

# RPA & Associates, LLC.

PRESERVING OUR HISTORY

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505-379-7900

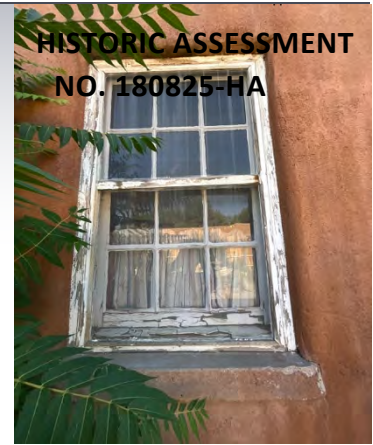
rpahistoric@gmail.com

TO Christopher Purvis Architects

22 East Marcy #9

Santa Fe, NM 87501

[architect@acp-art.com](mailto:architect@acp-art.com)



JOB	DATE
815 DUNLAP STREET, SANTA FE, NM 87501	08/18/2025

LOCATION	DESCRIPTION
<b><u>SOUTH</u></b>	
DR #1	36 x 80 RH 6-PANEL METAL DOOR
A	45 x 57 DOUBLE HUNG 4W2H/4W2H ALL WOOD
<b><u>EAST</u></b>	
B	57 x 45 – 3 S RS OUTSWING BARN SASHES (19) ALL WOOD
C	28 x 40 – 2 DOUBLE HUNG 3W2H/3W2H ALL WOOD
<b><u>SOUTH</u></b>	
D	28 x 46 – 1 DOUBLE HUNG 3W2H/3W2H
<b><u>EAST</u></b>	
E	28 x 46 – 3 DOUBLE HUNG 3W2H/3W2H
<b><u>NORTH</u></b>	
DR #2	32 x 80 LH DOOR 2W5H SIMPSON ALL WOOD
F	28 x 46 DOUBLE HUNG 3W2H/3W2H LL WOOD
G	54 x 52 STEEL CASEMENT 3W4H WOOD SILL LSR W/3W1H TRANSOM – WAS ORIGINALLY A WOOD WINDOW – EXISTING WOOD JAMB STILL IN THE OPENING
<b><u>WEST</u></b>	
H	34 x 57 DOUBLE HUNG 3W2H/3W2H ALL WOOD



In closing, my professional opinion is as follows:

Doors #1 and #2 are non-historic.

Windows G and K are non-historic.

Windows C is historic and restorable.

Windows A, B, D, E, F, H, I, J and L are historic however unrestorable.

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

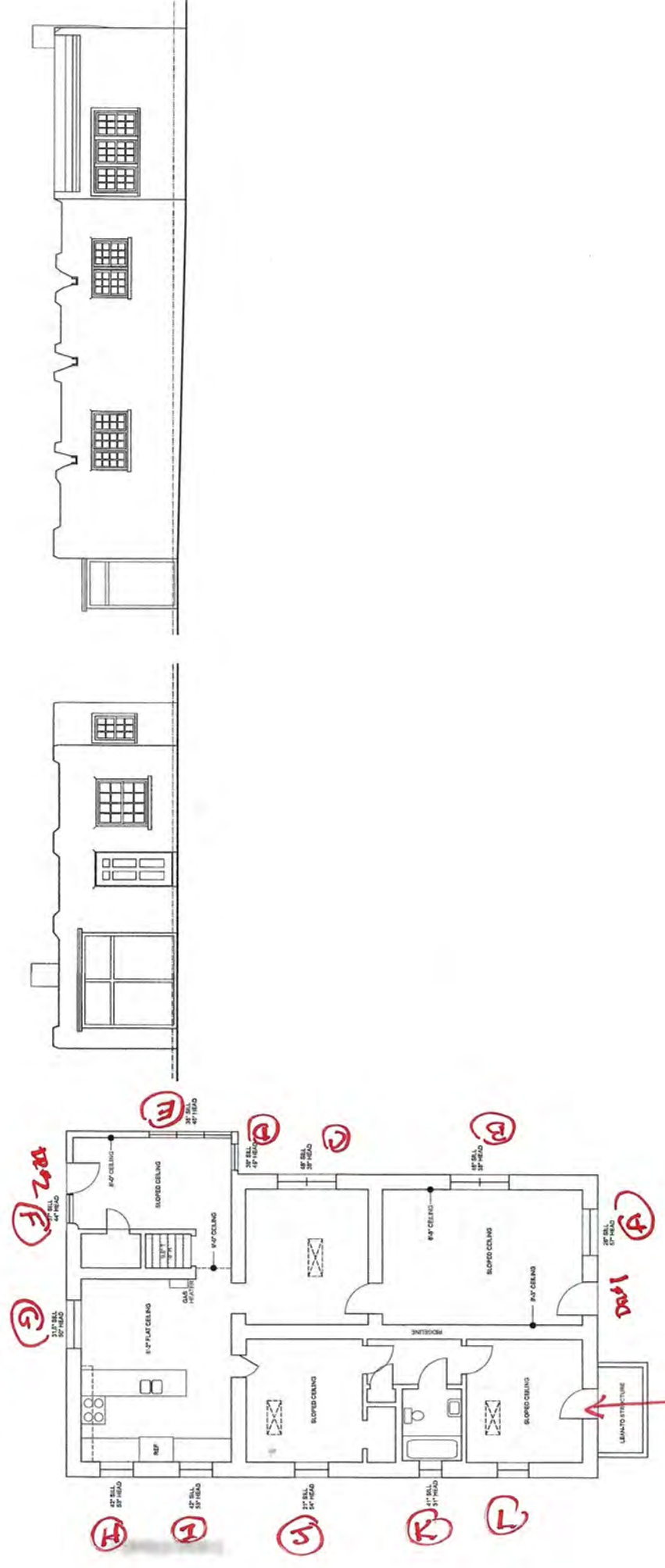
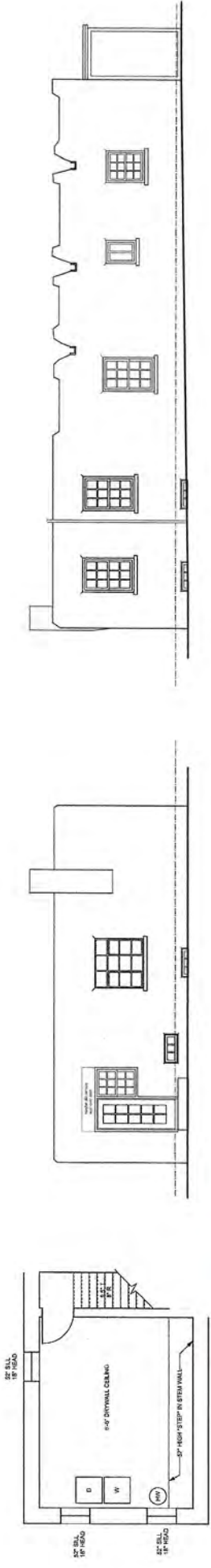
CODE	CONDITION AND INTEGRITY CODES
P = PREMIUM	EXTERIOR FINISHES AND SASH, FRAME, AND CASING MEMBER IN PREMIUM OR VERY GOOD CONDITION.
	PUTTY GLAZE INTACT.
	ONLY COSMECTIC TOUCH-UP, IF NEEDED.
S = SATISFACTORY	EXTERIOR FINISHES FADING AND WORN IN PLACES BUT STILL ADHERED TO THE WINDOW MEMBERS.
	PUTTY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

