

RPA & Associates, LLC.

PRESERVING OUR HISTORY

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TO Gayla Bechtol Architect
 320 Aztec Street
 Santa Fe, NM 87505
 gayla@gbasantafe.com

JOB	DATE
426 Delgado Lane, Santa Fe, NM 87505	01/22/2026

LOCATION	DESCRIPTION
<u>EAST</u>	
D01	36" x 80" LH INSWING 13-PANEL MAHOGANY TRUE DIVIDED LIGHT ALL WOOD
W01	28" x 57" - 2 (+/-) TWIN DOUBLE HUNG 3W2H/3W2H TRUE DIVIDED LIGHT ALL WOOD
W02	<u>FIXED/FIXED</u> 49" x 22" - 2 (+/-) SS 1-LT ALL WOOD AWNING/AWNING 49" x 28" - 2 (+/-) VV
W14	<u>FIXED/FIXED</u> 44" x 20" - 2 (+/-) SS 1-LT ALL WOOD AWNING/AWNING 44" x 20" - 2 (+/-) VV
W15	28" x 57" - 2 (+/-) TWIN DOUBLE HUNG 3W2H/3W2H ALL WOOD
<u>SOUTH</u>	
W03	<u>FIXED</u> 49" x 22" (+/-) S 1-LT ALL WOOD AWNING 49" x 28" (+/-) V
<u>EAST</u>	
W04	<u>FIXED/FIXED</u> 47" x 24" - 2 (+/-) SS 1-LT ALL WOOD AWNING/AWNING 47" x 24" - 2 (+/-) VV
<u>SOUTH</u>	
W05	45" x 55" - 2 (+/-) TWIN DOUBLE HUNG 1/1 ALL WOOD
<u>WEST</u>	
W06	24" x 21" - 3 TRIPLE AWNING VVV 1-LT ALL WOOD

JOB		DATE
426 Delgado Lane, Santa Fe, NM 87505		01/22/2026
LOCATION	DESCRIPTION	
<u>WEST</u>		
D20	32" x 82" (+/-) RH OUTSWING 6-PANEL METAL DOOR	
<u>SOUTH</u>		
W07	<u>FIXED</u> 41" x 24" (+/-) S 1-LT ALL WOOD AWNING 41" x 24" (+/-) V	
<u>WEST</u>		
D09	30" x 80" RH INSWING SOLID CORE MASONITE FLUSH DOOR ALL WOOD	
D10	24"/32"/24" x 80" STAT/LH INSWING/STAT DOOR 2W5H/3W5H/2W5H TRUE DIVIDED LIGHT ALL WOOD	
W08	<u>FIXED</u> 41" x 24" (+/-) S 1-LT ALL WOOD AWNING 41" x 24" (+/-) V	
<u>SOUTH</u>		
D08	32" x 80" LH INSWING SOLID CORE BIRCH FLUSH DOOR ALL WOOD	
<u>WEST</u>		
W09	18" x 38" – 3 (+/-) TRIPLE LSR INSWING CASEMENT 2W3H ALL WOOD	
<u>NORTH</u>		
D04	30" x 80" RH INSWING 6- PANEL METAL DOOR	
W11	28" x 24" (+/-) AWNING V3W2H ALL WOOD	
W12	40" x 36" (+/-) DOUBLE HUNG 3W1H/3W1H ALL WOOD	
W13	40" x 36" (+/-) DOUBLE HUNG 3W1H/3W1H ALL WOOD	
<u>EAST</u>		
W10	32" x 40" (+/-) R CASEMENT 2W3H ALL WOOD	
<u>EAST</u> INTERIOR – ORIGINAL EXTERIOR WALL OF THE PORTAL NOW ENCLOSED		
W16	40" x 40" FIXED 1-LITE, EXPOSED HEADER, STOPPED IN GLASS	
W17	36" x 40" FIXED 1-LITE, EXPOSED HEADER, STOPPED IN GLASS	

In closing, my professional opinion is as follows:

Window W01, W09, W15, W16 and W17 are historic.

