

# RPA & Associates, LLC.

PRESERVING OUR HISTORY

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TO Stewart & Janet Sanders  
 801 Old Santa Fe Trail  
 Santa Fe, NM 87501  
 jksanders81@gmail.com

JOB	DATE
801 OLD SANTA FE TRAIL, SANTA FE, NM 87501	12/8/2025

LOCATION	DESCRIPTION
<b><u>WEST</u></b>	
A	38" x 83" DOUBLE HUNG 2W1H/2W1H ALL WOOD – 1 ½" DIVIDED LIGHT BAR ROPE & PULLEY – 6" EXTERIOR FLAT CASINGS 8" HEAD CASINGS WITH 2 ¼" CROWN MOULD & DRIP CAP PRIMED & PAINTED EXTERIOR/INTERIOR
DR #1	36" x 80" LH INSWING DOOR 3W5H ALL WOOD – 1 1/8" DIVIDED LIGHT BAR OG STOP
B	38" x 83" DOUBLE HUNG 2W1H/2W1H ALL WOOD – 1 ½" DIVIDED LIGHT BAR ROPE & PULLEY – 6" EXTERIOR FLAT CASINGS 8" HEAD CASINGS WITH 2 ¼" CROWN MOULD & DRIP CAP PRIMED & PAINTED EXTERIOR/INTERIOR
<b><u>SOUTH</u></b>	
C	30" x 70" DOUBLE HUNG 1/1 ALL WOOD NO ROPES – 3 ½" FLAT CASINGS ON HEAD & SIDES
D	50" x 54" – 2 TWIN LR INSWING CASEMENT 2W2H (2-25") ¾ DIVIDED LIGHT BAR 3 ½" EXTERIOR FLAT CASINGS ON HEAD & SIDES

JOB		DATE
801 OLD SANTA FE TRAIL, SANTA FE, NM 87501		12/8/2025
LOCATION	DESCRIPTION	
<b><u>WEST</u></b>		
E	30" x 70" DOUBLE HUNG 1/1 ALL WOOD	
	NO ROPES – 3 ½" EXTERIOR FLAT CASINGS ON HEAD & SIDES	
	BOTTOM SASH – BOTTOM RAIL CUT AT AN ANGLE TO FIT FRAME	
<b><u>SOUTH</u></b>		
F	61" x 62" – 2 TWIN DOUBLE HUNG 1/1 ALL WOOD WITH 5 ½" SPREAD MULL	
	WITH 3 ½" EXTERIOR FLAT CASINGS ON HEAD & SIDES	
G	19 ½" x 34" INSWING CASEMENT 1W3H – 7/8" DIVIDED LIGHT BAR	
	HINGED RIGHT – ALL WITH 3 ½" EXTERIOR FLAT CASINGS HEAD & SIDES	
<b><u>SOUTH - BASEMENT</u></b>		
H	28" x 19" HOPPER TILT IN 1-LT ALL WOOD	
<b><u>EAST</u></b>		
DR #2	32" x 82" LH INSWING ALL METAL/WOOD JAMB	
	HALF GLASS – 2-PANEL BOTTOM 3W3H GRILLES BETWEEN GLASS	
I	23" x 35" STATIONARY INSWING CASEMENT 1W4H ALL WOOD	
	7/8" DIVIDED LIGHT BAR WITH 3 ½" EXTERIOR FLAT CASINGS HEAD & SIDES	
DR #3	36" x 82" LH INSWING DOOR 3W3H PRAIRIE ALL WOOD	
	"SIMPSON" DOOR WITH PREHUNG JAMB & BRONZE THRESHOLD	
J	60" x 40" – 2 VV TWIN INSWING HOPPER ALL WOOD	
	(2-29" SASHES) USING DOUBLE HUNG (2W1H) BOTTOM LOWER SASHES	
	1 3/8" DIVIDED LIGHT BAR WITH 3 ½" EXTERIOR FLAT CASINGS HEAD & SIDES	
<b><u>NORTH</u></b>		
K	150" x 40" – 5 VVVVV 5W INSWING HOPPER ALL WOOD (5-29" SASHES) USING DOUBLE HUNG (2W1H) BOTTOM LOWER SASHES	
	1 3/8" DIVIDED LIGHT BAR WITH 3 ½" EXTERIOR FLAT CASINGS HEAD & SIDES	



In closing, my professional opinion is as follows:

Window A, B, and Q are historic and restorable.

Window C, E, F, G, O, and P sashes are non-historic however the frames are historic.

Windows D, I, J, K, L, M, and N are non-historic.

