

# RPA & Associates, LLC.

PRESERVING OUR HISTORY

508 Ortega Rd NW Los Ranchos de Albuquerque, NM 87114  
 P.O. Box 10328 Albuquerque, NM 87184  
 505-379-7900  
 rpahistoric@gmail.com

TO FORAGED DESIGN  
 118 Lorenzo Street  
 Santa Fe, NM 87501  
 kitty@foragedsantafe.com  
 (505) 365-1122

HISTORIC ASSESSMENT  
 NO. 190224-HA



JOB	DATE
312 PINO ROAD, SANTA FE, NM 87505	02/19/2024

LOCATION	DESCRIPTION
<u>WEST</u>	
DR #1	48 x 80 (2-24") LR RH INSWING DOOR 2W5H – SIMPSON 1990
<u>SOUTH</u>	
DR #2	34 x 90 LH INSWING DOOR 1-LT IG – PELLA 2008
<u>WEST</u>	
DR #3	32 x 80 LH INSWING DOOR 1 ¾ SC LUJAN WITH APPLIED MOULDING (MECHANICALLY APPLIED) 2000
<u>SOUTHWEST</u>	
A	70 x 50 LS 90°/19 x 50 L 1W4H/3W4H-1W4H STEEL CASEMENT – 1960's
<u>SOUTH</u>	
B	25 x 25 AWNING V 2W2H WHITE CLAD/WOOD – PELLA 2008
<u>EAST</u>	
C	25 x 25 AWNING V 2W2H WHITE CLAD/WOOD – PELLA 2008
<u>SOUTH</u>	
D	35 x 47 R CASEMENT 4W3H WHITE CLAD/WOOD – PELLA 2008



In closing, my professional opinion is as follows:

Doors 1, 2, 3, & 4 DO NOT meet the criteria to be considered historic.

Window A is historic.

Windows B, C, D, E & F, DO NOT meet the criteria to be considered historic.

The bucks for windows G, H & I are historic however the sashes are barn sashes that have exterior and interior blind stops that were replaced in the late 1980's, early 1990's and are non-historic. The drip cap is a cove mould from the 1980's that has a mill finish aluminum weatherstripping.

To replace the windows, the weatherstripping and rotted sashes will need to be removed, leaving the historic buck. The windows will need to be replaced in "like and kind" (inswing, all wood, divided lite casements).

If you have any questions, please contact me at 505-379-7900.

Assessment prepared by: **Ra N. Patterson**

## RPA & ASSOCIATES, LLC | WINDOW & DOOR CONDITION AND INTEGRITY CODES

CODE	CONDITION AND INTEGRITY CODES
P = PREMIUM	EXTERIOR FINISHES AND SASH, FRAME, AND CASING MEMBER IN PREMIUM OR VERY GOOD CONDITION.
	PUTTY GLAZE INTACT.
	ONLY COSMETIC TOUCH-UP, IF NEEDED.
S = SATISFACTORY	EXTERIOR FINISHES FADING AND WORN IN PLACES BUT STILL ADHERED TO THE WINDOW MEMBERS.
	PUTTY GLAZING CRACKING BUT INTACT AND ALL SASHES, FRAMES, AND CASING MEMBER WITH LESS THAN 30% –
	40% DETERIORATION.
F = FAIR	EXTERIOR FINISHES HAVE CRACKED & PEELED. MISSING TO BARE SURFACE.
	PUTTY GLAZING CRACKING AND MISSING IN 30% – 40% OF THE SASHES. ALL SASHES, FRAMES, AND CASINGS HAVE
	SOME MEMBERS 30% – 40% COMPLETELY DETERIORATED.
U = UNSATISFACTORY	EXTERIOR FINISHES HAVE COMPLETELY DETERIORATED.
	PUTTY GLAZING MOSTLY MISSING. ALL SASHES, FRAMES, AND CASING MEMBERS HAVE MORE THAN 30% - 40%
	DETERIORATION, BEYOND REPAIR.

