Mary Jo Edwards
124 Camino Santiago
Santa Fe, NM 87501
(505) 429-9729
maryjoedwards@email.com

October 01, 2025

City of Santa Fe Historic Preservation Division
Planning and Land Use Department
200 Lincoln Avenue
Santa Fe, NM 87504

RE: Historic Window Replacement Proposal — 124 Camino Santiago

Dear Historic Preservation Division,

I am submitting this proposal in support of a request for administrative or HDRB approval for window replacement at my residence located at 124 Camino Santiago, a contributing structure in the Downtown & Eastside Historic District (Lot 16, Plaza del Monte subdivision). The purpose of this proposal is to upgrade and replace several existing windows that are not original to the structure with windows that will both meet egress requirements and match the original windows of the historical neighborhood with new units that meet International Residential Code (IRC) egress requirements while preserving the architectural character and historic integrity of the home.

Scope of Work
The project consists of replacing a total of 6 windows and one sliding glass door with bronze-clad wood units from Pinnacle Windows. The design and configuration will match the originals as closely as possible, including simulated divided lights and proportional muntins. The proposed changes include:

- Bedroom Windows (Guest and Primary): Existing three-window configurations will be replaced with larger, two-window casement units to meet required egress opening sizes (minimum 5.7 sq. ft. and sill height under 44”).
- Living Room and Kitchen Windows: Minor configuration adjustments will retain original dimensions and style while improving performance.
- Sunroom Patio Door: Replacing existing slider with a new 4-panel bronze-clad patio door with narrow stile rails.
- West Elevation (Primary Façade): Windows facing the street will retain original opening

sizes, divided light appearance, and trim details.

Historic and Legal Context
- The subject property is part of the Plaza del Monte subdivision and is designated a Contributing Structure per H-19-019.
- The west façade is considered primary and will not have any size alterations, only replacement in-kind.
- The home is within the Downtown and Eastside Historic District, subject to Land Development Code Section 14-5.2.
- Supporting documentation includes the plat map, CC&Rs, and recent property survey.

In addition to the proposed window replacements, we are requesting approval to proceed with exterior stucco replacement. The existing stucco has deteriorated in several locations and requires replacement to preserve the structure and aesthetics of the home. The replacement will use historically appropriate materials and match the existing color and texture, ensuring compliance with Historic District requirements. All work will be executed with attention to preserving the contributing character of the structure.

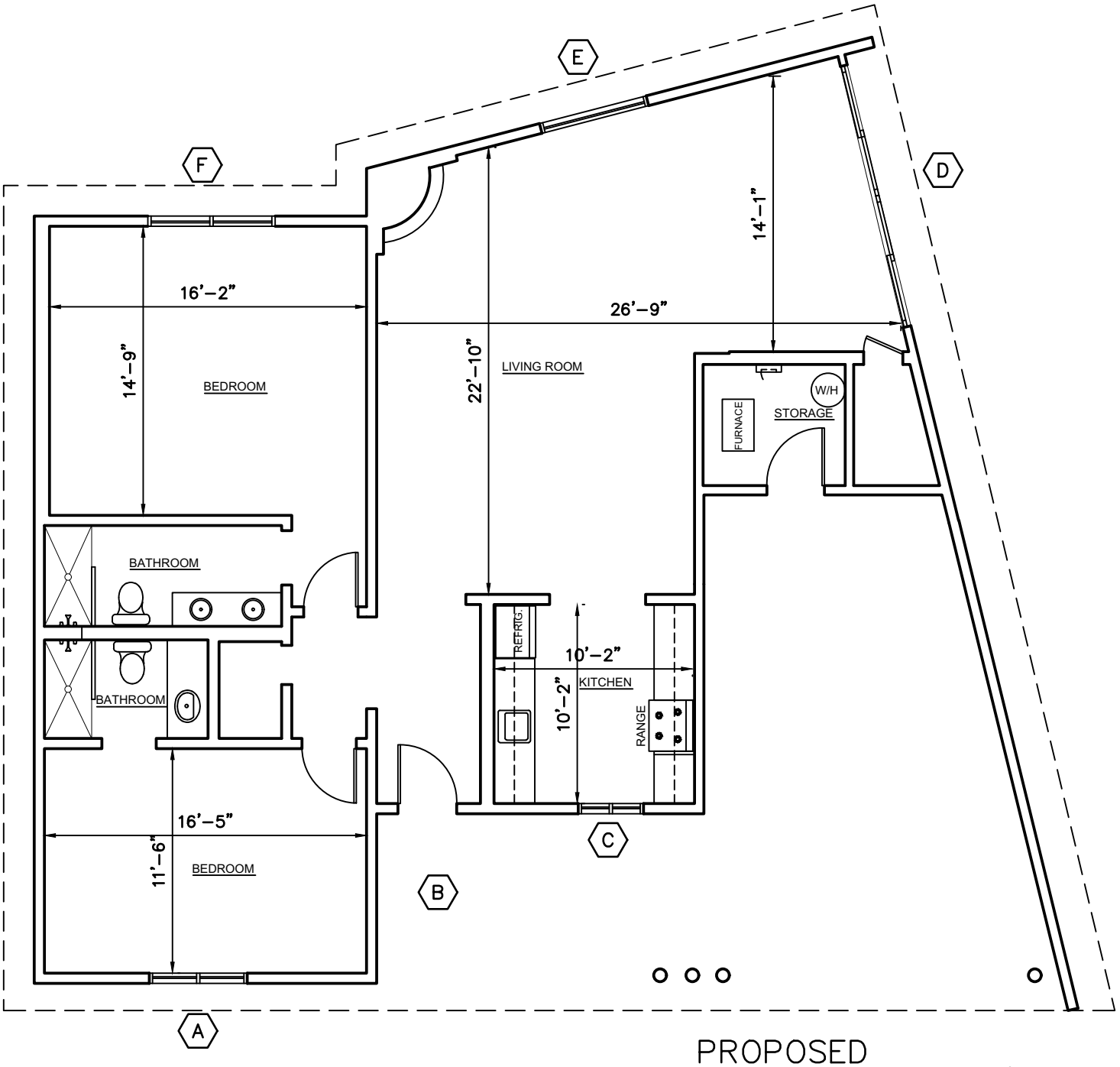
Request
Based on guidance from Planner Lani McCulley and window consultant Melissa Cobb, we are seeking administrative approval if the window replacements do not alter existing opening sizes. If HDRB review is required due to egress-driven adjustments, we respectfully request placement on the next available hearing schedule.