Window H is historic however unrestorable, there is too much rot.

Doors #1, #2, and #3 are non-historic.

My recommendation for the units that are non-historic are that they should be replaced in "like and kind" to the units being restored.

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:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC/NON-HISTORIC - AGE
A	38" x 83" DOUBLE HUNG 2W1H/2W1H 1 ½" BAR & ROPE PULLEY ALL WOOD 6" FLAT CASINGS – SIDES 8" HEAD CASINGS W/ 2 ¼" CROWN MOULD & DRIP CAP	S	HISTORIC – RESTORABLE SCREWS ARE NON-HISTORIC AIR GUN NAILS FROM 1992
DR #1	36" x 80" LH INSWING DOOR 3W5H "SIMPSON" FIR DOOR (1992) 1 1/8" DIVIDED LIGHT ALL WOOD OG DOOR STOP FROM 1984	S	NON-HISTORIC – "SIMPSON" MANUFACTURED (1992)
B	38" x 83" DOUBLE HUNG 2W1H/2W1H 1 ½" BAR & ROPE PULLEY ALL WOOD 6" FLAT CASINGS – SIDES 8" HEAD CASINGS W/ 2 ¼" CROWN MOULD & DRIP CAP	S	HISTORIC – RESTORABLE SCREWS ARE NON-HISTORIC AIR GUN NAILS FROM 1992
C	30" x 70" DOUBLE HUNG 1/1 ALL WOOD NO ROPES – 3 ½" EXTERIOR FLAT CASINGS ON EXTERIOR ROTTED BOTTOM RAIL OF BOTTOM OF SASH EXTERIOR STOPS BROKEN, EXTERIOR CASINGS 30% - 40% ROTTED	F	HISTORIC – ONLY THE FRAME NON-HISTORIC – SASHES HAVE BEEN REPLACED SOME TIME BETWEEN 1988 & 1994 MACHINED JOINTS & AIR GUN NAILS

NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC/NON-HISTORIC – AGE
D	50" x 54" – 2 TWIN LR INSWING CASEMENT (2-25") ¾" DIVIDED LIGHT BAR 3 ½" EXTERIOR FLAT CASINGS BOTTOM RAILS ROTTED	F	NON-HISTORIC – 1988 TO 1994 BARN SASHES ¾" DIVIDED LIGHT – THESE SASHES WERE MODIFIED TO PUT IN A FRAME THAT WAS ORIGINALLY A DOUBLE HUNG FRAME
E	30" x 70" DOUBLE HUNG 1/1 ALL WOOD NO ROPES – 3 ½" EXTERIOR FLAT CASINGS ON EXTERIOR ROTTED BOTTOM RAIL OF BOTTOM OF SASH EXTERIOR STOPS BROKEN, EXTERIOR CASINGS 30% - 40% ROTTED	U	HISTORIC – ONLY THE FRAME NON-HISTORIC – TOP & BOTTOM SASHES HAVE BEEN REPLACED (1988) NEW AIR GUN BRADS & WOOD STOP, NOT PUTTY GLAZED FRAME WOULD NEED TO BE TORN OUT TO RE-SET SQUARE & THIS WOULD DESTROY THE FRAME
F	62" x 62" – 2 TWIN INSWING R CASEMENT 1W3H 1/1 WITH 5 ½" SPREAD MULL (2-28") 3 ½" EXTERIOR FLAT CASINGS	F	HISTORIC – ONLY THE FRAME NON-HISTORIC – BOTH SASHES HAVE BEEN REPLACED WITH 1/1 NO DIVIDED LIGHTS (1988 TO 1994)
G	19 ½" x 34" INSWING R CASEMENT 1W3H 7/8" BAR – 3 ½" EXTERIOR FLAT CASINGS	F	NON-HISTORIC – BARN SASH 7/8" DIVIDED LIGHT BAR WITH BOTTOM SASH RAIL CUT TO FIT EXISTING FRAME (HISTORIC)
BASEMENT H	28" x 19" HOPPER TILT IN 1-LT ROTTED SASH	U	HISTORIC – SASH IS ROTTED BEYOND REPAIR

NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC/NON-HISTORIC – AGE
DR #2	32" x 82" LH DOOR ½" GLASS AND ½ 2-PANEL METAL DOOR 3W3H METAL GRILLES IN AIR SPACE	S	NON-HISTORIC – 2022
I	23" x 35" INSWING STATIONARY CASEMENT 1W4H ALL WOOD 7/8" BAR – 3 ½" EXTERIOR FLAT CASINGS HEAD & SIDES	F	NON-HISTORIC – DIVIDED LIGHT PATTERN NOT THE SAME HISTORIC – ONLY THE FRAME
J	60" x 40" R VV HOPPER TWIN INSWING WINDOW 2W1H – 1 3/8" DIVIDED LIGHT BAR 3 ½" EXTERIOR FLAT CASINGS HEAD & SIDES USING DOUBLE HUNG BOTTOM & LOWER SASHES	S	NON-HISTORIC – SASHES USING DOUBLE HUNG 2W1H BOTTOM LOWER SASHES PUT INTO A HOPPER FRAME FRAMES HAVE A DIFFERENT SILL, AIR GUN NAILS USED IN THESE WINDOWS (1988 TO 1994 GLASS DATE) SCREENS ARE NON-HISTORIC – MECHANICAL STAPLES
K	150" x 40" – 5 VVVVV 5W INSWING HOPPER ALL WOOD (5-29" SASHES) USING DOUBLE HUNG 2W1H BOTTOM LOWER SASHES – 1 3/8" DIVIDED LIGHT BAR WITH 3 ½" EXTERIOR FLAT CASINGS HEAD & SIDES	S	NON-HISTORIC – SASHES USING DOUBLE HUNG 2W1H BOTTOM LOWER SASHES PUT INTO A HOPPER FRAME FRAMES HAVE A DIFFERENT SILL, AIR GUN NAILS USED IN THESE WINDOWS (1988 TO 1994 GLASS DATE) SCREENS ARE NON-HISTORIC – MECHANICAL STAPLES

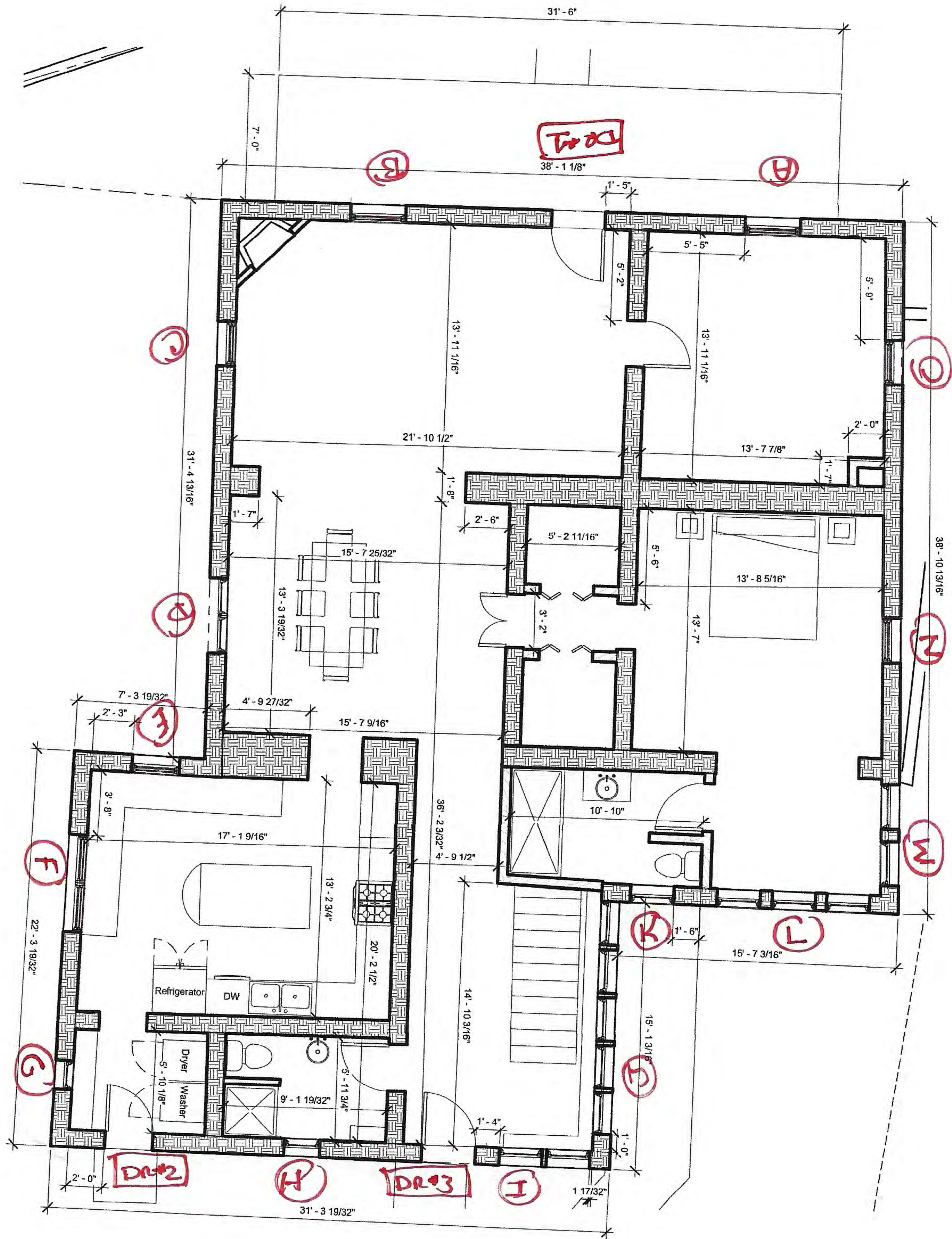
NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC/NON-HISTORIC – AGE
