

RPA & Associates LLC.

PRESERVING OUR HISTORY

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TO Thomas Gifford
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 Santa Fe, NM 87501
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JOB	DATE
1103 Canyon Road, Santa Fe, NM 87501	05/05/2026

LOCATION	DESCRIPTION
<u>EAST</u>	
A	42" x 41" TWIN (2-21") LR INSWING CASEMENT ALL WOOD 2W3H/2W3H
<u>SOUTH</u>	
B	48" x 41" TWIN (2-24") LR INSWING CASEMENT ALL WOOD 2W3H/2W3H
<u>EAST</u>	
DR #1	32" x 73" LH INSWING DOOR ALL WOOD 1-LT OVER 1-PANEL W/T&G DIAGONAL W/VERTICAL SCALLOPED BAR
<u>NORTH</u>	
C	48" x 12" HOPPER ALL WOOD 5W1H STACKED ABOVE 48" x 36" FIXED 1-LT (OA 48" x 48")
D	28" x 26" AWNING PUSH-OUT 1-LT MARVIN
E	20" x 24" L INSWING CASEMENT ALL WOOD 2W2H
F	48" x 16" HOPPER ALL WOOD 3W2H STACKED ABOVE 48" x 30" FIXED 1-LT (OA 48" x 46")
G	48" x 16" HOPPER ALL WOOD 3W2H STACKED ABOVE 48" x 30" FIXED 1-LT (OA 48" x 46")
<u>WEST</u>	
DR #2	32" x 77" LH INSWING DOOR ALL WOOD 12-PANEL/1-LT
<u>SOUTH</u>	
H	47" x 21" HOPPER ALL WOOD 4W2H STACKED ABOVE 47" x 21" FIXED 1-LT (OA 47" x 42")
I	47" x 42" - 2 LR TWIN INSWING CASEMENT ALL WOOD 2W3H/2W3H (2-23 1/2")
J	47" x 42" - 2 LR TWIN INSWING CASEMENT ALL WOOD 2W3H/2W3H (2-23 1/2")
<u>EAST</u>	
DR #3	46" x 73" DOOR & SIDELITE 3W8H/2W1H 32 DOOR/16" SIDELITE

In closing, my professional opinion is as follows:

Windows E, I, J, and K have historic jambs however the sashes are non-historic. The jambs are rotted beyond 40% and are non-restorable.

Windows A, B, C, D, F, G, H, L, M, N, O, P, Q, R, S, and T are non-historic.

Doors #1 - #8 are non-historic.

The windows and doors should be in “like and kind” to that of that era, casements with divided lites, either wood/wood or clad/wood such as Kolbe, Marvin, or Weathershield.

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

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:

RPA & ASSOCIATES LLC | 1103 CANYON ROAD, SANTA FE, NM 87501

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC/NON-HISTORIC - AGE
<u>EAST</u>			
A	42" x 41" TWIN (2-21") LR INSWING CASEMENT ALL WOOD 2W3H/2W3H	U	NON-HISTORIC – ¾ FRAME, SASHES HAVE BEEN REPLACE WITH 1988 BARN SASHES (2001)
<u>SOUTH</u>			
B	48" x 41" TWIN (2-24") LR INSWING CASEMENT ALL WOOD 2W3H/2W3H	U	NON-HISTORIC – ¾ FRAME, SASHES HAVE BEEN REPLACE WITH 1988 BARN SASHES (2001)
<u>EAST</u>			
DR #1	32" x 73" LH INSWING DOOR ALL WOOD 1-LT OVER 1-PANEL W/T&G DIAGONAL W/3-VERTICAL SCALLOPED BARS	F	NON-HISTORIC – SHOP MADE DOOR, AIR GUN NAILS & SHAPER MADE PIECES (2001)
<u>NORTH</u>			
C	48" x 12" HOPPER ALL WOOD 5W1H STACKED ABOVE 48" x 36" FIXED 1-LT (OA 48" x 48")	F	NON-HISTORIC – ¾ FRAME, SASHES HAVE BEEN REPLACE WITH 1988 BARN SASHES (2001)
D	28" x 26" AWNING PUSH-OUT ALL WOOD 1-LT MARVIN	S	NON-HISTORIC – MARVIN MANUFACTURED (2001)
E	20" x 24" L INSWING CASEMENT ALL WOOD 2W2H	U	HISTORIC – FRAME NON-HISTORIC – SASHES HAVE BEEN REPLACED WITH 1988 BARN SASHES

