also thought on the discussion on urban renewal, the insertion of the roads in Santa Fe is separate from the development of the Capitol Complex. It is not a record of urban renewal per se. They are already stretching their nonexistent statements of significance for the Downtown and Eastside District by talking about a capitol area. This little remnant is problematic. He would need a study to understand how this set of buildings embodies a record of urban renewal.

Member Guida said the other issue in historic preservation is not archaeology; we don't save everything in hopes of yielding more information. Everything is not of equal importance; things have to change over time. The current arguments weigh the value of historic preservation against housing. If we should use preservation as a weapon to prevent the development of a smarter, denser development is an important debate. That debate hinges on not looking at historic preservation of buildings as a science, but as an evolving field that recognizes the value of the community as they change over time. He said history is important, but the present is equally important. He can't see trapping the buildings and amber when they are so disconnected from a district that doesn't exist anymore, and this is so out of line with how even their flawed code is written. He said at best these are noncontributing buildings.

Member Berkley said she was on the field trip today and looking at the houses in person, she doesn't feel that disconnected from where they are.

PUBLIC HEARING:

Elizabeth West, 318 Sena St. was sworn. She said when talking about exceptional buildings it means it is out of the ordinary and is less judgement whether it is a great building. She said that applies to many of Kruger's works. She said with the issues the Board is addressing, the complexity is difficult, but she likes ambiguity. It permits acknowledgement of our developing history. Ambiguity permits looking at history in relation to stories and development. Some buildings develop into something more important because they *are* remaining; they are exceptional because they survived. Change is difficult to pinpoint, and ambiguity gives them a chance to save their history.

Adam Johnson, 121 Arroyo Hondo Trail was sworn. He said building on Ms. West's comments, he would use the word nuance instead of ambiguity. The boundaries of the historic districts actually interconnect. In making a distinction between Don Gaspar and the Downtown and Eastside, they have to consider ways they penetrate one another. They are remnants and that is a good reason to consider them as part of the story of the Santa Fe development. He found the discussion interesting about status and what is significant.

Randall Bell, previously sworn, agreed with Chair Rio's and Ms. Lamboy's comments. The question of what was recommended at the time is beside the point. The Board at that time established the status of the buildings in a way that has not shown change since. That particular part of the Capitol campus is identical to the way it was with the exception of the parking structure. There are a number of historic residences within a block of Galisteo Street and it is not necessary for them to be a contiguous development. He urged the Board to maintain the current status.

John Penn LaFarge, 6470 Old Santa Fe Trail, was sworn. He said if he understood Ms. Lamboy correctly, she talked about the significance of the building possibly beyond the district and belonging to the person who lived there, or an event that took place there, or to the city, the state or the globe. He said all these structures have character and integrity. They are also integral on the inside. He said that is important because in 2018 Santa Fe was selected by the National Geographic Society globally for their *sense of place*. Every time character or integrity is torn down or the designation changes so it can be torn down, the sense of integrity and sense of place is damaged. He said, if we believe in our town and what we stand for and what distinguishes us from any other place, that sense of place must be maintained. He urged the Board to maintain that by keeping the status of these integral houses that have great character.

Tom Spray, 444 Galisteo Street, was sworn. He said he was president of the Old Santa Fe Association at that time, and nothing has changed since. The predecessors did a great job. He urged the Board to not make any changes to what was done in 2012.

John Eddy, previously sworn, said he appreciated staff's work on this. He pointed out that the casitas cannot be considered in isolation of each other; the four go together. They are the last bridge between Analco and the De Vargas District. If still there they can tell the story of the Native and Hispanic inhabitants and the predominately Anglo neighborhoods in the Don Gaspar District. The integrity that has been there for decades is still there, despite the property owners practicing willful neglect and demolition by neglect. He urged the Board to maintain significant status on the structures and extend it to the rest of the remaining structures to be discussed.

David Rasch, previously sworn, said he tried hard to change the Downtown and Eastside Historic District into the Downtown District and Historic Eastside District. They are different. He had been the staff member for this project and wanted to caution the Board on their motions. In the first case staff recommended noncontributing and the Board failed to designate primary elevations on the Concha building, which will set the process back. There is a dilemma now and they won't have a full hearing on that case. He said in this case, code does not say that all elevations are primary because when he was at the City, significant meant that all elevations would be primary. He did not recommend that status. He said looking at the streetscape and harmony, historic boundaries do not stop at streetscape. This streetscape is part of the Don Gaspar south of Paseo de Peralta. That is where the harmony is, but these buildings, even if in the Don Gaspar Historic District, are common houses. He explained if your car was housed in a separate structure than the house, you got a break on insurance. He said being significant, old with high integrity, are all that are required. This has old with high integrity, but he still doesn't recommend it as significant. He asked that the Board If they downgrade to contributing, to assign primary elevations to avoid hampering the applicant.

Richard Martinez, previously sworn, said these houses are out of context and are surrounded by State buildings and are not good examples of urban renewal. To argue that is a problem and denigrates what urban renewal did to many cities. He urged these be downgraded to non-contributing as an opportunity for their generation to contribute to Santa Fe. He said, "Let's see what beautiful things we can do with the site that speaks to here and now rather than preserve things in amber."

Stefanie Beninato, previously sworn, said she wanted the building to be significant but is not sure that it is. She said it is definitely contributing. The building makes a transition into the Don Gaspar neighborhood and represents a time when

people could afford to live downtown. They tell a history of the organic mixed-use downtown, that they don't have now. She said preserving a 200,000 square-foot office building would be preservation in favor of more State office space when they already have too much. She asked that the Board reopen the case at 130 on the Concha Building because they failed to designate the primary facades.

BOARD DISCUSSION:

Chair Rios asked about the primary facades.

Ms. Lamboy said they should reopen 130 S. Capitol and designate primary facades.

Member Bienvenu said the last time the Board upgraded to contributing they designated the primary facades. That is an oversight that can be corrected. He asked staff's recommendation for this case for the primary façades in the event it is designated contributing.

Ms. Lamboy said the two street facades, the north and east elevations, are important to the streetscape.

MOTION: In 2023-006703-HDRB, 402 Don Gaspar Ave., Member Berkely moved to designate the structure as contributing and its garage to be retained as contributing, and the north and east elevations on the house be designated the primary façades. Member Bienvenu seconded the motion with a friendly amendment that the east elevation be included as primary designation for the garage.

Member Berkely accepted the friendly amendment.

VOTE: The motion passed by (3-1) roll call vote with Members Berkley, Bienvenu and Aguilar Medrano voting in favor and Member Guida voting against.

4. **2023-006704-HDRB. 406 Don Gaspar Ave.** Downtown & Eastside Historic District. Significant – Main building, Contributing - Garage. JenkinsGavin, Inc., agent for the State of New Mexico, owner, requests a historic building status downgrade to non-contributing for both buildings. (Heather Lamboy)

STAFF REPORT:

The current request for historic status review of 406 Don Gaspar Ave is part of a larger project with forthcoming requests that are subject to 14-5.2(M), State Capital Outlay Projects, which states its purpose as follows: *Recognizing the fragility of the City's*

City of Santa Fe, New Mexico

memo

Historic Inspection Report

DATE: 12/7/2023

TO: Gary Moquino,
Division Manager
Historic Preservation

FROM: Bobby Padilla, *B.P.*
Building Official, Division Manger
Inspections

ITEM & ISSUE/AMENDED

130 South Capitol Street
128 South Capitol Street

BACKGROUND & SUMMARY

Site visit on Dec. 6th, 2023, at the above-mentioned address regarding the condition of the structures. The exterior walls are CMU block and the roofs are of wood framing with a built up roofing system.

The existing structures are in poor condition and would be extremely difficult to achieve compliance with energy conservation codes due to the type of material that the walls are construction with, in consideration to the age of the components within the structure, would need extensive work. The electrical, plumbing, and mechanical systems within the structures would need extensive work in order provide a safe and sound structure.

Should you have any questions pertaining to this matter, please feel free to contact me at 955-6503.

Thank you,



JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

October 16, 2023

(Revised December 21, 2023)

Heather Lamboy, Assistant Director
Planning and Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

RE: State of NM Executive Office Building Project – Application to Demolish Existing Structures at 402 Don Gaspar Avenue

Dear Heather,

This letter is submitted on behalf of the State of New Mexico (“Applicant”) in application to the Historic Districts Review Board (“HDRB”) for demolition of all existing structures located at 402 Don Gaspar Avenue (casita and garage). As requested by staff and required by code, exceptions are requested to demolish those buildings that have been designated as Contributing to the Downtown and Eastside Historic District, per the decision of the HDRB at their hearing of May 9, 2023.

The subject property is ±2.4901 acres and is referred to as Tract B on the replat of Kings Official Map Block 110, as recorded in the records of Santa Fe County in Book 722, Page 1-2 (see attached Lot of Record Plat). The property spans the north half of the block between Galisteo Street and Don Gaspar Avenue, bound on the north by South Capitol Street and on the south by Tract A which comprises the Capitol Parking Garage parcel. Across Don Gaspar Avenue to the east is the New Mexico State Capitol Building (the Roundhouse, built in 1966). Across South Capitol Street to the north is the Bataan Memorial Building, which was formerly the New Mexico Territorial Capitol Building (originally constructed in 1900 and substantially modified in 1950). To the northwest on Galisteo Street is the Villagra Building (built in 1934 and designed by John Gaw Meem). Directly to the west across Galisteo Street are parking lots and remnant residential homes, now used as offices. (See attached New Mexico Main Capitol Campus Map and Project Site Plan.)

Background

In 2012, in anticipation of a proposal to construct the State of New Mexico Executive Office Building (NMEOB), the HDRB requested an historic status review of the structures on the subject property. At that time, the HDRB assigned historic status designations for all structures, and no further action was taken by the State or the City on the project. In 2023, the State resumed work on the project, requesting a new historic status review of all structures on the

subject property at the direction of City staff. Historic status was re-assessed by the HDRB on May 9, 2023, and status designations are summarized below:

Address	Structure	Date of Construction	Historic Status	Primary Façade(s)
128 South Capitol St.	Motor Pool Building	c. 1966-1969	Non-Contributing	N/A
	Garage	c. 1970-1981	Non-Contributing	N/A
	Yard Wall	c. 1970-1981	Non-Contributing	N/A
130 South Capitol St.	Concha Ortiz y Pino Building	1961	Contributing	North façade with entry + West façade with courtyard wall
402 Don Gaspar Ave.	Casita	c. 1930	Contributing	East + North
	Garage	c. 1930	Contributing	East
406 Don Gaspar Ave.	Casita	c. 1930	Contributing	East + South
	Garage	c. 1930	Contributing	East
410 Don Gaspar Ave.	Casita	c. 1930	Contributing	East + South
	Garage	c. 1930	Contributing	East
414 Don Gaspar Ave.	Casita	c. 1930	Contributing	East + South

It is the Applicant’s understanding that procedures set forth in SFCC §14-5.2(M) and 3-22-6 NMSA 1978 will govern the review process and that the approval criteria set forth in SFCC §14-3.14 apply to the proposed demolition applications on the subject property.

Historical Summaries by Building

To document the history of each of the buildings on the subject property, HCPI forms were submitted with the historic status review application and are attached hereto for reference. Below are summary statements of the history of each of the buildings for which demolition is proposed.

402 Don Gaspar Avenue: Constructed in approximately 1930 in the Spanish Pueblo Revival style as a residential structure and detached garage. The stuccoed pen-tile residence is a single-story bungalow that was originally divided into two residential units, has more recently been used as an office and is now vacant. The single-car garage at the west edge of the property is built of stuccoed pen-tile, with an east-facing garage door.

Existing Conditions

As reflected in the structural inspection reports provided by City of Santa Fe Building Official

Bobby Padilla and by State of New Mexico Construction Industries Division Bureau Chief Martin Romero, the existing condition of the buildings at the subject properties is poor (see attached Structural Inspection Reports). Code officials for the City and the State have determined that due to the poor condition of the structures, it would be extremely difficult to bring the structures into compliance with energy conservation, electrical and plumbing codes, and demolition has been recommended.

In 2021, the State of New Mexico conducted a long-range strategic space master planning effort and evaluated the potential costs associated with renovating the existing casitas on Don Gaspar and the Concha Ortiz y Pino Building, such that they would meet building code and life-safety standards. A comprehensive condition assessment was conducted of state-owned office spaces on the subject property, along with associated cost estimations of performing necessary renovations. For the Concha Ortiz y Pino building, costs of renovating and bringing the building into code compliance were estimated at \$6,984,611 in 2021. Accounting for construction escalation since that time, renovation costs for the Concha Ortiz y Pino Building are presently estimated to be approximately \$8,200,000. For the “Don Gaspar Casitas” and associated garages, costs of renovating and bringing the structures into code compliance were estimated at \$1,845,439 in 2021. Accounting for construction escalation since that time, renovation costs for the “Don Gaspar Casitas” and associated garages are presently estimated to be approximately \$2,655,500. In total, the overall cost of renovating existing structures on the subject property to meet current building code is estimated to be approximately \$10,855,500.

Conceptual Design of Executive Office Building

The State of New Mexico’s planned executive office building (NMEOB) will house the consolidation of various departments into a single building on the subject property located within the Capitol Complex. The project is being designed as a multi-story building of approximately 160,000-190,000 gross square feet, inclusive of below-grade parking for over 700 cars.

Pedestrian circulation was a critical factor in site design, taking into account multiple buildings in the surrounding area that are important for pedestrian connection – primarily the New Mexico State Capitol to the east, the Bataan Memorial Building and adjacent annexes to the north, and the Villagra Building to the west. Consideration for plazas, pathways, portales, and intuitive wayfinding have been woven into the plan. The main entrance to the building is planned to face the primary street of South Capitol Street, just as the Concha Ortiz y Pino Building is presently oriented. Parking is planned to be below grade, and the entrance to the parking is planned on the west, adjacent to the entrance/exit of the public parking garage to the south on Galisteo. Understanding the vehicular flow and one-way traffic for the site, it was logical to plan for the vehicular access to be located at the southwest corner of the site. This reduces additional traffic in the area by removing cars sooner and helping improve pedestrian movements on the northern part of the site.

A pedestrian alley has been provided to the south between the proposed building and the parking garage, which will also allow for east-west movement between the structures and allow for easy access to the State Capitol Building to the east. A secondary entrance to the NMEOB is aligned

with the vertical circulation core of the existing garage, so users exiting the parking garage can easily access the new building. If security allows, persons could also pass through the lobby on the first floor and proceed through the building to access other buildings like the Bataan Memorial Building.

The design of the NMEOB reflects the City's design standards, as provided in SFCC §14-5.2(M)(3) and the character of adjacent state buildings in the Territorial Revival style. The goal is to achieve harmony with other buildings with the use of similar materials, color, proportions, and details. Strategies also include shaping the buildings to reduce the scale, with the use of stepped parapets and setbacks in the façade to break up the overall massing. The exterior material is stucco of different colors, and where a cornice is present in the design, it will be of brick or stucco. The window pattern is primarily a set of punched windows with some inset to help with shading and to reference the character of historic adobe buildings in the vicinity. A portal is used on the north and west facades to aid in pedestrian circulation to and from the State Capitol Building. A portico ("portal") is used to help denote the primary entry and is located as part of the public plaza on the north face of the building.

Careful considerations were given to the alignment of the NMEOB's edges with those of adjacent structures to preserve the continuity of the streetscape pattern. In addition, the northeast corner of the building is set back to protect the view corridor of the State Capitol from the historic Villagra Building. The site slopes from east to west and has a fall of approximately 11 feet, with the lower end towards the west. To have a single unified floor the high side as the datum point was selected. The result is a building with stepped massing that transitions at the public entry plaza, roughly midway across the site from east to west. The lower level is partially below grade and exposed on the north and west sides. This results in a shorter building element that can be closer to the street helping with an improved building massing and a better street edge. Building setbacks and heights balance the zoning and historic overlay requirements with the scale of other state buildings within the immediate vicinity. The building is no higher than 57'-0" at the highest point of the street and the setbacks respect the Business Capital District zoning standards of the State Capitol subdistrict. By way of comparison, the State Capitol Building is approximately 63' tall and the Bataan Memorial Building is approximately 104' tall at their respective highest points.

Demolition Approval Criteria

The approval criteria for demolition of a structure in the historic districts are provided in §14-3.14(G)(1) and are addressed below:

In determining whether a request for demolition in a historic district should be approved or denied, the HDRB shall consider the following:

(a) Whether the structure is of historical importance;

Applicant Response: The 1983 *Don Gaspar Architectural Historic Survey* describes the unique attributes of the area south of the State Capitol Building, which is notable as an early twentieth

century residential subdivision reflecting a unique blend of Anglo-American house forms with traditional Santa Fe design elements, developed predominantly between the 1890s and the 1940s. The study establishes that bungalows such as the “Don Gaspar Casitas” on the subject property are common in the Don Gaspar Area Historic District and are reflective of the pattern of development that was typical in this neighborhood in the early decades of the twentieth century. This stands in sharp contrast to the development pattern of the Downtown and Eastside Historic District, which is characterized by a semi-rural pattern of incremental residential development that evolved over four centuries, spanning the Spanish, Mexican, Territorial, and American periods and their associated architectural styles and forms. The structures at 402, 406, 410, and 414 Don Gaspar Avenue do not maintain the character of the historic district in which they are situated but rather relate more to the adjacent historic district to the south. That said, the design team proposes to incorporate “ghost lines” of the footprint of the casitas into the hardscape at the east/northeast portion of the plaza space of the NMEOB, paying homage to the historic casitas in an effort to mitigate the impact of their demolition.

(b) Whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether this street section or block front will be reestablished by a proposed structure; and

Applicant Response: The “Don Gaspar Casitas” are situated within a streetscape dominated by large institutional structures, including the Bataan Memorial Building and the State Capitol Building (the Roundhouse). These structures are reflective of the Capitol Complex Historic Neighborhood that took shape between the expansion of the State Capitol Building (now the Bataan Memorial Building) in 1922, the construction of the NM Public Welfare Building (now the Villagra Building) in 1934 and the Supreme Court Building in 1937, and the extensive expansion of the Capitol campus in the 1950s and 1960s with construction of numerous state office buildings, a new State Capitol Building, and renovation of antecedent government buildings in the Territorial Revival style. This character will be re-established with the construction of the New Mexico Executive Office Building, for which a design narrative and conceptual plans have been provided.

(c) The state of repair and structural stability of the structure under consideration.

Applicant Response: As stated in the structural inspection reports provided by City of Santa Fe Building Official Bobby Padilla and State of New Mexico Construction Industries Division Bureau Chief Martin Romero, the existing condition of the buildings at 402, 406, 410, and 414 Don Gaspar is poor. Both code officials have determined that due to the poor condition of the structures, it would be extremely difficult to bring the structures into compliance with energy conservation, electrical and plumbing codes, and demolition has been recommended.

Exception to SFCC §14-5.2(M)(3)(b)

Because the proposed demolition of structure at 402 Don Gaspar Avenue will inherently cause that structure to lose its Contributing historic status, staff have determined that an exception is required to SFCC §14-5.2(M)(3)(b), which states the following:

State capital outlay projects that involve contributing, significant or landmark structures shall be undertaken in such a manner as to preserve the status of the structure and in accordance with the standards for alteration or additions to contributing, significant or landmark buildings as set forth in Section 14-5.2. Historic materials and architectural features and spaces that embody the status shall be preserved. A proposed alteration or addition shall not cause the structure to lose its status.

The criteria for an exception as outlined in SFCC 14-5.2(C)(5)(b) are addressed:

(i) Do not damage the character of the district;

Applicant Response: The demolition of the “Don Gaspar Casitas” and associated garages will not damage the character of the Downtown and Eastside Historic District, as the character of these structures relates more to the character of the Don Gaspar Area Historic District than to the character of the district in which they are situated. Furthermore, the character of the streetscape and surrounding Capitol Complex Historic Neighborhood will be strengthened by the construction of the NMEOB, which continues the historic development and expansion of the Capitol Complex. That said, the design team proposes to incorporate “ghost lines” of the footprint of the casitas into the hardscape at the east/northeast portion of the plaza space of the NMEOB, paying homage to the historic casitas in an effort to mitigate the impact of their demolition.

(ii) Are required to prevent a hardship to the applicant or an injury to the public welfare;

Applicant Response: The proposed demolition is required to prevent a hardship to the State of New Mexico in that the cost to bring the existing buildings into code compliance is excessive and will not achieve the desired program and space required to house state offices.

(iii) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts.

Applicant Response: The proposed demolition will make way for the construction of a new state building, which will serve to continue the 20th century pattern of expanding the campus of state buildings and furthering institutional applications of Territorial Revival style within this context. In this sense, the demolition will allow for the State of New Mexico to fully realize the design potential of the subject property, and the design of the NMEOB will conform to historic development patterns and stylistic expression. In developing the conceptual design of the NMEOB, the design team considered several options, including renovating the existing buildings or creating smaller building volumes in various configurations; however, the design option that has been selected serves the programmatic needs of the State while also achieving harmony of scale and style with the other buildings within the Capitol Complex.

Exception to SFCC §14-5.2(M)(4)(b)

Staff have also determined that an exception is required to SFCC §14-5.2(M)(4)(b), which reads as follows:

The minimum maintenance requirements for historic or landmark structures set forth in 14-5.2(B) shall be met.

The criteria for an exception as outlined in SFCC 14-5.2(C)(5)(b) are addressed below:

(i) Do not damage the character of the district;

Applicant Response: To-date, the structures at 402 Don Gaspar Avenue have been maintained by the Applicant to a degree that was fiscally responsible and structurally feasible, such that they are presently being utilized for storage. Future maintenance of the existing structures will be unnecessary, as demolition is the subject of this application. Further, the proposed demolition of the “Don Gaspar Casitas” and associated garages will not damage the character of the district, as the character of immediate streetscape and Capitol Complex will be re-established with the construction of the NMEOB. The new structure will be much less expensive to maintain and will become a valuable improvement to the district.

(ii) Are required to prevent a hardship to the applicant or an injury to the public welfare;

Applicant Response: The proposed demolition is required to prevent a hardship to the State of New Mexico in that the cost to renovate the existing buildings and bring them into code compliance is excessive and will not achieve the desired program and space required to house state offices. Furthermore, to have already performed such renovations would have been fiscally irresponsible in light of the Applicant’s intent to construct a new office building to meet programmatic needs for the site. The building has been minimally maintained such that it is presently being utilized for storage.

(iii) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts.

