

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