NOTES:

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LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC/NON-HISTORIC – AGE
<u>NORTH</u>			
F	48" x 16" HOPPER ALL WOOD 3W2H STACKED ABOVE 48" x 30" FIXED 1-LT (OA 48" x 46")	F	NON-HISTORIC – ¾ FRAME, SASHES HAVE BEEN REPLACE WITH 1988 BARN SASHES (2001)
G	48" x 16" HOPPER ALL WOOD 3W2H STACKED ABOVE 48" x 30" FIXED 1-LT (OA 48" x 46")	F	NON-HISTORIC – ¾ FRAME, SASHES HAVE BEEN REPLACE WITH 1988 BARN SASHES (2001)
<u>WEST</u>			
DR #2	32" x 77" LH INSWING ALL WOOD DOOR 12-PANEL/1-LT	F	NON-HISTORIC – AIR GUN NAILS SIMPSON DOOR (1988)
<u>SOUTH</u>			
H	47" x 21" HOPPER ALL WOOD 4W2H STACKED ABOVE 47" x 21" FIXED 1-LT (OA 47" x 42")	F	NON-HISTORIC – ¾ FRAME, SASHES HAVE BEEN REPLACE WITH 1988 BARN SASHES (2001)
I	47" x 42" – 2 LR INSWING CASEMENT ALL WOOD 2W3H/2W3H (2-23 ½")	F	HISTORIC – JAMB NON-HISTORIC – SASHES REPLACED WITH 1988 BARN SASHES
J	47" x 47" -2 LR INSWING CASEMENT ALL WOOD 2W2H/2W2H (2-23 ½")	F	HISTORIC – JAMB NON-HISTORIC – SASHES REPLACED WITH 1988 BARN SASHES

NOTES:

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WINDOW & DOOR DESCRIPTION		CONDITION & INTEGRITY CODE		HISTORIC/NON-HISTORIC – AGE	
<u>EAST</u>					
DR #3	46" x 73" DOOR & SIDELITE 3W8H/2W1H 32 DOOR/16" SIDELITE	F		NON-HISTORIC – WOOD BEAD DOOR, AIR GUN NAILS (2001)	
<u>SOUTH</u>					
K	84" x 42" LSSR INSWING CASEMENT 2W3H (21" – 4 WIDE)	U		HISTORIC – JAMB NON-HISTORIC – SASHES, REPLACED WITH 1988 BARN SASHES, ROTTED BEYOND 40%	
L	43" x 20" HOPPER ALL WOOD 3W2H STACKED ABOVE 43" x 25" FIXED 1-LT (43" x 45" OA)	U		NON-HISTORIC – ¾ FRAME, SASHES HAVE BEEN REPLACE WITH 1988 BARN SASHES (2001) FRAMES ROTTED BEYOND 40%	
<u>WEST</u>					
M	43" x 20" HOPPER ALL WOOD 4W2H STACKED ABOVE 43" x 25" FIXED 1-LT (OA 43" x 45")	U		NON-HISTORIC – ¾ FRAME, SASHES HAVE BEEN REPLACE WITH 1988 BARN SASHES (2001) FRAMES ROTTED BEYOND 40%	
<u>SOUTH</u>					
N	109" x 61" GLASS BLOCK 12" x 12" 9W5H	S		NON-HISTORIC – BLOCK & PATTERN IS FROM 2002	
DR #4	31" x 78" RH INSWING ALL WOOD HERRING BONE W/DIAMOND LIGHT ON TOP OF DUTCH DOOR	F		NON-HISTORIC – SHOP MADE DOOR (2000) AIR GUN NAILS & KERFED JAMB (1995)	
O	31" x 26" HORIZONTAL SLIDER 1-LT W/54" x 7" TRANSOM W/1-LT STOPPED IN GLASS W/6 PIECE GLASS BLOCK 8" x 8"	U		NON-HISTORIC – MARVIN (1995) WITH VINYL TRACKS ROTTED BEYOND 40%	

