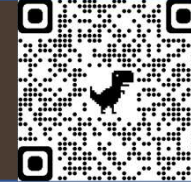




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Stone House-Sanchez/Campos – Integrity Report



Overview

The East Mountain Historical Society has been graciously offered a donation of the “Stone House” located at 12010 Hwy 14, Cedar Crest, NM by Chuck Jackson. On March 26, 2022 a team walked through the property to evaluate the feasibility of restoration and updates needed for it to become the home of the EMHS. The volunteer evaluation team consisted of an architect, an engineer, two construction contractors, all retired, and a CAD professional. All have experience with construction and restoration projects.

Summary

The evaluation team made multiple observations of areas of concern as well as historic and positive aspects of the property. Even though there are conditions that were difficult to thoroughly assess, the team unanimously agreed that the historic aspects of the property and the building’s construction and observable overall structural integrity are believed to be worth the investment of a professional evaluation.

Recommendation:

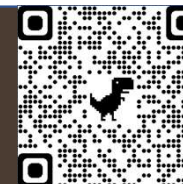
It is the recommendation of the team that the EMHS secure the services of a licensed professional structural engineer with relevant experience, to conduct a thorough evaluation of structural integrity and provide an assessment including recommendations for any necessary structural stabilization.





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The Stone House Property



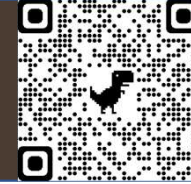
- Total acreage: .42 acres
- Stone House
 - 5 Rooms
 - Partial basement
- Detached building
- Outdoor gathering area
 - Patio
 - Yard areas
 - Stone fences
 - Outdoor stone fireplace
- Two parking areas
 - North side of house
 - Across Cirquela Rd, East of house





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The Stone House Building – 6 Rooms



1. Main Room

2. Middle Room

3. Back Room 1

4. Back Room 2

5. Bathroom

**6. Basement
Entrance Here**
(under 4 and part of 3)



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The Stone Construction - Foundation



- It is unclear but probable that the stone walls were built directly on the native soil or on a gravel/rubble foundation
- Basement walls bear the weight of stone walls above them



Photos of base of exterior walls, taken from inside of the Stone House. Hand excavation in several locations underneath walls did not discover a foundation

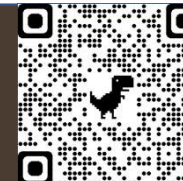


Photos of basement walls which create foundation for some of the walls above. These basement walls appear to be fairly intact and stable.

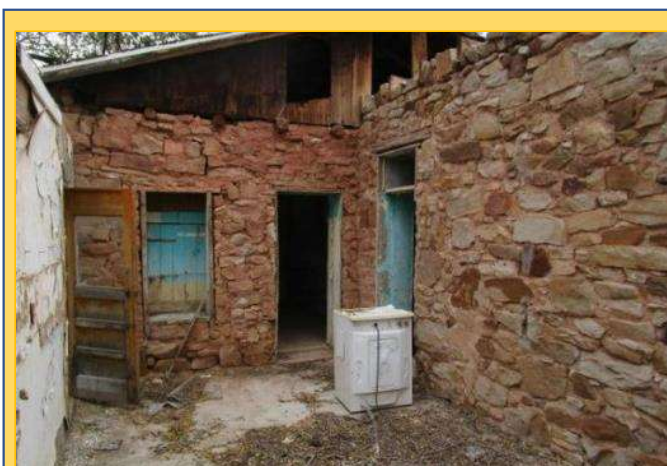


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The Stone Construction - Walls



- Exterior and several interior walls are native stone stacked with (likely) a lime based mortar 20-24" thick.
- Several of the exterior walls are laminated by 1.5-3" thick stones which give the house its unique character
- Some of the exterior walls are coated with a cement based stucco
- The interior of the stone walls are coated with a mud/adobe based plaster
- Several exterior walls have areas where the stack stone structure has been exposed to the elements for many years
- The thickness (20-24") of the walls create significant load distribution and have likely withstood erosion from exposure.



Photos taken inside Main Room (#3). Wall construction rock and lime mortar can be easily seen. Some remnants of adobe/mud plaster remain.



Photos taken inside Back Room (#1). This exposed wall provides a cross sectional view of rock wall construction.



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The Stone Construction – Walls Continued



A few cracks in walls were observed near windows or doors. However, no cracks were seen that indicated significant structural shifts.



