

RPA & Associates

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 JAP Architect
 P.O BOX 22986
 SANTA FE, NM 87502
japadillaarchitect@gmail.com
 (505) 660-1682

JOB	DATE
Unit 126 CAMINO SANTIAGO, SANTA FE, NM 87501	12/15/2023

LOCATION	DESCRIPTION
NORTH ELEVATION	
DR #1	36 x 80 LH INSWING 15-PANEL W/1-GLASS PANEL 4-LITE ALL WOOD
A	20 x 38 L STEEL CASEMENT 90° +/- BAY 20 x 38R 1W3H
B	38 x 38 LR STEEL CASEMENT 1W3H
DR #2	36 x 80 LH OUTSWING 15-PANEL W/1-GLASS PANEL 4-LITE ALL WOOD
DR #3	36 x 80 RH OUTSWING 15-PANEL W/1-GLASS PANEL 4-LITE ALL WOOD
C	38 x 38 LR STEEL CASEMENT 1W3H
D	20 x 38 L STEEL CASEMENT 90° +/- BAY 20 x 38R 1W3H
DR #4	36 x 80 RH INSWING 15-PANEL W/1-GLASS PANEL 4-LITE ALL WOOD
SOUTH ELEVATION	
DR #5	72 x 80 SGD OX WHITE VINYL 1-LT
E	54 x 51 LSR STEEL CASEMENT 1W4H
F	54 x 51 LSR STEEL CASEMENT 1W4H
DR #6	72 x 80 SGD OX WHITE VINYL 1-LT

In closing, my professional opinion as follows:

Doors 1, 2, 3, 4, 5, & 6 are non-historic.

Windows A, B, C, D, E & F are historic windows. The steel casements are single glazed. There is not enough shelf area in the steel casements to insert insulated glass into the frames. The single pane and steel casement windows have had a considerable amount of condensation and over time this has caused damage to the wall and interior plaster. Using storm windows with the steel casements of this style, will not work because the fact is, the steel will condensate and allow the conduction of heat and cold.

The best option for the structure would be to replace the units with a window in like and kind, with dual pane glass to cut down the condensation and preserve the structure.

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

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

RPA & ASSOCIATES | WINDOW & DOOR CONDITION AND INTEGRITY CODES

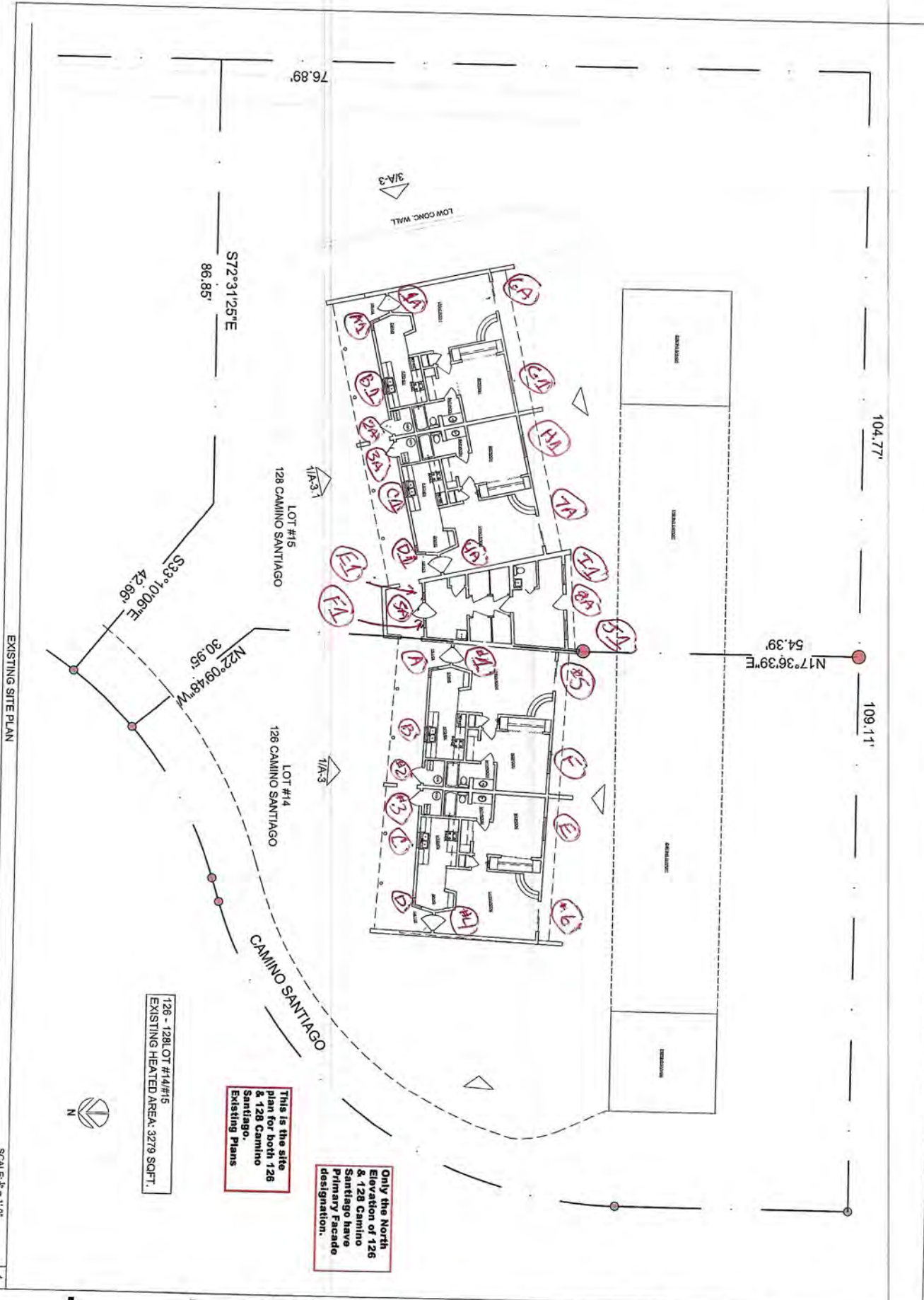
CODE	CONDITION AND INTEGRITY CODES
P = PREMIUM	EXTERIOR FINISHES AND SASH, FRAME, AND CASING MEMBER IN PREMIUM OR VERY GOOD CONDITION.
	PUTTY GLAZE INTACT.
	ONLY COSMECTIC TOUCH-UP, IF NEEDED.
S = SATISFACTORY	EXTERIOR FINISHES FADING AND WORN IN PLACES BUT STILL ADHERED TO THE WINDOW MEMBERS.
	PUTTY 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 | Unit 126 Camino Santiago

