

RPA & Associates, LLC.

PRESERVING OUR HISTORY

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JOB	DATE
104 Camino Mathias	07/28/2026

LOCATION	DESCRIPTION
<u>WEST</u>	
A	54" x 25" HORIZONTAL SLIDER 1-LT ALL WOOD WITH ALUMINUM STORM
DR #1	36" x 80" LH INSWING 10-PANEL ALL WOOD DOOR
B	88" x 50" TWIN HORIZONTAL SLIDERS 1-LT ALL WOOD WITH ALUMINUM STORM
C	42" x 50" HORIZONTAL SLIDER 1-LT ALL WOOD WITH ALUMINUM STORM
<u>SOUTH</u>	
D	66" x 33" HORIZONTAL SLIDER 1-LT ALL WOOD WITH ALUMINUM STORM
DR #2	32" x 80" LH INSWING DOOR BIRCH WITH HALF LITE, 3-LITE KIT ALL WOOD
<u>NORTH</u>	
DR #3	48" x 82" TWIN LH OUTSWING T&G ALL WOOD DOOR (2-24")
DR #4	48" x 82" TWIN RH OUTSWING T&G ALL WOOD DOOR (2-24")
<u>EAST</u>	
DR #5	72" x 82" SLIDING GLASS DOOR 1-LT MILL FINISH ALL ALUMINUM
<u>NORTH</u>	
E	20" x 60" FIXED WINDOW 1-LT ALL WOOD STOPPED IN GLASS
<u>EAST</u>	
F	53" x 42" HORIZONTAL SLIDER 1-LT ALL WOOD WITH ALUMINUM STORM
G	42" x 24" HORIZONTAL SLIDER 1-LT ALL WOOD WITH ALUMINUM STORM
H	54" x 25" HORIZONTAL SLIDER 1-LT ALL WOOD WITH ALUMINUM STORM
<u>NORTH</u>	
I	108" x 25" TWIN HORIZONTAL SLIDER 1-LT ALL WOOD WITH ALUMINUM
J	54" x 25" HORIZONTAL SLIDER 1-LT ALL WOOD WITH ALUMINUM

In closing, my professional opinion is as follows:

Windows A, B, C, D, F, G, H, I, and J are historic windows however the units are unrestorable. The window units are 1950 +/- Andersen horizontal gliding windows. The tracks, pins, sash rods, and locks are not available anymore therefore the windows cannot be made to operate correctly or seal.

Window E is non-historic.

Doors 1, 2, 3, 4, and 5 are non-historic.

My recommendation is to replace the windows with casement units with horizontal lites to replicate the steel casements of that era. The doors should be a wood paneled look of that 1950 era.

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

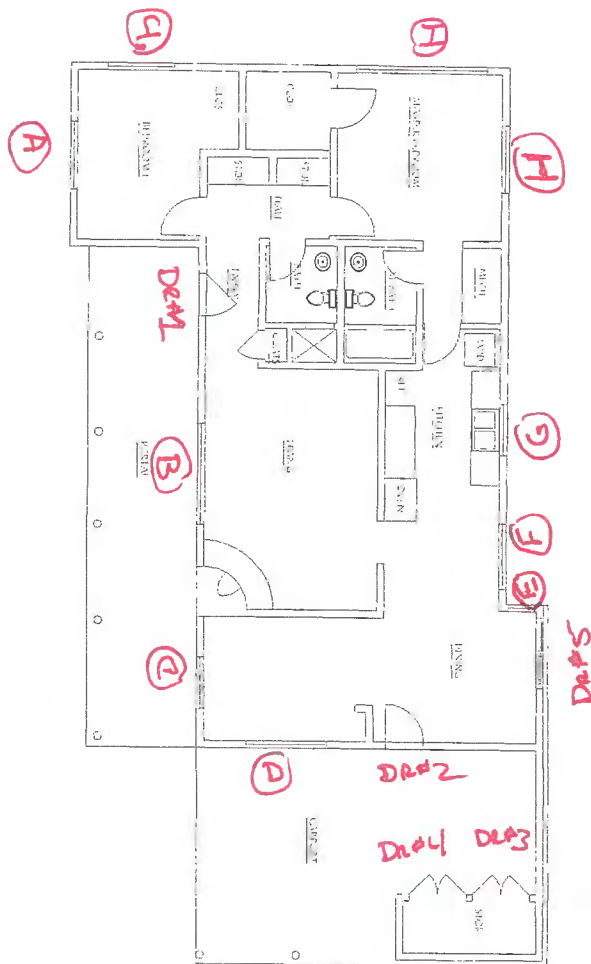
NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC/NON-HISTORIC - AGE
<u>WEST</u>			
A	54" x 25" HORIZONTAL SLIDER 1-LT ALL WOOD WITH ALUMINUM STORM	U	HISTORIC - THE TRACKS, PIVOT PINS & HANDLES ARE NOT AVAILABLE TO REPLACE 1950 +/- (ANDERSEN)
DR #1	36" x 80" LH INSWING 10-PANEL ALL WOOD DOOR	S	NON-HISTORIC - SIMPSON (1996)
B	88" x 50" TWIN HORIZONTAL SLIDERS ALL WOOD WITH ALUMINUM STORM	U	HISTORIC - THE TRACKS, PIVOT PINS & HANDLES ARE NOT AVAILABLE TO REPLACE 1950 +/- (ANDERSEN)
C	42" x 50" HORIZONTAL SLIDER 1-LT ALL WOOD WITH ALUMINUM STORM	U	HISTORIC - THE TRACKS, PIVOT PINS & HANDLES ARE NOT AVAILABLE TO REPLACE 1950 +/- (ANDERSEN)
<u>SOUTH</u>			
D	66" x 33" HORIZONTAL ALL WOOD WITH ALUMINUM STORM	U	HISTORIC - THE TRACKS, PIVOT PINS & HANDLES ARE NOT AVAILABLE TO REPLACE 1950 +/- (ANDERSEN)
DR #2	32" x 80" LH INSWING DOOR BIRCH WITH HALF LITE 3 LITE KIT ALL WOOD	S	NON-HISTORIC - BIRCH DOOR WITH LITE KITE VENEERED (1996)
<u>NORTH</u>			
DR #3	48" x 82" TWIN LH OUTSWING T&G ALL WOOD DOOR	F	NON-HISTORIC - SHOP MADE DOORS, MECHANICAL AIR NAILS (1996)
DR #4	48" x 82" TWIN RH OUTSWING T&G ALL WOOD DOOR	F	NON-HISTORIC - SHOP MADE DOORS, MECHANICAL AIR NAILS (1996)

NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC/NON-HISTORIC - AGE
<u>EAST</u>			
DR #5	72" x 82" SLIDING GLASS DOORS, MILL FINISH, 1-LT ALL ALUMINUM	S	NON-HISTORIC - ALENCO MANUFACTURED GLASS DATE 1987
<u>NORTH</u>			
E	20" x 60" FIXED 1-LT ALL WOOD WINDOW STOPPED IN GLASS	F	NON-HISTORIC - GLASS DATE 1987, GLAZED
<u>EAST</u>			
F	53" x 42" HORIZONTAL SLIDER 1-LT ALL WOOD WITH ALUMINUM	U	HISTORIC - THE TRACKS, PIVOT PINS & HANDLES ARE NOT AVAILABLE TO REPLACE 1950 +/- (ANDERSEN)
G	42" x 24" HORIZONTAL SLIDER 1-LT ALL WOOD WITH ALUMINUM	U	HISTORIC - THE TRACKS, PIVOT PINS & HANDLES ARE NOT AVAILABLE TO REPLACE 1950 +/- (ANDERSEN)
H	54" x 25" HORIZONTAL SLIDER 1-LT ALL WOOD WITH ALUMINUM	U	HISTORIC - THE TRACKS, PIVOT PINS & HANDLES ARE NOT AVAILABLE TO REPLACE 1950 +/- (ANDERSEN)
<u>NORTH</u>			
I	108" x 25" TWIN HORIZONTAL SLIDER 1-LT ALL WOOD WITH ALUMINUM	U	HISTORIC - THE TRACKS, PIVOT PINS & HANDLES ARE NOT AVAILABLE TO REPLACE 1950 +/- (ANDERSEN)
J	54" x 25" HORIZONTAL SLIDER 1-LT ALL WOOD WITH ALUMINUM	U	HISTORIC - THE TRACKS, PIVOT PINS & HANDLES ARE NOT AVAILABLE TO REPLACE 1950 +/- (ANDERSEN)

NOTES:



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MONTANO-TORRES ADDITION AND RENOVATIONS
 1000 S. 10TH AVE.
 ANTONIO, TEXAS 78205

ROMERO
DESIGN &
DRAFTING

**FROM THE DEPARTMENT OF NEUROLOGY AND MEDICAL CLINIC,
UNIVERSITY OF WÜRZBURG, WÜRZBURG, GERMANY**

7/15/2026

104
Camino
Matias
West
Elevation





West Elevation
Window A.



104

West Elevation
Door #1.



West Elevation
Window B.



West
Elevation
Window C.



South Elevation
Window
D.



South Elevation
Door #2.

North Elevatiion
Door #3.





North
Elevation
Door #4.



104 Camino Matias
South Carport
Elevation.





East Elevation
Door #5

North Elevation
Window E.



East Elevation
Window F.



East
Elevation
Window G.



East Elevation
Window H.



North Elevation
Window I.



North Elevation
Window J.



104 Camino
Matias
North
Elevation.



104 Camino Matias
Southeast Elevation.



104 Camino
Matias
Northeast
Elevation.





Typical
discontinued
window tracks
and pivots



Typical
discontinued
window
hardware.

104 Camino
Matias
North Carport