L	29" x 40" – 1 V INSWING HOPPER ALL WOOD USING DOUBLE HUNG 2W1H BOTTOM LOWER SASHES – 1 3/8" DIVIDED LIGHT BAR WITH 3 1/2" EXTERIOR FLAT CASINGS HEAD & SIDES	S	NON-HISTORIC – SASHES USING DOUBLE HUNG 2W1H BOTTOM LOWER SASHES PUT INTO A HOPPER FRAME FRAMES HAVE A DIFFERENT SILL, AIR GUN NAILS USED IN THESE WINDOWS (1988 TO 1994 GLASS DATE) SCREENS ARE NON-HISTORIC – MECHANICAL STAPLES
M	90" x 40" – 3 VVV TWIN INSWING HOPPER ALL WOOD (3-29" SASHES) USING DOUBLE HUNG 2W1H BOTTOM LOWER SASHES – 1 3/8" DIVIDED LIGHT BAR WITH 3 1/2" EXTERIOR FLAT CASINGS HEAD & SIDES	S	NON-HISTORIC – SASHES USING DOUBLE HUNG 2W1H BOTTOM LOWER SASHES PUT INTO A HOPPER FRAME FRAMES HAVE A DIFFERENT SILL, AIR GUN NAILS USED IN THESE WINDOWS (1988 TO 1994 GLASS DATE) SCREENS ARE NON-HISTORIC – MECHANICAL STAPLES
N	60" x 40" – 2 VV TWIN INSWING HOPPER ALL WOOD (2-29" SASHES) USING DOUBLE HUNG 2W1H BOTTOM LOWER SASHES – 1 3/8" DIVIDED LIGHT BAR WITH 3 1/2" EXTERIOR FLAT CASINGS HEAD & SIDES	S	NON-HISTORIC – SASHES USING DOUBLE HUNG 2W1H BOTTOM LOWER SASHES PUT INTO A HOPPER FRAME FRAMES HAVE A DIFFERENT SILL, AIR GUN NAILS USED IN THESE WINDOWS (1988 TO 1994 GLASS DATE) SCREENS ARE NON-HISTORIC – MECHANICAL STAPLES

NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC/NON-HISTORIC – AGE
O	30" x 70" DOUBLE HUNG 1/1 ALL WOOD WITH 3 1/2" EXTERIOR FLAT CASINGS HEAD & SIDES	F	HISTORIC – ONLY THE FRAME NON-HISTORIC – SASHES HAVE BEEN REPLACED SOME TIME BETWEEN 1988 & 1994 MACHINED JOINTS & AIR GUN NAILS
P	30" x 70" DOUBLE HUNG 1/1 ALL WOOD NO ROPES – 3 1/2" EXTERIOR FLAT CASINGS HEAD & SIDES	F	HISTORIC – ONLY THE FRAME NON-HISTORIC – SASHES HAVE BEEN REPLACED SOME TIME BETWEEN 1988 & 1994 MACHINED JOINTS & AIR GUN NAILS
BASEMENT Q	29" x 18" HOPPER TILT IN ALL WOOD 1-LT	F	HISTORIC – RESTORABLE

NOTES:



801 Old SF Trail  
West  
Elevation





West Elevation  
Window  
A

West Elevation  
Door #1



West  
Elevation  
Window  
B



801 Old SF Trail  
South  
Elevation



801 Old SF Trail  
South Elevation



South Elevation  
Window  
C





Rotted exterior casings on Window C

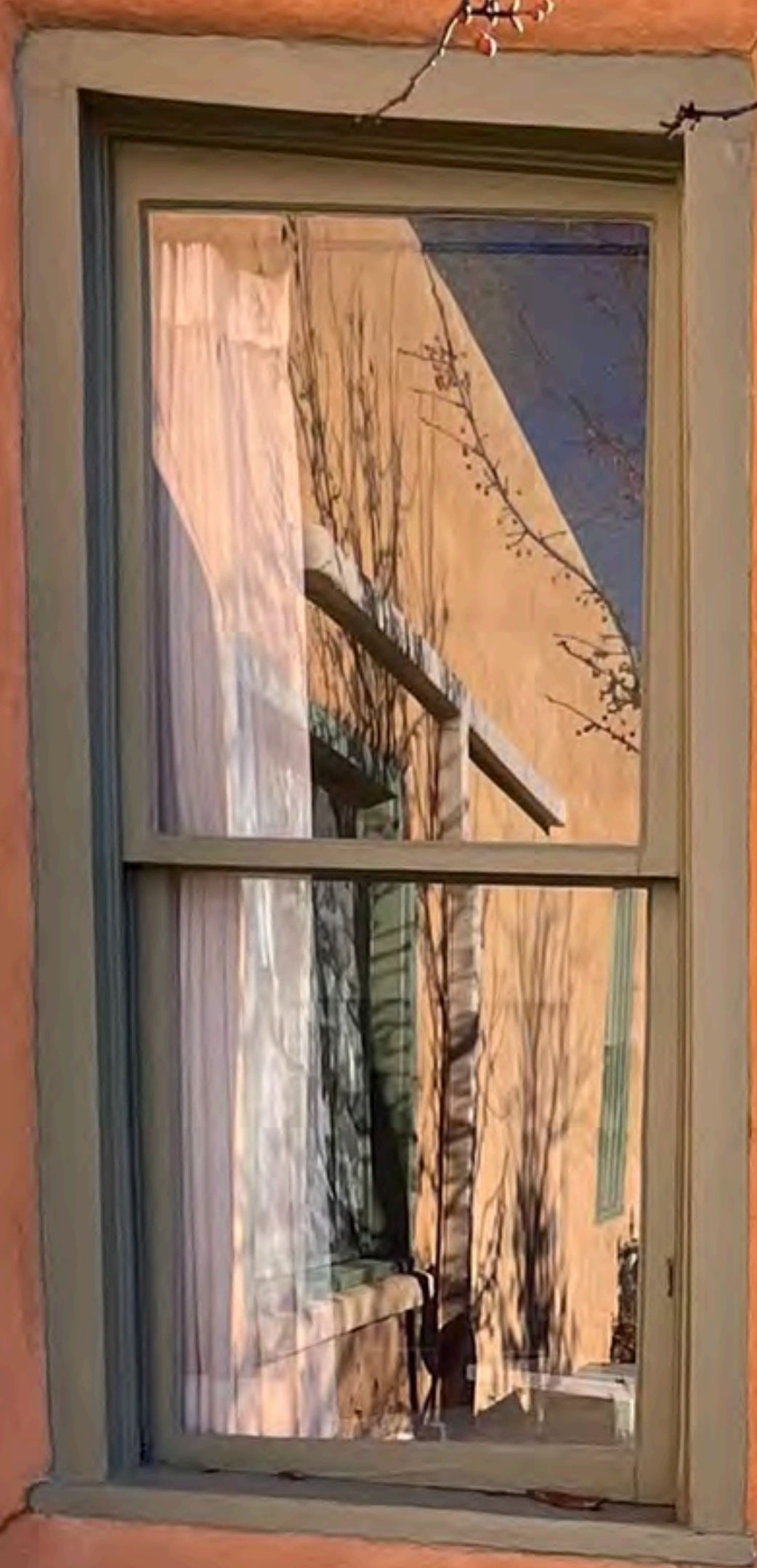
Rotted bottom rail  
and jamb on Window  
C





South  
Elevation  
Window  
D

West  
Elevation  
Window  
E





Cut down sash on  
Window E



South Elevation  
Window  
F

South Elevation  
Window  
G



South Elevation  
Basement  
H Window



East Elevation  
Door #2



East Elevation  
Window I



East Elevation  
Door #3




East Elevation  
Window  
J





North Elevation  
Window  
K



NorthEast Elevation  
Window  
L



NorthEast Elevation  
Window  
M



North Elevation  
Window  
N

North Elevation  
Window  
O





North Elevation  
Window  
P

North Elevation  
Basement  
Window Q



Text

801 Old SF  
Trail  
East Elevation



801 Old SF Trail  
NorthEast Elevation



801 Old SF  
Trail  
East  
Elevation



on the East  
Elevation of the  
Casita  
Done in 2007 new  
window



Text