I appreciate your consideration of this proposal and am happy to provide additional documentation or meet with a staff planner as needed. My goal is to ensure the safety, comfort, and historic integrity of the home are preserved with thoughtful updates.

Sincerely,

Mary Jo Edwards
(505) 429-9729
maryjo@itconnectinc.com


124 Camino Santiago
Roof Tear-Off
Mod-Bit Re-Roof
Legend
124 Camino Santiago
124 Camino Santiago
Google Earth
Image Landsat / Copernicus
N
20 ft



C PROPOSED FLOOR PLAN

1/8"=1'–0"

N

0 5' 10' 20'

PROPOSED CHANGES INCLUDE:

1. NEW EXTERIOR DOORS AND WINDOWS AS INDICATED
2. CONVERTING SUNROOM TO HEATED SQUARE FOOTAGE
3. CHANGE TUBS TO BE SHOWERS IN BATHROOMS
4. EXPAND KITCHEN INTO EXT'G CLOSET
5. REMOVAL OF
   - A) DOOR FROM KIT. TO CARPORT
   - B) DOOR AT SOUTH ELEVATION
   - C) CLOSETS IN BEDROOMS

STATE OF NEW MEXICO
G. DONALD DUDLEY, JR.
No. 3673
8/16/2026
REGISTERED ARCHITECT

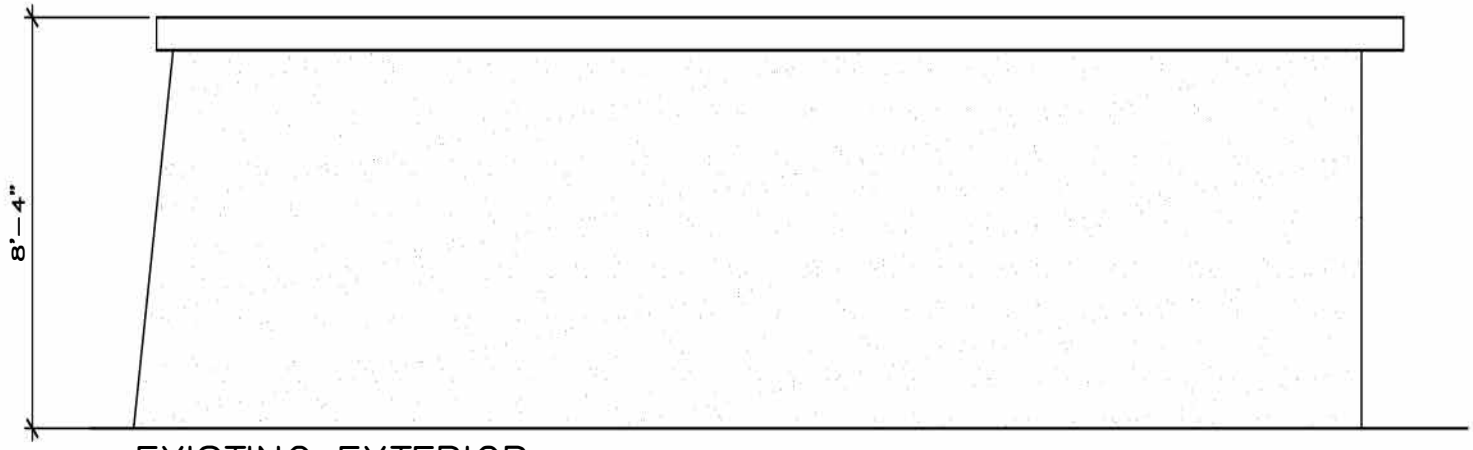
124 CAMINO SANTIAGO WINDOW & DOOR REPLACEMENT

124 Camino Santiago Santa Fe, NM 87501

DATE: 08/16/2026
REF: A101
SKETCH#:

G. DONALD DUDLEY AIA
ARCHITECT
ARCHITECTURE • INTERIORS • PLANNING
AIA • NCARB
SIMMS TOWER STUDIO 850
400 GOLD AVENUE SW
ALBUQUERQUE, NEW MEXICO
87102
TEL 505.243.8100

E X I S T I N G



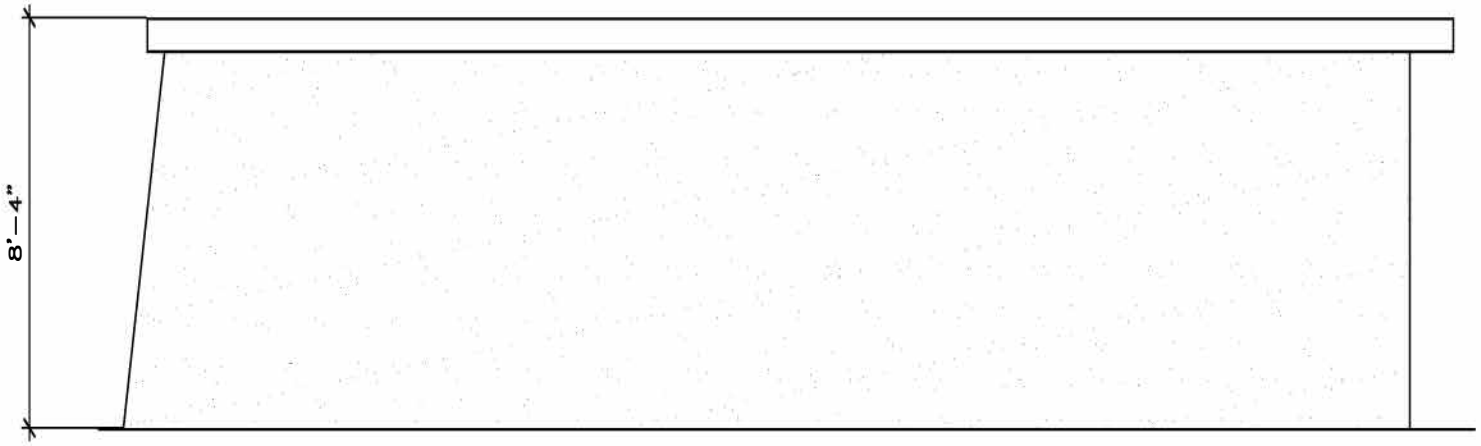
D EXISTING EXTERIOR BUILDING ELEVATIONS

1/4"=1'-0"

