

RPA & Associates LLC

PRESERVING OUR HISTORY

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TO Alison Kuller
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JOB	DATE
719 Gildersleeve Street, Santa Fe, NM 87505 – MAIN HOUSE	07/02/2026

LOCATION	DESCRIPTION
<u>SOUTH</u>	
A	30" x 56" DOUBLE HUNG 4W1H/1-LT ALL WOOD
B	30" x 56" DOUBLE HUNG 4W1H/1-LT ALL WOOD
C	60" x 56" TWIN DOUBLE HUNG 4W1H/1-LT ALL WOOD (2-28")
DR #1	32" x 80" RH INSWING ARCH TOP V-GROOVE ALL WOOD DOOR
<u>WEST</u>	
D	36" x 56" DOUBLE HUNG 1/1 ALL WOOD
E	36" x 56" DOUBLE HUNG 1/1 ALL WOOD
<u>NORTH</u>	
F	68" x 54" TRIPLE ALL STATS/FIXED 2W4H ALL WOOD
G	60" x 56" TWIN DOUBLE HUNG 4W1H/1-LT ALL WOOD
H	30" x 36" DOUBLE HUNG 4W1H/1-LT ALL WOOD
I	36" x 48" DOUBLE HUNG 4W1H/1-LT ALL WOOD
<u>EAST</u>	
J	36" x 48" DOUBLE HUNG 4W1H/1-LT ALL WOOD
DR #2	32" x 80" LH INSWING FULL LIGHT/18" BOTTOM RAIL ALL WOOD DOOR
K	36" x 48" DOUBLE HUNG 1/1 1-LT
L	28" x 56" DOUBLE HUNG 4W1H/1-LT ALL WOOD

In closing, my professional opinion is as follows:

The windows and doors on the main house are as follows:

Windows A, B, C, and H are historic and restorable however the units do have considerable rot.

Windows G and L are historic however unrestorable.

Windows D, E, F, I, J, and K are non-historic.

Doors 1 and 2 are non-historic.

If the windows and doors are replaced, they should be replaced in “like and kind” of the historic windows that are existing. With divided lights, four (4) verticals on top and one (1) light on the bottom, either in all wood or clad/wood to match the existing color. Windows such as Marvin or Kolbe will meet these requirements.

The windows and doors on the casita are as follows:

Windows C-A, C-B, and C-C are non-historic.

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

If the windows and doors are replaced, they should be replaced in “like and kind” of the historic windows that are existing. With divided lights, four (4) verticals on top and one (1) light on the bottom, either in all wood or clad/wood to match the existing color. Windows such as Marvin or Kolbe will meet these requirements.

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 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, LLC | 719 GILDERSLEEVE STREET, SANTA FE, NM 87505 – MAIN HOUSE

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC/NON-HISTORIC - AGE
<u>SOUTH</u>			
A	30" x 56" DOUBLE HUNG 4W1H/1-LT ALL WOOD	F	HISTORIC - LEFT SIDE OF TOP SASH, SILL & BOTTOM SASH ROTTED BEYOND 40 %
B	30" x 56" DOUBLE HUNG 4W1H/1-LT ALL WOOD	F	HISTORIC - SILL & BOTTOM RAIL OF TOP & BOTTOM SASH ROTTED BEYOND 40 %
C	60" x 56" TWIN DOUBLE HUNG 4W1H/1-LT ALL WOOD (2-28")	F	HISTORIC - BOTTOM RAILS & LEFT SIDE STILES ON LEFT WINDOW & RIGHT-SIDE STILE ON RIGHT WINDOW ROTTED BEYOND 40%, EXTERIOR MULL COVER IS ALSO ROTTED BEYOND 40%
DR #1	32" x 80" RH INSWING ARCH TOP V-GROOVE ALL WOOD DOOR	S	NON-HISTORIC - SIMPSON DOOR (2011)
<u>WEST</u>			
D	36" x 56" DOUBLE HUNG 1/1 ALL WOOD	S	NON-HISTORIC - SASHES ARE NEWER MACHINED SASHES ROUTERED/SHAPER, NON-DIVIDED LIGHTS, STUCCO SHOWS SIZE OF ORIGINAL OPENING CHANGE (1984)
E	36" x 56" DOUBLE HUNG 1/1 ALL WOOD	S	NON-HISTORIC - SASHES ARE NEWER MACHINED SASHES ROUTERED/SHAPER, NON-DIVIDED LIGHTS, STUCCO SHOWS SIZE OF ORIGINAL OPENING CHANGE (1984)

NOTES:

RPA & ASSOCIATES, LLC | 719 GILDERSLEEVE STREET, SANTA FE, NM 87505 – MAIN HOUSE

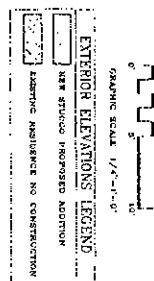
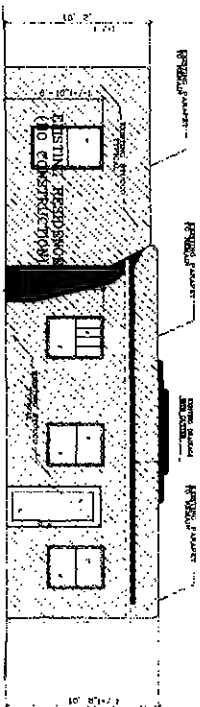
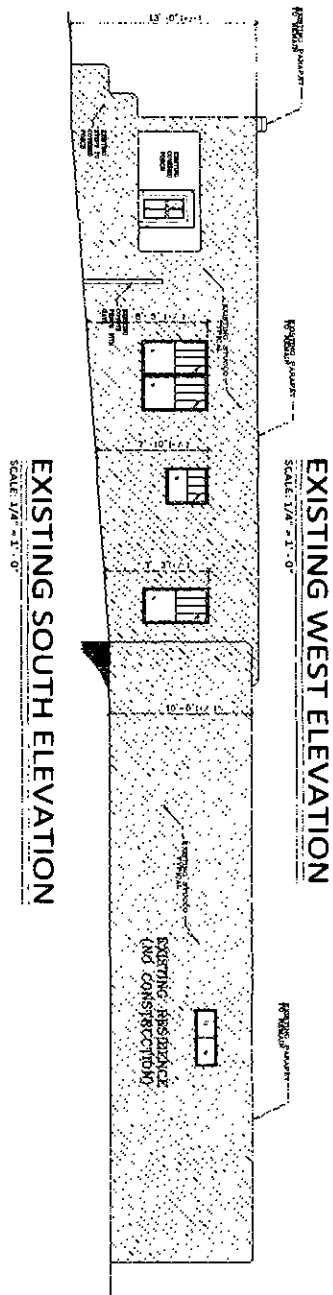
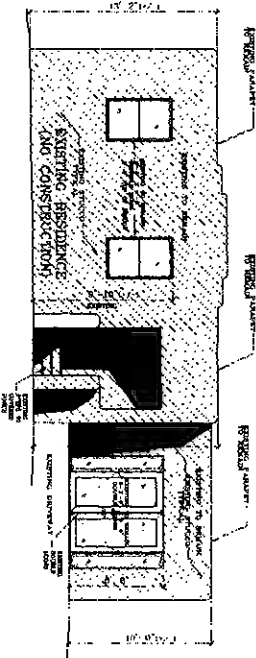
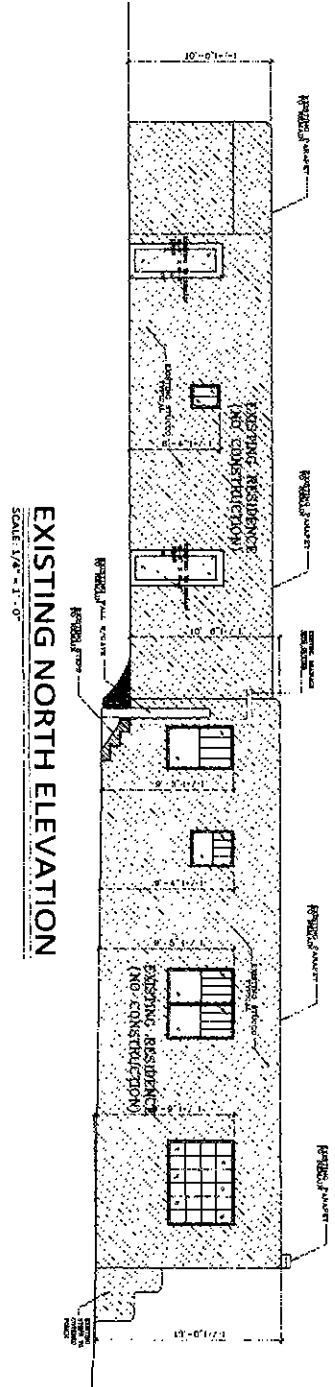
LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC/NON-HISTORIC - AGE
<u>NORTH</u>			
F	68" x 54" TRIPLE ALL STATS 2W4H ALL WOOD	U	NON-HISTORIC - SILL ROTTED & BURIED IN STUCCO ALLOWING WATER TO LEAK INTO THE WALL, WINDOW UNIT WAS A ORINGINALLY A TRIPLE DOUBLE HUNG, NON 3 BARNSASHES FROM 1980's IN THE PLACE OF THE DOUBLE HUNGS
G	60" x 56" TWIN DOUBLE HUNG 4W1H/1-LT ALL WOOD (2-28")	U	HISTORIC - SILLS, BOTTOM RAILS OF BOTTOM SASHES, & SIDE JAMBS GOING UP 12" ON EACH SIDE ROTTED BEYOND 40%, SHOWING SIGNS OF WATER LEAKING INTO THE WALL
H	30" x 36" DOUBLE HUNG 4W1H/1-LT ALL WOOD	F	HISTORIC
I	36" x 48" DOUBLE HUNG 1/1 1-LT ALL WOOD	U	NON-HISTORIC - SILL, BOTTOM RAIL OF BOTTOM SASH, & SIDE JAMBS ROTTED BEYOND 40%, ALLOWING WATER TO LEAK INTO THE WALL, NO DIVIDED LIGHTS (1984)
<u>EAST</u>			
J	36" x 48" DOUBLE HUNG 1/1 1-LT ALL WOOD	F	NON-HISTORIC - NO DIVIDED LIGHTS (1984)
DR #2	32" x 80" LH INSWING 1-LT ALL WOOD DOOR 18" BOTTOM RAIL	S	NON-HISTORIC - SIMPSON DOOR (2013)
K	36" x 48" DOUBLE HUNG 1/1 1-LT	F	NON-HISTORIC - NO DIVIDED LIGHTS (1984)
L	28" x 56" DOUBLE HUNG 4W1H/1-LT ALL WOOD	U	HISTORIC - WINDOW UNIT HAS OVER 40% ROT & BONDO ON BOTH SASHES & JAMBS