NOTES:

**RPA & ASSOCIATES, LLC | 312 PINO ROAD, SANTA FE, NM 87505**

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTERGRITY CODE	HISTORIC/NON-HISTORIC - AGE
DR #1	48 x 80 – (2-24") LR RH INSWING DOOR 2W5H	F	NON-HISTORIC – SIMPSON DOOR WOOD STOPS (1990)
DR #2	34 x 90 LH INSWING DOOR 1-LITE	S	NON-HISTORIC – PELLA DOOR (2008)
DR #3	32 x 80 LH INSWING DOOR FLUSH SC	S	NON-HISTORIC – MOULDING MECHANICALLY APPLIED (2000's)
A	70 x 50 CS/90°/19x 50 L 1W4H/3W4H/1W4H STEEL CASEMENT	S	HISTORIC – (1960's)
B	25 x 25 AWNING V 2W2H WHITE CLAD EXTERIOR	P	NON-HISTORIC – CLAD PELLA (2008)
C	25 x 25 AWNING V 2W2H WHITE CLAD EXTERIOR	P	NON-HISTORIC – CLAD PELLA (2008)
D	35 x 47 R CASEMENT 4W3H WHITE CLAD EXTERIOR	P	NON-HISTORIC – CLAD PELLA (2008)
E	35 x 47 L CASEMENT 4W3H WHITE CLAD EXTERIOR	P	NON-HISTORIC – CLAD PELLA (2008)
F	35 x 47 R CASEMENT 4W3H WHITE CLAD EXTERIOR	P	NON-HISTORIC – CLAD PELLA (2008)
G	39 x 48 LR (2-19") INSWING CASEMENT 2W3H ALL WOOD	F	NON-HISTORIC – BARN SASHES (1986)
H	39 x 48 LR (2-19") INSWING CASEMENT 2W3H ALL WOOD	F	NON-HISTORIC – BARN SASHES (1986)
I	36 x 42 LR (2-18") INSWING CASEMENT 2W3H ALL WOOD	F	NON-HISTORIC – BARN SASHES (1986)

NOTES:



West  
Elevation  
DR#1



South  
Elevation  
DR#2



West  
Elevation  
DR#3



South-West Elevation  
Window  
A



South Elevation  
Window  
B





East Elevation  
Window  
C



South  
Elevation  
Window  
D



East  
Elevation  
Window  
E





East  
Elevation  
Window  
F



North  
Elevation  
Window  
G



North  
Elevation  
Window  
H



North  
Elevation  
Door #4



North  
Elevation  
Window  
I

South-West Elevation  
Window. A



*Yella*  
IGCC® CBA IGMAC  
INSULSHIELD®  
CIG-21-08

Door #2  
Showing year and  
mfg.

Door#3  
Applied  
molding detail





MARTINEZ  
ARCHITECTURE  
STUDIO PC

1524 PASEO DE PERALTA SANTA FE  
505-989-4958 studio@martinezarch.com

GOLDSTEIN RESIDENCE  
312 PINO ROAD  
SANTA FE, NEW MEXICO

NORTH  
ELEVATION  
OCTOBER 15, 2024



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GOLDSTEIN RESIDENCE  
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GOLDSTEIN RESIDENCE  
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WEST  
ELEVATION  
OCTOBER 15, 2024

1520

1/4 TURN  
TO OPEN



A R C H I T E C T U R E  
M A R T I N E Z  
S T U D I O P C

TEL (505) 989-4958 MAIL: P O B O X 9 2 5 S A N T A F E N M 8 7 5 0 4  
1 5 2 4 P A S E O D E P E R A L T A — S T U D I O @ M A R T I N E Z A R C H . C O M

**Goldstein Residence**  
**312 Pino Road**  
**October 15, 2024**

**Exterior Finishes**

**Stucco – El Rey “Suede”**



**Windows, Doors & Trim – “White”**