0 5' 10'

NORTH

P R O P O S E D



NORTH

E PROPOSED EXTERIOR BUILDING ELEVATIONS

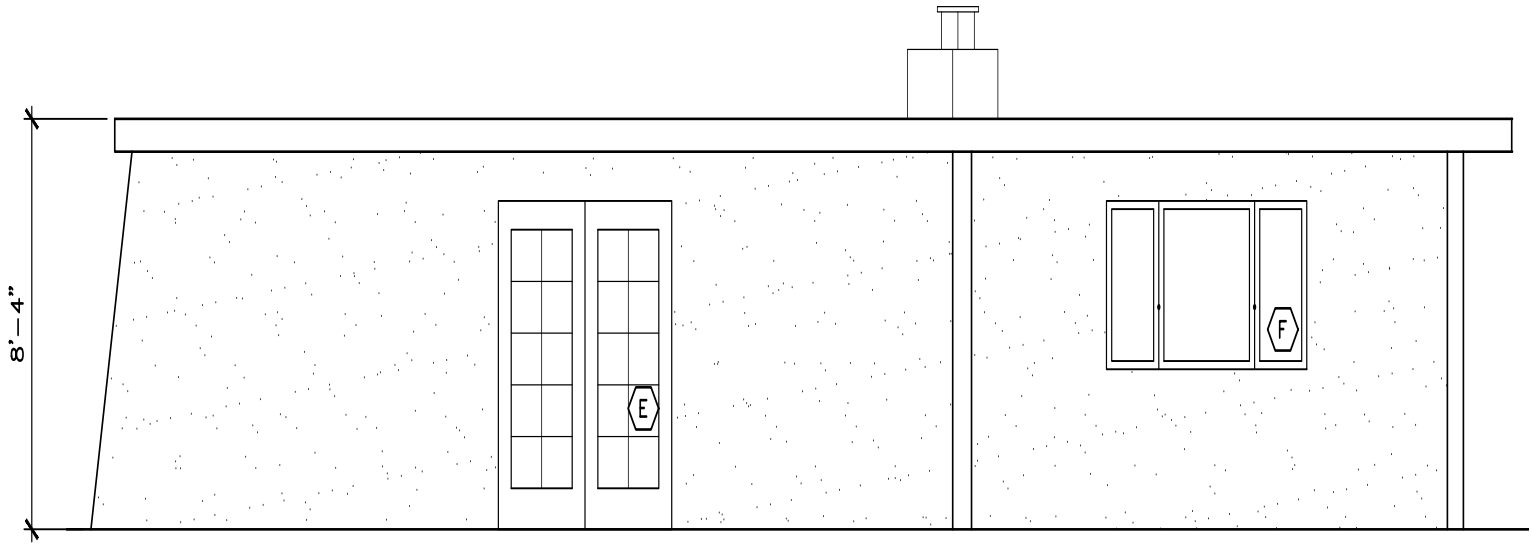
1/4"=1'-0"

0 5' 10'

MARK	TYPE	UNIT SIZE (WxH)	HEAD
A	EGRESS CASEMENT WINDOW	60" X 41"	6'-8"
B	HINGED DOOR	37 1/2" X 80"	6'-8"
C	VENT AWNING WINDOW	40" X 41"	6'-8"
D	SLIDING PATIO DOOR UNIT	165" X 85"	6'-8"
E	FIXED WINDOW	68" X 14"	6'-8"
F	EGRESS CASEMENT WINDOW	78" X 41"	6'-8"