Applicant Response: The proposed demolition will make way for the construction of a new state building, which will serve to continue the 20th century pattern of expanding the campus of state buildings and furthering institutional applications of Territorial Revival style within this context. In this sense, the demolition will allow for the State of New Mexico to fully realize the design potential of the subject property, and the design of the NMEOB will conform to historic development patterns and stylistic expression. In developing the conceptual design of the NMEOB, the design team considered several options, including renovating the existing buildings or creating smaller building volumes in various configurations; however, the design option that has been selected serves the programmatic needs of the State while also achieving harmony of scale and style with the other buildings within the Capitol Complex.

Please let me know if you have any questions or require any additional information.



Sincerely,

Lisa Gavioli, Senior Project Manager

Attachments:

- 1) HDRB Application Form
- 2) Owner Authorization Letter
- 3) HCPI Forms – 402, 406, 410 & 414 Don Gaspar Avenue
- 4) Photos – 402 Don Gaspar Avenue
- 5) Structural Inspection Reports – 402, 406, 410 & 414 Don Gaspar Avenue
- 6) Main Capitol Campus Map & Project Site Plan
- 7) Plans – 402, 406, 410 & 414 Don Gaspar Avenue
- 8) Long-Range Strategic Space Master Plan, 2021 – Excerpts
- 9) NMEOB Conceptual Design Package

March 16, 2023

City of Santa Fe
Land Use Department
200 Lincoln Avenue
Santa Fe, NM 87501

RE: **128 & 130 S. Capitol Street and 402, 406, 410 & 414 Don Gaspar Avenue**

To Whom It May Concern:

This letter shall serve as authorization for JenkinsGavin, Inc. to act on our behalf with respect to the referenced properties regarding land use applications to be submitted to the City of Santa Fe.

Thank you.

Sincerely,

State of New Mexico
General Services Department
Facilities Management Division

By: *Anna Silva*
Anna Silva
Print Name

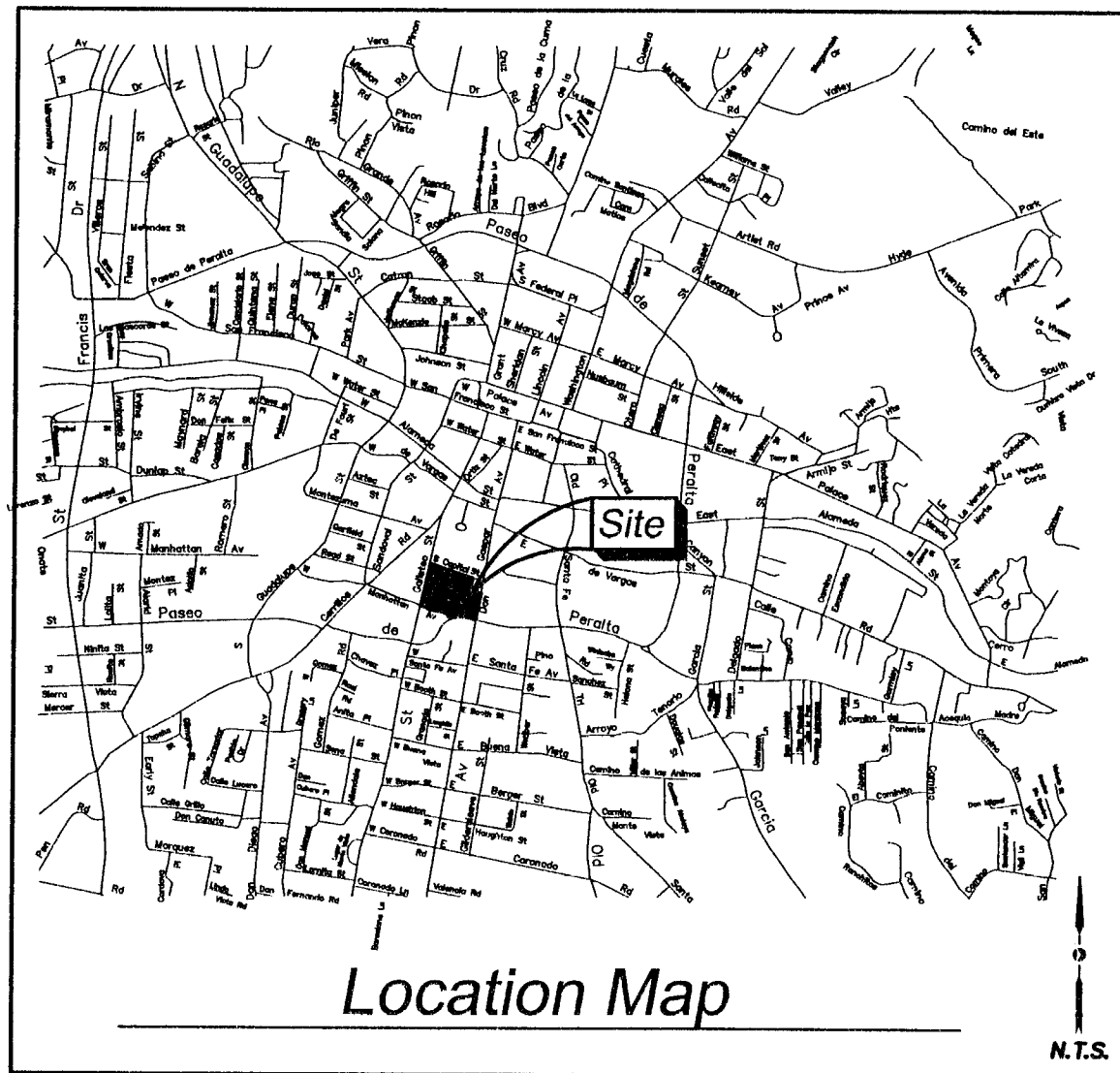
3/20/23
Date

State of New Mexico)
) ss
County of Santa Fe)

The foregoing instrument was acknowledged before me this 20th day of MARCH,
2023 by ANNA SILVA.

Maureen Lynn Nash
Notary Public

STATE OF NEW MEXICO
NOTARY PUBLIC
MAUREEN LYNN NASH
Commission Number 1095544
My Commission Expires April 24, 2026



Zoning Data

ZONING DESIGNATION = BCD STA.

Access Note

INGRESS AND EGRESS TO THE PREMISES IS PROVIDED BY SOUTH CAPITOL STREET, DON GASPER AVENUE, PASEO DE PERALTA, WEST MANHATTAN AVENUE AND GALISTEO STREET THE SAME BEING PAVED AND DEDICATED RIGHTS OF WAY MAINTAINED BY THE CITY OF SANTA FE PUBLIC WORKS DEPARTMENT.

Notes

- EACH TRACT SHALL BE SERVED BY SEPARATE SEWER AND WATER SERVICE AT THE TIME OF DEVELOPMENT.
- PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
- PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL FOR A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
- BUILDABLE AREAS FOR PLATTED PARCELS WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE. ANY BUILDABLE AREAS SHOWN HEREON ARE SUBJECT TO RELOCATION PER CODE REQUIREMENTS.
- DEVELOPMENT OF THESE TRACTS REQUIRE APPROVAL BY THE PLANNING COMMISSION PRIOR TO ISSUANCE OF BUILDING PERMIT.
- THIS TRACT LIES OUTSIDE THE FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. FLOOD INSURANCE MAP, COMMUNITY PANEL NO. 35049C0412 D, WHICH BEARS AN EFFECTIVE DATE 6/17/2008.
- UPC NO.'S 1-054-099-178-001, 1-054-099-167-002, 1-054-099-153-002, 1-054-099-138-004, 1-054-099-135-010, 1-054-099-140-016, 1-054-099-140-027, 1-054-099-144-023, 1-054-099-151-022, 1-054-099-156-017, 1-054-099-103-017, 1-054-099-166-016 AND 1-054-099-172-015.

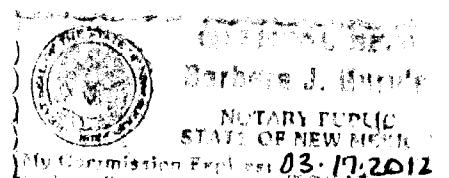
Dedication/Affidavit

KNOW ALL MEN BY THESE PRESENTS: THAT THE FOREGOING DEDICATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND IS LYING AND BEING SITUATE WITHIN PROJECTED SECTION 24, TOWNSHIP 17 NORTH, RANGE 9 EAST, N.M.P.M., CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO.

ALL THAT APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR.

PROPERTY CONTROL DIVISION, GENERAL SERVICES DEPARTMENT
STATE OF NEW MEXICO

By: *Bill Taylor*
BILL TAYLOR
ITS: DIRECTOR



STATE OF NEW MEXICO) SS
COUNTY OF SANTA FE)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 2nd DAY OF August, 2010, BY BILL TAYLOR, DIRECTOR, PROPERTY CONTROL DIVISION, GENERAL SERVICES DEPARTMENT, STATE OF NEW MEXICO.

By: *Barbara Curiale*
NOTARY PUBLIC MY COMMISSION EXPIRES: 03-17-2012

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE SANTA FE GRANT, PROJECTED SECTION 24, TOWNSHIP 17 NORTH, RANGE 9 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO, COMPRISING OF THE REMAINING PORTION OF LOTS NUMBERED TWO THROUGH EIGHTEEN, INCLUSIVE, IN BLOCK NUMBERED ONE-HUNDRED-TEN, KINGS OFFICIAL MAP OF THE CITY OF SANTA FE, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID PLAT FILED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN 1912, AND AS FURTHER DESCRIBED BY THE FOLLOWING DOCUMENTS:

LANDS OF THE ESTATE OF FLORENCE S. BARTO (TRACTS A, B, C AND D) BEING A REPLAT OF LOT 1, BLOCK 110, KINGS OFFICIAL MAP OF SANTA FE-FILED DECEMBER 22, 1960 IN BOOK 8, PAGE 176, INSTRUMENT NUMBER 245,383.

WARRANTY DEED: NM ASSOCIATION OF COUNTIES TO STATE OF NM. FILED NOVEMBER 30, 1988, INSTRUMENT NO. 632,672.

WARRANTY DEED: ROBERT E. RUTHERFORD ET AL TO PROPERTY CONTROL DIVISION, GENERAL SERVICES DEPARTMENT, STATE OF NM. FILED AUGUST 25, 1987, INSTRUMENT NO. 589,992.

WARRANTY DEED: NATIONAL EDUCATION ASSOCIATION OF NEW MEXICO, INC. A NEW MEXICO CORPORATION FOR CONSIDERATION PAID GRANT TO PROPERTY CONTROL DIVISION OF THE GENERAL SERVICES DEPARTMENT OF THE STATE OF NEW MEXICO. FILED AUGUST 28, 2003, IN BOOK 2639, PAGE 583.

BOUNDARY SURVEY PLAT: LOTS 7, 8, 9, 12 AND A PORTION OF LOT 13 FILED JULY 30, 2003, BOOK 528-PAGE 023-025.

WARRANTY DEED : WILLIAM RAYMOND PRINCE, A MARRIED MAN AND BRADFORD PRINCE, A MARRIED MAN AND ENDELECIA A. PRINCE , A SINGLE WOMAN TO GENERAL SERVICES DEPARTMENT , STATE OF NEW MEXICO, FILED SEPTEMBER 24, 1999, BOOK 169PAGE 470.

WARRANTY DEED FIRST NATIONAL BANK OF SANTA FE, TRUSTEE OF THE BERT T. COUGHLIN CHARITABLE REMAINDER TRUST DATED AUGUST 7, 2007, GRANOR, FOR CONSIDERATION PAID, DOES HEREBY QUITCLAIM TO PROPERTY CONTROL DIVISION OF THE GENERAL SERVICES DEPARTMENT OF THE STATE OF NEW MEXICO.

BOUNDARY SURVEY PLAT: BOUNDARY SURVEY PLAT FOR THE STATE OF NEW MEXICO FILED DECEMBER 27, 2007, BOOK 672-55.

SAID TRACT BEING DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (CENTRAL ZONE-NORTH AMERICAN, DATUM OF1983) AND GROUND DISTANCES (US SURVEY FOOT) AS FOLLOWS: BEGINNING OF THE NORTHEAST CORNER OF DESCRIBED TRACT, LYING ON THE SOUTH RIGHT OF WAY LINE OF SOUTH CAPITOL STREET, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 5293," FROM WHENCE A TIE TO UNITED STATES COAST AND GEODETIC SURVEY MONUMENT "FORT MARCY" BEARS N45°25'26"E, A DISTANCE OF 3,426.54 FEET;

BEGINNING OF THE NORTHEAST CORNER OF DESCRIBED TRACT, LYING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF SOUTH CAPITOL STREET AND THE WEST RIGHT OF WAY LINE DON GASPAR AVENUE, MARKED BY A FOUND REBAR WITH ALUMINUM CAP FROM WHENCE A TIE TO U.S.C. AND G.S. MONUMENT "FORT MARCY" BEARS N 45°25'26" E, A DISTANCE OF 3,426.545 FEET;

THENCE FROM SAID POINT OF BEGINNING, ALONG SAID WEST RIGHT OF WAY LINE OF DON GASPAR AVENUE FOR THE NEXT SIX CALLS S 09°27'40" W, A DISTANCE OF 50.34 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 09°32'27" W, A DISTANCE OF 42.40 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 09°41'14" E, A DISTANCE OF 42.37 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 09°33'25" W, A DISTANCE OF 42.97 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 09°32'25" W, A DISTANCE OF 74.93 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 09°52'21" W, A DISTANCE OF 81.14 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT LYING ON THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF DON GASPAR AVENUE AND THE NORTH RIGHT OF WAY LINE OF PASEO DE PERALTA MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID WEST RIGHT OF WAY LINE, N 77°27'36" W, ALONG NORTH RIGHT OF WAY LINE OF PASEO DE PERALTA A DISTANCE OF 81.06 FEET TO A NON TANGENT CURVE MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 269.19 FEET, AN ARC LENGTH OF 117.15 FEET, A DELTA ANGLE OF 24°56'03", A CHORD BEARING OF N 89°19'20" W, AND A CHORD LENGTH OF 116.23 FEET, TO AN ANGLE LYING AND THE INTERSECTION OF PASEO DE PERALTA AND WEST MANHATTAN AVENUE POINT MARKED BY SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE N 76°57'52" W ALONG THE NORTH RIGHT OF WAY LINE OF WEST MANHATTAN AVENUE, A DISTANCE OF 29.34 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID NORTH RIGHT OF WAY LINE N 76°22'13" W, A DISTANCE OF 177.60 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993"

THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE N 73°50'14" W, A DISTANCE OF 123.60 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT LYING AT THE INTERSECTION OF THE NORTH RIGHTOF WAY LINE OF WEST MANHATTAN AVENUE AND TH EAST RIGHT OF WAY LINE OF GALISTEO STREET MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE N 09°47'51" W ALONG THE EAST RIGHT OF WAY LINE OF GALISTEO STREET, A DISTANCE OF 19.60 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID EAST RIGHT OF WAY LINE, N 13°09'17" E, A DISTANCE OF 388.49 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT LYING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF GALISTEO STREET AND THE SOUTH RIGHT OF WAY LINE OF SOUTH CAPITOL STREET MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID EAST RIGHT OF WAY LINE, S 70°46'06" E ALONG THE SOUTH RIGHT OF WAY LINE OF SOUTH CAPITOL STREET, A DISTANCE OF 76.18 FEET TO AN ANGLE POINT MARKED BY A FOUND CHISELED "X";

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE FOR THE NEXT FOUR CALLS S 70°38'14" E, A DISTANCE OF 180.05 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL WITH WASHER "PS 11184";

THENCE S 70°47'11" E, A DISTANCE OF 102.01 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 5293";

THENCE S 70°45'02" E, A DISTANCE OF 156.69 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 5293";

THE POINT OF BEGINNING, CONTAINING 4.5295 ACRES (195,307 SQUARE FEET), MORE OR LESS, NOW COMPRISING TRACTS A AND B, BLOCK 110 KINGS OFFICIAL MAP OF THE CITY OF SANTA FE.

Legal Description

Tract A

A TRACT OF LAND LYING AND SITUATE WITHIN THE SANTA FE GRANT, PROJECTED SECTION 24, TOWNSHIP 17 NORTH, RANGE 9 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO, COMPRISING OF THE REMAINING PORTION OF LOTS NUMBERED TWO THROUGH EIGHTEEN, INCLUSIVE, IN BLOCK NUMBERED ONE-HUNDRED-TEN, KINGS OFFICIAL MAP OF THE CITY OF SANTA FE, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID PLAT FILED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN 1912, AND AS FURTHER DESCRIBED BY THE FOLLOWING DOCUMENTS:

LANDS OF THE ESTATE OF FLORENCE S. BARTO (TRACTS A, B, C AND D) BEING A REPLAT OF LOT 1, BLOCK 110, KINGS OFFICIAL MAP OF SANTA FE-FILED DECEMBER 22, 1960 IN BOOK 8, PAGE 176, INSTRUMENT NUMBER 245,383.

WARRANTY DEED: NM ASSOCIATION OF COUNTIES TO STATE OF NM. FILED NOVEMBER 30, 1988, INSTRUMENT NO. 632,672.

WARRANTY DEED: ROBERT E. RUTHERFORD ET AL TO PROPERTY CONTROL DIVISION, GENERAL SERVICES DEPARTMENT, STATE OF NM. FILED AUGUST 25, 1987, INSTRUMENT NO. 589,992.

WARRANTY DEED: NATIONAL EDUCATION ASSOCIATION OF NEW MEXICO, INC. A NEW MEXICO CORPORATION FOR CONSIDERATION PAID GRANT TO PROPERTY CONTROL DIVISION OF THE GENERAL SERVICES DEPARTMENT OF THE STATE OF NEW MEXICO. FILED AUGUST 28, 2003, IN BOOK 2639, PAGE 583.

BOUNDARY SURVEY PLAT: LOTS 7, 8, 9, 12 AND A PORTION OF LOT 13 FILED JULY 30, 2003, BOOK 528-PAGE 023-025.

WARRANTY DEED : WILLIAM RAYMOND PRINCE, A MARRIED MAN AND BRADFORD PRINCE, A MARRIED MAN AND ENDELECIA A. PRINCE , A SINGLE WOMAN TO GENERAL SERVICES DEPARTMENT , STATE OF NEW MEXICO, FILED SEPTEMBER 24, 1999, BOOK 169PAGE 470.

WARRANTY DEED FIRST NATIONAL BANK OF SANTA FE, TRUSTEE OF THE BERT T. COUGHLIN CHARITABLE REMAINDER TRUST DATED AUGUST 7, 2007, GRANOR, FOR CONSIDERATION PAID, DOES HEREBY QUITCLAIM TO PROPERTY CONTROL DIVISION OF THE GENERAL SERVICES DEPARTMENT OF THE STATE OF NEW MEXICO.

BOUNDARY SURVEY PLAT: BOUNDARY SURVEY PLAT FOR THE STATE OF NEW MEXICO FILED DECEMBER 27, 2007, BOOK 672-55.

SAID TRACT BEING DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (CENTRAL ZONE-NORTH AMERICAN, DATUM OF1983) AND GROUND DISTANCES (US SURVEY FOOT) AS FOLLOWS: BEGINNING OF THE NORTHEAST CORNER OF DESCRIBED TRACT, LYING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF SOUTH CAPITOL STREET AND THE WEST RIGHT OF WAY LINE DON GASPAR AVENUE, MARKED BY A FOUND REBAR WITH ALUMINUM CAP FROM WHENCE A TIE TO U.S.C. AND G.S. MONUMENT "FORT MARCY" BEARS N 43°45'01" E, A DISTANCE OF 3572.38 FEET;

THENCE FROM SAID POINT OF BEGINNING, ALONG SAID WEST RIGHT OF WAY LINE S 09°32'25" W, A DISTANCE OF 74.93 FEET;

THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE S 09°52'21" W, A DISTANCE OF 81.14 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT LYING ON THE NORTH RIGHT OF WAY LINE OF PASEO DE PERALTA MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID NORTH RIGHT OF WAY LINE N 77°27'36" W, A DISTANCE OF 81.06 FEET TO A POINT OF CURVATURE MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 269.19 FEET, AN ARC LENGTH OF 117.15 FEET, A DELTA ANGLE OF 24°56'03", A CHORD BEARING OF N 89°19'20" W, AND A CHORD LENGTH OF 116.23 FEET TO AN ANGLE POINT LYING ON THE NORTH RIGHT OF WAY LINE OF WEST MANHATTAN AVENUE MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID NORTH RIGHT OF WAY LINE FOR THE NEXT THREE CALLS, N 76°57'52" W, A DISTANCE OF 29.34 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 76°22'13" W, A DISTANCE OF 177.60 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 73°50'14" W, A DISTANCE OF 123.60 FEET TO AN ANGLE POINT LYING ON THE EAST RIGHT OF WAY LINE OF GALISTEO STREET MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID EAST RIGHT OF WAY LINE MARKED BY A N 09°47'51" W, A DISTANCE OF 19.60 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 13°09'17" E, A DISTANCE OF 150.02 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID EAST RIGHT OF WAY LINE S 77°05'18" E, A DISTANCE OF 250.16 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 76°32'24" E, A DISTANCE OF 185.95 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 80°10'35" E, A DISTANCE OF 22.50 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 11°03'25" E, A DISTANCE OF 2.10 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 80°32'35" E, A DISTANCE OF 47.80 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 74°18'35" E, A DISTANCE OF 17.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2.0394 ACRES (88836 SQUARE FEET), MORE OR LESS.

SEE SHEET 2 FOR TRACT B LEGAL DESCRIPTION

COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THIS 12th DAY OF September A.D. 2010, AT 2:42 O'CLOCK P.M., AND WAS DULY RECORDED IN BOOK 722, PAGE 1-2 OF THE RECORDS OF SANTA FE COUNTY.
Inst # 1610585

WITNESS MY HAND AND SEAL OF OFFICE VALERIE ESPINOZA
COUNTY CLERK, SANTA FE COUNTY, NM

Valerie Espinoza
DEPUTY

INDEXING INFORMATION FOR COUNTY CLERK
OWNER STATE OF NEW MEXICO
SECTION 24, TOWNSHIP 17 N, RANGE 9 E,
SUBDIVISION KINGS OFFICIAL MAP

Plat of
Tracts A and B, Block 110
Kings Official Map of the City of Santa Fe
City of Santa Fe Grant, Projected Section 24, T. 17 N., R. 9 E., N.M.P.M.
Being a Replat of Block 110
City of Santa Fe, Santa Fe County, New Mexico
July 2010

Kings Official Map Block 110
Replat of Consolidation Plat
Consolidation of all of lots 5 thru 11 and 13
together with Portions of lots 4, 12, 14 and 16 and
Tr. A thru D into Tr. B
Portions of Lots 4, 12, 14 and 16 together with all of
Lots 2, 3 and 15 into Tract A.