Window W02, W03, W04, W05, W06, W07, W08, W10, W11, W12, W13 and W14 are non-historic.

Doors D01, D04, D08, D09, D10 and D20 are all non-historic.

My suggestion for the replacement windows is that the units be a casement or double hung window typical of the original era of the structure. The units should have an authentic simulated divided light look as in like and kind of window W01 and W15.

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:

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LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC/NON-HISTORIC - AGE
EAST W14	<u>FIXED/FIXED</u> 44" x 20" SS AWNING/AWNING 44" x 20" VV 1-LITE – INSULATED GLASS – ALL WOOD	S	NON-HISTORIC – “LINCOLN” CRANK OUT AWNING (1994)
W15	28" x 57" – 2 (+/-) TWIN DOUBLE HUNG 3W2H/3W2H – TDL – ALL WOOD	F	HISTORIC
D01	36" x 80" LH INSWING MAHOGANY DOOR 13-PANELS – ALL WOOD	S	NON-HISTORIC – GREAT EASTERN DOOR (1994)
W01	28" x 57" – 2 (+/-) TWIN DOUBLE HUNG 3W2H/3W2H – TDL – ALL WOOD	F	HISTORIC
W02	<u>FIXED/FIXED</u> 49" x 22" (+/-) SS AWNING/AWNING 49" x 28" (+/-) VV 1-LITE – ALL WOOD	S	NON-HISTORIC – “MARVIN” PUSH OUT, AIR NAILED BEAD (1989)
SOUTH W03	<u>FIXED</u> 49" x 22" (+/-) S AWNING 49" x 28" (+/-) V 1-LITE – ALL WOOD	S	NON-HISTORIC – “MARVIN” PUSH OUT, AIR NAILED BEAD (1989)
EAST W04	<u>FIXED/FIXED</u> 47" x 24" – 2 (+/-) SS AWNING/AWNING 47" x 24" – 2 (+/-) SS INSULATED GLASS – ALL WOOD	S	NON-HISTORIC – “LINCOLN” CRANK OUT AWNING (1994)
SOUTH W05	45" x 55" – 2 (+/-) TWIN DOUBLE HUNG 1/1 INSULATED GLASS	F	NON-HITORIC – “LINCOLN” (1994)

NOTES:

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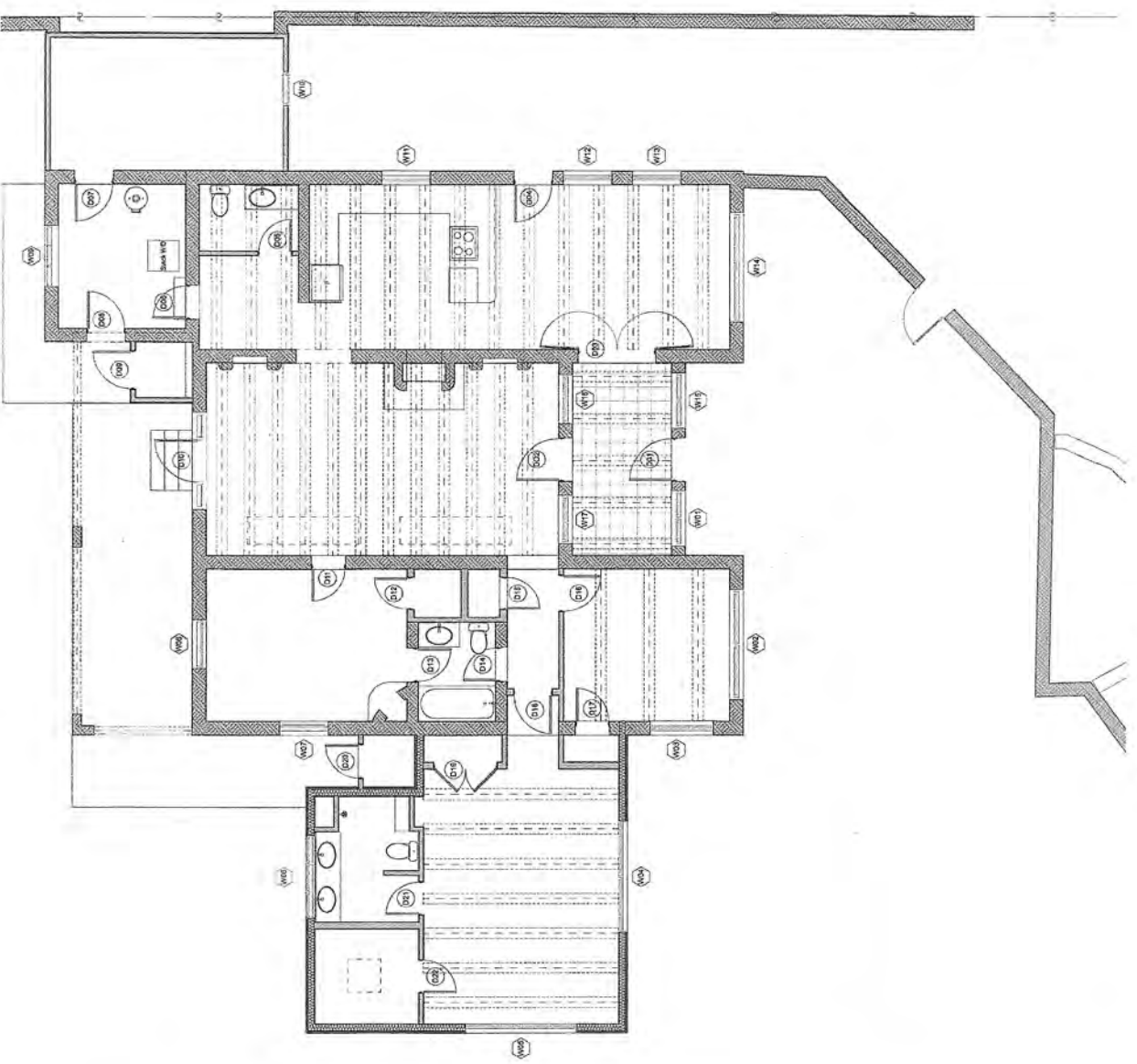
LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC/NON-HISTORIC – AGE
WEST W06	24" x 21" – 3 TRIPLE AWNING VVV 1-LITE INSULATED GLASS – ALL WOOD	S	NON-HISTORIC – “LINCOLN” AIR GUN NAILS IN THE SASH ASSEMBLY (1994)
D20	32" x 82" RH OUTSWING 6-PANEL METAL DOOR	S	NON-HISTORIC – “THERMA TRU” METAL DOOR (2000’s)
SOUTH W07	<u>FIXED</u> 41" x 24" (+/-) S AWNING 41" x 24" (+/-) V 1-LITE – ALL WOOD	S	NON-HISTORIC – “MARVIN” PUSH OUT, AIR NAIL BEAD (1989)
WEST W08	<u>FIXED</u> 41" x 24" (+/-) S AWNING 41" x 24" (+/-) S 1-LITE – ALL WOOD	S	NON-HISTORIC – “MARVIN” PUSH OUT, AIR NAIL BEAD (1989)
D10	24"/32"/24" x 80" STAT/LH INSWING/STAT DOOR 2W5H/3W5H/2W5H – TDL	S	NON-HISTORIC – “SIMPSON” MANUFACTURED WOOD BEAD, AIR GUN NAILS (1994)
D09	30" x 80" RH OUTSWING SOLID CORE MASONITE SLAB FLUSH DOOR	U	NON-HISTORIC – DELAMINATING DOOR (2000’s)
SOUTH D08	32" x 80" LH INSWING SOLID CORE BIRCH FLUSH DOOR – ALL WOOD	S	NON-HISTORIC – (2000’s)
W09	18" x 38" – 3 (+/-) TRIPLE LSR INSWING CASEMENT 2W3H – ALL WOOD	F	HISTORIC
NORTH W13	40" x 36" (+/-) DOUBLE HUNG 3W1H/3W1H INSULATED GLASS – ALL WOOD	S	NON-HISTORIC – “LINCOLN” (1994)

