

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 MARTINEZ ARCHITECTURE STUDIO
 1524 PASEO DE PERALTA
 SANTA FE, NM 87505
 (505) 989-4958
 studio@martinezarch.com

JOB	DATE
465 CAMINO MANZANO	11/30/2023

LOCATION	DESCRIPTION
NORTH	
DR #1	36 x 80 RH CUSTOM ENTRY
A	25 x 43 INSWING CASEMENT LH 2W3H
B	76 x 55 INSWING CASEMENT LSR 2W4H
C	50 x 55 INSWING CASEMENT LR 2W4H
EAST	
DR #2	50 x 82 INSWING LH FRENCH DOOR 2W5H
D	128 x 55 INSWING CASEMENT LSSSR 2W4H
E	64 x 49 TWIN DH (2-32") 3W2H/3W2H
SOUTH	
F	50 x 55 INSWING CASEMENT LR 2W4H
G	24 x 43 DH 2W2H/2W2H
H	131 x 43 - 4 WIDE DH (4-32") 3W2H/3W2H
DR #3	48 x 80 OUTSWING FRENCH DOOR RH 2W5H
DR #4	29 x 75 INSWING RH 4-PANEL DOOR ALL WOOD
I	97 x 49 - 3 WIDE DH (3-32") 3W2H/3W2H
J	35 x 55 DH 3W2H/3W2H
K	19 x 27 INSWING CASEMENT L 2W2H
L	48 x 54 TWIN DH (2-24") 2W2H/2W2H
M	48 x 54 TWIN DH (2-24") 2W2H/2W2H

90° BAY

90° BAY

JOB		DATE
465 CAMINO MANZANO		11/30/2023
LOCATION	DESCRIPTION	
SOUTH		
N	24 x 24 CASEMENT CRANK-OUT R 2W2H	
GARAGE EAST		
DR #5	36 x 80 OUTSWING DOOR LH 4-PANEL ALL WOOD	
WEST COURTYARD		
O	76 x 55 INSWING CASEMENT LSR 2W4H	
P	42 x 36 INSWING CASEMENT LR 2W2H	
NORTH COURTYARD		
DR# 6	28 x 72 INSWING DOOR RH 2-LT 2-PANEL	
Q	34 x 55 DH 3W2H/3W2H	
R	19 x 27 INSWING CASEMENT RH 2W2H	
EAST COURTYARD		
DR #7	31 x 76 OUTSWING DOOR RH 2W5H	
S	60 x 48 TWIN DH (2-30") 3W2H/3W2H	
2 ND FLOOR WEST COURTYARD		
T	76 x 55 INSWING CASEMENT LSR 2W4H	
2 ND FLOOR NORTH		
DR #8	30 x 78 INSWING DOOR RH 3W5H	
DR #9	30 x 78 INSWING DOOR LH 3W5H	

In closing, my professional opinion is the following Windows and Doors are all non-historic:

Windows G, H, L, M, N, S, & U and DR # 1, 2, 3, 5, 7, 8, 9.

The following Windows and Doors are historic and restorable:

Windows A, B, C, E, F, I, J, P, Q, R, V and DR # 4 & 6.

The following Windows are historic but rotted beyond repair and need to be replaced:

Windows D, K, O, S, T, W, & X.

Note: All the windows with copper sills should have the copper removed because this has been trapping moisture in the wall. In some cases, the whole window might need to be removed if sills are rotted underneath the copper. The window removal process may destroy the window entirely. At this point, the window will need to be replaced, historic or non-historic.

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 | 465 CAMINO MANZANO, SANTA FE, NM 87501