Disclosure Statement

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING SEVENTEEN LOTS INTO TWO NEW TRACTS.

Risana Baxrud 09/10/10
CITY ENGINEER FOR LAND USE DATE

Jamara Jone 8-18-10
CITY PLANNER DATE

Franchise Utilities: EASEMENTS ARE HEREBY GRANTED FOR EXISTING UTILITIES.

PNM Disclaimer

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND NEW MEXICO GAS COMPANY DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM OR NEW MEXICO GAS COMPANY DO NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT WHICH ARE NOT SHOWN ON THIS PLAT.

Qwest Corporation Disclaimer

THIS PLAT HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY. THE SIGNING OF THIS PLAT DOES NOT IN ANY WAY GUARANTEE TELEPHONE SERVICE TO THE SUBDIVISION.

Surveyor's Certificate

I, LARRY W. MEDRANO, A LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY COMPLETED IN DECEMBER 2009 AND FIELD VERIFIED JULY 2007, MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF SANTA FE SUBDIVISION ORDINANCE AND OF THE MINIMUM STANDARDS FOR LAND SURVEYS OF THE N.M. STATE BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED.

Larry W. Medrano 08/02/10
LARRY W. MEDRANO
N.M.P.S. No. 11993 DATE



OFFICE LOCATION:
5571 Midway Park Place, NE
Albuquerque, NM 87109
MAILING ADDRESS:
PO Box 90636
Albuquerque, NM 87199
866.442.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX



Legal Description

Tract B

A TRACT OF LAND LYING AND SITUATE WITHIN THE SANTA FE GRANT, PROJECTED SECTION 24, TOWNSHIP 17 NORTH, RANGE 9 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO, COMPRISING OF THE REMAINING PORTION OF LOTS NUMBERED TWO THROUGH EIGHTEEN, INCLUSIVE, IN BLOCK NUMBERED ONE-HUNDRED-TEN, KINGS OFFICIAL MAP OF THE CITY OF SANTA FE, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID PLAT FILED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN 1912, AND AS FURTHER DESCRIBED BY THE FOLLOWING DOCUMENTS:

LANDS OF THE ESTATE OF FLORENCE S. BARTO (TRACTS A, B, C AND D) BEING A REPLAT OF LOT 1, BLOCK 110, KINGS OFFICIAL MAP OF SANTA FE-FILED DECEMBER 22, 1960 IN BOOK 8, PAGE 176, INSTRUMENT NUMBER 245,383.

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BOUNDARY SURVEY PLAT: BOUNDARY SURVEY PLAT FOR THE STATE OF NEW MEXICO FILED DECEMBER 27, 2007, BOOK 672-55.

SAID TRACT BEING DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (CENTRAL ZONE-NORTH AMERICAN, DATUM OF 1983) AND GROUND DISTANCES (US SURVEY FOOT) AS FOLLOWS: BEGINNING OF THE NORTHEAST CORNER OF DESCRIBED TRACT, LYING ON THE SOUTH RIGHT OF WAY LINE OF SOUTH CAPITOL STREET, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 5293," FROM WHENCE A 1/4 TO UNITED STATES COAST AND GEODETIC SURVEY MONUMENT "FORT MARCY" BEARS N 45°25'26" E, A DISTANCE OF 3,426.54 FEET;

THENCE FROM SAID POINT OF BEGINNING, ALONG THE WEST RIGHT OF WAY LINE FOR THE NEXT FOUR CALLS S 09°27'40" W, A DISTANCE OF 50.34 FEET TO AN ANGLE POINT MARKED BY A FOUND IRON PIPE WITH TAG "PS 11161"

THENCE S 09°32'27" W, A DISTANCE OF 42.40 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH ALUMINUM CAP;

THENCE S 09°41'14" W, A DISTANCE OF 42.37 FEET TO AN ANGLE POINT MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11164";

THENCE S 09°33'25" W, A DISTANCE OF 42.97 FEET TO THE SOUTHWEST CORNER MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID WEST RIGHT OF WAY LINE N 74°18'35" W, A DISTANCE OF 17.00 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 80°32'35" W, A DISTANCE OF 47.80 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 11°03'25" W, A DISTANCE OF 2.10 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 80°10'35" W, A DISTANCE OF 22.50 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 76°32'24" W, A DISTANCE OF 185.95 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 77°05'18" W, A DISTANCE OF 250.16 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT LYING ON THE EAST RIGHT OF WAY LINE OF GALISTEO STREET MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID EAST RIGHT OF WAY LINE N 13°09'17" E, A DISTANCE OF 238.47 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT LYING ON THE SOUTH RIGHT OF WAY LINE SOUTH CAPITOL STREET MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE FOR THE NEXT FOUR CALLS S 70°46'06" E, A DISTANCE OF 76.18 FEET TO AN ANGLE POINT MARKED BY A FOUND CHISELED "X"

THENCE S 70°38'14" E, A DISTANCE OF 180.05 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL WITH WASHER "PS 11184";

THENCE S 70°47'11" E, A DISTANCE OF 102.01 FEET TO AN ANGLE POINT MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 5293";

THENCE S 70°45'02" E, A DISTANCE OF 156.69 FEET TO THE POINT OF BEGINNING, CONTAINING 2.4901 ACRES (108,471 SQUARE FEET), MORE OR LESS.

Curve Table

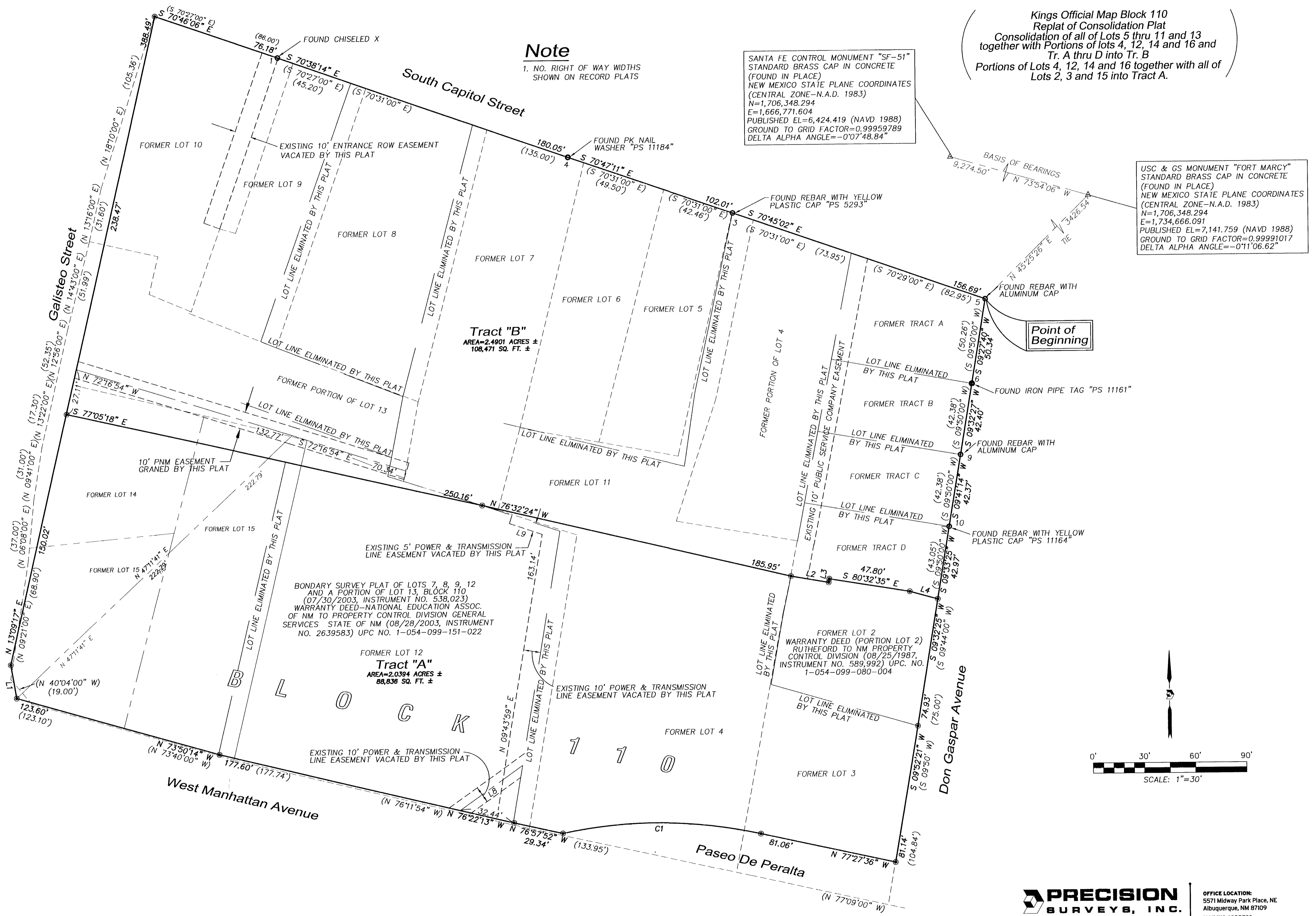
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
CT	269.19'	117.15'	24°56'03"	59.52'	N 89°19'20" W	116.23'

Line Table

LINE	BEARING	DISTANCE
L1	N 09°47'51" W	19.60'
L2	S 80°10'35" E	22.50'
L3	N 11°03'25" E	2.10'
L4	S 74°18'35" E	17.00'

Note

1. NO. RIGHT OF WAY WIDTHS SHOWN ON RECORD PLATS



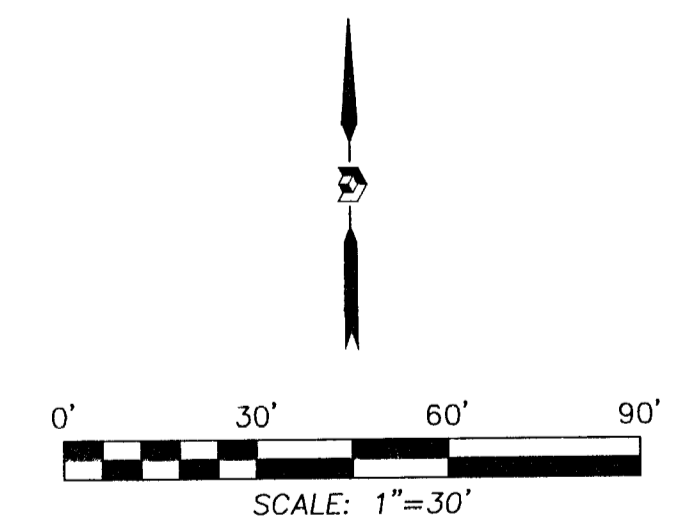
Plat of
Tracts A, and B Block 110
Kings Official Map of the
City of Santa Fe
 City of Santa Fe Grant, Projected Section 24, T. 17 N., R. 9 E., N.M.P.M.
 Being a Replat of Block 110
 City of Santa Fe, Santa Fe County, New Mexico
 July 2010

Kings Official Map Block 110
 Replat of Consolidation Plat
 Consolidation of all of Lots 5 thru 11 and 13
 together with Portions of lots 4, 12, 14 and 16 and
 Tr. A thru D into Tr. B
 Portions of Lots 4, 12, 14 and 16 together with all of
 Lots 2, 3 and 15 into Tract A.

SANTA FE CONTROL MONUMENT "SF-51"
 STANDARD BRASS CAP IN CONCRETE
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1983)
 N=1,706,348.294
 E=1,666,771.604
 PUBLISHED EL=6,424.419 (NAVD 1988)
 GROUND TO GRID FACTOR=0.99959789
 DELTA ALPHA ANGLE=-0°07'48.84"

USC & GS MONUMENT "FORT MARCY"
 STANDARD BRASS CAP IN CONCRETE
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1983)
 N=1,706,348.294
 E=1,734,666.091
 PUBLISHED EL=7,141.759 (NAVD 1988)
 GROUND TO GRID FACTOR=0.99991017
 DELTA ALPHA ANGLE=-0°11'06.62"

Point of Beginning



Legend

- N 90°00'00" E MEASURED BEARING AND DISTANCES
- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES
- FOUND AND USED MONUMENT AS DESIGNATED
- DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
- ▲ FOUND ALUMINUM SANTA FE CONTROL MONUMENT AS DESIGNATED

PRECISION SURVEYS, INC.

OFFICE LOCATION:
 5571 Midway Park Place, NE
 Albuquerque, NM 87109
 MAILING ADDRESS:
 PO Box 90636
 Albuquerque, NM 87199
 866.442.8011 TOLL FREE
 505.856.5700 PHONE
 505.856.7900 FAX

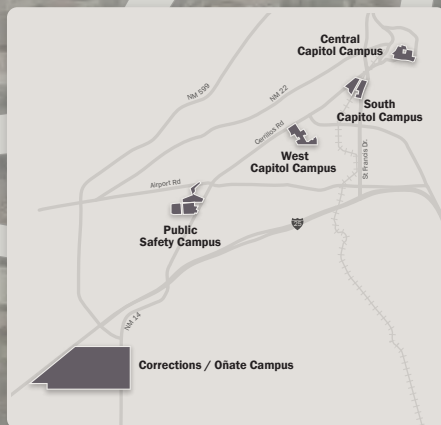
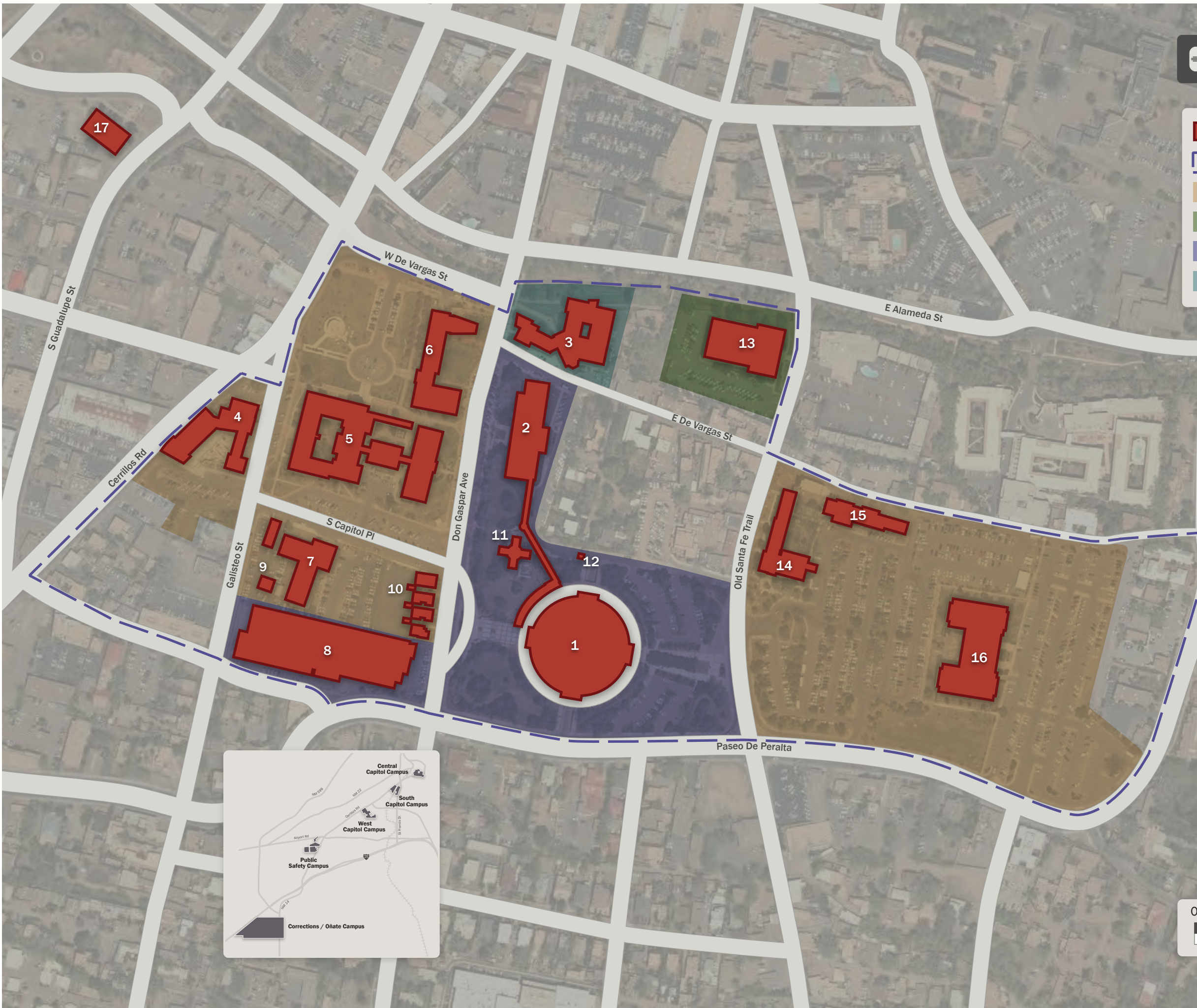


New Mexico Main Capitol Campus

- State-Owned Building
- Study Area Boundary
- Executive Use Under PCD Jurisdiction
- Other Executive Use Not Under PCD Jurisdiction (SLO)
- Legislative Jurisdiction
- Judicial Jurisdiction

- 1 State Capitol Building
- 2 Legislative Office Building (Capitol North)
- 3 Supreme Court Building
- 4 Paul Bardacke / Villagra Building
- 5 Bataan Memorial Building
- 6 Jerry Apodaca Building
- 7 Concha Ortiz y Pino Building
- 8 Capitol Parking Garage
- 9 Maintenance Buildings
- 10 Casitas
- 11 Physical Plant
- 12 Guard House
- 13 Edward J. Lopez - State Land Office Building
- 14 Lamy Building
- 15 Lew Wallace Building
- 16 PERA Building
- 17 NM Department of Workforce Solutions

Study Area Size:	58 ac
State Property Owned:	40.7 ac
Potential Expansion Size:	0 ac
Total GSF Owned:	1,122,510 sq ft
Approximate State Employees (FTE):	Pending
Parking Spaces:	2,278
Share of State Owned Facilities in Santa Fe:	
<div style="width: 27.1%; height: 10px; background-color: red; border: 1px solid black;"></div> 27.1%	






State of New Mexico Executive Office Building Project
Existing Buildings Site Plan








 Site Boundary

BUILDING KEY:

-  Motor Pool Building
128 S. Capitol Street
-  Maintenance / Garage
128 S. Capitol Street

-  Concha Ortiz y Pino Building
130 S. Capitol Street

-  "Don Gaspar Casitas"
-  402 Don Gaspar Avenue (casita & garage)
-  406 Don Gaspar Avenue (casita & garage)
-  410 Don Gaspar Avenue (casita & garage)
-  414 Don Gaspar Avenue (casita only)



Long-range Strategic Space Master Plan

For Owned Buildings in the Santa Fe Area

Appendix B.3:

Facilities Condition Assessment Summary

The State of New Mexico

General Services Department **GSD**

Facilities Management Division **FMD**

and the

Capitol Buildings Planning Commission

July 2021



Architectural Research Consultants, Incorporated

✉ Albuquerque, New Mexico ☎ 505-842-1254 🌐 <https://www.arcplanning.com>

New Mexico General Services Department FCA 2020 Facility Summary: 01-001-00018 · Concha Ortiz y Pino Building

130 South Capitol Place, Santa Fe, NM

Evaluation Date: 2020-07-23

Evaluator: MV

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	1.14	No/type of parking spaces:	43 general, 3 accessible, dirt and gravel lot
Lat/Long:	35.68286 / -105.94201		
Building Data			
Permanent building area:	31843 GSF	Number of floors:	3
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF
Construction Dates			
Year Built:	1960 *	Building age:	60 *
Initial Construction Date:		Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	
<i>Starred (*) year built and facility age numbers are approximates.</i>			
FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Two Story	CRV:	\$8,661,296
Cost per GSF:	\$272.00	FCI Cost:	\$1,549,408
FCI Score:	0.179	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for Concha Ortiz y Pino Building

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	234.0	164.0	70.1% <div style="width: 70.1%; background-color: #00a0c0; display: inline-block;"></div>
Physical Plant Assessment	367	357.0	282.5	79.1% <div style="width: 79.1%; background-color: #00a0c0; display: inline-block;"></div>
Adequacy and Environment	389	252.0	188.0	74.6% <div style="width: 74.6%; background-color: #00a0c0; display: inline-block;"></div>
Total	1000	843.0	634.5	75.3% <div style="width: 75.3%; background-color: #00a0c0; display: inline-block;"></div>

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%



Notes from Evaluation Meeting and Questionnaire

- * The State of New Mexico purchased the building in 2003. Before 2003, the National Education Association of New Mexico owned it.
- * Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.
- * The state completed Capital Improvement Projects (CIP)s for HVAC modifications and a new HVAC distribution system in 2019.
- * A CIP to address ADA accessibility is in progress. The construction includes renovating the exterior entrance, sidewalks, and accessible parking.
- * A CIP scheduled for winter 2020 to renovate restrooms includes addressing accessibility.
- * Over the past year, GSD/FMD has implemented a number of upgrades to state-owned buildings in Santa Fe as part of a comprehensive effort to save energy, reduce energy costs and decrease maintenance and operation (M&O) costs. Implemented in cooperation with a DOE qualified Energy Service Company (ESCO), these upgrades are generally referred to as ESCO projects by GSD/FMD. The ESCO upgrades vary by building, but generally encompass upgrading of all lighting to LED, HVAC equipment and control upgrades, improvements to building envelopes, and installation of low-flow restroom fixtures. At some buildings, the ESCO projects also includes installing rooftop solar panels and/or parking canopies with solar panels to supplement the building's energy demands.

Site Assessment



The Concha Ortiz y Pino Building was built approximately in the late 1950's or early 1960's sits on 1.14 acres on the south side of South Capitol Place between Don Gaspar Avenue and Galisteo Street in downtown Santa Fe, NM. The Bardacke/Villagra Building stands to the northwest, the Bataan Memorial Building to the north, and four casitas across a dirt and gravel parking lot to the east. The State Capitol Parking Facility is to the south and provides 580 spaces. The Concha Ortiz y Pino Building shares an asphalt parking lot to the west with Facilities Management Division Maintenance Office.