This photo clearly shows the laminated rock covering much of the exterior of the house. Cement stucco covers most of the remainder, possibly applied over an original exterior finish (ex. adobe/mud or lime plaster)



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The Stone Construction – Walls Continued

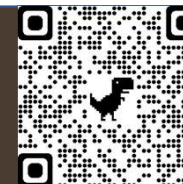


Many of the interior walls were coated with an adobe/mud plaster then washed with what is likely a lime based plaster. Several additional finishes have been applied over time.



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The Stone Construction - Roof



Roof over Main Room (#1) & Middle Room (#2)

- This pitched roof structure over these rooms is comprised of timbers and round vigas, 1X deck covered with asphalt shingles.
- The roof structure is not typical for modern day construction but appears to be stable.
- There is no obvious sagging in the structure.
- Some minor wood rot was observed in this roof area.
- It is likely some structural shoring and timber replacement will be necessary
- The shingles will need to be replaced.



Photos showing pitched roof over Main Room (#1) and Middle Room (#2)



Round vigas of varying sizes are part of the roof structure.

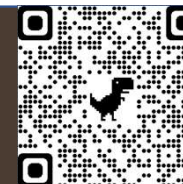


Much of the ceiling has old pine planks above the vigas and timbers.



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The Stone Construction - Roof



Roof over Back Room 2 (#4) & Bathroom (#5)

- This flat roof structure over these rooms is comprised of sawn timbers, 1X deck and was most likely some type of composite roof.
- This portion of the house's roof has been compromised for quite some time.



Photos showing flat roof over Back Room (#4) and Bathroom (#5)

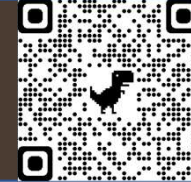


Sawn timbers and 1X comprise the roof structure over these rooms.



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The Stone Construction – Back Room 1



- This room is clearly an addition to the house.
- Its South and East walls appear to be CMU (cinder block) construction.
- There has been no roof structure over this room for many years.
- The floor of this room is a concrete slab
- There is an access to the basement in the North East corner of the floor
- The team agreed that this room is likely not salvageable.
- The space and concrete floor in this area potentially provides for a hard surfaced outdoor gathering area or covered patio.



South facing side of Back Room 1 (#3)

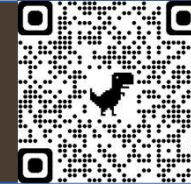


Picture taken from inside Back Room 1 looking North East



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The Stone Construction - Flooring



- The entire floor has been removed from the Main Room (#1) and a plastic sheet lies upon the dirt.
- There is evidence of a T&G wood floor (probably pine) in the Middle Room (#2). There are some boards missing but could likely be repaired.
- The floor in Back Room (#2) and Bathroom (#3) is wood sheeting over timber framing and is above the basement. This floor is fairly “spongy” and would require structural work.
- The floor in Back Room (#4) is concrete with an access to the basement in the NE corner.



Plastic covers the dirt in Main Room (#1)



Spongy floor in Back Room #2 and Bathroom (#3)



T&G Wood floor in Middle Room (#2)



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The Stone House Bathroom



- The bathroom is clearly an addition to the back of the house.
- This bathroom is the only room with any evidence of plumbing fixtures
- It appeared that the fixtures have not been used for a very long time
- The additions building structure appears to be in the worst condition of the entire house and showed evidence of settling and/or structural failure.
- No pictures were taken in this room as there were safety concerns entering this area.
- The team agreed that this room is likely not salvageable.



Bathroom addition



Evidence of settling causing bathroom addition to separate from main structure



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The Stone House Basement



- The basement is located below Back Room 2 (#4) and a portion of Back Room 1 (#3).
- There is an entrance to the basement on the East end of the house.
- The basement floor is dirt.
- An opening in the concrete floor in the North East corner of Back Room 1 (#3) that drops into the basement. A steep and rubble filled “chute” provided another basement access.



A steep set of exterior stairs lead down to the basement entrance



A chute from the room above

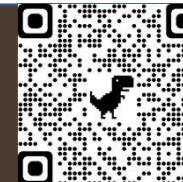


Basement walls are stone and appear to be stable. Some grouting may be required to ensure stability.