NOTES:

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LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC/NON-HISTORIC – AGE
W12	40" x 36" (+/-) DOUBLE HUNG 3W1H/3W1H INSULATED GLASS – ALL WOOD	S	NON-HISTORIC – “LINCOLN” (1994)
D04	30" x 80" RH INSWING 6-PANEL METAL DOOR	S	NON-HISTORIC – “THERMA TRU” MANUFACTURED METAL DOOR (2000’s)
W11	28" x 24" (+/-) V AWNING 3W2H INSULATED GLASS – ALL WOOD	S	NON-HISTORIC – “LINCOLN” CRANK OUT CASEMENT (1994)
EAST W10	32" x 40" (+/-) R CASEMENT 2W3H INSULATED GLASS – ALL WOOD	S	NON-HISTORIC – “LINCOLN” CRANK OUT CASEMENT (1994)
EAST	INTERIOR – ORIGINAL EXTERIOR WALL OF NOW ENCLOSED PORTAL		
W16	40" x 40" FIXED 1-LITE – SINGLE GLAZED	S	HISTORIC – OPENINGS AND HEADER – EXPOSED WOOD NON-HISTORIC – STOPS AND GLAZING (1989 – 1994)
W17	36" x 40" FIXED 1-LITE – SINGLE GLAZED	S	HISTORIC – OPENINGS AND HEADER – EXPOSED WOOD NON-HISTORIC – STOPS AND GLAZING (1989 – 1994)

NOTES:



Main Level



220 ARCHITECT STREET SANTA FE, NM
 505-866-4321
 www.gbainc.com

Cochran Renovation
 426 DELGADO LANE
 (FORMERLY STREET)
 SANTA FE, NM 87501

Project Number: 2025

Developed and specifications as indicated on the drawings. The architect is not responsible for the accuracy of the information of the project or for the accuracy of the information of the project or for the accuracy of the information of the project.

Approved for Construction by the Architect.

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COCHRAN RENOVATION
 426 DELGADO LANE
 SANTA FE, NM
 DOWNTOWN/EASTSIDE HISTORIC DISTRICTS

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 PERMITTING, OR
 CONSTRUCTION
 (SHEET)

X0000/2025 - Issue Description

Existing Ground Level Plan

A004

Sheet 0004



426 DELGADO STREET SANTA FE, NM
87501
505-966-0301
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**Cochran
Renovation**
426 DELGADO LANE
(FORMERLY STREET)
SANTA FE, NM 87501

Project Number: 2025

Drawings and Specifications are intended to describe the work to be performed by the Contractor. They are not to be used for any other purpose, including but not limited to, construction, without the express written consent of the Architect. The Architect shall not be responsible for any errors or omissions in the drawings or specifications, or for any consequences arising therefrom, in whole or in part, resulting from any reliance on these drawings or specifications by any person other than the Architect.

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COCHRAN RENOVATION
426 DELGADO LANE
SANTA FE, NM
DOWNTOWN/EASTSIDE HISTORIC DISTRICTS

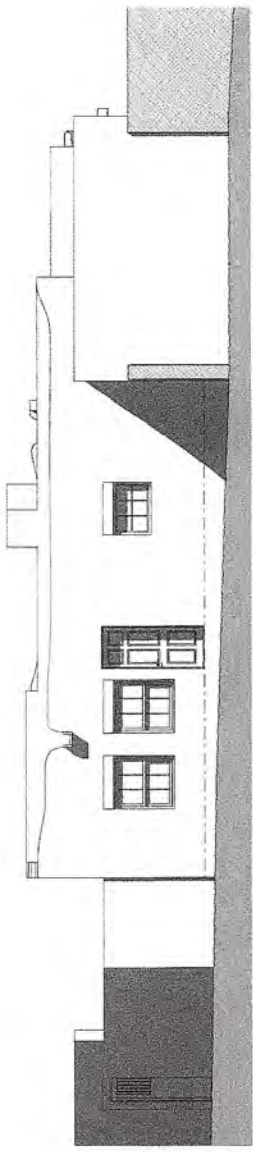
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REVISION:
XXXX/2025 - Issue Description