NOTES:

RPA & ASSOCIATES, LLC | 719 GILDERSLEEVE STREET, SANTA FE, NM 87505 – CASITA

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC/NON-HISTORIC – AGE
<u>SOUTH</u>			
C-A	80" x 23" TWIN FIXED 5W1H ALL WOOD (2-40")	U	NON-HISTORIC – TWO (2) DOUBLE HUNG SASHES STOPPED IN OVER 40% ROTTED HEAD & JAMB SILL THAT IS COVERED IN GALVANIZED METAL (1984)
<u>WEST</u>			
DR #C-1	95" x 84" LH INSWING ALL WOOD DOOR SIDE LIGHT TRIPLE/FRENCH DOOR/SIDELIGHT 1-LT FULL GLASS 15"/64" (2-32")/15"	F	NON-HISTORIC – SIMPSON DOOR (2011)
<u>NORTH</u>			
DR #C-2	32" x 78" LH INSWING ALL WOOD DOOR FULL LIGHT, CUT DOWN BOTTOM RAIL INSULATED GLASS	F	NON-HISTORIC – (1988)
C-B	19" x 25" FIXED INSWING STAT 2W2H ALL WOOD	F	NON-HISTORIC – BARN SASH (1988)
DR #C-3	32" x 78" RH INSWING ALL WOOD DOOR FULL LIGHT, CUT DOWN BOTTOM RAIL INSULATED GLASS	U	NON-HISTORIC – ROTTED BOTTOM RAIL (1988)
<u>EAST</u>			
C-C	29" x 56" DOUBLE HUNG 3W2H/3W2H ALL WOOD 3 ½" FLAT CASING EXTERIOR	U	NON-HISTORIC – WINDOW UNIT NOT FROM ORIGINAL ERA, LIGHT PATTERN DIFFERENT THAN THE REST OF THE HOUSE, EXTERIOR CASING HAS A DIFFERENT PROFILE

NOTES:



Santo Fe, NM

719 Gildersleeve
West Elevation





South
Elevation
Window A.



South Elevation
Window B.

South
Elevation
Window C.





South
Elevation
Door #1.





West Elevation
Window D.



West Elevation
Window E.



North
Elevation
Window
F.

North
Elevation
Window G.





North Elevation
Window H.



North Elevation
Window I.



East Elevation
Window
J.



East Elevation
Door #2.



East Elevation
Window
K.



East
Elevation
Window L.

719
Gildersleeve
Southwest
Elevation.



The image shows the exterior of a house with a light-colored, textured stucco finish. A green door with a small window and a brass handle is visible on the left. To the right of the door is a green-framed window with white curtains. A white mailbox with the number 719 is mounted on the wall to the left of the door. A small, dark, geometric light fixture is mounted on the wall above the door. The house is surrounded by some greenery, and the top of a car is visible in the foreground. The sky is clear and blue.

719 Gildersleeve
Southwest
elevation

719.
Gildersleeve
North Elevation.



719
Gildersleeve
North
Elevation



The image shows the exterior of a building with a light-colored, textured stucco finish. A prominent feature is a window with a bright blue frame. To the right of this window, there are green-painted shutters. A white downspout runs vertically along the left side of the wall. In the foreground, there are several items: a blue recycling bin with the 'City of Santa Fe' logo, two green trash bins, a wooden fence, and some utility equipment like a white meter box and pipes. The scene is set outdoors on a sunny day with trees and a clear blue sky in the background.

719
Gildersleeve
North
Elevation.



719
Gildersleeve
North Elevation



719
Gildersleeve
East

719
Gildersleeve
Casita
West
Elevation



South
Elevation
Casita
Window
CA



West
Elevation
Casita Door #
C-1





North Elevation
Casita
Door C-2...



North Elevation
Casita
Window C-B.



North Elevation
Casita
Door # C-3.



East Elevation
Casita
Window C-C.

719
Gildersleeve
Casita
East.



719 Gildersleeve
Casita
North Elevation.



719
Gildersleeve
Casita
South
Elevation

RESIST



Typical
rotted
sill.