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTERGRITY CODE	HISTORIC/NON-HISTORIC – AGE
DR #1	36 x 80 RH – CUSTOM MADE	S	NON-HISTORIC – MACHINED DOOR WITH CURRENT 1990's MATERIALS
A	25 x 43 INSWING LH 2W3H	S	HISTORIC
B	76 x 55 INSWING LSR 2W4H	S	HISTORIC
C	50 x 55 INSWING LR 2W4H	S	HISTORIC
DR # 2	128 x 55 INSWING LH FD 2W5H SIMPSON	S	NON-HISTORIC – 1990's SIMPSON MACHINED DOOR W/CURRENT MATERIALS
D	128 x 55 INSWING LSSSR 2W4H	U	HISTORIC – FRAME IS ROTTED UNDER COPPER SILL AND BOTTOM RAIL OF SASHES. COPPER SILL IS TRAPPING MOISTURE IN THE WALL & NEEDS TO BE REPLACED.
E	64 x 49 – 2 DH 3W2H/3W2H	F	HISTORIC
F	50 x 55 INSWING LR 2W4H	F	HISTORIC
G	24 x 43 DH 2W2H/2W2H	S	NON-HISTORIC – 2000's JELD-WEN
H	131 x 43 – 4 WIDE (32") DH 3W2H/3W2H	S	NON-HISTORIC – 2000's JELD-WEN
DR #3	48 x 80 LR OUTSWING DOOR 2W5H	S	NON-HISTORIC – 2000's JELD-WEN
DR #4	29 x 75 INSWING RH 4-PANEL	F	HISTORIC
I	97 x 49 – 3 WIDE (32") DH 3W2H/3W2H	F	HISTORIC
J	35 x 55 DH 3W2H/3W2H	F	HISTORIC
K	19 x 27 INSWING LH 2W2H	U	HISTORIC
L	48 x 54 – 2 WIDE (24") DH 2W2H/2W2H	S	NON-HISTORIC – 2000's JELD-WEN

NOTES:

RPA & ASSOCIATES | 465 CAMINO MANZANO, SANTA FE, NM 87501

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTERGRITY CODE	HISTORIC/NON-HISTORIC – AGE
M	48 x 54 – 2 WIDE (24”) DH 2W2H/2W2H	S	NON-HISTORIC – 2000’s JELD-WEN
N	24 x 24 R CASEMENT CRANK-OUT 2W2H	S	NON-HISTORIC – 2000’s JELD-WEN
DR #5	36 x 80 OUTSWING LH 4-PANEL	S	NON-HISTORIC – 2000’s SIMPSON MACHINED DOOR W/ CURRENT MATERIALS
O	76 x 55 INSWING CASEMENT LSR 2W4H	U	HISTORIC – BOTTOM OF SASHES ARE ROTTED BEYOND 40%, COPPER SILL IS TRAPPING MOISTURE IN THE WALL AND NEEDS TO BE REPLACED
P	42 x 36 INSWING CASEMENT LR 2W3H	F	HISTORIC
DR #6	28 x 72 RH INSWING DOOR 2-LITE/2-PANEL	S	HISTORIC
Q	34 x 55 DH 3W2H/3W2H	F	HISTORIC
R	19 x 27 INSWING RH 2W2H	F	HISTORIC – SILL IS BURIED IN THE STUCCO, POSSIBLE WALL DAMAGE
DR #7	31 x 76 OUTSWING DOOR RH 2W5H	S	NON-HISTORIC – 2000’s JELD-WEN
S	60 x 48 – 2 WIDE (30”) DH 3W2H/3W2H	S	NON-HISTORIC – 2000’s KOLBE
T	76 x 55 INSWING CASEMENT LSR 2W4H	U	HISTORIC – BOTTOM OF SASHES ARE ROTTED BEYOND 40%, THE COPPER SILL IS TRAPPING MOISTURE IN THE WALL AND NEEDS TO BE REPLACED
DR # 8	30 x 78 RH INSWING DOOR 3W5H	S	NON-HISTORIC – 1990’s SIMPSON MACHINED DOOR W/CURRENT MATERIALS
DR # 9	30 x 78 LH INSWING DOOR 3W5H	S	NON-HISTORIC – 1990’s SIMPSON MACHINED DOOR W/CURRENT MATERIALS

NOTES:



North
Door #1





North
Window A



North
Window B



North
Window C




East
Door #2



East
Window D



East
Window E



South
Window F



South-
East
Window
G-Bay



South-East
Window H—Bay





South
Door #3



South
Door #4

South
Window
|






South
Window J



South
Window K



South-East
Window
L-Bay

South-
East
Window
M-bay






South
Window
N



East
Door #5
Garage



West Courtyard
Window O



West Courtyard
Window P

North Courtyard
Door #6





North Courtyard
Window Q



North Courtyard
Window R




East Courtyard
Door #7



East Courtyard
Window S



2nd Floor
West Courtyard
Window T

A light blue door with a 12-pane grid pattern is set in a matching light blue frame. The door is slightly ajar, revealing a dark interior. The frame is set into a light-colored stucco wall. A dark green horizontal trim piece is visible on the right side of the frame. The door has a black handle on the left side. The text "2nd Floor- North Door #8" is overlaid in the bottom left corner.