NOTES:

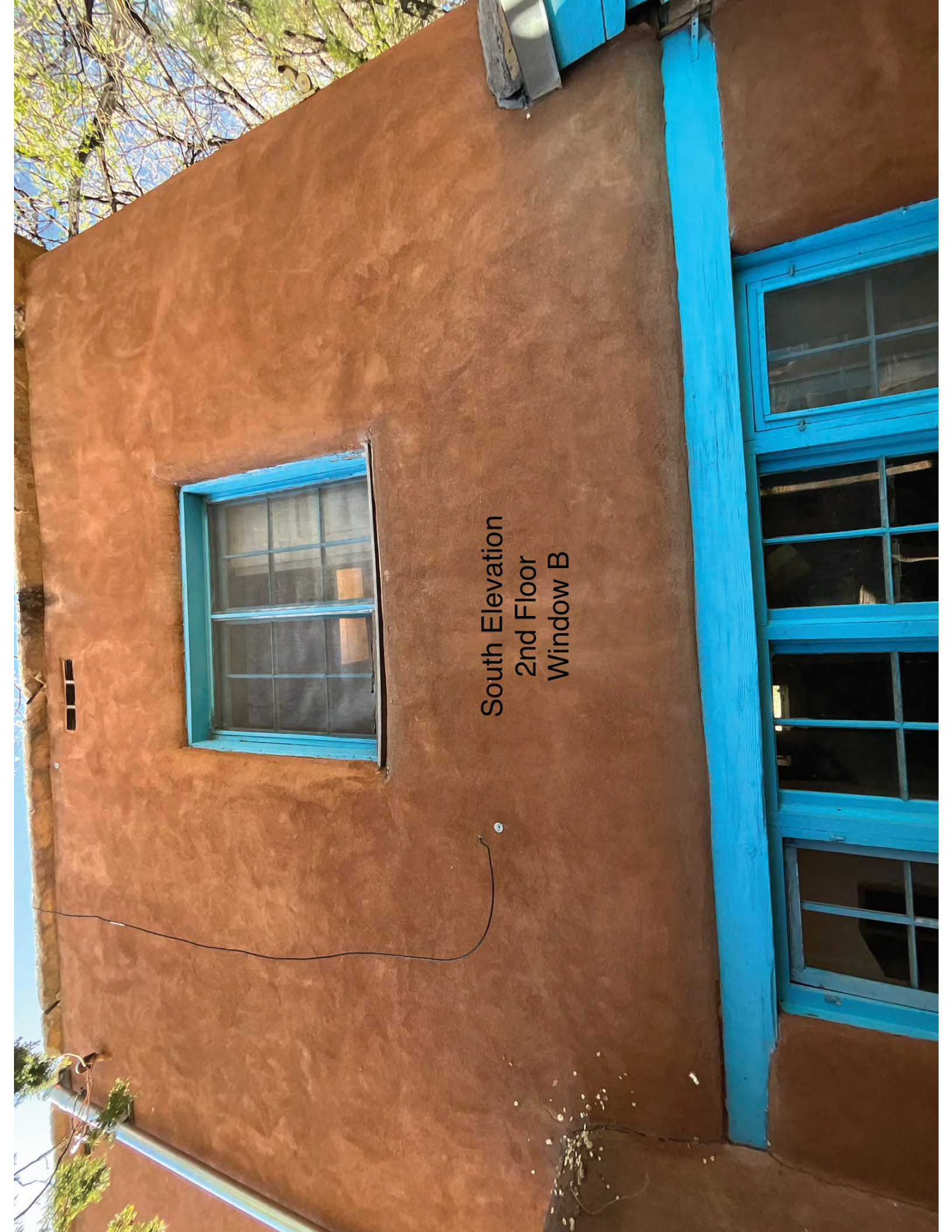
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LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC/NON-HISTORIC – AGE
<u>NORTH</u>			
P	24" x 34" R 1-LT VINYL CLAD CASEMENT	F	NON-HISTORIC – VINYL CLAD ANDERSEN (1995)
Q	47" x 40" LR TWIN 1-LT VINYL CLAD CASEMENT (2-23")	F	NON-HISTORIC – VINYL CLAD ANDERSEN (1995)
R	42" x 18" HOPPER ALL WOOD 3W2H STACKED ABOVE 42" x 24" FIXED 1-LT (42" x 42" OA)	U	NON-HISTORIC – ¾ FRAME, SASHES HAVE BEEN REPLACE WITH 1988 BARN SASHES (2001) FRAMES ROTTED BEYOND 40%
S	42" x 24" HOPPER ALL WOOD 3W2H STACKED ABOVE 42" x 24" FIXED 1-LT (42" x 48" OA)	F	NON-HISTORIC – ¾ FRAME, SASHES HAVE BEEN REPLACE WITH 1988 BARN SASHES (2001) FRAMES ROTTED BEYOND 40%
T	28" x 45" DOUBLE HUNG ALL WOOD 2W2H/1-LT INSULATED GLASS	F	NON-HISTORIC – WEATHERSHIELD (1993)
DR #5	32" x 80" RH INSWING HERRING BONE W/DIAMOND LIGHT IN TOP HALF OF DUTCH DOOR	F	NON-HISTORIC – SHOP MADE DOOR (2000) AIR GUN NAILS & KERFED JAMB (1995)
DR #6	28" x 72" LH INSWING GATE ARCH TOP ALL WOOD	F	NON-HISTORIC – DIMENSIONAL LUMBER (1988)
DR #7	9' x 7' ALL METAL EMBOSSED TEXTURED PANELS OVERHEAD ROLL UP DOOR	F	NON-HISTORIC – TAYLOR MANUFACTURED HINGES (1999)
DR #8	32" x 72" LH GATE ALL WOOD 2' x 6' CROSS RAILS & BOLTS	F	NON-HISTORIC – DIMENSIONAL LUMBER (2000) PHILLIPS HEAD SCREWS, AIR GUN NAILS