F PROPOSED EXTERIOR DOOR & WINDOW SCHEDULE

E X I S T I N G

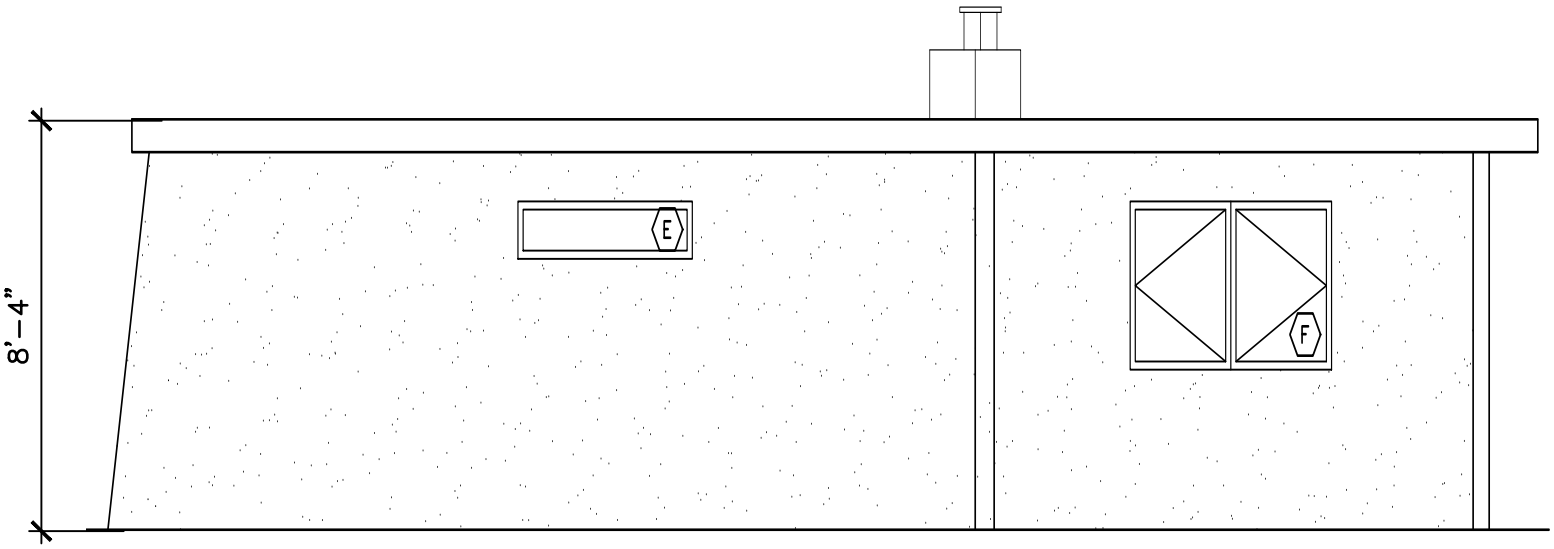


D EXISTING EXTERIOR BUILDING ELEVATIONS

1/4"=1'-0"

0 5' 10'

EAST



E PROPOSED EXTERIOR BUILDING ELEVATIONS

1/4"=1'-0"

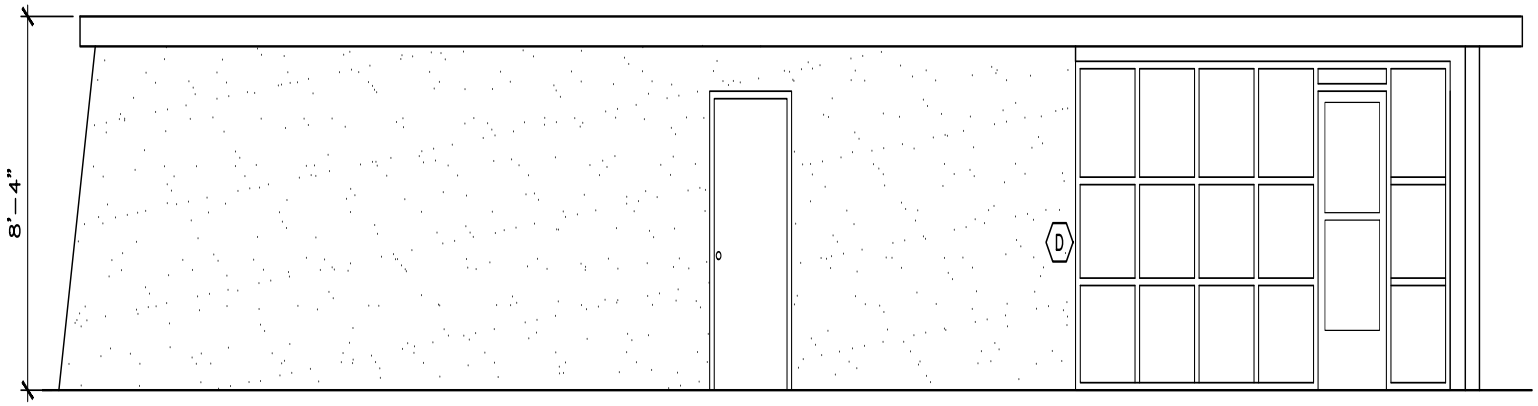
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EAST

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E X I S T I N G



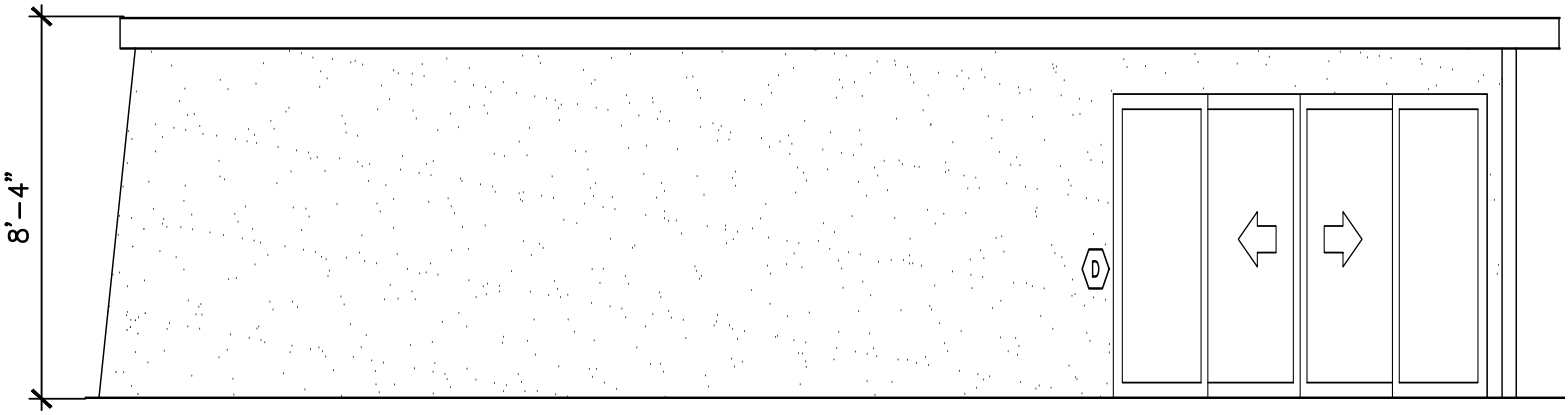
D EXISTING EXTERIOR BUILDING ELEVATIONS

1/4"=1'-0"

0 5' 10'

SOUTH

P R O P O S E D



E PROPOSED EXTERIOR BUILDING ELEVATIONS

1/4"=1'-0"