2nd Floor-
North
Door #8



2nd Floor-North
Door # 9

2nd Floor
East
Window
U





2nd Floor
East
Window V



2nd Floor
South
Window W



2nd Floor
South
Window X

North
Garage Doors

465





Window U
Current divided
lite bar

South
Door
#4





South
Door #4



Jelled-Wen
Logo



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CAMINO MANZANO
RESIDENCE
465 CAMINO MANZANO
SANTA FE, NEW MEXICO

NORTH ELEVATION
VIEW FROM
CAMINO MANZANO
OCTOBER 28, 2024



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NORTH ELEVATION
OCTOBER 28, 2024



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NORTH GARAGE
ELEVATION
OCTOBER 28, 2024



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CAMINO MANZANO
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EAST ELEVATION
OCTOBER 28, 2024



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EAST GARAGE
ELEVATION
OCTOBER 28, 2024



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SOUTH ELEVATION
OCTOBER 28, 2024



CENTER SOUTH GARAGE ELEVATION LOOKING NORTH



CENTER COURTYARD LOOKING WEST

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COURTYARD
ELEVATIONS
OCTOBER 28, 2024



CENTER COURTYARD LOOKING SOUTH



CENTER COURTYARD LOOKING EAST

MARTINEZ
ARCHITECTURE
STUDIO PC

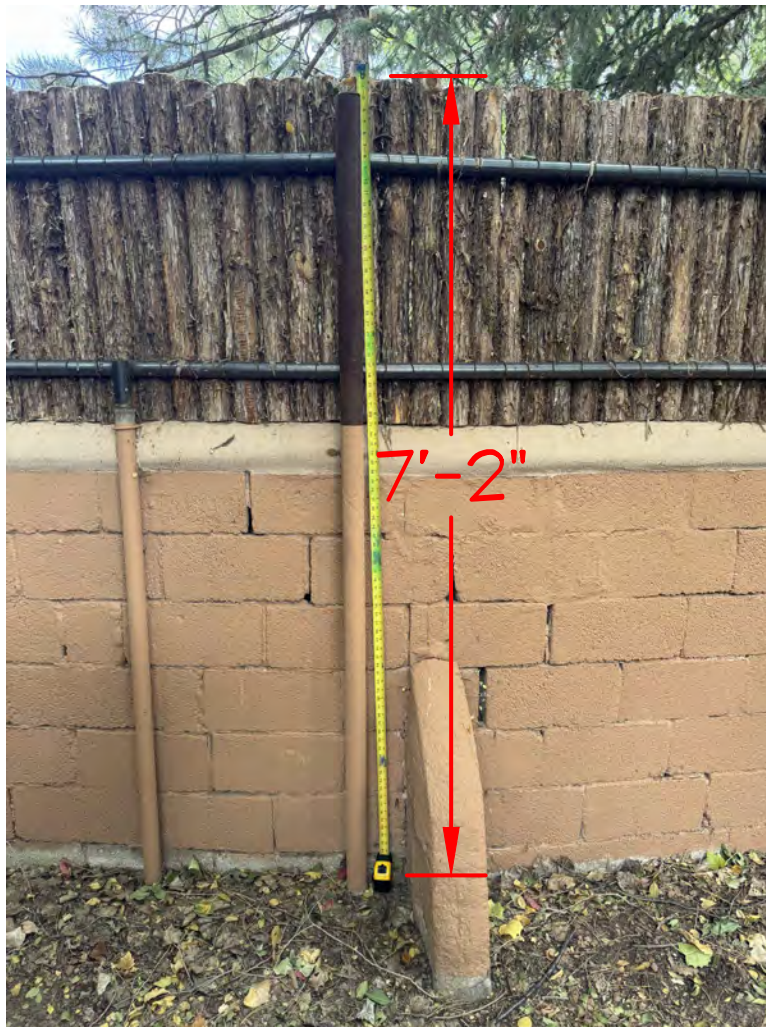
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COURTYARD
ELEVATIONS
OCTOBER 28, 2024



SOUTH FENCE FROM OUR PROPERTY



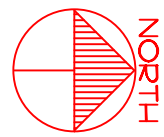
SOUTH FENCE FROM ALLEY

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COYOTE FENCING
ELEVATIONS
OCTOBER 28, 2024



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CAMINO MANZANO
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ALLEY OVERVIEW
 OCTOBER 28, 2024



623D GARCIA ST.
6'-3"

557 SAN ANTONIO ST.
5'-8"



622 GARCIA ST
2'-8" (FEILD)



463 - CLL LA PAZ
7'-5"



625-631 GARCIA ST
9'-5"

463 CAMINO MANZANO
7'-9"



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WEST ALLEY
MEASUREMENTS
OCTOBER 28, 2024