Building Elevation

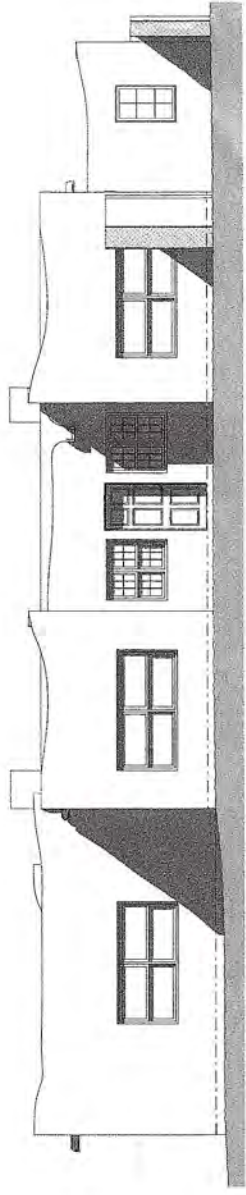
A201

Project: COCHRAN



North Elevation

2
A301



East Elevation

1
A301



1000 SCIENCE CENTER DRIVE, SUITE 100
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**Cochran
 Renovation**
 426 DELGADO LANE
 (FORMERLY STREET)
 SANTA FE, NM 87501

Project Number: 2025
 Drawings and Specifications are preliminary and subject to change without notice. They are not to be used for construction without the express written approval of the architect. The architect is not responsible for construction methods or materials. The contractor is responsible for obtaining all necessary permits and for safety considerations and procedures in connection with the project.
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 426 DELGADO LANE
 SANTA FE, NM
 DOWNTOWN/EASTSIDE HISTORIC DISTRICTS

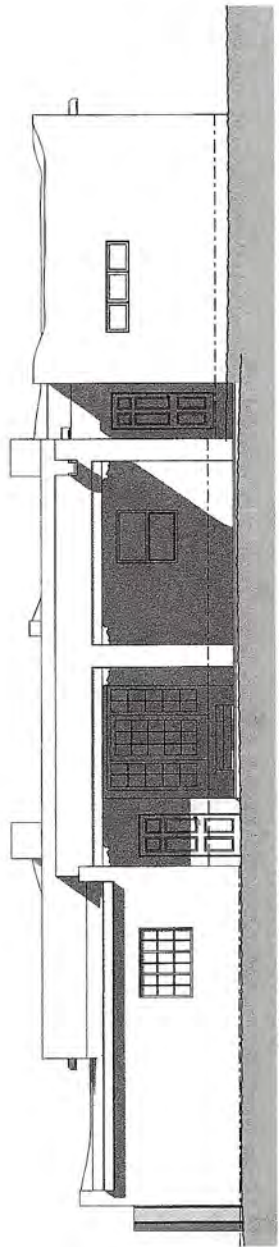
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ISSUED:
 X/00/2025 - Issue Description

Building Elevation

A202

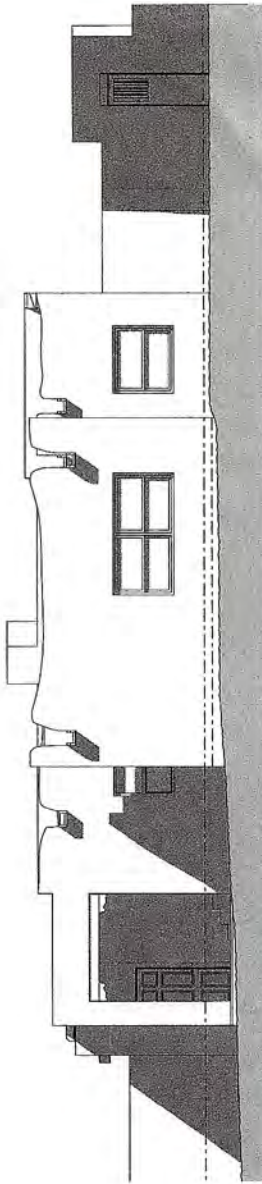
Notes: 03/18



West Elevation

1/4" = 1'-0"