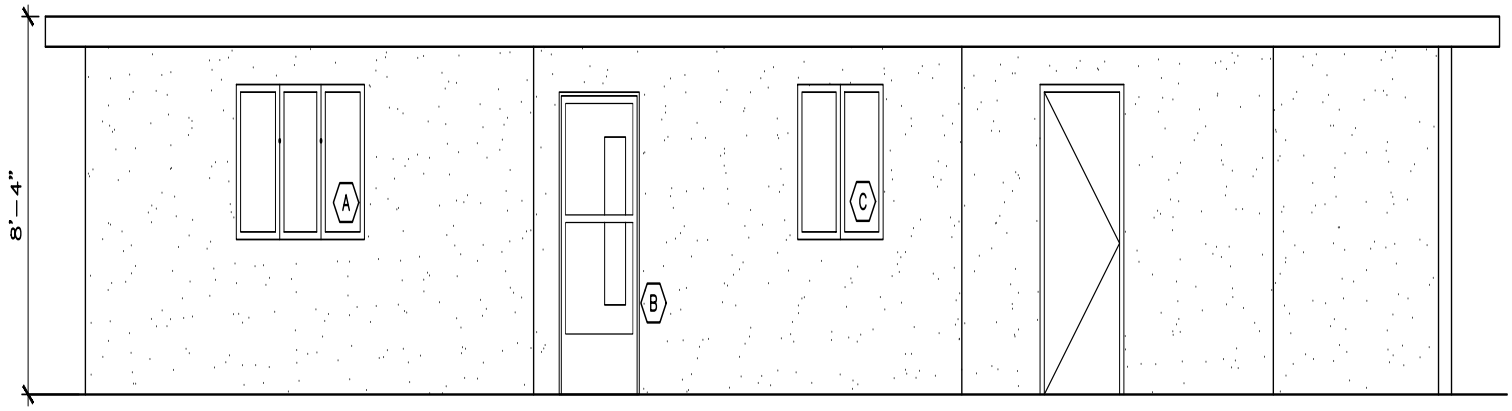
0 5' 10'

SOUTH

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F PROPOSED EXTERIOR DOOR & WINDOW SCHEDULE

E X I S T I N G



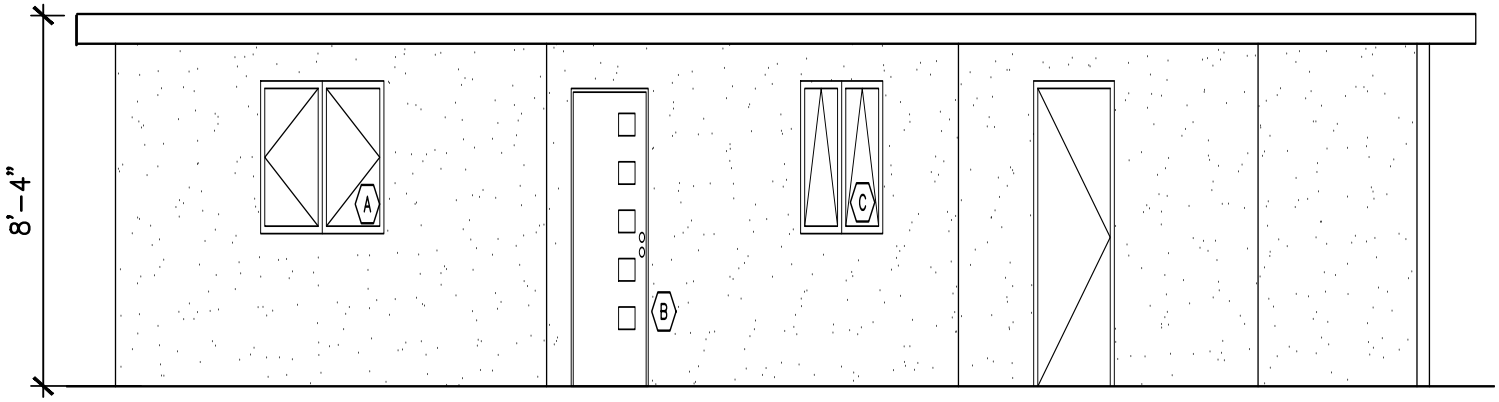
D EXISTING EXTERIOR BUILDING ELEVATIONS

1/4"=1'-0"

0 5' 10'

WEST

P R O P O S E D



E PROPOSED EXTERIOR BUILDING ELEVATIONS

1/4"=1'-0"

0 5' 10'

WEST

PROPOSED CHANGES INCLUDE:

1. NEW EXTERIOR DOORS AND WINDOWS AS INDICATED
2. CONVERTING SUNROOM TO HEATED SQUARE FOOTAGE
3. NEW EXT. STUCCO, COLOR "SWISS COFFEE"

MARK	TYPE	UNIT SIZE (WxH)	HEAD
A	EGRESS CASEMENT WINDOW	60" X 41"	6'-8"
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F PROPOSED EXTERIOR DOOR & WINDOW SCHEDULE

124 CAMINO SANTIAGO

Existing Conditions — Photographic Documentation

City Case #2025-011347-PAR | Santa Fe, NM 87501 | Prepared for G. Donald Dudley, AIA

This packet documents the exterior condition of 124 Camino Santiago prior to the 2026 window and door replacement work. All photographs below are taken from the Uniform Residential Appraisal Report prepared by Bruce Cumming, Cumming Appraisal Service (NM License 02256-R), with an effective date and photography date of December 8, 2024 — before the window/door work took place. They are reproduced here at full resolution from that report.

Purpose: on 9/1/2026, Lauren Vagts (HPD case planner) advised that because the window and door replacements were completed without prior HDRB approval, that completed work will serve as the "proposed" condition, and the submittal separately needs "existing" elevations documenting what was there before, along with a statement of whether the elevations changed at all. This packet is the factual basis for that "existing" documentation — it is not itself the scaled, dimensioned elevation drawing HDRB requires (¼"=1'-0", with heights and opening dimensions). Don Dudley should use these photographs (together with the building's known, unchanged wall/roof dimensions from his 8/16/2026 stamped set) to prepare the actual existing-condition elevation drawings for submission.

1. Photographic Record (as of 12/8/2024, pre-replacement)

Front (Entry) Elevation



124 Camino Santiago — Front Elevation (existing / pre-renovation, photographed 12/08/2024)
Two multi-lite window units flank the entry door beneath the front portal (round vigas on wood posts). Entry door is a single dark-toned door with a narrow vertical glazed lite. A second, narrower door is visible further along the portal near the carport.