NOTES:



East Elevation
2nd Floor
Window A

A photograph of a building's exterior wall. The wall is a textured, reddish-brown color. On the left side, there is a window with a bright blue frame. To the right of the window, there is a door frame, also painted bright blue. The door is partially visible on the right edge of the frame. The sky is visible in the background, and there are some trees and a gutter visible at the bottom of the image.

South Elevation
2nd Floor
Window B

East Elevation
2nd Floor
Door #1

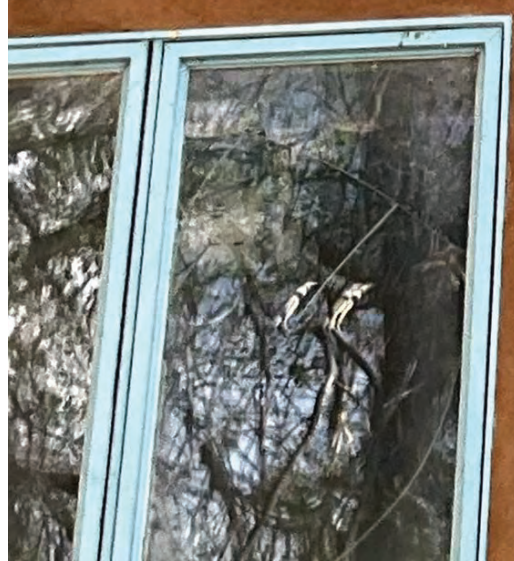


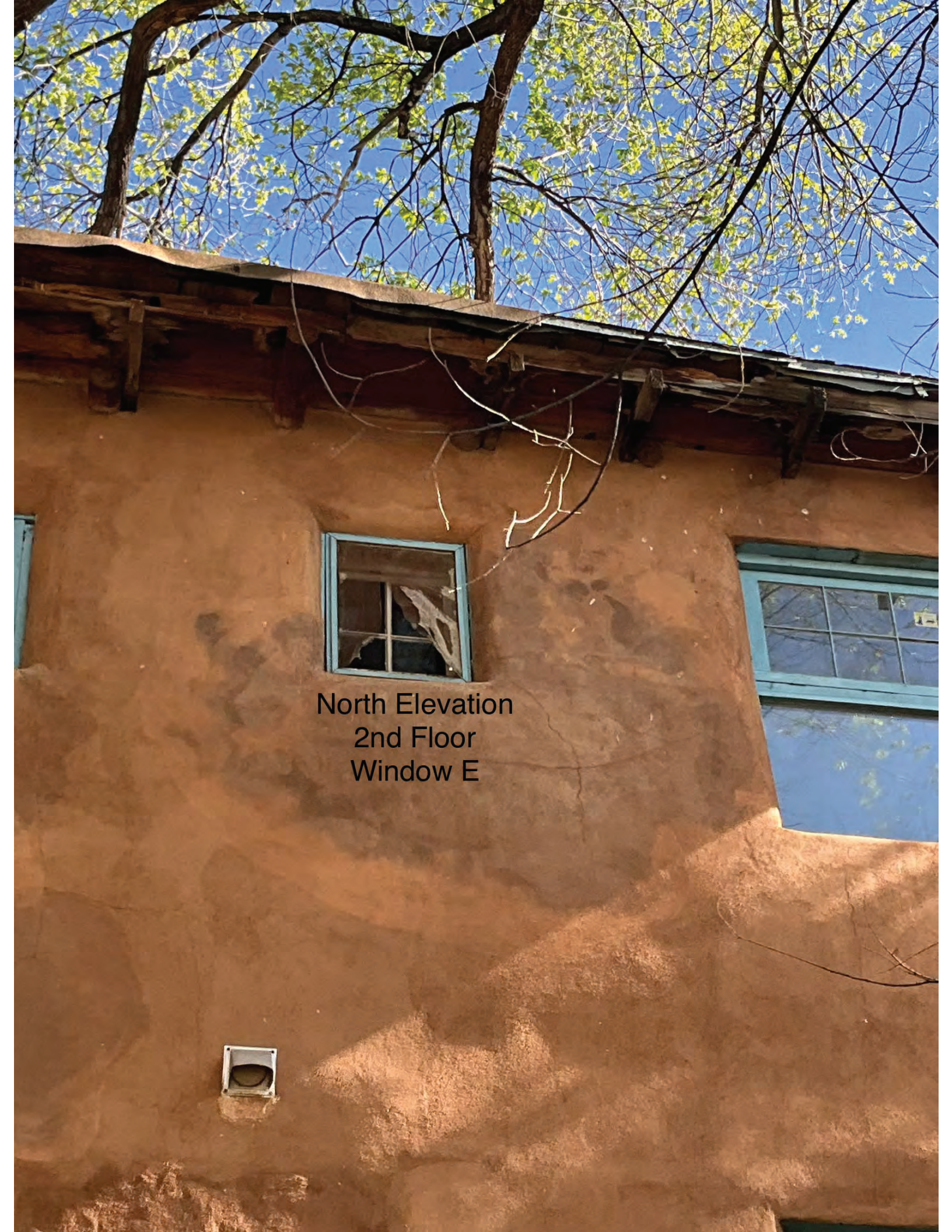
North Elevation
2nd Floor
Window C





North Elevation
2nd Floor
Window D

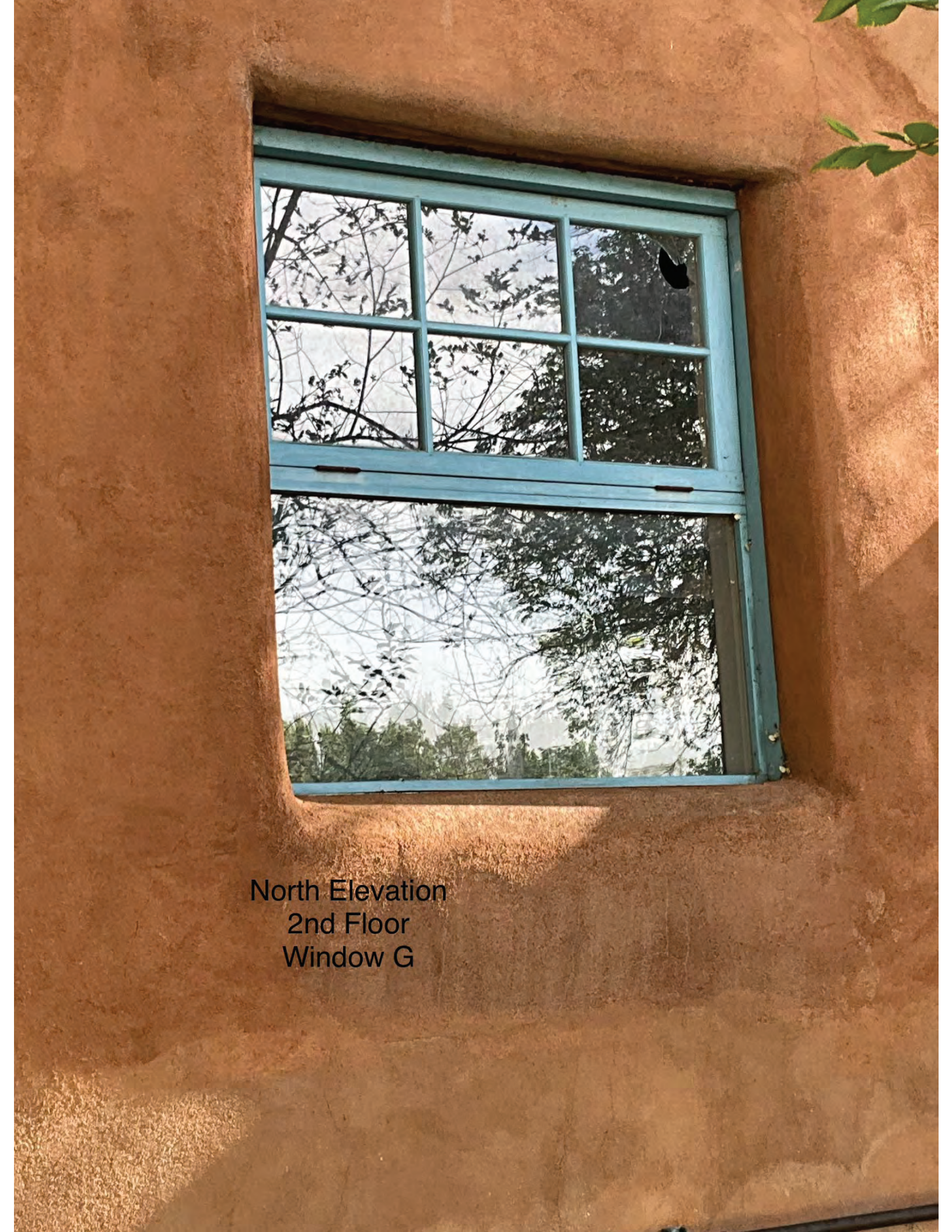




North Elevation
2nd Floor
Window E

North Elevation
2nd Floor
Window F





North Elevation
2nd Floor
Window G



West Elevation
2nd Floor
Door #2

South Elevation
Window H



South Elevation
2nd Floor
Window I



