

# RPA & Associates, LLC.

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 Garcia Home Design  
 120 Camino Santiago  
 Santa Fe, NM 87501  
 garciahomedesign@gmail.com



JOB	DATE
120 Camino Santiago, Santa Fe, NM 87501	03/10/2026

LOCATION	DESCRIPTION
<b><u>WEST</u></b>	
A	68" x 51" LSR TRIPLE STEEL CASEMENT WITH STORM 38" TALL W/12" TRANSOM 18"/32"/18" x 38" W/68" x 12" TRANSOM 1W3H/2W3H/1W3H W/4W1H TRANSOM
DR #1	36" x 80" LH INSWING DOOR 3W5H PANELS 1-CTR GLASS ALL WOOD
DR #2	36" x 80" RH OUTSWING DOOR MASONITE 6-PANEL
DR #3	36" x 80" RH INSWING DOOR 3W5H PANELS 1-CTR GLASS ALL WOOD
<b><u>NORTH</u></b>	
DR #4	50" x 80" TWIN LH OUTSWING (2-24") 1 3/4" SC FLUSH BIRCH ALL WOOD
DR #5	50" x 80" TWIN LH OUTSWING (2-24") 1 3/4" SC FLUSH BIRCH ALL WOOD
DR #6	50" x 80" TWIN LH OUTSWING (2-24") 1 3/4" SC FLUSH BIRCH ALL WOOD
<b><u>SOUTH</u></b>	
B	36" x 35 1/2" AWNING VENT BRONZE CLAD INTERIOR WINDOW 3W2H SDL W/INSULATED LOW-E GLASS
<b><u>EAST</u></b>	
C	52" x 52" LSR TRIPLE STEEL CASEMENT (3-18") W/TRANSOM 38" HEIGHT/12" HEIGHT 1W3H/1W3H - 3W1H
DR #7	30" x 80" RIGHT HINGED STORM DOOR - COMBINATION BRONZE
DR #8	72" x 80" SLIDING GLASS DOOR ALUMINUM CLAD/WOOD 3W5H SDL W/INSULATED LOW-E GLASS
D	72" x 48" FIXED WINDOW ALUMINUM CLAD/WOOD 7W3H BSDL W/INSULATED LOW-E GLASS
<b><u>SOUTH</u></b>	
DR #9	30" x 80" RH INSWING DOOR W/3W3H/CROSSBACK BOTTOM ALL WOOD



In closing, my professional opinion is as follows:

Windows A, C, E, and F are historic however there is interior wall damage from the condensation of the steel casement. The storms of these units are not historic.

Window B and D are non-historic.

Doors 1, 2, 3, 4, 5, 6, 7, 8, and 9 are non-historic.

The window units that are going to be replaced should be in “like and kind” similar to historic windows. These units should be in a composite or clad/wood pop-in with simulated divided light (no grilles) or metal bars, manufactured such as Kolbe, Weathershield, or Marvin.

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

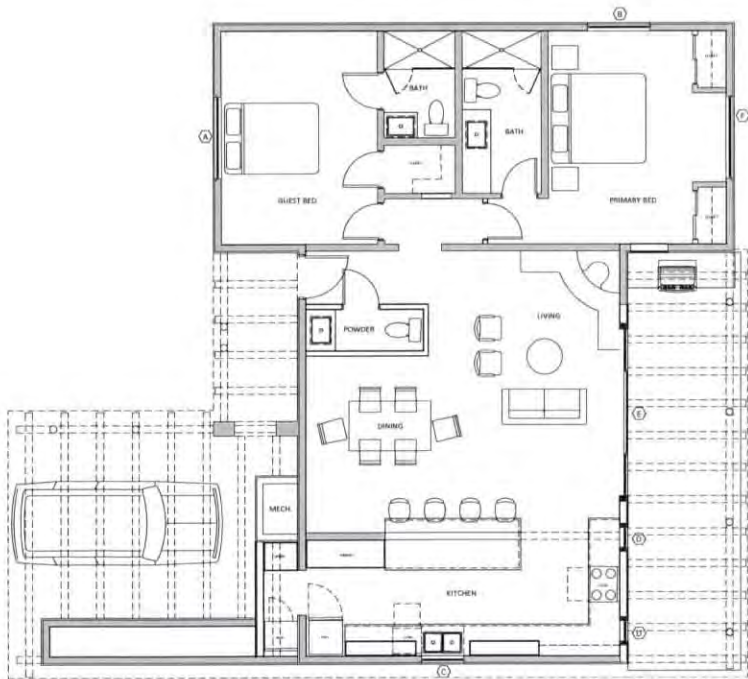
CODE	CONDITION AND INTEGRITY CODES
<b>P = PREMIUM</b>	EXTERIOR FINISHES AND SASH, FRAME, AND CASING MEMBER IN PREMIUM OR VERY GOOD CONDITION. PUTTY GLAZE INTACT. ONLY COSMETIC TOUCH-UP, IF NEEDED.
<b>S = SATISFACTORY</b>	EXTERIOR FINISHES FADING AND WORN IN PLACES BUT STILL ADHERED TO THE WINDOW MEMBERS. PUTTY GLAZING CRACKING BUT INTACT AND ALL SASHES, FRAMES, AND CASING MEMBER WITH LESS THAN 30% - 40% DETERIORATION.
<b>F = FAIR</b>	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.
<b>U = UNSATISFACTORY</b>	EXTERIOR FINISHES HAVE COMPLETELY DETERIORATED. PUTTY GLAZING MOSTLY MISSING. ALL SASHES, FRAMES, AND CASING MEMBERS HAVE MORE THAN 30% - 40% DETERIORATION, BEYOND REPAIR.