Rear Elevation



124 Camino Santiago — Rear Elevation (existing / pre-renovation, photographed 12/08/2024)
White-painted, multi-lite French door pair (approx. 6 lites per leaf) opening onto the rear yard, plus one multi-lite window to the right with white trim.

Side Elevation — Sunroom / Utility Door



124 Camino Santiago — Side Elevation, Sunroom (existing / pre-renovation, photographed 12/08/2024)

Flush white utility door at left. Sunroom addition at right: full-height multi-pane glazing (approx. 4 columns × 3 rows per bay) in white-painted wood/aluminum frames, with a glazed door at the sunroom's near corner.

Side Elevation — Blank Wall



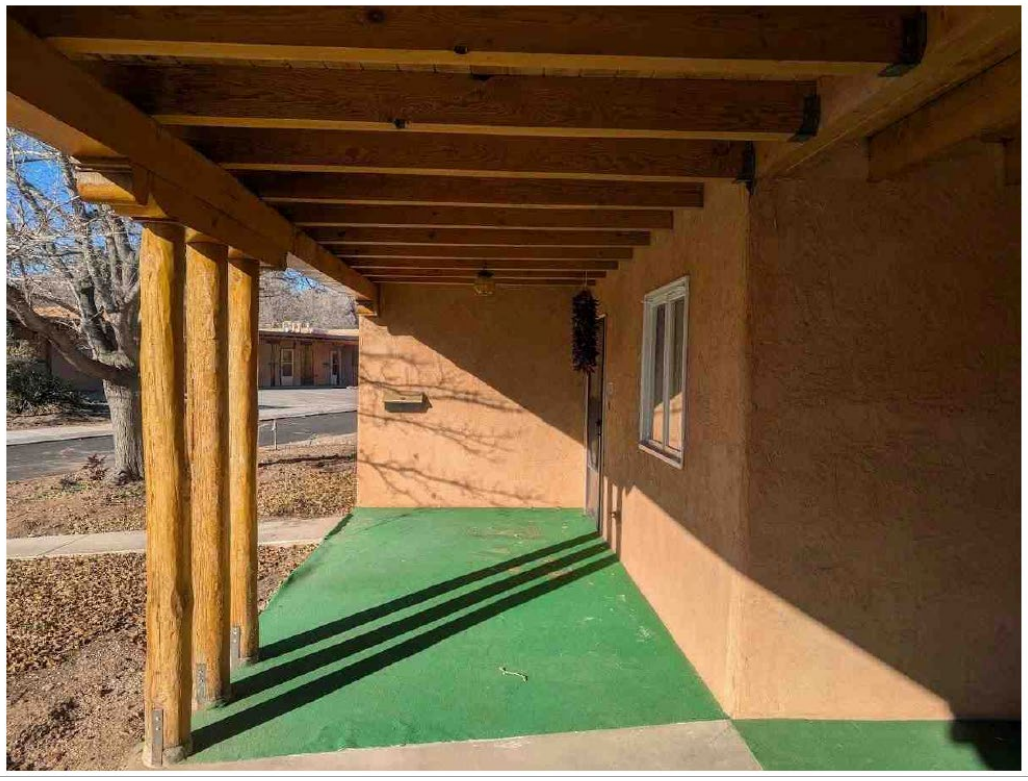
124 Camino Santiago — Side Elevation, opposite side (existing / pre-renovation, photographed 12/08/2024)
No door or window openings visible along this stretch of wall — stucco only, with exposed viga tails at the roof eave.

Carport (Interior Wall)



124 Camino Santiago — Carport Interior Wall (existing / pre-renovation, photographed 12/08/2024)
One multi-lite window with white trim and one door (dark/teal tone) along the interior carport wall, adjacent to a utility meter.

Front Portal (Detail)



124 Camino Santiago — Front Portal, looking toward entry (existing / pre-renovation, photographed 12/08/2024)

Detail of the covered portal structure (vigas, round posts) and the window/door grouping near the entry, matching the Front Elevation photo above.

Window Condition Detail



124 Camino Santiago — Window Detail, front elevation (existing / pre-renovation, photographed 12/08/2024)
Close-up confirming a white-painted wood-framed window with a center vertical mullion; paint failure and sill deterioration visible. Documents frame material/condition prior to replacement.