South Elevation
2nd Floor
Window J



East Elevation
1st Floor
Door #3



South Elevation
1st Floor
Window K



South Elevation
1st Floor
Window L



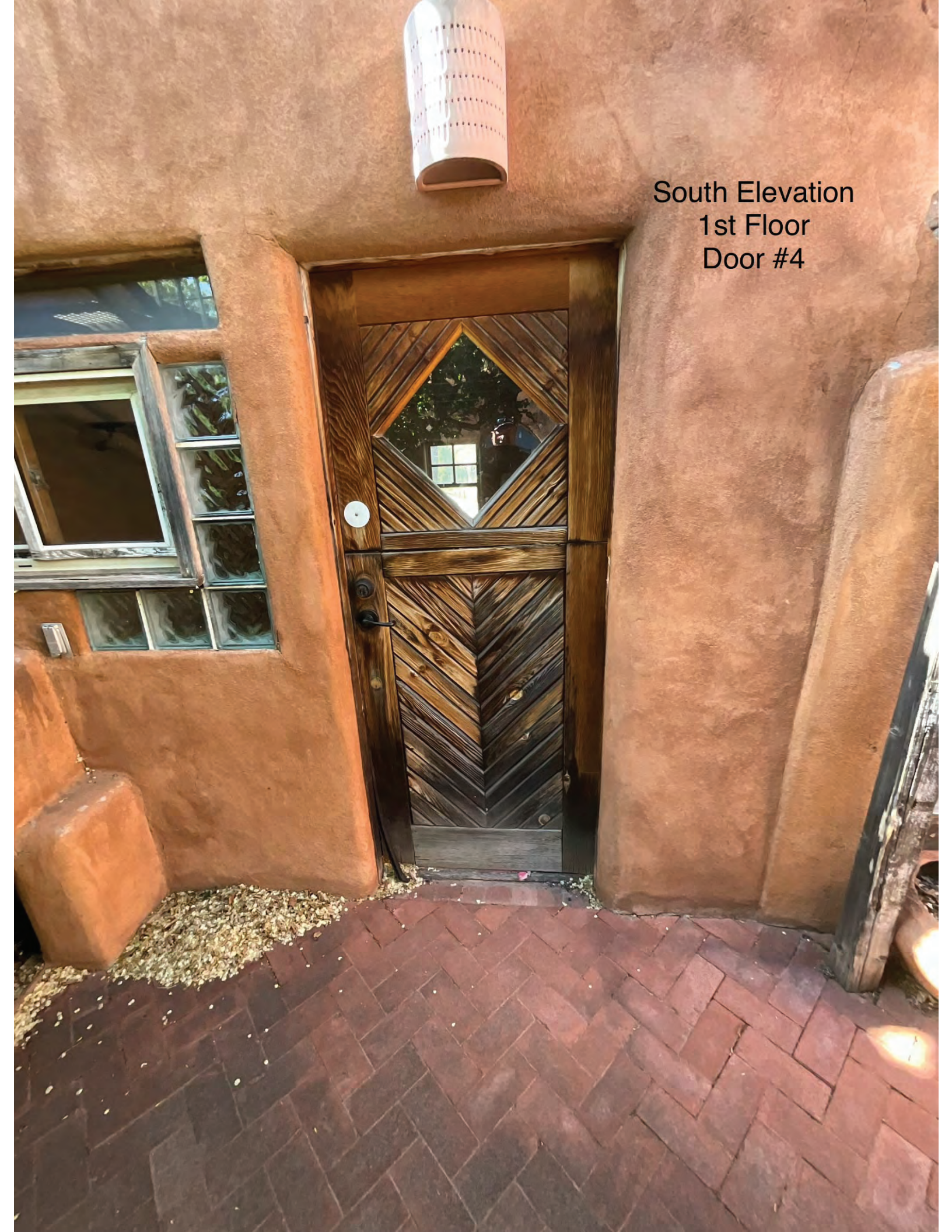
Southwest Elevation
1st Floor
Window M



South Elevation
1st Floor
Window N



South Elevation
1st Floor
Door #4



South Elevation
1st Floor
Window O





North Elevation
1st Floor
Window P



North Elevation
1st Floor
Window Q



North Elevation
1st Floor
Window R