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTERGRITY CODE	HISTORIC/NON-HISTORIC - AGE
DR #1	36 x 80 LH INSWING 15-PANEL/W 1-PANEL 4-LT	S	NON-HISTORIC – 2000 SIMPSON DOOR
A	20 x 38 L STEEL CASEMENT 90° BAY 20 x 38 R STEEL 1W3H	S	HISTORIC
B	38 x 38 LR STEEL CASEMENT 1W3H	S	HISTORIC
DR #2	36 x 80 LH OUTSWING 15-PANEL/W 1-PANEL 4-LT	S	NON-HISTORIC – 2000 SIMPSON DOOR
DR #3	36 x 80 RH OUTSWING 15-PANEL/W 1-PANEL 4-LT	S	NON-HISTORIC – 2000 SIMPSON DOOR
C	38 x 38 LR STEEL CASEMENT 1W3H	S	HISTORIC
D	20 x 38 L STEEL CASEMENT 90° BAY 20 x 38 R STEEL 1W3H	S	HISTORIC
DR #4	36 x 80 RH INSWING 15-PANEL/W 1-PANEL 4-LT	S	NON-HISTORIC – 2000 SIMPSON DOOR
DR #5	72 x 80 SCD OX WHITE VINYL 1-LT	F	NON-HISTORIC – 2000 JELD-WEN DOOR VINYL
E	54 x 51 LSR STEEL CASEMENT 1W4H	S	HISTORIC
F	54 x 51 LSR STEEL CASEMENT 1W4H	S	HISTORIC
DR #6	72 x 80 OX WHITE VINYL 1-LT	F	NON-HISTORIC – 2000 JELD-WEN DOOR VINYL

NOTES:



EXISTING SITE PLAN

SCALE: 1/8" = 1'-0"

1

128 - 128 LOT #14/15
EXISTING HEATED AREA: 3279 SQ.FT.

This is the site plan for both 128 Camino Santiago & 128 Camino Santiago Existing Plans

Only the North Elevation of 128 Camino Santiago have Primary Facade designation.



SP-1

PROJECT NO.	CLIENT
ISSUE DATE	DESIGNED BY
DESIGNED BY	DATE
CHECKED BY	DATE
REVISIONS	NO.
DATE	DETAIL
SHEET TITLE:	
128 LOT #15 EXISTING SITE PLAN	
CONTRACT NO.	
SHEET NO.	

RENOVATION & ADDITION

128 CAMINO SANTIAGO
SANTA FE, N.M.

JAP ARCHITECT

NO. 2288
SANTA FE, N.M. 87505
PHONE: 505.424.1122
WWW.JAPARCHITECT.COM

Unit 126 and Unit 128
Camino Santiago
Santa Fe , NM. 87501





U126
North
DR# 1



2



U126
North
A



U126
North
B

U126
North
DR #2





U126
North
DR#3





U126
North
C



U126
North
D

U126
North
DR#4





U126
South
DR# 5



U126
South
E



U126
South
F

U126
South
DR# 6





Unit 126- Unit
128

Typical water
damage stain
from
condensation
On interior
plaster