2. Existing Window & Door Inventory (as photographed)

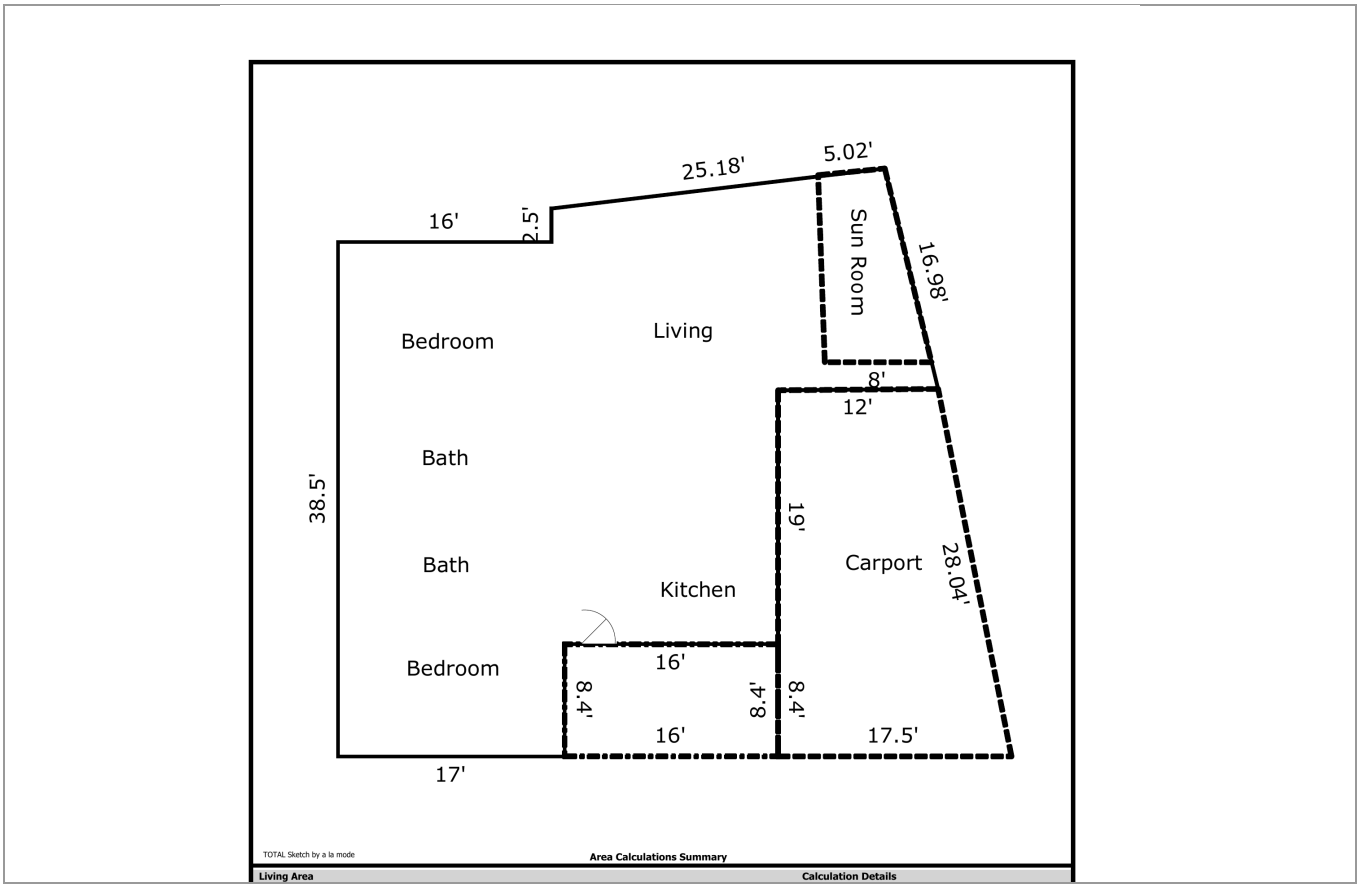
Summarized from visual review of the photographs above. This is a starting inventory for Don Dudley to confirm, adjust, and formalize — it is not a substitute for field verification or the 2018 HDRB approval package (case H-19-019), if that record can also be located.

Location	Opening Type	Frame / Material	Count	Notes
Front, left of entry	Multi-lite window unit	Light-colored frame (metal or clad wood)	1	Paired look — appears to be two window units side by side
Front, right of entry	Multi-lite window unit	Light-colored frame (metal or clad wood)	1	Matches left-side unit
Front, entry	Single door, narrow vertical glazed lite	Dark-toned door	1	Main entry door under portal
Front, portal (far end)	Door (partially visible)	Dark tone	1	Near carport bay; not fully visible in photo
Rear	French door pair, ~6 lites/leaf	White-painted wood	1 pair	Opens to rear yard
Rear	Multi-lite window	White trim	1	To the right of the French doors
Side (sunroom side)	Flush utility door	White, flush panel	1	No visible lites

Side (sunroom)	Full-height multi-pane glazing, ~4x3 grid per bay	White-painted wood/aluminum	Multiple panes, 1 assembly	Sunroom addition; also a glazed door at near corner
Side (opposite)	None	—	0	No openings on this elevation
Carport interior wall	Multi-lite window	White trim	1	Adjacent to utility meter
Carport interior wall	Door	Dark / teal tone	1	Likely storage or utility access

3. Existing Floor Plan Basis — Appraiser's Building Sketch

The building footprint and room layout below are from the same Cumming Appraisal Service report (12/08/2024). Since the 2026 work did not change the footprint (confirmed by Mary Jo Edwards, 8/27 and 9/1/2026), these dimensions should match the current as-built condition and can serve as the basis for the existing floor plan, subject to Don Dudley's verification and conversion to the required ¼"=1'-0" dimensioned format.



124 Camino Santiago — Building Sketch (Cumming Appraisal Service, 12/08/2024)
Total living area 1,265 sq ft (rounded); non-living area includes 134.4 sf open front porch and 405.02 sf one-car attached carport.

4. Recommended Next Step

- Don Dudley (or the preparer of the existing elevations) reviews this packet against the wall/roof dimensions already established in his 8/16/2026 stamped proposed set, since the massing and footprint have not changed.
- Where possible, cross-check against the 2018 HDRB approval package (case H-19-019), if it can be located and opened, for any additional historic elevation detail.

- Produce the required existing and proposed elevation drawings at ¼"=1'-0", with heights, accurate opening locations/dimensions, and a note confirming which parts of the elevation (if any) changed — per Lauren Vagts's 9/1/2026 guidance.
- These photographs, captioned as shown above, can also be submitted directly to satisfy HDRB's separate “Photographs” requirement (existing conditions).

Window and Door Schedule — As-Built

124 Camino Santiago, Santa Fe, NM 87507 · City Case #2025-011347-PAR

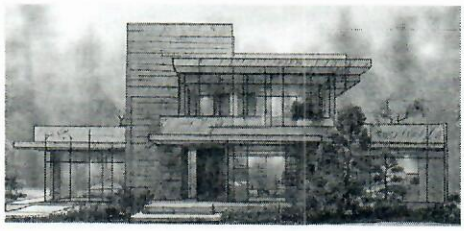
Prepared for resubmission to the Historic Preservation Division

Note: The windows and door listed below were replaced prior to this schedule being compiled. Dimensions and specifications are drawn from the signed purchase agreement and product quotes from Architectural Windows & Doors (Quote #3016275 and Quote #SQDFI000005-1). Compatibility notes reflect the vendor's own comments at time of quoting. Corresponding elevation drawings (existing and as-built) are being prepared separately and will reference these unit IDs (A–F).