Access

Pedestrian access from the State Capitol Parking Facility to Concha Ortiz y Pino is in fair condition. A CIP to address accessibility at the main entrance, front sidewalk, and a portion of the east dirt and gravel parking area is in progress.

Vehicular access to the site is from South Capitol Place. The parking lot to the west and the off-street parking available on South Capitol Place show their age. The dirt and gravel parking lot to the east is approximately 36,700 sf, with unmarked spaces and concrete wheel stops dividing the lot. The parking lots are in poor condition. There are significant parking lot repairs required that are not addressed in this facility condition assessment's evaluation, which focuses on just the building and it's immediate surroundings.

Site Development

A landscaped and paved courtyard along the east side of the building is in poor condition. It has access via exterior stairs from the parking lot and the building's first floor. It contains several small shrubs, three mature pine trees, and a picnic table in poor condition. The courtyard lacks ramp access from both the building and parking lot. The building's front has a xeriscape with a large shade tree to the west.



The overall site slopes downward from east to west. No drainage issues were present at the time of evaluation. However, water stains in the asphalt parking lot showed a lack of positive drainage.

The pedestrian walkway between the rear entrance and the State Capitol Parking Facility is in good condition and appeared recently paved. The walkways along the east of the building and the north main entrance are under construction as part of a CIP to create accessible parking and an accessible front entrance. The remaining sidewalk along South Capitol Place is in poor condition with uneven and deteriorated surfaces. The stairways around the courtyard and west parking have a contrasting nosing; however, they are in poor condition and lack ADA-compliant handrails.

Site Specialties

A dumpster enclosure sits between the Concha Ortiz y Pino Building and the BSD Grounds Services Building. The dumpster enclosure receives service from South Capitol Place. The enclosure is in good condition and contains a lockable gate.

Safety/Security

The site has a concrete masonry unit (CMU) wall with stucco finish along Galisteo Street. The wall appears to be structurally sound; however, the stucco finish is sun-bleached, cracking, and peeling. The site is accessible to pedestrian traffic at all times. Both the dirt and gravel parking lot and the asphalt parking lot lack adequate lighting. The exterior of the building is also poorly lit. Several employees working in the building reported the dark and poorly lit courtyard and asphalt parking lot as security concerns.

The building has a working fire alarm system. However, it is not fire sprinklered.

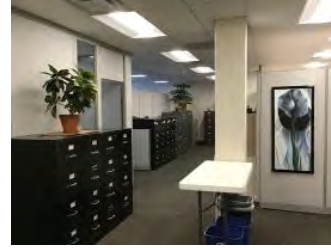
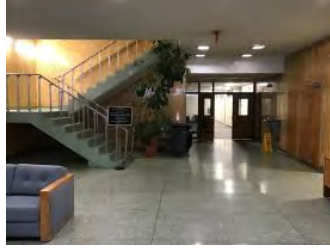
The exterior doors are locked and only accessible via keycard access. Staff reports that the exterior doors require keycard access during normal operating circumstances, and only the main entrance remains open to the public during regular hours of operation.

Accessibility Attributes

The building has access from an entrance on each side of the building. Construction on the building's front entrance was in progress during the evaluation to address accessibility issues with the front entrance and accessible parking to the east. The east building entrance lies at the same elevation as the dirt and gravel parking lot. There is an accessible pathway from the east entrance to the State Capitol Parking Facility. One of the west entrances to the building is up several courtyard steps. Neither set of stairs in the courtyard are ADA compliant. The second entrance on the west is via a set of metal stairs that are not ADA compliant. The south entrance is up a small set of steps that lack a compliant handrail. All building entrances lack an accessible ramp to the building.



Building Assessment



The State of New Mexico purchased the Concha Ortiz y Pino Building in 2003. The two-story office building also contains a basement. The New Mexico Office of the State Engineer is in the building. The building was recently re-roofed, and a roof-mounted photovoltaic panel system helps offset electricity consumption.

Exterior

The Concha Ortiz y Pino Building rests on a concrete and masonry foundation in good condition with no cracking or evidence of settlement. The state installed a white, single-ply membrane roof in 2018. The exterior walls are masonry with a stucco finish. The stucco is sun bleached and water damaged, with cracking and peeling. Paint covers several areas due to graffiti. The concrete lintels and sills are in poor condition. The exterior doors and windows have aluminum frames and single-pane glazing. The windows have fixed panes with small screened, operable units below. The windows are not energy efficient. The windows have dated and often damaged horizontal blinds.

Interior

The building's primary public entrance is on the north side of the building. The entrance lacks a vestibule but has an overhead cover from the elements. The lobby is in good condition; however, it has old finishes. The elevator and stairs are across from the entrance. The walls are a beige marble veneer that is clean and well maintained. The floor is a mint green terrazzo in fair condition. The ceiling is a hard lid with a popcorn-textured finish and recessed lighting. All corridors from the lobby require a swipe keycard for access. The stairs lead to an upstairs lobby area.

The flooring is carpet tile throughout the Concha Ortiz y Pino Building corridors and offices. A portion of the first floor recently had its carpet tiles replaced. The rest of the building has carpet tiles in good condition. The lobby's terrazzo is in fair condition. The restrooms have ceramic tile in poor condition with cracked or missing tiles. The basement flooring has sealed and painted concrete and vinyl tile in poor condition. A conference room in the basement has old carpet; however, it is in good condition.

The lobby walls have a beige marble veneer that is cleaned and well maintained. The rest of the building has painted CMU and painted gypsum wallboard. Several offices on the first floor have wood paneling. Floor-to-ceiling cubical partition walls divide office spaces on both floors of the building. The interior doors are typically a metal-framed, solid wood door. There are several instances of sliding doors at cubical partition walls. Basement doors are wood and metal. Door hardware is both knob and lever style. Exterior doors and stairwells have panic hardware or push bar door hardware. The stairwell door to the roof access hatch is missing the push bar style hardware's crossbar.

The lobby ceiling has a hard lid with a popcorn-textured finish. The building's first and second-floor ceilings have a suspended acoustic ceiling tile (ACT) recently replaced during a project to upgrade to LED lighting fixtures. The basement ceilings have ACT, adhered ceiling tiles, and ceilings open to the structure. The ACT tiles are worn, discolored, and missing in places. The adhered ceiling tiles are in poor condition, with missing and damaged tiles. The lighting in the basement is surface-mounted fluorescent lights.



A small breakroom/workroom on the first floor contains a kitchenette that lacks clear knee space below the sink. However, the faucet is compliant. In several places, closet door removals facilitate larger floor space for divided office space areas. Some offices and rooms have wall-mounted signs, while others have

Systems

The building has boilers for heat and a chiller on the exterior of the building's east side. Forced air delivers heating and cooling.

The plumbing system in the building is in fair condition. Water pressure, temperature, and frequent maintenance is an issue. The restroom fixtures are dated, the lavatories lack the compliant clear knee height and water waste line protection. The building has a compliant drinking fountain in the main lobby; however, water coolers stand in office space common areas. The building's electrical system operates near capacity with the addition of the surface-mounted wall outlets in divided office spaces. Ceiling light fixtures were recently upgraded from fluorescent to LED light fixtures in corridor and office areas.

Projects to upgrade the lighting, HVAC controls, boiler pumps, window film, building envelope, water conservation, and photovoltaic panel system are part of the building's recent energy conservation measures.

Safety/Security

The building does not have an intrusion alarm. Magnetic door locks with keycard swipe access secure exterior doors and building corridors. Security cameras surveil the site in key locations. The fire alarm system is in place, with pull stations, strobes, and annunciators. The building is not sprinklered.

ADA and Code Compliance

The breakroom/workroom kitchenette countertop is too high to be compliant, and it lacks clear knee space beneath the sink. The building has no ADA-compliant, multi-stall restrooms. A single-stall restroom in the basement is the only ADA-compliant restroom in the building. The restroom doors on the second floor are too narrow to be compliant. The wall and floor finishes in all multi-stall restrooms are in poor condition with cracked and missing tiles, the terrazzo flooring is in fair condition with some unsightly patched areas. The ceramic tile walls still have visible holes from previous mounting locations of the restroom accessories. The tile counter tops have cracked or missing tiles, the lavatories have compliant faucet hardware but lack water waste line pipe insulation. The partition walls in the restrooms are in poor condition with oxidation at mounting locations and gouges on the surfaces. The restroom stalls have grab bars installed; however, the grab bars are not ADA compliant and lack vertical grab bars. The restrooms also lack the proper clear floor space to accommodate an ADA compliant stall. To achieve proper clear floor space the restrooms will require reconfiguration.

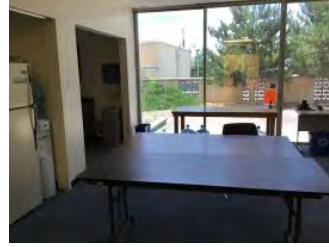
The building lacks tactile and Braille signage. Only a few tactile and Braille signs hang in the building, and they are mounted incorrectly. The elevator lacks tactile and Braille signage.

The lobby stair treads are compliant with contrasting markings on their nosing; however, the handrails are noncompliant and lack an extension. The building's exterior stairs are in poor condition. Treads have contrasting markings on their nosing, but the concrete is deteriorating and chipping away. The exterior stairs also lack compliant handrails.

There are several protruding objects in the hallway between the main lobby and the Office of the State Engineer, including an emergency defibrillator. The drinking fountain in the lobby is ADA compliant. However, it is a protruding object. Furniture throughout the building's office space often impedes a clear travel path.



Adequacy and Environment



The Concha Ortiz y Pino Building houses the New Mexico Office of the State Engineer. The office is a combination of traditional and open office spaces. Many of the first floor offices are small and awkward due to the subdivision of larger spaces into smaller individual offices. Various wall systems and finish materials create a hodgepodge of office spaces that are not cohesive.

The second floor is more cohesive regarding materials and finishes, but the offices are small and cramped. Office furniture impedes clear pathways.

Support

The basement has space available for storage. However, the first and second floors have minimal storage space opportunities in support of office functions.



Building Additions/Issues

1. Concha y Ortiz

Constructed:

Square Feet: 31843 GSF

Foundation/Slab/Structure: Masonry

Roof: Single-ply membrane

Exterior Walls: Stucco

HVAC: Gas boilers, chiller, forced air

Fire Protection: Alarm, no sprinklers

Site Plan



Review Participants

Jeff Phillips, GSD - FMD Campus Operator

Mark Vigil, ARC Facilities Evaluator



New Mexico General Services Department FCA 2020
 01-001-00018 · Concha Ortiz y Pino Building
 CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00018.2001	3.06.A03.1.2.	ADA Compliance - Site Improvements	\$52,076	\$66,397
01-001-00018.2002	3.04.A03.2.2.	ADA Compliance - Restroom Renovations	\$658,056	\$881,795
01-001-00018.2003	3.05.A03.3.2.	ADA Compliance - Tactile and Braille Signage	\$14,417	\$19,319
01-001-00018.2004	4.06.B02.3.	Site Improvements - Landscape	\$22,898	\$29,195
01-001-00018.2005	4.06.B04.3.	Site Improvements - Stucco Wall	\$9,615	\$12,259
01-001-00018.2006	10.05.C01.3.	Exterior Improvements	\$403,315	\$540,443
01-001-00018.2007	2.05.A01.1.	Interior Improvements - Door Hardware	\$906	\$1,214
01-001-00018.2008	4.04.E01.5.	Interior Renovation	\$4,052,977	\$5,430,989
Total of Project Budgets				\$6,981,611



Project 01-001-00018.2001 · ADA Compliance - Site Improvements

Facility: Concha Ortiz y Pino Building **IDNO:** 01-001-00018
Category: 3. **Type 1:** 06. **Type 2:** A03.1. **P/Class:** 2.



Project Description

Some of the sidewalks around the site are in poor condition. The walkways on the southeast and northeast are pitted and cracked concrete with uneven surfaces and lifted edges. Stairs connecting the west courtyard to the west parking lot do not have ADA-compliant stairs or an access ramp. The stairs exiting on the west are not ADA compliant. The ADA parking stall striping is faded, and none of the access aisles at the ADA parking area have compliant access to a sidewalk. The railing at the south entrance is not compliant.

Replace damaged concrete sidewalks. Install ADA-compliant stairs and a ramp in the courtyard. Install a handrail and replace the open treads at the west building exit. Install handrail extensions and edge protection at the south entrance. Provide compliant access to the sidewalk from access aisles and re-stripe accessible stalls.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Demolish walkway	1.1116	1,000.0	SF	1.00	\$3.65	\$3,650
2 Install walkways	1.1118	1,000.0	SF	1.00	\$15.03	\$15,030
3 Install stairs	2.3223	4.0	Riser	1.00	\$551.30	\$2,205
4 Install handrails	1.1212	16.0	LF	1.00	\$73.06	\$1,169
5 Replace open stairs	2.3224	7.0	Riser	0.50	\$673.97	\$2,359
6 Install ramp	1.1219	30.0	LF	1.00	\$851.78	\$25,553
7 Install handrail extensions	1.1211	2.0	Pair	1.00	\$373.75	\$748
8 Install edge protection	1.1215	110.0	LF	1.00	\$10.35	\$1,139
9 Re-stripe accessible parking and access isles	1.1439	5.0	Stall	1.00	\$44.67	\$223
Maximum Allowable Construction Cost						\$52,076
Total Project Cost						\$66,397



Project 01-001-00018.2002 · ADA Compliance - Restroom Renovations

Facility: Concha Ortiz y Pino Building **IDNO:** 01-001-00018
Category: 3. **Type 1:** 04. **Type 2:** A03.2. **P/Class:** 2.



Project Description

The building has no ADA-compliant, multi-stall restrooms. A single-stall restroom in the basement is the only ADA-compliant restroom in the building. The restroom doors on the second floor are too narrow to be compliant. The wall and floor finishes in all multi-stall restrooms are in poor condition with cracked and missing tiles, the terrazzo flooring is in fair condition with some unsightly patched areas. The ceramic tile walls still have visible holes from previous mounting locations of the restroom accessories. The tile counter tops have cracked or missing tiles, the lavatories have compliant faucet hardware but lack water waste line pipe insulation. The partition walls in the restrooms are in poor condition with oxidation at mounting locations and gouges on the surfaces. The restroom stalls have grab bars installed; however, the grab bars are not ADA compliant and lack vertical grab bars. The restrooms also lack the proper clear floor space to accommodate an ADA compliant stall. To achieve proper clear floor space the restrooms will require reconfiguration.

Renovate four multi-stall restrooms to be ADA compliant. Due to the available space in the restrooms renovation may require expanding the restrooms into adjacent office space in order to keep a compliant fixture count.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Renovate multi-stall restrooms	2.1119	1,200.0	SF	1.00	\$548.38	\$658,056
Maximum Allowable Construction Cost							\$658,056
Total Project Cost							\$881,795



Project 01-001-00018.2003 · ADA Compliance - Tactile and Braille Signage

Facility: Concha Ortiz y Pino Building **IDNO:** 01-001-00018
Category: 3. **Type 1:** 05. **Type 2:** A03.3. **P/Class:** 2.



Project Description

The buildings lacks ADA-compliant tactile and Braille signage.

Install tactile and Braille signage within the ADA-prescribed reach range.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signage	2.3617	140.0	EA	1.00	\$102.98	\$14,417
Maximum Allowable Construction Cost							\$14,417
Total Project Cost							\$19,319



Project 01-001-00018.2004 · Site Improvements - Landscape

Facility: Concha Ortiz y Pino Building **IDNO:** 01-001-00018
Category: 4. **Type 1:** 06. **Type 2:** B02. **P/Class:** 3.



Project Description

A landscaped and paved courtyard along the east side of the building is in poor condition.

Install xeric landscaping.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install xeric landscaping	1.2126	2,675.0	SF	1.00	\$8.56	\$22,898
Maximum Allowable Construction Cost							\$22,898
Total Project Cost							\$29,195



Project 01-001-00018.2005 · Site Improvements - Stucco Wall

Facility: Concha Ortiz y Pino Building **IDNO:** 01-001-00018

Category: 4. **Type 1:** 06. **Type 2:** B04. **P/Class:** 3.



Project Description

The site has a concrete masonry unit (CMU) wall with stucco finish along Galisteo Street. The wall is structurally sound. However, the stucco finish is sun bleached, cracking, and peeling.

Re-stucco the CMU wall.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Re-stucco CMU wall	2.2321	1,500.0	SF	1.00	\$6.41	\$9,615
Maximum Allowable Construction Cost							\$9,615
Total Project Cost							\$12,259



Project 01-001-00018.2006 · Exterior Improvements

Facility: Concha Ortiz y Pino Building **IDNO:** 01-001-00018
Category: 10. **Type 1:** 05. **Type 2:** C01. **P/Class:** 3.



Project Description

The exterior walls are masonry with a stucco finish. The stucco is sun bleached with spalling around windows and at the base of the building. Paint covers several areas due to graffiti. The exterior doors and windows have aluminum frames and single glazing. The windows have fixed panes with a small screened operable window below. The windows are not energy efficient.

Replace all single-pane glass windows, and doors with thermally-broken doors and windows, with insulated glass units. Repair the stucco and color coat the building.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace storefront doors	2.2130	7.0	EA	1.00	\$3,014.04	\$21,098
2	Replace steel doors	2.2129	5.0	EA	1.00	\$2,828.93	\$14,145
3	Replace windows	2.2224	2,500.0	SF	1.00	\$131.20	\$328,000
4	Repair stucco	2.2321	3,250.0	SF	1.00	\$6.41	\$20,833
5	Install fog coat	2.2320	13,000.0	SF	1.00	\$1.48	\$19,240
Maximum Allowable Construction Cost							\$403,315
Total Project Cost							\$540,443



Project 01-001-00018.2007 · Interior Improvements - Door Hardware

Facility: Concha Ortiz y Pino Building **IDNO:** 01-001-00018
Category: 2. **Type 1:** 05. **Type 2:** A01. **P/Class:** 1.



Project Description

The crossbar is missing from the panic bar hardware in the stairwell leading to the roof access hatch.

Replace panic bar hardware.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install panic hardware	2.2117	1.0	EA	0.50	\$1,812.40	\$906
Maximum Allowable Construction Cost							\$906
Total Project Cost							\$1,214



Project 01-001-00018.2008 · Interior Renovation

Facility: Concha Ortiz y Pino Building **IDNO:** 01-001-00018
Category: 4. **Type 1:** 04. **Type 2:** E01. **P/Class:** 5.



Project Description

The building has a combination of traditional and open office spaces. Many of the first-floor offices are small and awkward due to the subdivision of larger areas into smaller individual offices. Various wall systems and finish materials create an incongruous hodgepodge of office spaces. The second floor is more cohesive regarding materials and finishes, but offices are small and cramped. Office furniture impedes clear pathways. The basement finishes are old and past their usable life span. The rooms in the basement are randomly furnished and finished.

Renovate the interior of the building to facilitate the building's program.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Renovate interior	2.1118	31,843.0	SF	1.00	\$127.28	\$4,052,977
Maximum Allowable Construction Cost							\$4,052,977
Total Project Cost							\$5,430,989





Long-range Strategic Space Master Plan

For Owned Buildings in the Santa Fe Area

Don Gaspar Casitas:
Facilities Condition Assessment Summary

The State of New Mexico
General Services Department **GSD**
Facilities Management Division **FMD**

and the
Capitol Buildings Planning Commission

April 2021



Architectural Research Consultants, Incorporated

✉ Albuquerque, New Mexico ☎ 505-842-1254 🌐 <https://www.arcplanning.com>

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New Mexico General Services Department FCA 2020 Facility Summary: 01-001-00019 · 402 Don Gaspar - Casita

402 Don Gaspar Avenue, Santa Fe, NM 87501
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.09	No/type of parking spaces:	2 spaces in shared driveway
Lat/Long:	35.682793 / -105.94102		
Building Data			
Permanent building area:	1745 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF
Construction Dates			
Year Built:	1930	Building age:	90
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	
FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Single Story	CRV:	\$305,375
Cost per GSF:	\$175.00	FCI Cost:	\$706,034
FCI Score:	2.312	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 402 Don Gaspar - Casita

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	223.0	110.0	49.3% <div style="width: 49.3%; background-color: #00a0c0; display: inline-block;"></div>
Physical Plant Assessment	367	357.0	170.0	47.6% <div style="width: 47.6%; background-color: #00a0c0; display: inline-block;"></div>
Adequacy and Environment	389	262.0	130.0	49.6% <div style="width: 49.6%; background-color: #00a0c0; display: inline-block;"></div>
Total	1000	842.0	410.0	48.7% <div style="width: 48.7%; background-color: #00a0c0; display: inline-block;"></div>

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%



Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment



The Casita at 402 Don Gaspar Avenue in Santa Fe, NM, stands with three other casitas on an urban site on the Main Capitol Campus west of the Capitol. The building is not on the historical registry. The State Capitol Building stands just to the east across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Memorial Building stands just to the north across South Capitol Place.

Access

A shared driveway off Don Gaspar Avenue brings visitors and staff to the Casita's east side. The driveway and parking area can accommodate two cars; neither space is accessible. No drop-off or pick-up area is available except curbside on the street. Garbage pick-up also takes place at the Casita's shared driveway. Signage is absent from the building, and its function is not apparent. Concrete and brick sidewalks lead pedestrians to the east side's main entrance.

Site Development

Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked, uneven, and in poor condition. The only shade structure, the covered portal, stands at the public entrance. There is no seating outside.

Site Specialties

The Casita stands directly across Don Gaspar Avenue from the State Capitol Building. An abandoned rectangular fountain stands in the backyard.

Safety/Security

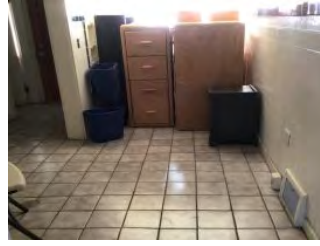
No fencing surrounds the building except for the walled-in backyard. The main entrance has insufficient lighting; only a porch light hangs on the entry wall. Lighting at the building entrance is inadequate at night and does not provide satisfactory security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building include municipal water, sewer system, natural gas, and above-ground electrical lines. Staff reports that the state has furloughed campus security due to budgetary concerns. Security cameras are absent.

Accessibility Attributes

No accessible ramp leads to the main entrance; only stairs exist. The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas in fair to poor condition.



Building Assessment



The single-story Casita at 402 Don Gaspar Avenue is vacant. The building contains a reception area, offices, open work areas, three restrooms, and two kitchens. The building's measured area is 1,745 sf, which differs from the General Services Department (GSD) calculations.

Exterior

The foundation and structure appear to be in fair condition, and staff reports no issues. The coated roof over all sections of the building drains positively.