North Elevation
1st Floor
Window S




North Elevation
1st Floor
Window T

North Elevation
1st Floor
Door #5



South Elevation
Door #6
Gate





South Elevation
Door #8
Gate

1103 Canyon Rd
South Elevation



1103 Canyon Rd
South Elevation



1103 Canyon Rd
West Elevation



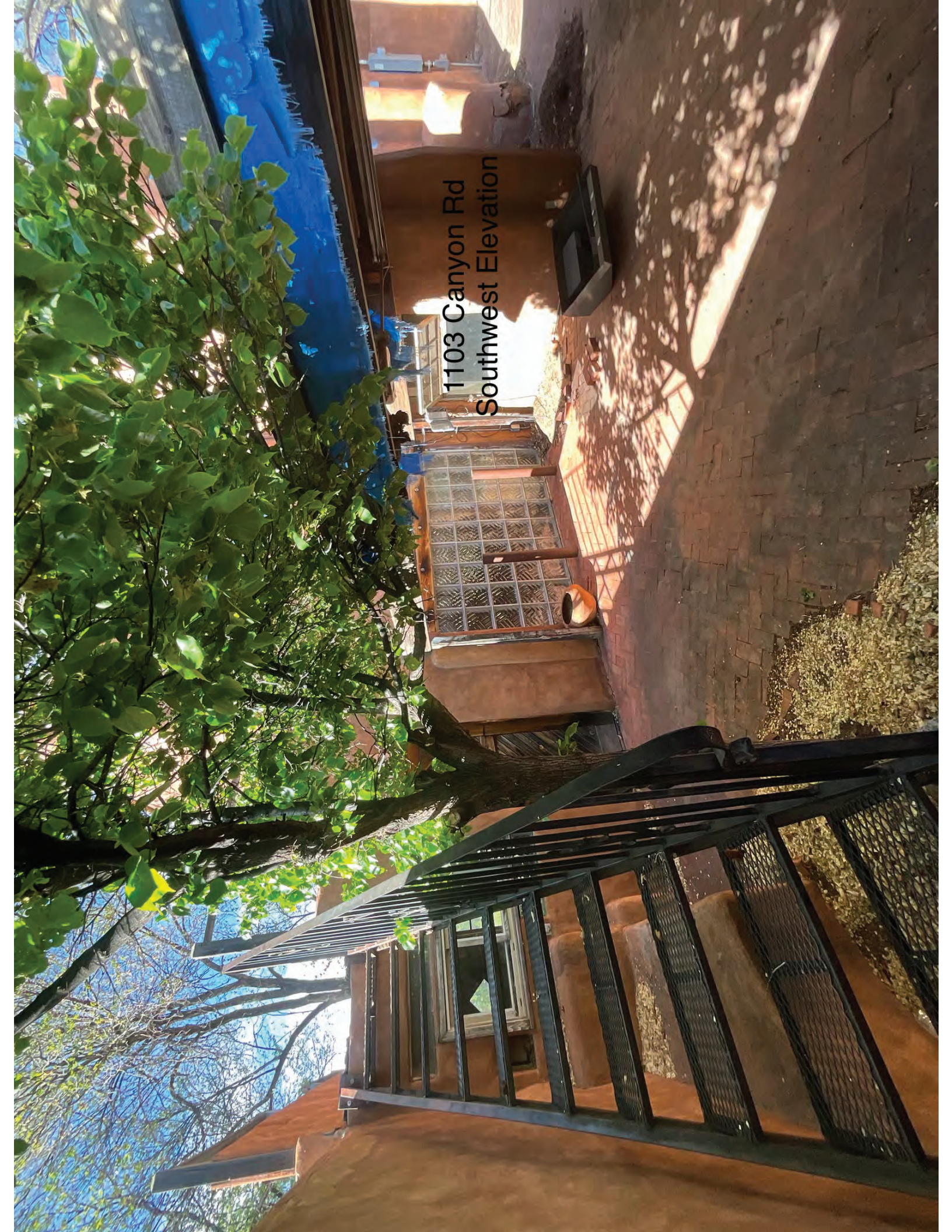


1103 Canyon Rd
Southwest
Elevation

H03 Canyon Rd
North Elevation
1st and 2nd Floor



1103 Canyon Rd
Southwest Elevation



1103 Canyon Rd
East Elevation