904 CAMINO RANCHITOS
8'-3"



424 SOSAYA LN
8'-0" (ALLEY)



SAME CORNER

905 CAMINO
RANCHITOS
7'-9"

424 SOSAYA LN
(INSIDE BACKYARD)



502 ABEYTA ST.
9'-10"

425 SOSAYA LN.
6'-4"



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EAST ALLEY
MEASUREMENTS
OCTOBER 28, 2024



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CAMINO MANZANO
RESIDENCE
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SANTA FE, NEW MEXICO

ALLY GRAFFITI
OCTOBER 28, 2024



EAST FENCE FROM OUR PROPERTY



BACK YARD LOOKING EAST/SOUTH



EAST FENCE FROM NEIGHBOR'S PROPERTY

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CAMINO MANZANO
RESIDENCE
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SANTA FE, NEW MEXICO

EAST FENCE
HEIGHTS
OCTOBER 28, 2024



MARTINEZ
ARCHITECTURE
STUDIO PC

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CAMINO MANZANO
RESIDENCE
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SANTA FE, NEW MEXICO

EAST FENCE
OVERVIEW
OCTOBER 28, 2024

MARTINEZ ARCHITECTURE STUDIO PC

TEL (505) 989-4958 MAIL: P O BOX 925 SANTA FE NM 87504
1524 PASEO DE PERALTA — STUDIO@MARTINEZARCH.COM

Kenny-Smith Residence - 465 Camino Manzano

Exterior Finishes

Stucco – “Abiquiu”



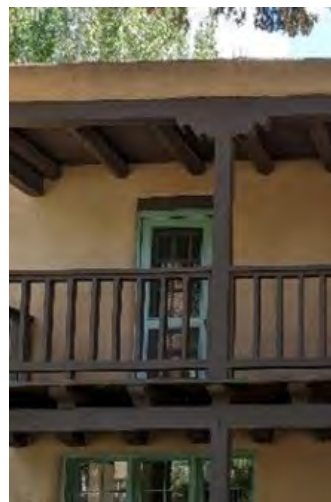
Doors and Windows – Turquoise Trim to Match Existing



Flagstone Paving - Courtyard



Posts & Beams – Dark Brown Stain



City of Santa Fe 0656
P.O. Box 909, Santa Fe, New Mexico 87504-0909

HISTORIC PRESERVATION DIVISION / NOTICE OF VIOLATION

City Initiated Citizen Complaint

NAME: _____ PHONE: _____

ADDRESS: _____

DESCRIPTION

Unapproved Captive Sign at place of Residence

NEEDS approval From Historic Preservation + Construction Permit

MARKER IN FENCE and COURT APPEARANCE

1st violation

NAME OF VIOLATOR: _____ PHONE: _____

ADDRESS: *465 Camino Manzano*

<input checked="" type="checkbox"/> 14-3.10 Building Permits	<input type="checkbox"/> 14-8.10 (H) (19) Permits Required (Signs)
<input checked="" type="checkbox"/> 14-8.5 Walls and Fences	<input type="checkbox"/> 14-8.10 (H) (23) Sandwich Signs; Prohibition
<input type="checkbox"/> 14-8.10 Signs	<input type="checkbox"/> 14-8.10 (H) (29) Price Reduction Signs
<input type="checkbox"/> 14-8.10 (A) Applicability (Signs)	
<input type="checkbox"/> 14-8.10 (H) Special Sign Regulations in the Historic Districts	
<input type="checkbox"/> 14-8.10 (H) (4) Prohibited Locations	
<input type="checkbox"/> 14-8.10 (H) (12) Signs; Awnings, Flags, Banners	
<input type="checkbox"/> OTHER You are in violation of the following City Ordinance:	

Historic preservation @ santafe.nm.gov

NOTICE OF VIOLATION HPD01.indd 06/09

Should compliance not be adhered to, you will be subject to the penalties of Section 1-3.1. "Any violation of the Santa Fe City Code of 1987, not specifically provided for in any ordinance, resolution, rule, regulation or order to the contrary, is punishable by a fine of not more than five hundred dollars (\$500.00) or by imprisonment in the county jail for a term of not more than (90) days, or by both such fine and imprisonment. Every day that any such violation continues constitutes a separate offense, except where otherwise provided."

DATE: <i>2/28/24</i>	TIME: <i>8:00</i> <input checked="" type="checkbox"/> AM <input type="checkbox"/> PM
REINSPECTION DATE: <i>5/14/24</i>	INSPECTOR: <i>Rafael Mestas</i>
	PHONE NO: <i>505.955.2977</i>

465 Camino Manzano Notice of Violation regarding Fence