The Casita's construction includes wood framing with a stucco exterior. The stucco is in poor condition, with large portions peeling away, revealing the underlayment below.

The exterior single-pane windows and wooden doors are in poor condition. Window screens are either missing or in poor shape. Paint is peeling away from the wood, exposing it to the elements. Some wood is rotten, especially beneath the portals.

Interior

Centralized rooms include open and closed offices, restrooms, kitchens, and basement storage. Two brick fireplaces stand along the east wall.

Flooring materials include wood, vinyl composition tile (VCT), and ceramic tile. The restrooms and kitchens have dated ceramic tile floors and wainscot on the walls.

The interior walls consist of wood studs, gypsum board, and paint. The interior walls are in poor condition. The paint is peeling. Hard plaster ceilings hang throughout the building. Lighting consists of surface-mounted fluorescent fixtures with painted conduit. Surface-mounted conduit is also present on the walls to feed power to electrical outlets.

Most windows have blinds in poor condition. The casework is in fair condition. ADA-compliant signage adjacent to each door is absent. Illuminated exit signs mark the exit doors.

Systems

A ground-mounted unit provides cooling. A boiler stands in the basement and produces heating. Electrical panels have few spare circuits. The transformer sits outside on a concrete pad.

Safety/Security

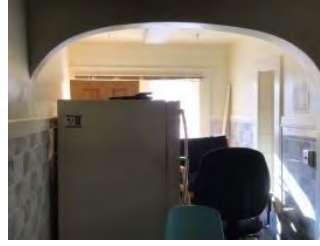
An intrusion alarm system with a camera surveillance system is absent. The building does not have a fire alarm or fire suppression system. A fire extinguisher hangs on the wall.

ADA and Code Compliance

The kitchen and restroom sinks lack pipe insulation and knee space. The kitchen and bathroom fixtures hang at the incorrect height. Tactile and Braille signage is absent at all rooms. All doors within the Casita are 2'-8" wide and are not ADA compliant. Stairs and handrails to basement are not code compliant.



Adequacy and Environment



The Casita once served as a two-family residence in the 1930s. Since that time, it has become offices and storage space. Currently, GSD uses the building as storage space. The offices are vacant.

Support

The building does not have an accessible ramp at the entry.

Program Spaces

All offices were vacant at the time of the evaluation.

The stairs to the basement are not up to the current building code.



Building Additions/Issues

1. Casita - 402 Don Gaspar

Constructed: 1930

Square Feet: 1745 GSF

Foundation/Slab/Structure: Concrete slab on grade

Roof: Coated membrane

Exterior Walls: Wood frame and stucco

HVAC: Ground-mounted cooling, basement boiler

Fire Protection: Fire extinguishers

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Personnel



New Mexico General Services Department FCA 2020
 01-001-00019 · 402 Don Gaspar - Casita
 CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00019.2001	4.06.B02.3.	Landscaping Upgrades	\$6,386	\$8,142
01-001-00019.2002	3.06.A03.1.3.	ADA Compliance: Site Improvements	\$24,397	\$31,107
01-001-00019.2003	4.05.C03.3.	Exterior Building Improvements	\$201,147	\$269,537
01-001-00019.2004	4.05.D06.3.	Security Upgrades	\$27,485	\$36,830
01-001-00019.2005	3.05.A03.3.3.	ADA Compliance: Interior	\$84,713	\$113,515
01-001-00019.2006	4.05.E01.3.	Interior Refurbishment	\$180,975	\$242,506
01-001-00019.2007	4.13.A02.2.	Hazardous Materials	\$3,680	\$4,398
Total of Project Budgets				\$706,034



Project 01-001-00019.2001 · Landscaping Upgrades

Facility: 402 Don Gaspar - Casita **IDNO:** 01-001-00019
Category: 4. **Type 1:** 06. **Type 2:** B02. **P/Class:** 3.



Project Description

The landscaping is neglected. Trees and bushes are not pruned.

Install low maintenance and drought-tolerant landscaping. Prune established trees and bushes.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Install landscaping, xeric, ground prep, mulch, reuse existing irrigation	1.2126	746.0	SF	1.00	\$8.56	\$6,386
Maximum Allowable Construction Cost						\$6,386
Total Project Cost						\$8,142



Project 01-001-00019.2002 · ADA Compliance: Site Improvements

Facility: 402 Don Gaspar - Casita **IDNO:** 01-001-00019
Category: 3. **Type 1:** 06. **Type 2:** A03.1. **P/Class:** 3.



Project Description

The concrete sidewalks are old, worn, weed infested, and have settled creating uneven walks that are not ADA compliant. No accessible curb cut is present. No accessible ramp leads to the building entrance.

Replace old sidewalks. Install a curb cut ramp. Install an accessible ramp leading to the building entrance.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Replace sidewalk	1.1118	150.0	SF	1.00	\$15.03	\$2,255
2 Install curb cut accessible ramp	1.1312	1.0	EA	1.00	\$454.35	\$454
3 Install ramp with handrails	1.1217	20.0	LF	1.00	\$1,084.43	\$21,689
Maximum Allowable Construction Cost						\$24,397
Total Project Cost						\$31,107



Project 01-001-00019.2003 · Exterior Building Improvements

Facility: 402 Don Gaspar - Casita **IDNO:** 01-001-00019
Category: 4. **Type 1:** 05. **Type 2:** C03. **P/Class:** 3.



Project Description

Stucco and paint are cracking and peeling. The building's windows are single pane, broken, and painted shut. The exterior doors are in disrepair. Exterior lighting is inadequate. A building sign is absent.

Replace windows with double-paned insulated glass. Replace exterior doors. Re-stucco the building. Replace rotted vigas, latillas, corbels, lintels, and miscellaneous woodwork at portals in the front and back of the Casita. Install exterior lighting and building sign.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Replace windows	2.2226	172.0	SF	1.00	\$59.59	\$10,249
2 Demo doors and frames	2.2111	4.0	EA	1.00	\$147.75	\$591
3 Install wood door	2.2126	4.0	EA	1.00	\$2,812.08	\$11,248
4 Paint doorframes	2.2135	84.0	LF	1.00	\$1.56	\$131
5 Repair and re-stucco building	2.2321	23,436.0	SF	1.00	\$6.41	\$150,225
6 Replace or repair rotted vigas, latillas, corbels, lintels, and misc. wood work	0.0000	1.0	Allowance	1.00	\$20,000.00	\$20,000
7 Install exterior light fixture (LED)	2.3916	5.0	EA	1.00	\$1,552.50	\$7,763
8 Install building identification sign	2.3614	1.0	EA	3.00	\$313.40	\$940
Maximum Allowable Construction Cost						\$201,147
Total Project Cost						\$269,537



Project 01-001-00019.2004 · Security Upgrades

Facility: 402 Don Gaspar - Casita **IDNO:** 01-001-00019
Category: 4. **Type 1:** 05. **Type 2:** D06. **P/Class:** 3.



Project Description

The building has no security alarm or surveillance system.

Install a security alarm and a surveillance system.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install security alarm system per door	2.4022	4.0	EA	1.00	\$2,990.00	\$11,960
2	Install surveillance system with cameras	2.4028	1.0	EA	1.00	\$15,525.00	\$15,525
Maximum Allowable Construction Cost							\$27,485
Total Project Cost							\$36,830



Project 01-001-00019.2005 · ADA Compliance: Interior

Facility: 402 Don Gaspar - Casita **IDNO:** 01-001-00019
Category: 3. **Type 1:** 05. **Type 2:** A03.3. **P/Class:** 3.



Project Description

Offices and support rooms do not have ADA-required signage. A compliant drinking fountain is absent. The break room sink is not compliant. Vertical and horizontal grab bars are missing in the restrooms. The restroom sinks have uninsulated pipes. Several doors have knob-style hardware. The stairs and handrails in both basement stairways are not compliant. All doors within the Casita are 2'-8" or 2'-6" wide and are not ADA compliant.

Install tactile and Braille signage in the building. Install an accessible drinking fountain. Install a compliant sink and casework in the break room. Replace knob-style door hardware with lever handles. Install grab bars. Install insulation on sink pipes. Install compliant stairs and handrails in both basement stairways. Expand the door openings to accommodate new ADA-compliant doors.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Install tactile and Braille signs	2.3611	9.0	EA	1.00	\$154.25	\$1,388
2 Install hi/lo drinking fountain	2.3719	1.0	EA	1.00	\$3,018.75	\$3,019
3 Install ADA sink cabinet	2.3511	2.0	EA	1.00	\$1,539.61	\$3,079
4 Replace door hardware	2.2116	14.0	EA	1.00	\$1,307.65	\$18,307
5 Install grab bars	2.3724	1.0	Set	1.00	\$339.53	\$340
6 Install ADA lavatory pipe insulation	2.3725	3.0	EA	1.00	\$41.35	\$124
7 Replace stairs and handrails	2.3224	24.0	Riser	1.00	\$673.97	\$16,175
8 Expand door openings	2.2115	8.0	EA	1.00	\$2,472.96	\$19,784
9 Install door, solid wood	2.2126	8.0	EA	1.00	\$2,812.08	\$22,497
Maximum Allowable Construction Cost						\$84,713
Total Project Cost						\$113,515



Project 01-001-00019.2006 · Interior Refurbishment

Facility: 402 Don Gaspar - Casita **IDNO:** 01-001-00019
Category: 4. **Type 1:** 05. **Type 2:** E01. **P/Class:** 3.



Project Description

The wood flooring is worn. The VCT in the break room is dated and delaminating. Interior paint is scuffed and peeling. The lighting quality is poor. Blinds are in poor condition.

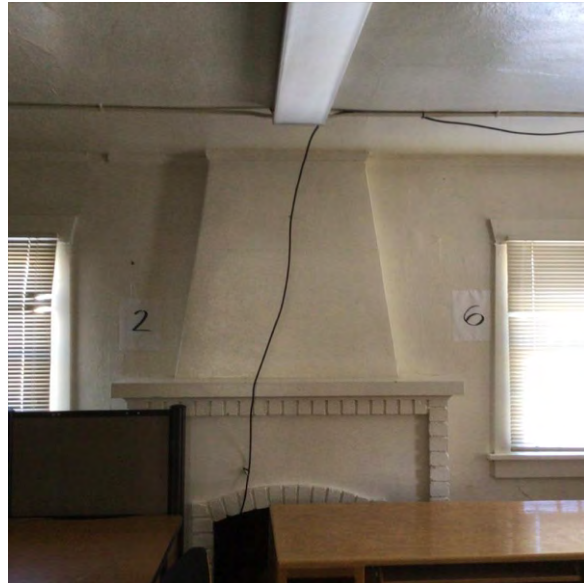
Install VCT and refinish the wood floor. Paint interior walls, windows, and doors. Install LED lighting. Install blinds.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Refurbish building interior	2.1117	1,745.0	SF	1.00	\$100.57	\$175,495
2	Install mini blinds	2.2211	400.0	SF	1.00	\$13.70	\$5,480
Maximum Allowable Construction Cost							\$180,975
Total Project Cost							\$242,506



Project 01-001-00019.2007 · Hazardous Materials

Facility: 402 Don Gaspar - Casita **IDNO:** 01-001-00019
Category: 4. **Type 1:** 13. **Type 2:** A02. **P/Class:** 2.



Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission hazardous materials study	2.4313	1.0	Per	1.00	\$3,680.00	\$3,680
Maximum Allowable Construction Cost							\$3,680
Total Project Cost							\$4,398



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New Mexico General Services Department FCA 2020 Facility Summary: 01-001-00020 · 406 Don Gaspar - Casita

406 Don Gaspar, Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.06	No/type of parking spaces:	2 spaces in shared driveway
Lat/Long:	35.682484 / -105.94102		
Building Data			
Permanent building area:	1219 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF
Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	
FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Single Story	CRV:	\$213,325
Cost per GSF:	\$175.00	FCI Cost:	\$342,625
FCI Score:	1.606	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 406 Don Gaspar - Casita

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	215.0	135.5	63.0% <div style="width: 63%; background-color: #00a0c0; display: inline-block;"></div>
Physical Plant Assessment	367	357.0	189.5	53.1% <div style="width: 53.1%; background-color: #00a0c0; display: inline-block;"></div>
Adequacy and Environment	389	167.0	95.5	57.2% <div style="width: 57.2%; background-color: #00a0c0; display: inline-block;"></div>
Total	1000	739.0	420.5	56.9% <div style="width: 56.9%; background-color: #00a0c0; display: inline-block;"></div>

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%



Notes from Evaluation Meeting and Questionnaire

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Personnel

Site Assessment



The single-story Casita stands at 406 Don Gaspar Avenue in Santa Fe, NM. It stands on an urban site with three other casitas on the Main Capitol Campus west of the Capitol. The building is not on the historical registry. The State Capitol Building stands to the east across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Memorial Building stands just to the north across South Capitol Place.

Access

A shared driveway off Don Gaspar Avenue brings visitors and staff to the Casita's east side. The driveway can accommodate two cars. No drop-off or pick-up area is available except curbside on the street. Garbage pick-up also uses the driveway. Accessible parking is not available. Signage identifies the building. Concrete and brick sidewalks lead pedestrians to the east side's main entrance.

Site Development

Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked, uneven, and in poor condition. The only shade structure, the covered portal, stands at the public entrance. There is no seating outside.

Site Specialties

The site of the four casitas is across Don Gaspar Avenue from the State Capitol Building.

Safety/Security

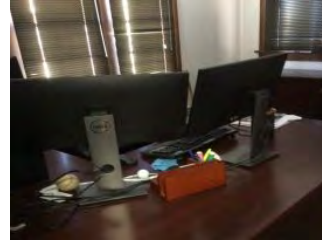
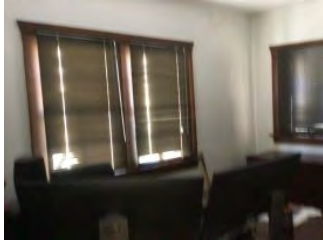
No fencing surrounds the building except for a block wall enclosing the backyard. The main entrance has insufficient lighting. A porch light hangs on the wall at the entry. Lighting at the building entrance is inadequate at night and does not provide enough security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water, sewer system, natural gas, and underground electrical lines. No security cameras hang on the building.

Accessibility Attributes

A noncompliant ramp leads to the main entrance. The pavement at the driveway has significantly eroded with exposed aggregate. It is worn, uneven, and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas in fair to poor condition.



Building Assessment



The single-story Casita at 406 Don Gaspar Avenue is vacant. The building contains offices, a break room, and a restroom. A basement housing mechanical equipment lies beneath the Casita. The building's measured area is 1,219 sf, which differs from the General Services Department (GSD) calculations.

Exterior

The foundation and structure appear to be in fair condition, and staff report no issues. The coated, single-ply membrane roof over all building sections drains positively and is in fair condition.

The building construction is wood frame with a stucco exterior. The stucco is in poor condition, with portions peeling away, revealing the underlayment below.

The exterior single-paned windows and wooden doors are in fair condition. Window screens are missing. Paint is peeling away from the wood, exposing it to the elements. Some wood is rotten, especially under the portal, including the painted vigas and latillas.

Interior

Centralized rooms include closed offices, a restroom, a break room, and basement mechanical and storage. One brick fireplace stands along the east wall of an office.

Flooring consists of carpet tile and vinyl composition tile (VCT). Both are in good condition.

The interior walls consist of wood studs, gypsum board, and paint. The interior walls are in good condition. The paint is peeling. Hard plaster ceilings hang throughout the building. Lighting consists of surface-mounted fluorescent fixtures with painted conduit. Electrical conduit runs on the walls.

Most windows have blinds in good condition. The casework is in good condition. ADA-compliant signage does not hang adjacent to each door. Illuminated exit signs mark exit doors.

Systems

A ground-mounted unit provides cooling. A boiler stands in the basement. Electrical panels have few spare circuits. The transformer sits outside on a concrete pad.

Safety/Security

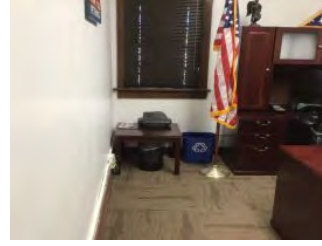
An intrusion alarm system and a camera surveillance system are absent. The building does not have a fire alarm or fire suppression system. A fire extinguisher hangs on the wall.

ADA and Code Compliance

The kitchen and restroom sinks lack pipe insulation and knee space. The kitchen and bathroom fixtures hang at the incorrect height. Tactile and Braille signage is absent at all rooms. All doors within the Casita are 2'-8" wide and are not ADA compliant. Stairs and handrails to basement are not code compliant.



Adequacy and Environment



The Casita once served as a private residence in the 1930s. Since then, the state has converted it to offices and storage space. The building now serves as offices for the Department of Veterans Services Office of the Secretary.

Support

The stairs to the basement do not meet the current building code.

Program Spaces

Because the building dates to 1930, hazardous materials may exist.

All offices were vacant at the time of the evaluation.



Building Additions/Issues

1. Casita - 406 Don Gaspar

Constructed: 1930

Square Feet: 1219 GSF

Foundation/Slab/Structure: Concrete slab on grade

Roof: Single-ply membrane, coated

Exterior Walls: Wood frame and stucco

HVAC: Ground-mounted unit, boiler

Fire Protection: Fire extinguisher

Site Plan



Review Participants

*Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.



New Mexico General Services Department FCA 2020
 01-001-00020 · 406 Don Gaspar - Casita
 CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00020.2001	4.06.B02.3.	Landscaping Upgrades	\$2,022	\$2,578
01-001-00020.2002	3.06.A03.1.3.	ADA Compliance: Site Work	\$38,041	\$48,502
01-001-00020.2003	4.05.C03.3.	Exterior Building Improvements	\$134,999	\$180,899
01-001-00020.2004	4.05.D06.3.	Security Upgrades	\$24,495	\$32,823
01-001-00020.2005	3.05.A03.3.3.	ADA Compliance: Interior	\$58,077	\$77,824
01-001-00020.2006	2.13.A02.2.	Hazardous Materials Study	\$3,680	\$4,398
Total of Project Budgets				\$347,023



Project 01-001-00020.2001 · Landscaping Upgrades

Facility: 406 Don Gaspar - Casita **IDNO:** 01-001-00020
Category: 4. **Type 1:** 06. **Type 2:** B02. **P/Class:** 3.



Project Description

The landscaping and flagstone are neglected. Trees and bushes are not pruned.

Install low-maintenance and drought-tolerant landscaping. Prune established trees and bushes.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install xeric landscaping	1.1112	746.0	SF	1.00	\$2.71	\$2,022
Maximum Allowable Construction Cost							\$2,022
Total Project Cost							\$2,578



Project 01-001-00020.2002 · ADA Compliance: Site Work

Facility: 406 Don Gaspar - Casita **IDNO:** 01-001-00020
Category: 3. **Type 1:** 06. **Type 2:** A03.1. **P/Class:** 3.



Project Description

The sidewalks are old, worn, weed-infested, and have settled, creating uneven walks that are not ADA compliant. The ramp at the building entrance is noncompliant. The ramp does not provide a 5'x5' turnaround space, and the handrails are noncompliant.

Replace the sidewalks. Replace the concrete ramp with an accessible ramp, including handrails.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace sidewalks	1.1118	150.0	SF	1.00	\$15.03	\$2,255
2	Replace ramp	1.1217	30.0	LF	1.10	\$1,084.43	\$35,786
Maximum Allowable Construction Cost							\$38,041
Total Project Cost							\$48,502



Project 01-001-00020.2003 · Exterior Building Improvements

Facility: 406 Don Gaspar - Casita **IDNO:** 01-001-00020
Category: 4. **Type 1:** 05. **Type 2:** C03. **P/Class:** 3.



Project Description

Stucco and paint are cracking. The building's windows are single pane, broken, and painted shut. The exterior doors are in disrepair.

Replace windows with double-paned insulated glass. Re-stucco the building. Repair or replace rotted vigas, latillas, corbels, lintels, and miscellaneous woodwork at portals in the front and back of the Casita.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Repair and re-stucco building	2.2321	16,416.0	SF	1.00	\$6.41	\$105,227
2 Replace windows	2.2226	164.0	SF	1.00	\$59.59	\$9,773
3 Replace or repair rotted wood work	0.0000	1.0	Project	1.00	\$20,000.00	\$20,000
Maximum Allowable Construction Cost						\$134,999
Total Project Cost						\$180,899



Project 01-001-00020.2004 · Security Upgrades

Facility: 406 Don Gaspar - Casita **IDNO:** 01-001-00020
Category: 4. **Type 1:** 05. **Type 2:** D06. **P/Class:** 3.



Project Description

There is no security alarm or cameras in the building.

Install security alarm and surveillance system.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install surveillance system	2.4028	1.0	EA	1.00	\$15,525.00	\$15,525
2	Install intrusion alarm system	2.4022	3.0	EA	1.00	\$2,990.00	\$8,970
Maximum Allowable Construction Cost							\$24,495
Total Project Cost							\$32,823



Project 01-001-00020.2005 · ADA Compliance: Interior

Facility: 406 Don Gaspar - Casita **IDNO:** 01-001-00020
Category: 3. **Type 1:** 05. **Type 2:** A03.3. **P/Class:** 3.



Project Description

Offices and support rooms do not have ADA required signage. A compliant drinking fountain is absent. The break room and restroom sinks are not compliant. Vertical and horizontal bars are missing in the restroom. Stairs and handrails in the basement stairway are not compliant. All doors within the Casita are 2'-8" wide and are not ADA compliant. Knob-style hardware hangs on all doors.

Install tactile and Braille signage in the building. Install an accessible drinking fountain. Install an ADA-compliant sink and casework in the break room. Install an accessible lavatory in rest room. Install insulation on pipes under sinks. Install compliant handrails in both basement stairways. Expand door opening to accommodate wider doors with ADA hardware.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signs	2.3611	9.0	EA	1.00	\$154.25	\$1,388
2	Install hi/lo drinking fountain	2.3719	1.0	EA	1.00	\$3,018.75	\$3,019
3	Install sink cabinet base	2.3511	1.0	EA	1.00	\$1,539.61	\$1,540
4	Install ADA lavatory pipe insulation	2.3725	2.0	EA	1.00	\$41.35	\$83
5	Install grab bars	2.3724	1.0	Set	1.00	\$339.53	\$340
6	Install stair and handrail	2.3224	12.0	Riser	1.00	\$673.97	\$8,088
7	Expand door opening	2.2115	8.0	EA	1.00	\$2,472.96	\$19,784
8	Install door	2.2126	8.0	EA	1.00	\$2,812.08	\$22,497
9	Install lavatory, wall hung	2.3726	1.0	EA	1.00	\$1,340.47	\$1,340
Maximum Allowable Construction Cost							\$58,077
Total Project Cost							\$77,824



Project 01-001-00020.2006 · Hazardous Materials Study

Facility: 406 Don Gaspar - Casita **IDNO:** 01-001-00020
Category: 2. **Type 1:** 13. **Type 2:** A02. **P/Class:** 2.



Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission a hazardous materials study	2.4313	1.0	Per	1.00	\$3,680.00	\$3,680
Maximum Allowable Construction Cost							\$3,680
Total Project Cost							\$4,398



New Mexico General Services Department FCA 2020 Facility Summary: 01-001-00024 · 406 Garage

406 Don Gaspar, Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.03	No/type of parking spaces:	2 in driveway, 1 in garage
Lat/Long:	35.68272 / -105.941109		
Building Data			
Permanent building area:	240 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF
Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	
FCI Data			
Building Type:	Other	Facility Class:	
Building Height:	Single Story	CRV:	\$30,000
Cost per GSF:	\$125.00	FCI Cost:	\$25,738
FCI Score:	0.858	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 406 Garage

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	230.0	137.5	59.8% <div style="width: 59.8%; background-color: #00a0c0; display: inline-block;"></div>
Physical Plant Assessment	367	357.0	189.5	53.1% <div style="width: 53.1%; background-color: #00a0c0; display: inline-block;"></div>
Adequacy and Environment	389	167.0	95.5	57.2% <div style="width: 57.2%; background-color: #00a0c0; display: inline-block;"></div>
Total	1000	754.0	422.5	56.0% <div style="width: 56.0%; background-color: #00a0c0; display: inline-block;"></div>

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%



Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment



The Casita's Garage stands behind the Casita at 406 Don Gaspar Avenue in Santa Fe, NM, on an urban site with three other casitas on the Main Capitol Campus' west side of the Capitol. Four casitas and three garages stand on the site. The building is not on the historical registry. The State Capitol Building stands to the east across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Memorial Building stands to the north.

Access

Access to the Casita's Garage is via a shared driveway off Don Gaspar Avenue, bringing visitors and staff to the building's east side. The driveway can accommodate two cars. The driveway is in poor condition because of erosion and excessive cracking. The garage holds one car when empty. Garbage pick-up occurs in front of the Casita's Garage. Accessible parking is not available. Concrete and brick sidewalks lead pedestrians to the driveway on the site's east side.

Site Development

Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building, and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. There is no seating outside.

Site Specialties

The four casitas sit across the street from the State Capitol Building.

Safety/Security

No fencing surrounds the building. Lighting at the Casita Garage entrance is insufficient at night and does not provide adequate security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water and underground electrical lines. There are no security cameras on the building.

Accessibility Attributes

The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas in fair to poor condition.



Building Assessment



The Department of Veteran's Services Office of the Secretary uses the Garage. The building contains some storage.

Exterior

The foundation and structure appear to be in fair condition. The coated roof over all sections of the building drains positively.

The building has wood frame construction with a stucco exterior. The stucco is in poor condition, with large portions peeling away, revealing the underlayment below. The overhead garage door is in poor condition and is leaking.

Interior

The interior walls consist of wood studs and plywood. A hanging light fixture provides illumination. Conduit is present on the walls for electricity.

Systems

Overhead lines provide electricity.

Safety/Security

An intrusion alarm system and a camera surveillance system are absent. The Casita Garage does not have a fire alarm or fire suppression system. A fire extinguisher hangs on the wall.



Adequacy and Environment



The driveway leading to the garage is in poor condition.

Support

The Casita Garage serves as storage for the Department of Veteran Services Office of the Secretary.



Building Additions/Issues

1. Casita Garage - 406 Don Gaspar

Constructed: 1930

Square Feet: 240 GSF

Foundation/Slab/Structure: Concrete slab on grade

Roof: Single-ply membrane, coated

Exterior Walls: CMU and stucco

HVAC: Ground-mounted unit

Fire Protection: Fire extinguisher

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Staff



New Mexico General Services Department FCA 2020
 01-001-00024 · 406 Garage
 CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00024.2001	4.05.C02.3.	Building Exterior and Site Improvements	\$19,208	\$25,738
01-001-00024.2002	2.13.A02.2.	Hazardous Materials Study	\$3,680	\$4,398
Total of Project Budgets				\$30,136



Project 01-001-00024.2001 · Building Exterior and Site Improvements

Facility: 406 Garage **IDNO:** 01-001-00024
Category: 4. **Type 1:** 05. **Type 2:** C02. **P/Class:** 3.



Project Description

The garage door and the stucco on the garage are in poor condition. The concrete driveway is in poor condition.

Replace the garage door. Re-stucco the garage. Replace the concrete driveway.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace garage door	2.2128	1.0	EA	1.00	\$5,028.88	\$5,029
2	Re-stucco garage	2.2321	768.0	SF	1.00	\$6.41	\$4,923
3	Demolish concrete driveway	1.1116	800.0	SF	1.00	\$3.65	\$2,920
4	Replace concrete driveway	1.1119	800.0	SF	1.00	\$7.92	\$6,336
Maximum Allowable Construction Cost							\$19,208
Total Project Cost							\$25,738



Project 01-001-00024.2002 · Hazardous Materials Study

Facility: 406 Garage **IDNO:** 01-001-00024
Category: 2. **Type 1:** 13. **Type 2:** A02. **P/Class:** 2.

Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission hazardous materials study	2.4313	1.0	Per	1.00	\$3,680.00	\$3,680
Maximum Allowable Construction Cost							\$3,680
Total Project Cost							\$4,398



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New Mexico General Services Department FCA 2020 Facility Summary: 01-001-00014 · 410 Don Gaspar - Casita

410 Don Gaspar , Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.07	No/type of parking spaces:	2 in driveway
Lat/Long:	35.682571 / -105.941032		
Building Data			
Permanent building area:	1532 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF
Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	
FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Single Story	CRV:	\$268,100
Cost per GSF:	\$175.00	FCI Cost:	\$317,443
FCI Score:	1.184	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 410 Don Gaspar - Casita

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	233.0	129.5	55.6% <div style="width: 55.6%; background-color: #00a0c0; display: inline-block;"></div>
Physical Plant Assessment	367	347.0	178.5	51.4% <div style="width: 51.4%; background-color: #00a0c0; display: inline-block;"></div>
Adequacy and Environment	389	247.0	120.5	48.8% <div style="width: 48.8%; background-color: #00a0c0; display: inline-block;"></div>
Total	1000	827.0	428.5	51.8% <div style="width: 51.8%; background-color: #00a0c0; display: inline-block;"></div>

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%



Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment



The Casita, located at 410 Don Gaspar Avenue in Santa Fe, NM, stands on an urban site with three other casitas on the Main Capitol Campus west of the Capitol. It houses the Public School Facilities Authority (PSFA). The building is not on the historical registry. The State Capitol Building stands directly across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Memorial Building stands to the north.

Access

Access to the Casita is via a private driveway off Don Gaspar Avenue, bringing visitors and staff to the building's east side. The driveway can accommodate two cars. There is no drop-off or pick-up area available except curbside on the street. Garbage pick-up also uses the driveway. Accessible parking is not available. Signage hangs on the building. Concrete and brick sidewalks connect pedestrians to the east side's main entrance.

Site Development

Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. The only shade structure, the covered portal, stands at the public entrance. There is no seating outside.

Site Specialties

The four casitas sit across the street from the State Capitol Building.

Safety/Security

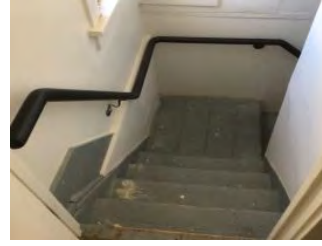
No fencing surrounds the building except for the walled-in back yard. The main entrance has insufficient lighting. A porch light hangs on the wall at the entry. Lighting at the building entrance is inadequate at night and does not provide enough security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water, sewer system, natural gas, and underground electrical lines. No security cameras hang on the building.

Accessibility Attributes

The building has an accessible ramp, but it lacks code-compliant handrails and ramp edge protection. The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas that are in fair to poor condition.



Building Assessment



The single-story Casita at 410 Don Gaspar Avenue is currently vacant. The building contains offices, a break room, and a restroom. A basement lies beneath the Casita housing mechanical equipment. The building's measured area is 1,219 sf, which differs from the General Services Department (GSD) calculations.

Exterior

The foundation and structure appear to be in fair condition, and staff reported no issues. The coated single-ply membrane roof over all building sections drains positively and is in fair condition.

The building's construction includes wood framing with a stucco exterior and brick dentils along the parapet. The stucco is in fair condition.

The exterior single-paned windows and wooden doors are in fair condition. Window screens are missing. Paint is peeling away from the wood, exposing it to the elements. Some wood has rotted, especially under the portal, including the vigas and latillas.

Interior

Centralized rooms include closed offices, a restroom, a break room, and a basement containing mechanical and storage. The stairway to the basement is constructed of wood and has open risers. There is one brick fireplace present along the east wall of an office.

Flooring consists of carpet tile and ceramic tile. The restroom has dated ceramic tile floors and wainscoting.

The interior walls consist of wood studs, gypsum board, and paint. The interior walls are in good condition. The paint is in good condition. Hard plaster ceilings hang throughout the building. Lighting consists of LED cove lighting. Conduit is present on the walls for electricity. The casework is in good condition. Illuminated exit signs mark exit doors.

Systems

A ground-mounted unit provides cooling. A boiler stands in the basement. Electrical panels have few spare circuits. The transformer sits outside on a concrete pad.

Safety/Security

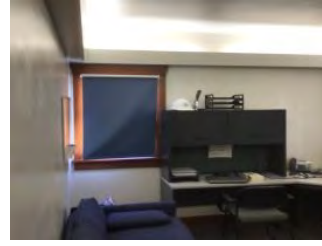
No intrusion alarm system or surveillance system is present. The building does not have a fire alarm or fire suppression system. A fire extinguisher hangs on the wall.

ADA and Code Compliance

The kitchen and restroom sinks lack pipe insulation and knee space. The kitchen and bathroom fixtures hang at the incorrect height. Tactile and Braille signage is absent at all rooms. All doors within the Casita are 2'-8" wide and are not ADA compliant.



Adequacy and Environment



The Casitas once served as private residences in the 1930s. It now houses offices and storage space. Currently, PSFA uses this building as office space.

Support

The building has an accessible ramp, but it lacks code-compliant handrails and ramp edge protection.

Program Spaces

The stairs to the basement do not meet the current building code.

All offices were vacant at the time of the evaluation.



Building Additions/Issues

1. Casita - 410 Don Gaspar

Constructed: 1930

Square Feet: 1219 GSF

Foundation/Slab/Structure: Concrete slab on grade

Roof: Single-ply membrane, coated

Exterior Walls: Wood frame and stucco

HVAC: Ground mounted unit, boiler

Fire Protection: Fire extinguisher

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Personnel



New Mexico General Services Department FCA 2020
 01-001-00014 · 410 Don Gaspar - Casita
 CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00014.2001	4.06.B02.3.	Landscaping Upgrades	\$6,386	\$8,142
01-001-00014.2002	4.06.B03.3.	ADA Compliance: Site Work	\$2,462	\$3,138
01-001-00014.2003	4.05.C03.3.	Exterior Building Improvements	\$159,805	\$214,138
01-001-00014.2004	4.05.D06.3.	Security Upgrades	\$27,485	\$36,830
01-001-00014.2005	3.05.A03.3.3.	ADA Compliance: Interior	\$41,190	\$55,195
01-001-00014.2006	2.13.A02.2.	Hazardous Materials Study	\$3,680	\$4,398
Total of Project Budgets				\$321,841



Project 01-001-00014.2001 · Landscaping Upgrades

Facility: 410 Don Gaspar - Casita **IDNO:** 01-001-00014
Category: 4. **Type 1:** 06. **Type 2:** B02. **P/Class:** 3.

Project Description

The landscaping is neglected. Trees and bushes are not pruned.

Install low maintenance and drought tolerant landscaping. Prune established trees and bushes.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install xeric landscaping	1.2126	746.0	SF	1.00	\$8.56	\$6,386
Maximum Allowable Construction Cost							\$6,386
Total Project Cost							\$8,142



Project 01-001-00014.2002 · ADA Compliance: Site Work

Facility: 410 Don Gaspar - Casita **IDNO:** 01-001-00014
Category: 4. **Type 1:** 06. **Type 2:** B03. **P/Class:** 3.



Project Description

The sidewalks are old, worn, weed infested, and have settled creating uneven walks that are not ADA compliant. The accessible ramp does not have edge protection.

Replace old sidewalks. Install accessible ramp edge protection.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace sidewalk	1.1118	150.0	SF	1.00	\$15.03	\$2,255
2	Install ramp edge protection	1.1215	20.0	LF	1.00	\$10.35	\$207
Maximum Allowable Construction Cost							\$2,462
Total Project Cost							\$3,138



Project 01-001-00014.2003 · Exterior Building Improvements

Facility: 410 Don Gaspar - Casita **IDNO:** 01-001-00014
Category: 4. **Type 1:** 05. **Type 2:** C03. **P/Class:** 3.



Project Description

The windows are single pane, broken, and painted shut. The stucco and paint are cracking and peeling. The building lacks exterior wall-mounted light fixtures.

Replace windows with insulated glass window units. Re-stucco the building. Repair or replace rotted vigas, latillas, corbels, lintels, and miscellaneous woodwork at portals in the front and back of the Casita. Install exterior light fixtures.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Replace windows	2.2226	450.0	SF	1.00	\$59.59	\$26,816
2 Repair and re-stucco building	2.2321	16,416.0	SF	1.00	\$6.41	\$105,227
3 Replace or repair rotted vigas, latillas, corbels, lintels and misc. woodwork	0.0000	1.0	Project	1.00	\$20,000.00	\$20,000
4 Install exterior light fixture (LED)	2.3916	5.0	EA	1.00	\$1,552.50	\$7,763
Maximum Allowable Construction Cost						\$159,805
Total Project Cost						\$214,138



Project 01-001-00014.2004 · Security Upgrades

Facility: 410 Don Gaspar - Casita **IDNO:** 01-001-00014
Category: 4. **Type 1:** 05. **Type 2:** D06. **P/Class:** 3.



Project Description

The building has no security alarm or surveillance system.

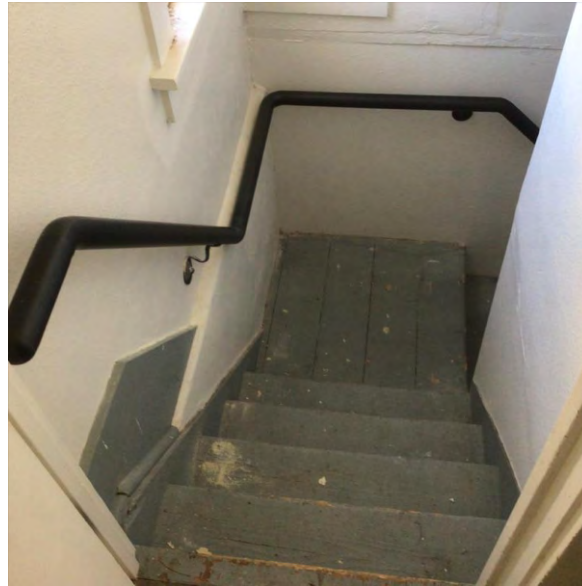
Install security alarm and a surveillance system.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Install intrusion alarm	2.4022	4.0	EA	1.00	\$2,990.00	\$11,960
2 Install surveillance system with cameras	2.4028	1.0	EA	1.00	\$15,525.00	\$15,525
Maximum Allowable Construction Cost						\$27,485
Total Project Cost						\$36,830



Project 01-001-00014.2005 · ADA Compliance: Interior

Facility: 410 Don Gaspar - Casita **IDNO:** 01-001-00014
Category: 3. **Type 1:** 05. **Type 2:** A03.3. **P/Class:** 3.



Project Description

Offices and support rooms do not have ADA-required signage. A compliant drinking fountain is absent. The break room sink is not compliant. Vertical and horizontal bars are missing in the restroom. Insulation is missing from the restroom sink. Stairs and handrails leading to the basement are not compliant. All doors within the Casita are 2'-8" or 2'-6" wide and are not ADA compliant.

Install tactile and Braille signage in the building. Install an accessible drinking fountain. Install a compliant sink and casework in the break room. Install grab bars. Install insulation on under-sink pipes. Install compliant stairs and handrails leading to the basement. Expand the door openings to accommodate ADA doors.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signage	2.3611	11.0	EA	1.00	\$154.25	\$1,697
2	Install hi/lo drinking fountain	2.3719	1.0	EA	1.00	\$3,018.75	\$3,019
3	Install ADA sink cabinet	2.3511	1.0	EA	1.00	\$1,539.61	\$1,540
4	Install grab bars	2.3724	1.0	Set	1.00	\$339.53	\$340
5	Install ADA lavatory pipe insulation	2.3725	2.0	EA	1.00	\$41.35	\$83
6	Install stair with handrail	2.3224	12.0	Riser	1.00	\$673.97	\$8,088
7	Expand doorway	2.2115	5.0	EA	1.00	\$2,472.96	\$12,365
8	Install door with ADA hardware	2.2126	5.0	EA	1.00	\$2,812.08	\$14,060
Maximum Allowable Construction Cost							\$41,190
Total Project Cost							\$55,195



Project 01-001-00014.2006 · Hazardous Materials Study

Facility: 410 Don Gaspar - Casita **IDNO:** 01-001-00014
Category: 2. **Type 1:** 13. **Type 2:** A02. **P/Class:** 2.



Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission hazardous materials study	2.4313	1.0	Per	1.00	\$3,680.00	\$3,680
Maximum Allowable Construction Cost							\$3,680
Total Project Cost							\$4,398



New Mexico General Services Department FCA 2020 Facility Summary: 01-001-00007 · 410 Garage

410 Don Gaspar , Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.02	No/type of parking spaces:	1 in garage, 2 in driveway
Lat/Long:	35.682594 / -105.941139		
Building Data			
Permanent building area:	240 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF
Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	
FCI Data			
Building Type:	Other	Facility Class:	
Building Height:	Single Story	CRV:	\$30,000
Cost per GSF:	\$125.00	FCI Cost:	\$25,738
FCI Score:	0.858	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 410 Garage

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	198.0	114.0	57.6% <div style="width: 57.6%; background-color: #00a0c0; border: 1px solid black; display: inline-block;"></div>
Physical Plant Assessment	367	141.0	78.5	55.7% <div style="width: 55.7%; background-color: #00a0c0; border: 1px solid black; display: inline-block;"></div>
Adequacy and Environment	389	15.0	2.5	16.7% <div style="width: 16.7%; background-color: #00a0c0; border: 1px solid black; display: inline-block;"></div>
Total	1000	354.0	195.0	55.1% <div style="width: 55.1%; background-color: #00a0c0; border: 1px solid black; display: inline-block;"></div>

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%



Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment



The Casita Garage stands at 410 Don Gaspar Avenue in Santa Fe, NM, behind a casita on an urban site on the Main Capitol Campus west of the Capitol. The site holds four casitas and three garages. The building is not on the historical registry. The State Capitol Building stands to the east across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Building stands to the north.

Access

Access to the Casita Garage is via a shared driveway off Don Gaspar Avenue, bringing visitors and staff to the building's east side. The driveway can accommodate two cars. The garage can accommodate one car. Garbage pick-up occurs in front of the Casita Garage. Accessible parking is not available. Concrete and brick sidewalks connect pedestrians to the driveway on the site's east side.

Site Development

Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. There is no seating outside.

Site Specialties

The four casitas sit across the street from the State Capitol Building.

Safety/Security

No fencing surrounds the building. Lighting at the Casita Garage entrance is insufficient at night and does not provide adequate security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water and underground electrical lines. There are no security cameras on the building.

Accessibility Attributes

The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas that are in fair to poor condition.



Building Assessment



The single-story Casita Garage at 410 Don Gaspar Avenue serves as storage space for the Public School Facilities Authority (PSFA).

Exterior

The foundation and structure appear to be in fair condition. The coated roof over all sections of the building drains positively.

The building's construction includes wood construction with a stucco exterior. The stucco is in poor condition, with large portions peeling away, revealing the underlayment below.

Interior

The interior walls consist of wood studs and plywood. Lighting consists of a hanging light fixture. Conduit is present on the walls for electricity.

Systems

Overhead electrical lines provide electricity.

Safety/Security

An intrusion alarm system and a camera surveillance system are absent. The Casita Garage does not have a fire alarm system or fire suppression system. A fire extinguisher hangs on the wall.



Adequacy and Environment

A 240 sf garage stands at this location. The poor condition of the driveway affects the building's access.

Support

The Casita Garage serves as storage for PSFA.



Building Additions/Issues

1. Casita Garage - 410 Don Gaspar

Constructed:	1930
Square Feet:	240 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	CMU and stucco
HVAC:	N/A
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Staff



New Mexico General Services Department FCA 2020
 01-001-00007 · 410 Garage
 CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00007.2001	4.05.C02.3.	Exterior and Site Improvements	\$19,208	\$25,738
01-001-00007.2002	2.13.A02.2.	Hazardous Materials Study	\$3,680	\$4,398
Total of Project Budgets				\$30,136



Project 01-001-00007.2001 · Exterior and Site Improvements

Facility: 410 Garage **IDNO:** 01-001-00007
Category: 4. **Type 1:** 05. **Type 2:** C02. **P/Class:** 3.



Project Description

The garage door and the stucco on the garage are in poor condition. The concrete driveway is in poor condition.

Replace the garage door. Re-stucco the garage. Replace the concrete driveway.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace garage door	2.2128	1.0	EA	1.00	\$5,028.88	\$5,029
2	Re-stucco garage	2.2321	768.0	SF	1.00	\$6.41	\$4,923
3	Demolish concrete driveway	1.1116	800.0	SF	1.00	\$3.65	\$2,920
4	Replace concrete driveway	1.1119	800.0	SF	1.00	\$7.92	\$6,336
Maximum Allowable Construction Cost							\$19,208
Total Project Cost							\$25,738



Project 01-001-00007.2002 · Hazardous Materials Study

Facility: 410 Garage **IDNO:** 01-001-00007
Category: 2. **Type 1:** 13. **Type 2:** A02. **P/Class:** 2.

Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission hazardous materials study	2.4313	1.0	Per	1.00	\$3,680.00	\$3,680
Maximum Allowable Construction Cost							\$3,680
Total Project Cost							\$4,398



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New Mexico General Services Department FCA 2020 Facility Summary: 01-001-00015 · 414 Don Gaspar - Casita

414 Don Gaspar, Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.09	No/type of parking spaces:	2 in driveway
Lat/Long:	35.682449 / -105.941055		
Building Data			
Permanent building area:	1219 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF
Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	
FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Single Story	CRV:	\$213,325
Cost per GSF:	\$175.00	FCI Cost:	\$375,735
FCI Score:	1.761	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 414 Don Gaspar - Casita

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	230.0	127.5	55.4% <div style="width: 55.4%; background-color: #00a0c0; display: inline-block;"></div>
Physical Plant Assessment	367	357.0	169.0	47.3% <div style="width: 47.3%; background-color: #00a0c0; display: inline-block;"></div>
Adequacy and Environment	389	257.0	127.0	49.4% <div style="width: 49.4%; background-color: #00a0c0; display: inline-block;"></div>
Total	1000	844.0	423.5	50.2% <div style="width: 50.2%; background-color: #00a0c0; display: inline-block;"></div>

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%



Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment



The Casita at 414 Don Gaspar Avenue in Santa Fe, NM, stands on an urban site with three other casitas on the Main Capitol Campus west of the Capitol. It houses the Early Childhood Education and Care Department. The building is not on the historical registry. The State Capitol Building stands directly across Don Gaspar Avenue. The Capitol Parking Garage lies directly to the south, and the Bataan Memorial Building stands to the north, across South Capitol Place.

Access

Access to the Casita is via a private driveway off Don Gaspar Avenue, bringing visitors and staff to the building's east side. The driveway can accommodate two cars. There is no drop-off or pick-up area available except curbside on the street. Garbage pick-up also occurs in the Casita's driveway. Accessible parking is not available. Signage is present on the building. Concrete and brick sidewalks connect pedestrians to the east side's main entrance.

Site Development

Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. The only shade structure, the covered portal, stands at the public entrance. There is no seating outside.

Site Specialties

The four casitas sit across Don Gaspar Avenue from the State Capitol Building.

Safety/Security

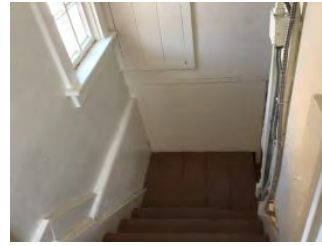
No fencing surrounds the building except for the walled-in back yard. The main entrance has insufficient lighting; just a porch light hangs on the entry wall. Lighting at the building entrance is inadequate at night and does not provide enough security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water, sewer system, natural gas, and underground electrical lines. Staff reports that the state has furloughed campus security due to budgetary concerns. No security cameras hang on the building.

Accessibility Attributes

An accessible ramp with noncompliant handrails leads to the main entrance. Stairs at the main entrance have noncompliant handrails. The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas that are in fair to poor condition.



Building Assessment



The single-story Casita at 414 Don Gaspar Avenue contains offices, a break room, and a restroom. A basement lies beneath the Casita, housing mechanical equipment. The building's measured area is 1,219 sf, which differs from the General Services Department (GSD) calculations.

Exterior

The foundation and structure appear to be in fair condition, and staff reported no issues. The coated single-ply membrane roof over all building sections drains positively and is in fair condition.

The building's construction includes wood framing with a stucco exterior. The stucco is in poor condition, with portions peeling away, revealing the underlayment below. Brick dentils line the building parapet.

The exterior single-paned windows and wooden doors are in fair condition. Window screens are missing. Paint is peeling away from the wood, exposing it to the elements. Some wood is rotted out, especially under the portal, including the vigas and latillas.

Interior

Centralized rooms include closed offices, a restroom, a break room, and a basement containing mechanical and storage. There is one brick fireplace present along the east wall of an office.

Flooring consists of wood and ceramic tile. The restrooms and kitchens have dated ceramic tile floors and wainscot on the walls.

The interior walls consist of wood studs, gypsum board, and paint. The interior walls are in good condition. The paint is in good condition throughout the building. Hard plaster ceilings hang throughout the building. Lighting consists of surface mounted fluorescent fixtures with painted conduit throughout. Conduit is also present on the walls for electricity.

Most windows have blinds in good condition. The casework is in good condition. ADA-compliant signage adjacent to each door is absent. Illuminated exit signs mark exit doors.

Systems

The HVAC system consists of a ground-mounted unit. A boiler stands in the basement. Electrical panels have few spare circuits. The transformer sits outside on a concrete pad.

Safety/Security

A fire alarm system and intrusion alarm system with a camera surveillance system are absent. The building does not have a fire suppression system. A fire extinguisher hangs on the wall.

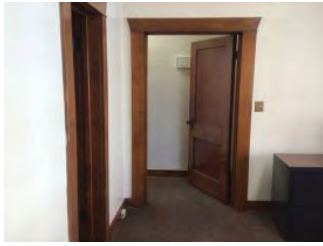
ADA and Code Compliance

The kitchen and restroom sink lack under-sink pipe insulation and knee space and hang at the incorrect height. Horizontal and vertical grab bars are absent.

All doors within the Casita are 2'-8" wide and are not ADA compliant. Tactile and Braille signage is absent at all rooms.



Adequacy and Environment



The Casita once served as a residence in the 1930s. It is now houses offices and storage space. Currently, the building serves the Early Childhood Education and Care Department .

Support

The building has an accessible ramp, but it lacks code-compliant handrails and ramp edge protection.

Program Spaces

The stairs to the basement do not meet the current building code.

All offices were vacant at the time of the evaluation.



Building Additions/Issues

1. Casita - 414 Don Gaspar

Constructed: 1930

Square Feet: 1219 GSF

Foundation/Slab/Structure: Concrete slab on grade

Roof: Single-ply membrane, coated

Exterior Walls: Wood frame and stucco

HVAC: Ground-mounted unit, boiler

Fire Protection: Fire extinguisher

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Personnel



New Mexico General Services Department FCA 2020
 01-001-00015 · 414 Don Gaspar - Casita
 CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00015.2001	4.06.B02.3.	Landscaping Upgrades	\$6,386	\$8,142
01-001-00015.2002	3.06.A03.1.3.	ADA Compliance: Site Work	\$36,441	\$46,463
01-001-00015.2003	4.05.C03.3.	Exterior Building Improvements	\$164,462	\$220,379
01-001-00015.2004	4.05.D06.3.	Security Upgrades	\$27,485	\$36,830
01-001-00015.2005	3.05.A03.3.3.	ADA Compliance: Interior	\$47,703	\$63,922
01-001-00015.2006	2.13.A02.2.	Hardous Materials Study	\$3,680	\$4,398
Total of Project Budgets				\$380,133



Project 01-001-00015.2001 · Landscaping Upgrades

Facility: 414 Don Gaspar - Casita **IDNO:** 01-001-00015
Category: 4. **Type 1:** 06. **Type 2:** B02. **P/Class:** 3.



Project Description

The landscaping is neglected. Trees and bushes are not pruned.

Install low-maintenance and drought tolerant landscaping. Prune established trees and bushes.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install xeric landscaping	1.2126	746.0	SF	1.00	\$8.56	\$6,386
Maximum Allowable Construction Cost							\$6,386
Total Project Cost							\$8,142



Project 01-001-00015.2002 · ADA Compliance: Site Work

Facility: 414 Don Gaspar - Casita **IDNO:** 01-001-00015
Category: 3. **Type 1:** 06. **Type 2:** A03.1. **P/Class:** 3.



Project Description

The sidewalks are old, worn, weed-infested, and have settled, creating uneven walks that are not ADA compliant. The ramp at the building entrance is noncompliant. The ramp does not provide a 5' x 5' turn around space in two locations, handrails are noncompliant, and edge protection is absent.

Replace the sidewalks. Replace the ramp with an accessible ramp, including handrails. Replace the stairs, including handrails.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace sidewalk	1.1118	150.0	SF	1.00	\$15.03	\$2,255
2	Install ramp with handrails	1.1217	30.0	LF	1.00	\$1,084.43	\$32,533
3	Install concrete stairs	2.3223	3.0	Riser	1.00	\$551.30	\$1,654
Maximum Allowable Construction Cost							\$36,441
Total Project Cost							\$46,463



Project 01-001-00015.2003 · Exterior Building Improvements

Facility: 414 Don Gaspar - Casita **IDNO:** 01-001-00015
Category: 4. **Type 1:** 05. **Type 2:** C03. **P/Class:** 3.

Project Description

The building's windows are single pane, broken, and painted shut. Stucco and paint are cracking and peeling. Vigas, latillas, corbels, and associated woodwork are in disrepair. Exterior lighting around the building is absent.

Replace windows with double-paned insulated glass. Re-stucco the building. Repair or replace rotted vigas, latillas, corbels, lintels, and miscellaneous woodwork at portals in the front and back of the Casita. Install exterior lighting.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1 Replace windows	2.2226	450.0	SF	1.00	\$59.59	\$26,816
2 Repair and re-stucco building	2.2321	16,416.0	SF	1.00	\$6.41	\$105,227
3 Replace or repair rotted vigas, latillas, corbels, lintels and misc. wood work	0.0000	1.0	Allowance	1.00	\$20,000.00	\$20,000
4 Install exterior light fixture (LED)	2.3916	8.0	EA	1.00	\$1,552.50	\$12,420
Maximum Allowable Construction Cost						\$164,462
Total Project Cost						\$220,379



Project 01-001-00015.2004 · Security Upgrades

Facility: 414 Don Gaspar - Casita **IDNO:** 01-001-00015
Category: 4. **Type 1:** 05. **Type 2:** D06. **P/Class:** 3.

Project Description

The building has no security alarm or surveillance system.

Install security alarm and a surveillance system.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install intrusion alarm	2.4022	4.0	EA	1.00	\$2,990.00	\$11,960
2	Install surveillance system with cameras	2.4028	1.0	EA	1.00	\$15,525.00	\$15,525
Maximum Allowable Construction Cost							\$27,485
Total Project Cost							\$36,830



Project 01-001-00015.2005 · ADA Compliance: Interior

Facility: 414 Don Gaspar - Casita	IDNO: 01-001-00015
Category: 3. Type 1: 05. Type 2: A03.3. P/Class:	3.

Project Description

Offices and support rooms do not have ADA-required signage. A compliant drinking fountain is absent. The break room sink is not compliant. Vertical and horizontal bars are missing in the restrooms. The restroom sinks have uninsulated pipes. Several door knobs still exist. Stairs and handrails to the basement are not compliant. All doors within the Casita are 2'-8" wide and are not ADA compliant.

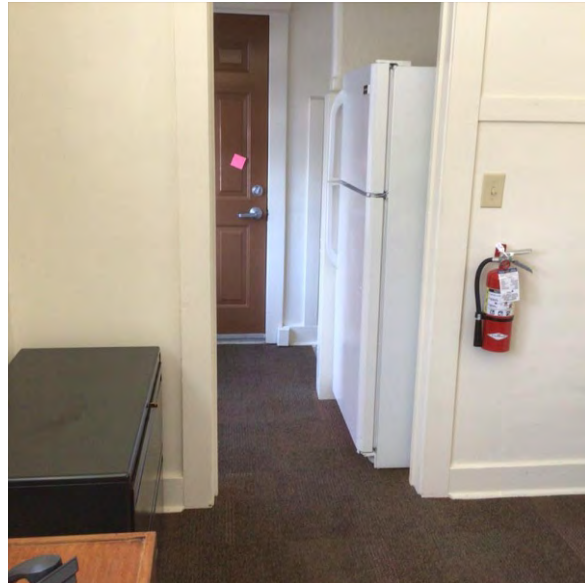
Install tactile and Braille signage in the building. Install an accessible drinking fountain. Install a compliant sink and casework in the break room. Replace knob-style hardware with lever handles. Install insulation on sink pipes. Install compliant stairs and handrails leading to the basement. Expand the door openings to accommodate wider doors.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signage	2.3611	10.0	EA	1.00	\$154.25	\$1,543
2	Install hi/lo drinking fountain	2.3719	1.0	EA	1.00	\$3,018.75	\$3,019
3	Install sink cabinet base	2.3511	1.0	EA	1.00	\$1,539.61	\$1,540
4	Install lavatory, wall hung	2.3726	1.0	EA	1.00	\$1,340.47	\$1,340
5	Install grab bars	2.3724	1.0	Set	1.00	\$339.53	\$340
6	Install ADA lavatory pipe insulation	2.3725	3.0	EA	1.00	\$41.35	\$124
7	Install stairs and handrail	2.3224	12.0	Riser	1.00	\$673.97	\$8,088
8	Expand doorway	2.2115	6.0	EA	1.00	\$2,472.96	\$14,838
9	Install door with hardware	2.2126	6.0	EA	1.00	\$2,812.08	\$16,872
Maximum Allowable Construction Cost							\$47,703
Total Project Cost							\$63,922



Project 01-001-00015.2006 · Hardous Materials Study

Facility: 414 Don Gaspar - Casita **IDNO:** 01-001-00015
Category: 2. **Type 1:** 13. **Type 2:** A02. **P/Class:** 2.



Project Description

Because the building is 90 years old, hazardous materials may be present. Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission hazardous materials study	2.4313	1.0	Per	1.00	\$3,680.00	\$3,680
	Maximum Allowable Construction Cost						\$3,680
	Total Project Cost						\$4,398



New Mexico General Services Department FCA 2020 Facility Summary: 01-001-00008 · 414 Garage

414 Don Gaspar, Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.03	No/type of parking spaces:	2 in driveway, 1 in garage
Lat/Long:	35.682484 / -105.94117		
Building Data			
Permanent building area:	240 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF
Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	
FCI Data			
Building Type:	Other	Facility Class:	
Building Height:	Single Story	CRV:	\$30,000
Cost per GSF:	\$125.00	FCI Cost:	\$25,738
FCI Score:	0.858	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 414 Garage

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	161.0	96.0	59.6% <div style="width: 59.6%; background-color: #00a0c0; display: inline-block;"></div>
Physical Plant Assessment	367	120.0	55.0	45.8% <div style="width: 45.8%; background-color: #00a0c0; display: inline-block;"></div>
Adequacy and Environment	389	0.0	0.0	0.0% <div style="width: 0%; background-color: #00a0c0; display: inline-block;"></div>
Total	1000	281.0	151.0	53.7% <div style="width: 53.7%; background-color: #00a0c0; display: inline-block;"></div>

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%



Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment



The Casita Garage stands at 414 Don Gaspar Avenue in Santa Fe, NM, behind a casita on an urban site on the Main Capitol Campus west of the Capitol. Four casitas and three garages stand on the site. The building is not on the historical registry. The State Capitol Building stands to the east across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Memorial Building stands to the north.

Access

Access to the Casita Garage is via a shared driveway off Don Gaspar Avenue bringing visitors and staff to the building's east side. The driveway can accommodate two cars. The garage can accommodate one car. Garbage pick-up occurs in front of the Casita Garage. Accessible parking is not available. Concrete and brick sidewalks connect pedestrians to the driveway on the site's east side.

Site Development

Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. There is no seating outside.

Site Specialties

The four casitas sit across the street from the State Capitol Building.

Safety/Security

No fencing surrounds the building. Lighting at the Casita Garage entrance is insufficient at night and does not provide adequate security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water and underground electrical lines. There are no security cameras on the building.

Accessibility Attributes

The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas that are in fair to poor condition.



Building Assessment



The Early Childhood Education and Care Department uses the single-story Casita Garage for storage.

Exterior

The foundation and structure appear to be in fair condition. The coated roof over all sections of the building drains positively.

The building's construction includes wood framing with a stucco exterior. The stucco is in poor condition, with large portions peeling away, revealing the underlayment below.

Interior

The interior walls consist of wood studs and plywood. Lighting consists of a hanging light fixture. Conduit is present on the walls for electricity.

Systems

Overhead electrical lines provide electricity.

Safety/Security

An intrusion alarm system and a camera surveillance system are absent. The Casita Garage does not have a fire alarm or fire suppression system. A fire extinguisher hangs on the wall.



Adequacy and Environment

The poor condition of the driveway affects access to the Casita Garage.

Support

The Casita Garage serves as storage for the Early Childhood Education and Care Department.



Building Additions/Issues

1. Casita Garage - 414 Don Gaspar

Constructed: 1930

Square Feet: 240 GSF

Foundation/Slab/Structure: Concrete slab on grade

Roof: Single-ply membrane, coated

Exterior Walls: CMU and stucco

HVAC: Ground-mounted unit

Fire Protection: Fire extinguisher

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Staff



New Mexico General Services Department FCA 2020
 01-001-00008 · 414 Garage
 CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00008.2001	4.05.C02.3.	Exterior and Site Improvements	\$19,208	\$25,738
01-001-00008.2002	2.13.A02.2.	Hazardous Materials Study	\$3,680	\$4,398
Total of Project Budgets				\$30,136



Project 01-001-00008.2001 · Exterior and Site Improvements

Facility: 414 Garage **IDNO:** 01-001-00008
Category: 4. **Type 1:** 05. **Type 2:** C02. **P/Class:** 3.



Project Description

The garage door and the stucco on the garage are in poor condition. The concrete driveway is in poor condition.

Replace the garage door. Re-stucco the garage. Replace the concrete driveway.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace garage door	2.2128	1.0	EA	1.00	\$5,028.88	\$5,029
2	Re-stucco garage	2.2321	768.0	SF	1.00	\$6.41	\$4,923
3	Demolish concrete driveway	1.1116	800.0	SF	1.00	\$3.65	\$2,920
4	Replace concrete driveway	1.1119	800.0	SF	1.00	\$7.92	\$6,336
Maximum Allowable Construction Cost							\$19,208
Total Project Cost							\$25,738



Project 01-001-00008.2002 · Hazardous Materials Study

Facility: 414 Garage **IDNO:** 01-001-00008
Category: 2. **Type 1:** 13. **Type 2:** A02. **P/Class:** 2.

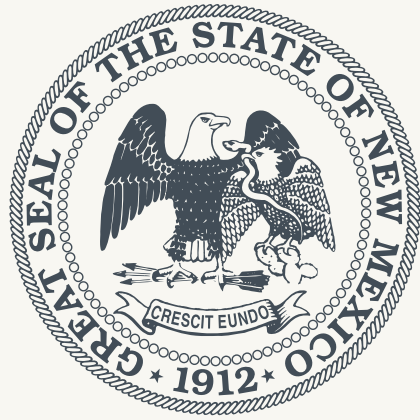
Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission a hazardous materials study	2.4313	1.0	Per	1.00	\$3,680.00	\$3,680
Maximum Allowable Construction Cost							\$3,680
Total Project Cost							\$4,398





Architectural Research Consultants, Incorporated

✉ Albuquerque, New Mexico

☎ 505-842-1254

🌐 <https://www.arcplanning.com>



402 Don Gaspar Ave – East (Front) Façade



402 Don Gaspar Ave –North Façade



402 Don Gaspar Ave – West Façade



402 Don Gaspar Ave – South Façade



402 Don Gaspar Ave – Garage East Façade



402 Don Gaspar Ave – Garage North Façade



402 Don Gaspar Ave – Garage West Façade



402 Don Gaspar Ave – Garage South Façade

City of Santa Fe, New Mexico

memo

Historic Inspection Report

DATE: 11/22/2022

TO: Carly Piccarello,
Division Manager
Historic Preservation

FROM: Bobby Padilla, *B.P.*
Building Official, Division Manger
Inspections

ITEM & ISSUE

402 Don Gaspar
406 Don Gaspar
410 Don Gaspar
414 Don Gaspar

BACKGROUND & SUMMARY

An inspection was performed on Nov. 7th, 2022 at the above mentioned address regarding the condition of the structures. The exterior walls of all four Casitas and detached garage are constructed of pentile (clay bricks) and the roofs are constructed with wood framing with a built up roofing system.

The condition of the existing structures are in poor condition and would be extremely difficult to achieve compliance with energy conservation codes due to the type of material that the walls are construction with consideration to the age of the components with in the structure would need extensive work to comply with electrical and plumbing codes in order provide a safe and sound structure. As building official my recommendations is to demo the structures.

Should you have any questions pertaining to this matter, please feel free to contact me at 955-6503.

Thank you,



October 13, 2022

To whom it may concern

RE: Condition Assessment of existing buildings 402, 406, 410 and 414 Don Gaspar on the east side and downtown district and across from the State Capitol building.

The Construction Industries Division of the New Mexico Regulation and Licensing Department has jurisdiction for permitting and enforcement authority for construction projects involving state owned buildings as described in NMSA 1978, 60-13-12, 42 and 44. If the Building Official determines that there are unsafe or a life safety hazard, the Building Code Official shall take appropriate action pursuant to NMSA 14.5.12(B).

I personally made a site inspection on October 6th with Mr. Martin Kuziel, staff architect at FMD to review the existing Casita structures on Don Gaspar Street.

My understanding is that the state is proposing the demolition of these four Casitas in order to make room for a new executive office building with three levels of underground parking. Additionally, this includes the demolition of the Concha Ortiz y Pino building and two outlying structures located on South Capitol Street. My inspection was only for the four casitas as listed above.

The proposed four buildings scheduled for demolition are original single-family homes constructed in the early 1930s and are now owned and occupied by several state agencies. The buildings are constructed of clay tile with cementitious stucco on the exterior and plaster finish on the interior. Ceilings and floors are wood framed. Finishes are consistent with the age of the buildings. Each Casita has a detached garage and basement level and a freestanding fireplace in the center of the structure. The existing roofs are either BUR built-up roofing membrane system or a Polymer-Modified Bitumen Sheet- torch welded roof. Windows are wood frame single pane glass. The heating system in the basement is a natural gas furnace which is ducted underfloor to various rooms.

The current condition of the existing structures varies with the level of maintenance performed over the years. Casita 402 Don Gaspar has extensive damage to structural portal posts, cracks in stucco, water damage and dry rot damage to all windows. All of the casitas have active radon mitigation systems and are being monitored by the state. The windows of all casitas are damaged with dry rot, and have single pane glazing and it's unclear if they function in their current condition. Basements show signs of water intrusion and possible mold.

Due to the age of the structures, possible lead paint and asbestos insulating materials could be present in the structures. Many of the electrical outlets are not grounded and do not meet current electrical codes and possible problems with the electrical panels. Thermal insulation did not appear to be present and gaps around windows and doors were prevalent. The roofs were not personally inspected, but visual inspection for the roof overhangs at the rear of the buildings (west elevation) showed loose membrane attachment and membranes pulling away from the parapets. The roof top swamp coolers are in disrepair according to FMD and would need to be replaced. I was told the exiting plumbing is in very poor condition and needs to be replaced. The detached garages show damage to wood garage doors, damage around the stucco and parapets and are considered not safe to enter.