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC/NON-HISTORIC - AGE
DR #1	36 x 80 RH 6-PANEL METAL DOOR	P	NON-HISTORIC - (2022)
A	45 x 57 DOUBLE HUNG 4W2H/4W2H ALL WOOD	U	HISTORIC - SASHES AND FRAME ROTTED BEYOND 30-40%, EVIDENCE OF MOISTURE LEAKING INTO THE WALL
B	57 x 45 - 3 STAT/RIGHT/STAT ALL WOOD OUTSWING HINGED CASEMENT 2W4H	U	HISTORIC - SASHES AND FRAME ROTTED BEYOND 30-40%, EVIDENCE OF MOISTURE LEAKING INTO THE WALL
C	28 x 40 - 2 DOUBLE HUNG 3W2H/3W2H ALL WOOD	F	HISTORIC - SASHES AND FRAME ROTTED BEYOND 30-40%, EVIDENCE OF MOISTURE LEAKING INTO THE WALL
D	28 x 46 - 1 DOUBLE HUNG 3W2H/3W2H ALL WOOD	U	HISTORIC - SASHES AND FRAME ROTTED BEYOND 30-40%, EVIDENCE OF MOISTURE LEAKING INTO THE WALL
E	28 x 46 - 3 DOUBLE HUNG 3W2H/3W2H ALL WOOD	U	HISTORIC - SASHES AND FRAME ROTTED BEYOND 30-40%, EVIDENCE OF MOISTURE LEAKING INTO THE WALL
DR #2	32 x 80 LH DOOR 2W5H	F	NON-HISTORIC - SIMPSON (1995)
F	28 x 46 DOUBLE HUNG 3W2H/3W2H	U	HISTORIC - SASHES AND FRAME ROTTED BEYOND 30-40%, EVIDENCE OF MOISTURE LEAKING INTO THE WALL
G	54 x 52 LSR 3W1H W/TRANSOM STEEL CASEMENT	F	NON-HISTORIC - THE WOOD JAMB IS THE SAME AS THE DOUBLE HUNGS. THE STEEL CASEMENT WAS PLACED IN THE JAMB.

NOTES:





NOT USED

South  
Elevation  
Door #1



South Elevation  
Window  
A



East Elevation  
Window  
B



Last  
Elevation  
Window  
C



Elevation  
Window  
D





East  
Elevation  
Window  
E

North  
Elevation  
Door  
#2





North  
Elevation  
Window F

North  
Elevation  
Window  
G



Elevation  
Window  
H



Elevation  
Window  
I





West  
Elevation  
Window  
J

Elevation  
Window  
K



West Elevation  
Window  
L





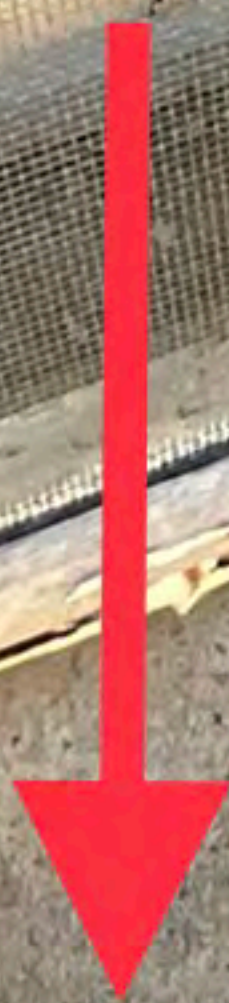
Window  
G

Showing existing wood  
double hung jamb with a  
steel casement installed  
in it



Typical rot showing  
leaking into the walls and  
causing structural  
damages

Concrete sills only on  
some of the windows  
Would have been  
added later original  
windows only had  
wood sills



Typical rot at sill, btw  
rails and side stiles  
and exterior casings



text



Typical rot at the sill  
and btw rails and side  
jambs