NOTES:

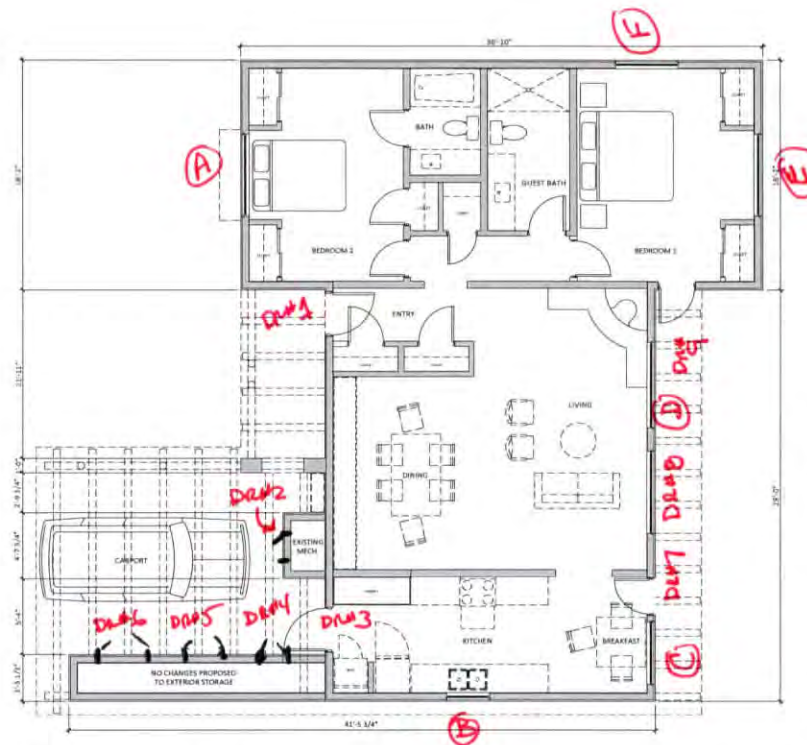
LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC/NON-HISTORIC - AGE
<b><u>WEST</u></b>			
A	68" x 51" LSR TRIPLE STEEL CASEMENT W/STORM 38" TALL W/12" TRANSOM 18"/32"/18" x 38" W/68' x 12" TRANSOM 1W3H/2W3H/1W3H W/4W1H TRANSOM	F	<b>HISTORIC</b> - CONDENSATION FROM THE STEEL CASEMENT CAUSING DAMAGE TO THE INSIDE PLASTER <b>NON-HISTORIC</b> - STORMS (1989)
DR #1	36" x 80" LH INSWING DOOR 3W5H PANELS 1-CTR GLASS ALL WOOD	S	<b>NON-HISTORIC</b> - SIMPSON FIR DOOR (1996)
DR #2	36" x 80" RH OUTSWING DOOR MASONITE 6-PANEL	S	<b>NON-HISTORIC</b> - MASONITE (2008)
DR #3	36" x 80" RH INSWING DOOR 3W5H PANELS 1-CTR GLASS ALL WOOD	S	<b>NON-HISTORIC</b> - SIMPSON FIR DOOR (1996)
<b><u>NORTH</u></b>			
DR #4	50" x 80" TWIN (2-24") LH OUTSWING 1 3/4" SC FLUSH BIRCH ALL WOOD	S	<b>NON-HISTORIC</b> - SKINNED BIRCH DOOR (2008)
DR #5	50" x 80" TWIN (2-24") LH OUTSWING 1 3/4" SC FLUSH BIRCH ALL WOOD	S	<b>NON-HISTORIC</b> - SKINNED BIRCH DOOR (2008)
DR #6	50" x 80" TWIN (2-24") LH OUTSWING 1 3/4" SC FLUSH BIRCH ALL WOOD	S	<b>NON-HISTORIC</b> - SKINNED BIRCH DOOR (2008)
<b><u>SOUTH</u></b>			
B	36" x 35 1/2" AWNING VENT BRONZE CLAD/INTERIOR WINDOW 3W2H SDL W/INSULATED LOW-E GLASS	S	<b>NON-HISTORIC</b> - MARVIN (2012)

NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC/NON-HISTORIC - AGE
<b><u>EAST</u></b>			
C	52" x 52" LSR TRIPLE STEEL CASEMENT (3-18") W/TRANSOM 38" HEIGHT/12" HEIGHT 1W3H/1W3H - 3W1H	S	<b>HISTORIC</b> - CONDENSATION FROM THE STEEL CASEMENT CAUSING DAMAGE TO THE INSIDE PLASTER <b>NON-HISTORIC</b> - STORMS (1989)
DR #7	30' x 80" RIGHT HINGED STORM DOOR - COMBINATION BRONZE	S	<b>NON-HISTORIC</b> - (2012)
DR #8	72" x 80" SLIDING GLASS DOOR ALUMINUM CLAD/WOOD 3W5H SDL W/INSULATED LOW-E GLASS	S	<b>NON-HISTORIC</b> - MARVIN (2012)
D	72" x 40" FIXED WINDOW ALUMINUM CLAD/WOOD 7W3H SDL W/INSULATED LOW-E GLASS	S	<b>NON-HISTORIC</b> - MARVIN (2012)
<b><u>SOUTH</u></b>			
DR #9	30" x 80" RH INSWING DOOR W/3W3H/CROSSBACK BOTTOM ALL WOOD	F	<b>NON-HISTORIC</b> - SIMPSON FIR DOOR (1996)
<b><u>EAST</u></b>			
E	52' x 52" LSR TRIPLE STEEL CASEMENT (3-18") W/TRANSOM 38" HEIGHT/12" HEIGHT 1W3H/1W3H - 3W1H	F	<b>HISTORIC</b> - CONDENSATION FROM THE STEEL CASEMENT CAUSING DAMAGE TO THE INSIDE PLASTER <b>NON-HISTORIC</b> - STORMS (1989)
<b><u>NORTH</u></b>			
F	52' x 52" LSR TRIPLE STEEL CASEMENT (3-18") W/TRANSOM 38" HEIGHT/12" HEIGHT 1W3H/1W3H - 3W1H	F	<b>HISTORIC</b> - CONDENSATION FROM THE STEEL CASEMENT CAUSING DAMAGE TO THE INSIDE PLASTER <b>NON-HISTORIC</b> - STORMS (1989)


**#2 - PROPOSED FLOOR PLAN**

SCALE: 1/4" = 1'-0"


**#1 - EXISTING FLOOR PLAN**

SCALE: 1/4" = 1'-0"

**WINDOW SCHEDULE**

WINDOWS TO BE ANDERSEN WINDOWS. 120 SERIES. COLOR TO BE DARK BRONZE. INTERIOR & EXTERIOR (WHITE, SANDSTONE, TERRAZZO, DARK BRONZE, BLACK). WINDOW SIZES SHOWN IN FEET AND INCHES PER MANUFACTURER. MATERIALS AS SHOWN ON ELEVATIONS, NONE PROPOSED FOR EAST FACADE.

QTY	SIZE	TYPE	OPN.	LOCATION	NOTES
A	1'-4.0" x 4'-2.5"	GLAZING	DR	BEDROOM	METTS EGRESS
B	1'-0" x 4'-0"	GLAZING	NO	BEDROOM	METTS EGRESS
C	1'-0" x 4'-0"	GLAZING	NO	KITCHEN	
D	1'-0" x 4'-0"	FIXED	NO	KITCHEN	
E	1'-0" x 4'-0"	GLAZING DR	DR	LIVING	
F	1'-0" x 4'-0"	GLAZING DR	NO	BEDROOM	

**GARCIA RESIDENCE  
REMODEL**  
120 CAMINO SANTIAGO  
SANTA FE, NM 87501

REVISION: HFD - PRELIMINARY REVIEW DATE: 2/25/2025

**FLOOR PLANS**
**A1-1**



West  
Elevation  
Window  
A

West  
Elevation  
Door #1



West  
Elevation  
Door #2



West  
Elevation  
Door #3



North  
Elevation  
Door #4



North  
Elevation  
Door#5



North  
Elevation  
Door #6



South  
Elevation  
Window  
B



East Elevation  
Window  
C



East  
Elevation  
Door  
#7





East  
Elevation  
Door#8





East Elevation  
Window  
D

South  
Elevation  
Door #9



East  
Elevation  
Window  
E



North  
Elevation  
Window  
F



Plaza Del Monte  
120 Camino Santiago  
North Elevation



Plaza Del Monte  
120 Camino  
Santiago  
East Elevation



Plaza Del  
Monte  
120 Camino  
Santiago  
East Elevation



Plaza Del  
Monte  
120 Camino  
Santiago  
SouthEast  
Elevation



Plaza Del Monte  
120 Camino  
Santiago  
South Elevation





Plaza Del Monte  
120 Camino  
Santiago  
NorthWest Elevation



Plaza Del Monte  
120 Camino Santiago  
NorthWest  
Elevation

Plaza Del  
Monte  
120 Camino  
Santiago  
West  
Elevation