It is therefore my determination, as the Building Code Official, conclude that the site is unsafe and requires demolition. If you have any questions, please feel free to contact me.

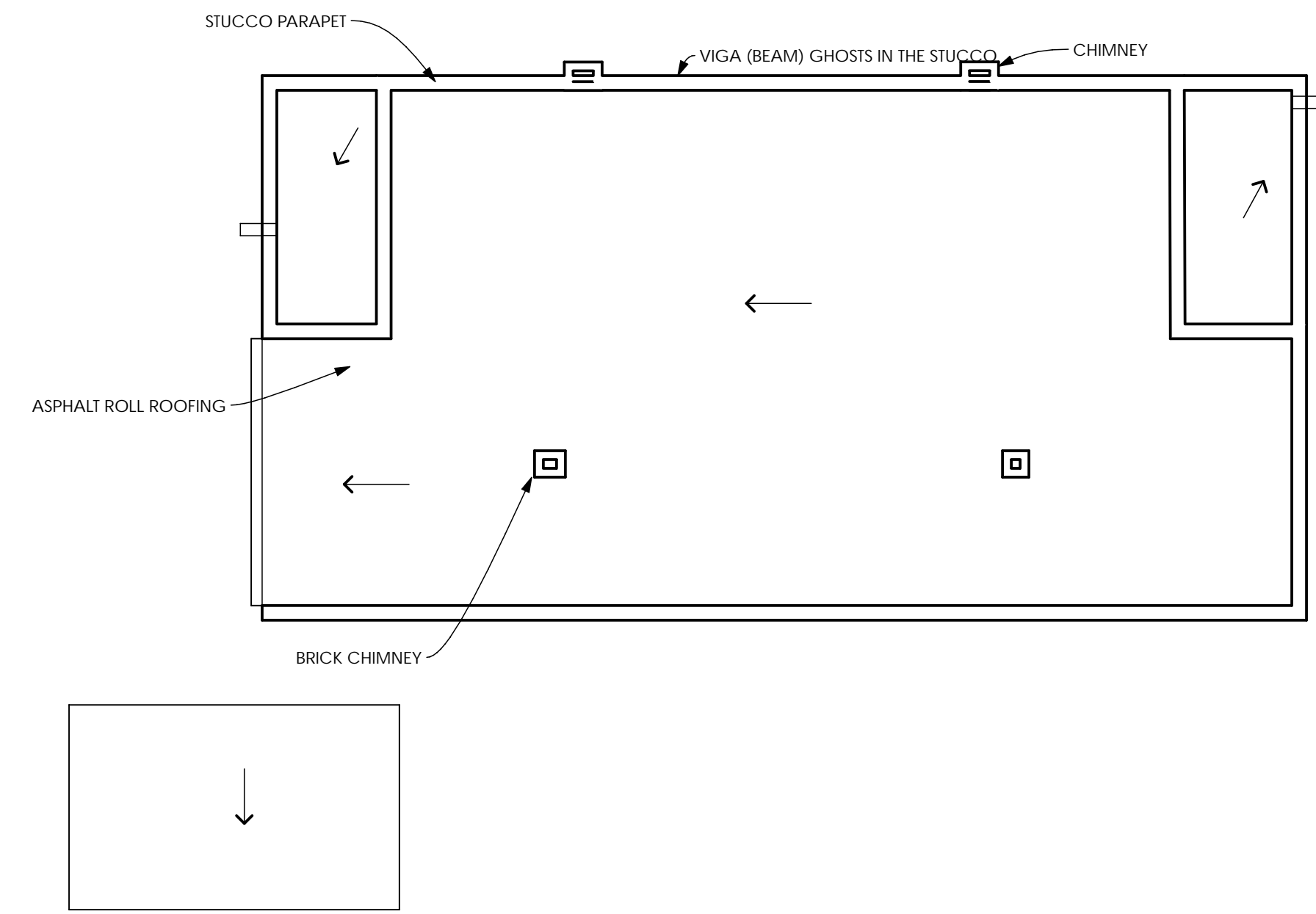
Sincerely,

/s/ Martin Romero

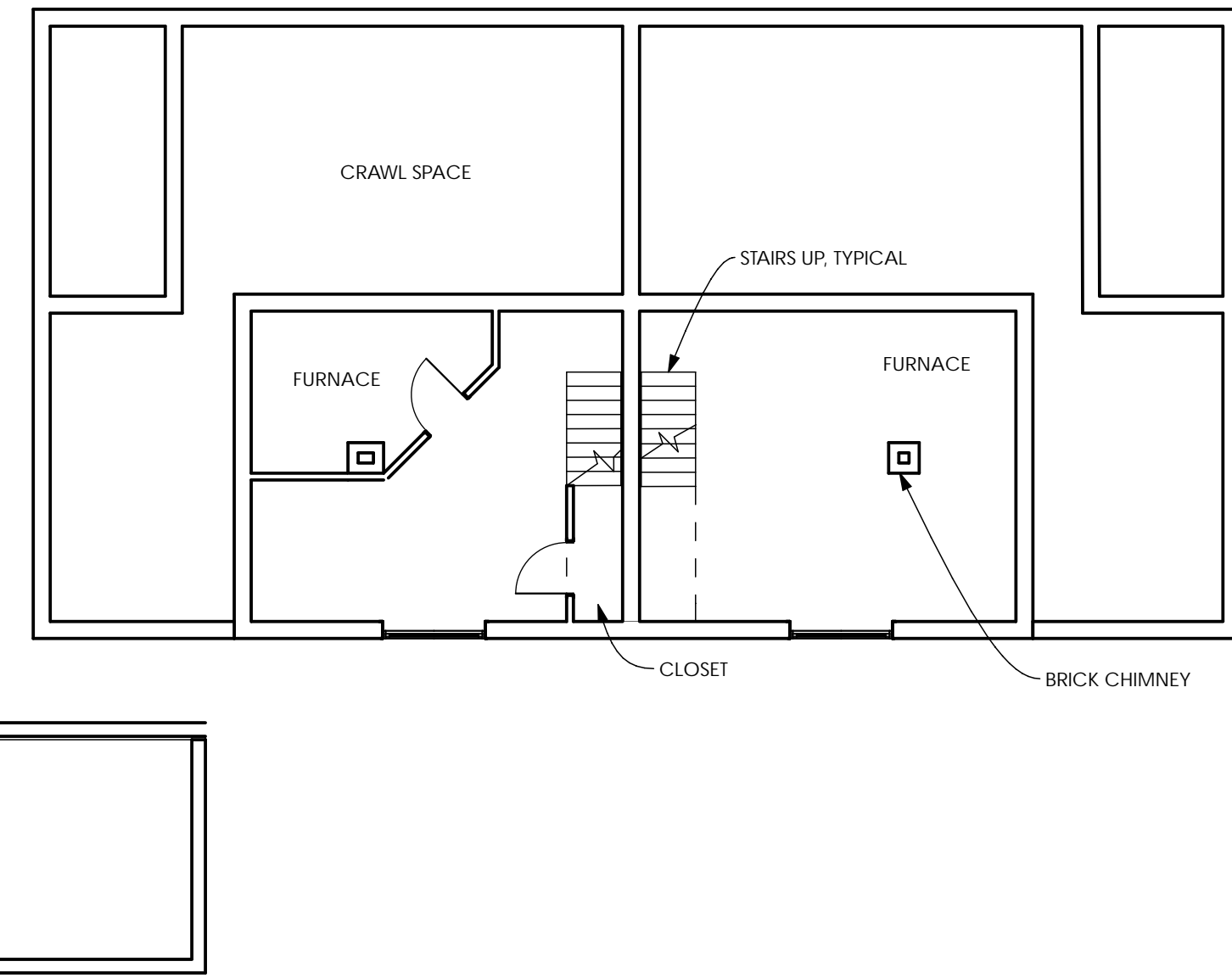
Martin Romero

Construction Industries Bureau Chief

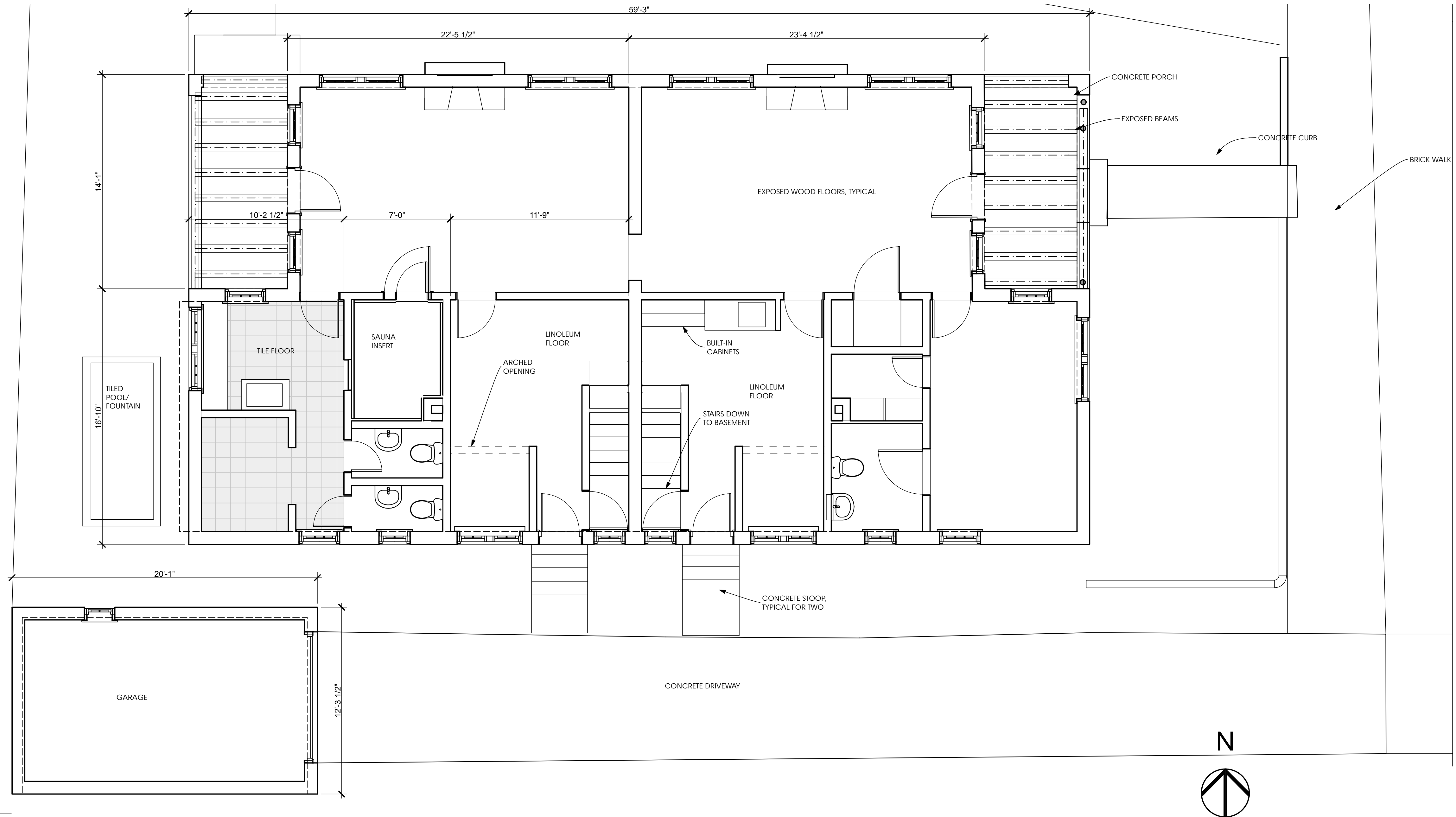




3 ROOF PLAN
SCALE: 1/8" = 1'-0"



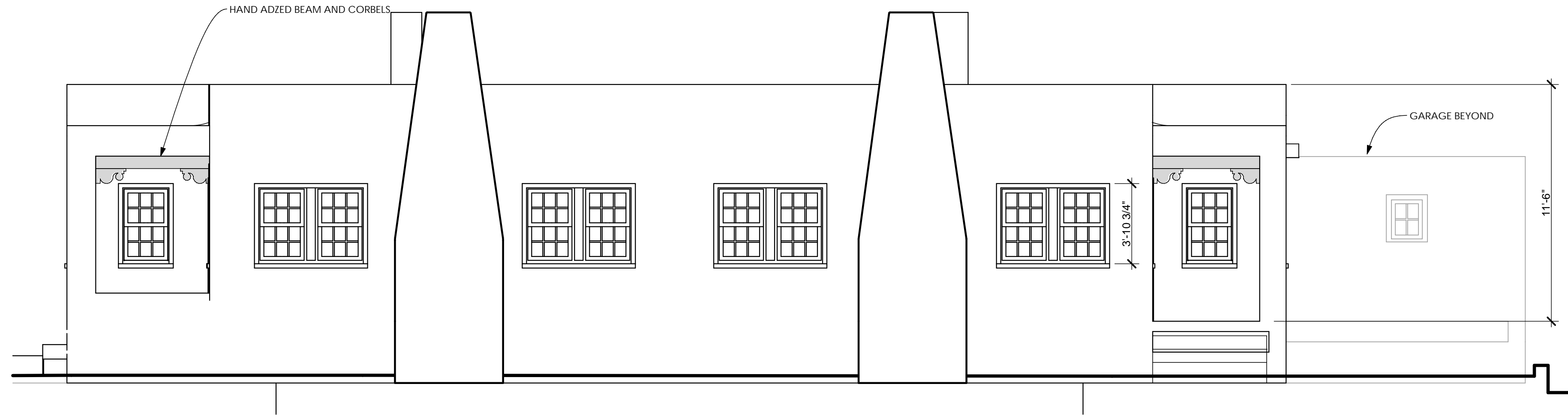
2 BASEMENT PLAN
SCALE: 1/8" = 1'-0"



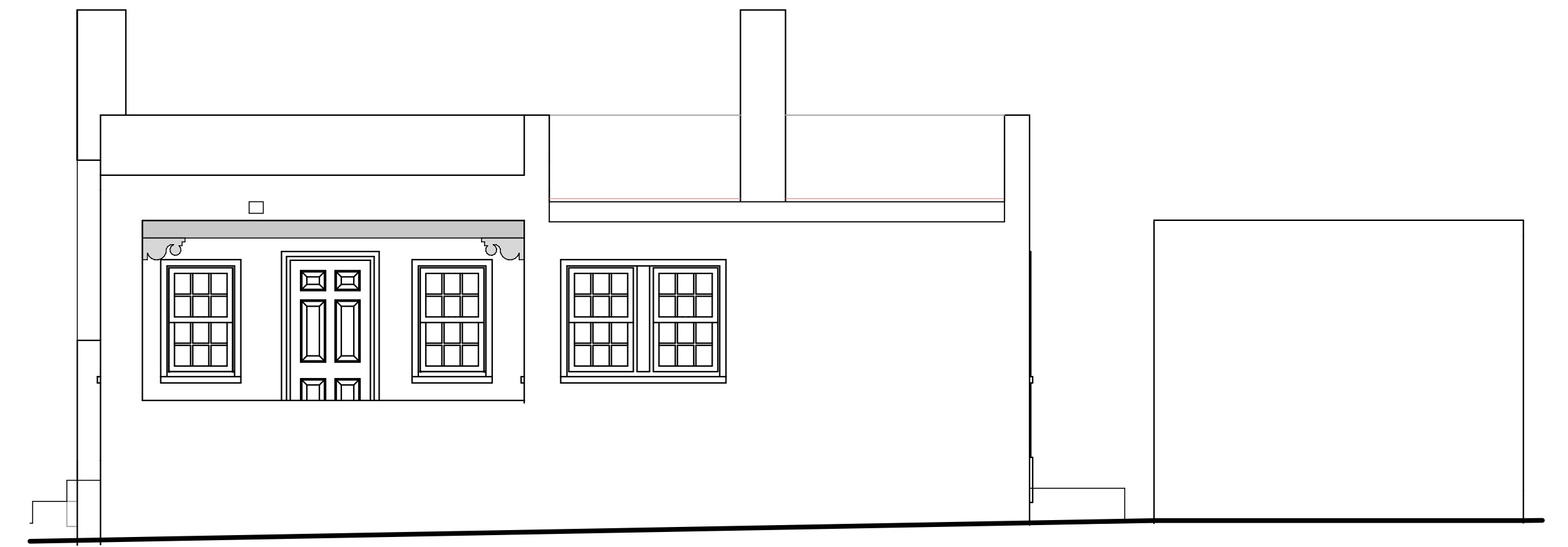
1 FIRST FLOOR
SCALE: 1/4" = 1'-0"

402 DON GASPAR AND 102 S. CAPITOL ST.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

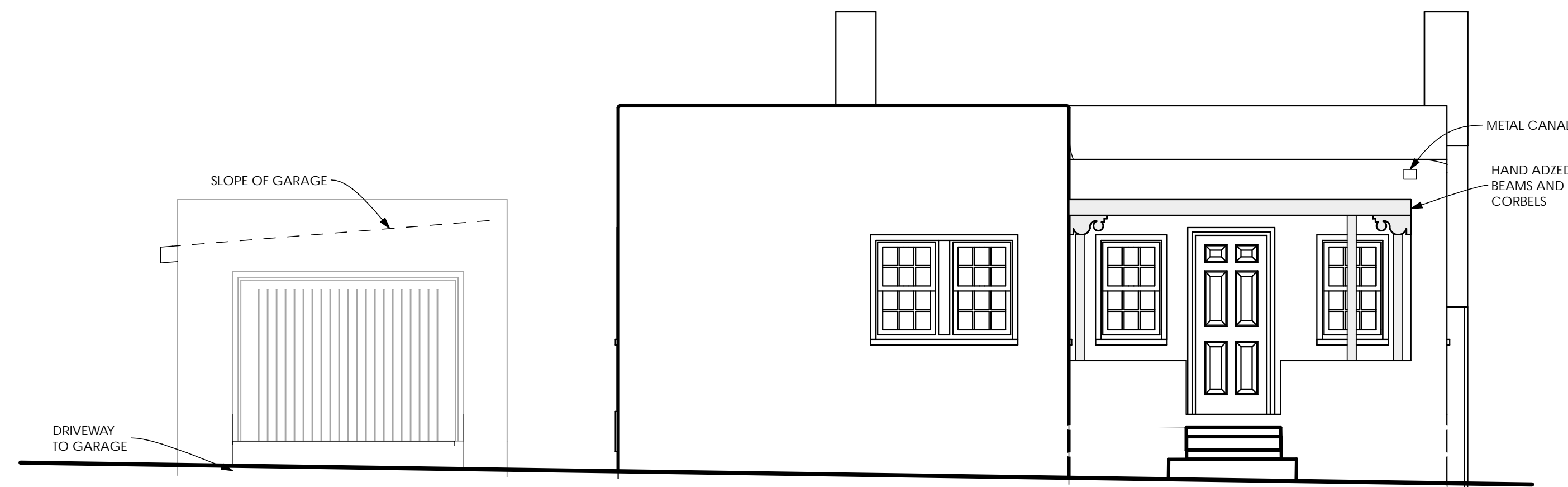
IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.
Date: 7/9/12



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



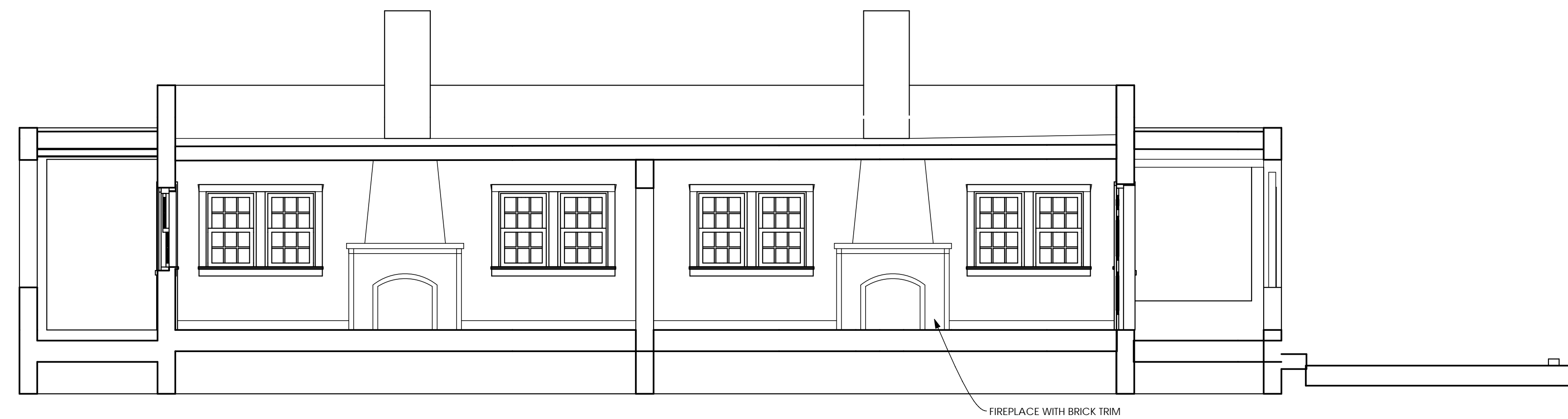
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



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



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SECTION THROUGH LIVING AREAS
SCALE: 1/4" = 1'-0"

402 DON GASPAR AND 102 S. CAPITOL ST.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

GAYLA BECHTOL ARCHITECT
505-988-3315 WWW.GBAGANMFE.COM

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL BE ENLARGED OR REDUCED AFFECTING ALL LABELLED SCALES.

Date: 7/9/12

A 1.2

Plotted On: 7/9/12

BUILDING ELEVATIONS

/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NN Don Gaspar/402 Don Gaspar.rvt



Galisteo St

S Capitol Pl

Don Gaspar Ave

Site Plan

STATE OF NEW MEXICO
Executive Office Building

Historic Districts Review Board Submittal

August 28, 2023

fbt|architects



Main North Entry

STATE OF NEW MEXICO
Executive Office Building

Historic Districts Review Board Submittal

August 28, 2023

fbt|architects



North Facade

STATE OF NEW MEXICO
Executive Office Building

Historic Districts Review Board Submittal

August 28, 2023

fbt|architects



East Facade

STATE OF NEW MEXICO
Executive Office Building

Historic Districts Review Board Submittal

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West Facade

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Homage to the Casitas

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North Elevation

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East Elevation

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West Elevation

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