2
 A301



South Elevation

1/4" = 1'-0"

1
 A301

East Elevation
Door
D-01



East Elevation
Window
W01



East Elevation
Window
W02



East Elevation
Window
W14



East Elevation
Window
W15



South
Elevation
Window
W03



East
Elevation
Window
W04



South
Elevation
Window
W05





West
Elevation
Window
W06



West
Elevation
Door
D20

South
Elevation
Window
W07



West
Elevation
Door
D09



West
Elevation
Door
D10 and sidelights

West
Elevation
Door
D10
Center swinging
door



West
Elevation
Door
D10
Left
sidelight
OSV

Text





West
Elevation
Door
D10
Right sidelight
OSV

West
Elevation
Window
W08



South
Elevation
Door
D08



West
Elevation
Window
W09





North
Elevation
Door
D04



North Elevation
Window
W11



North
Elevation
Window
W12

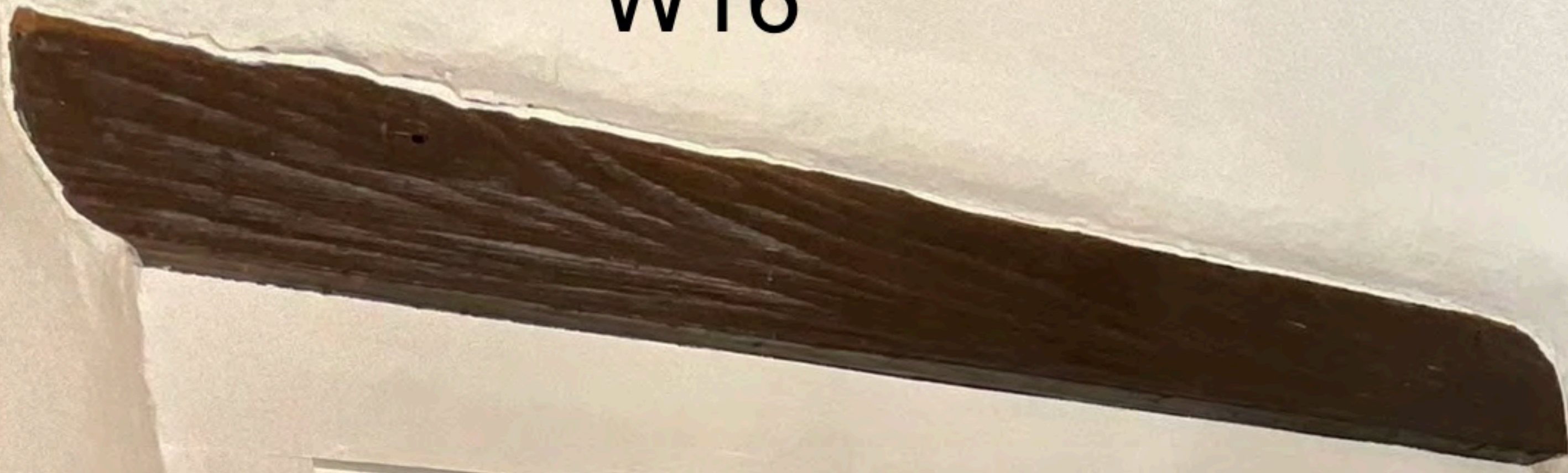


North
Elevation
Window
W13

East
Elevation
Window
W10



East Elevation
Interior of old
Portal
Window
W16



East Elevation
Interior of old portal
Window
W17



426 Delgado Ln
SFNM
West Elevation



426 Delgado Ln
North
Elevation



426 Delgado Ln
SFNM
South-East Elevation



426 Delgado Ln
SFNM
East Elevation



426 Delgado Ln
SFNM
South Elevation