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Outdoor Gathering Area



- The area is surrounded by beautiful stacked stone walls. Some of these walls require some restacking and grouting
- A standalone outdoor fireplace is a centerpiece to the area
- With some demolition and renovation, the room in the South West corner offers further outdoor space opportunity.
- Cleanup and some grading is needed
- A thorough review from a safety perspective should be conducted

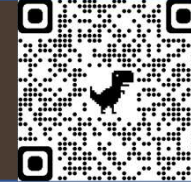


The area south of the Stone House offer ample opportunity for outdoor gatherings



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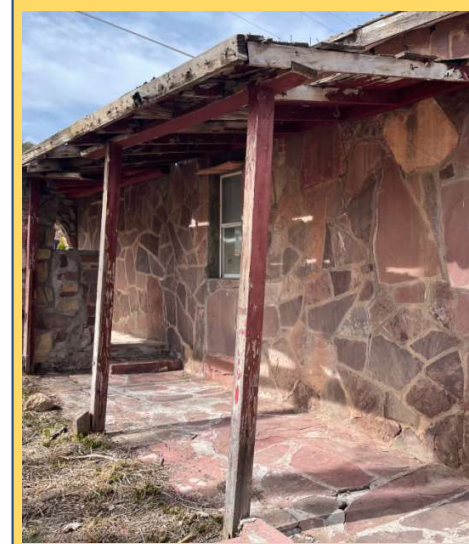
The Stone House – Miscellaneous Observations



Very little electrical system components remain.



Some windows have been replaced, while some of the old wood frame windows remain.



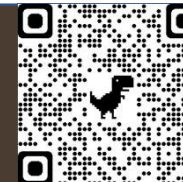
Porch structure is not sound

- No heating or cooling system components remain other than fireplace in Main Room (#1)
- The only plumbing seems to have been in Bathroom (#4) and appears non-functional and beyond salvage.



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Detached Building



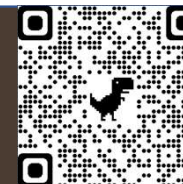
- Detached building located North East of the Stone House
- CMU (cinder block) construction with cement stucco exterior finish
- Roof structure is comprised of round vigas and sawn timber, covered with asphalt shingles
- The floor is a concrete slab.
- Some significant wood rot in the vigas was observed
- A unique interior rock feature exists on the East wall
- A rock fireplace exists in the North East corner
- This was possibly a garage or storage barn at one time
- An approx. 1" wide gap from the floor to ceiling in the North block wall had the team puzzled



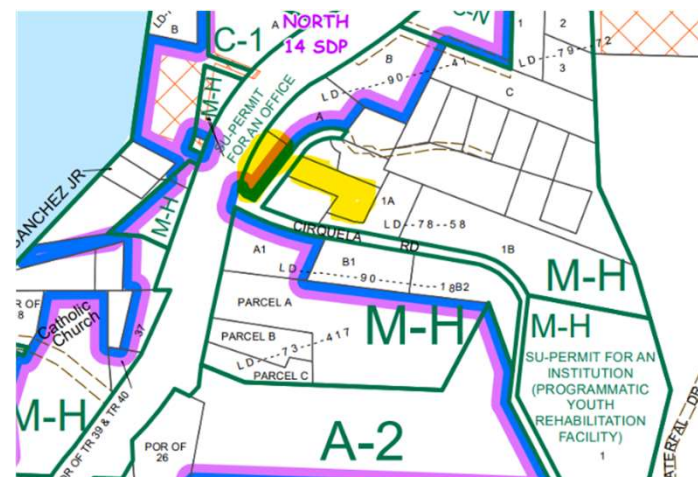


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Additional Considerations & Ideas



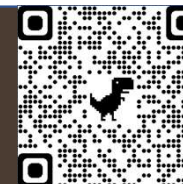
1. Current Bernalillo County zoning is M-H (mobile home/residential). A zoning change may be needed
2. ADA restroom facility required
3. Interior kitchen required, exterior patio kitchen desired
4. Domestic use water source was not determined
5. Waste water system requirements should be researched
6. New electric, mechanical, and plumbing systems needed.
7. Temperature controlled space required for historic archives.
8. Add sign at highway to advertise:
“Future Home of the East Mountain Historical Society”
9. Establish parking areas for daily visitors, staff, and potential overnight “dry camping” visitors (donation opportunities)
<https://harvesthosts.com/about/>





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Initial Outdoor Uses During Restoration



Tasks to create usable outdoor space for immediate uses:

1. Demolish CMU addition at rear of house (shown at right) and create outdoor patio BBQ area.
2. Add walkways for access between new patio area and yard.
3. Restack and stabilize rock wall along backside of yard.
4. Clear yard of tripping hazards and level areas as needed.
5. Remove misc rubbish, crumbled materials, etc.
6. Install barriers to prevent visitors from accessing house (unsafe).
7. Setup location for portable toilets during events.
8. Add sign at highway to advertise:
Future Home of the East Mountain Historical Society