ID	Location / Room	Unit Type	Rough Opening	Overall Frame	Product / Spec Reference	Compatibility Note (as supplied)
A	Guest Bedroom (Egress opening)	Paired casement, 2 units (LH + RH), bronze-clad wood, Dual Low-E, egress hardware	60 3/4" x 41 3/4"	60" x 41"	Windsor Pinnacle, Quote #3016275, Line 100 + 200 (egress hinge)	*Vendor notes unit does not match existing configuration*
B	Primary/Master Bedroom (Egress opening)	Paired casement, 2 units (LH + RH), bronze-clad wood, Dual Low-E, egress hardware	78 3/4" x 41 3/4"	78" x 41"	Windsor Pinnacle, Quote #3016275, Line 300	*Vendor notes: "Not built to match existing configuration — built for egress"*
C	Kitchen	Paired awning, 2 units, bronze-clad wood, Dual Low-E	40 3/4" x 41 3/4"	40" x 41"	Windsor Pinnacle, Quote #3016275, Line 400	*Vendor notes: "Will look similar to existing windows"*
D	Living Room	Fixed direct-glaze unit, bronze-clad wood, Dual Low-E	68 3/4" x 14 3/4"	68" x 14"	Windsor Pinnacle, Quote #3016275, Line 500	*Vendor notes unit is shorter than existing opening (reduced to close in)*
E	Sunroom	4-panel sliding glass door (OOXO), bronze-clad wood, Dual Low-E, tempered glass	165 3/4" x 86 3/4"	165" x 86"	Windsor Pinnacle, Quote #3016275, Line 600	*No vendor note on file re: match to existing — confirm with contractor*
F	Entry (front door)	Single entry door, primed steel w/ primed composite jamb, 5-lite offset reeded glass	—	37 1/2" x 80"	Woodgrain/Loewen, Quote #SQDFI000005-1	*No vendor note on file re: match to existing — confirm with contractor*

Legend

Shaded rows (A, B, D) indicate units the vendor noted as not matching, or only partially matching, the original historic configuration — flagged here for HPD's awareness ahead of review.



Architectural Windows & Doors

2538 Camino Entrada, Suite 101 B
Santa Fe, New Mexico 87507-4919
505 983-6611 www.awadllc.com

Melissa Cobb

Project Manager
505 977-7256 melissa@awadllc.com

Purchase Agreement

Buyer:	
Name:	Mary Jo Edwards
Address:	124 Camino Santiago
Address 2:	
City, State & Zip Code:	Santa Fe NM
Contact:	Mary Jo Edwards
Phone #:	505-429-9729 Fax #:
Mobile #:	
Email:	maryjo@itconnectinc.com
Tax Status:	Tax◉ Exempt ○ Tax ID:

Job Site:	
Name:	Johnny Roybal - SF Design Solutions
Address:	124 Camino Santiago
Address 2:	
City, State & Zip Code:	Santa Fe NM
Contact:	
Phone #:	505-315-8840
Email:	johnny.designsolutions@gmail.com
Due Date Requested:	

ALL DELIVERIES ARE TAILGATE ONLY. YOU MUST PROVIDE HELP TO UNLOAD.
AN AUTHORIZED SIGNATURE TO ACCEPT DELIVERY WILL BE REQUIRED.

Product description:

1. Windsor Quote # 3016275	17,565.67
Woodgrain Quote # SQDF1000005-1	1,200.00
Taxable Product:	$ 18,765.67
Non-Taxable Charges:	$ 0.00

Special instructions:

Agreement #: 25NM083MC01

Product:	$	18,765.67
Delivery:	$	600.00
Sales Tax: 8.1875%	$	1,585.56
Non Taxable:	$	0.00
Grand Total:	$	**20,951.23**
Deposit 50%:	$	10,475.62
Balance Due:	$	10,475.61

NOTICE: All Transactions are subject to the Terms and Conditions of Sale on the reverse side of this page. No job site assembly or installation is included unless otherwise noted. The prices quoted are guaranteed by Architectural Windows & Doors, LLC ("AWAD") for all goods delivered within 90 days of signed contract. Thereafter, prices are subject to change on undelivered goods to reflect any increases in AWAD costs. Payment terms are subject to approved credit and execution of all documentation required by AWAD (1) An advance deposit of 50% will be required on all orders unless prior arrangements have been made. The balance will be C.O.D. or NET 30 days with prior approved credit approval. (2) No deduction from the invoice is allowed. (3) A 2% per month service charge will be assessed against any order which is not accepted for delivery within 15 days of notification by Seller that the order is ready for delivery.

FINANCE CHARGES: A finance charge of 1.5% per month will be added to your account if not paid in full within terms. This is an annual rate of 18%. If purchase is not paid when due, purchaser agrees to pay all costs incurred by AWAD in collecting the overdue amount.

Buyer accepts agreement and agrees to all terms above and on reverse. This document becomes a legally binding contract upon Purchaser's and AWAD Manager's acceptance by signing below. No orders will be placed until the Purchase Agreement and Order has been read and signed by the Buyer.

Purchaser Signature	Sign:	
Printed Name & Company	Company:	Mary Jo Edwards Mary Jo Edwards
Acceptance Date	Date:	12/18/25

Melissa Cobb
Project Manager
Melissa Cobb

Jeff Erzig
General Manager
Jeff Erzig

2025 rev 2.4

01. **TERMS AND CONDITIONS.** Acceptance of Buyer's order is conditional on Buyer's assent to the terms, conditions and warranties appearing herein. Terms, conditions and warranties, etc. in Buyer's purchase order or similar documents additional to or not identical with the terms, conditions and warranties contained herein, shall not be deemed to be a part of the contract of sale between Architectural Windows & Doors, LLC ("AWAD") and Buyer.

02. **WARRANTY**. AWAD offers absolutely NO WARRANTY on any product including NO IMPLIED WARRANTY OF MERCHANTABILITY and NO WARRANTY FOR A PARTICULAR PURPOSE. All warranties must come from individual manufacturers.

03. **PAYMENT.** Unless otherwise agreed to in writing, all sales are cash on delivery (COD) less the deposit received when ordered. Payment terms are subject to approved credit and execution of all documentation required by AWAD. Interest at 1.5% each month, or the maximum contract rate as determined by the laws of the governing state whichever is lesser, will be charged on all past due accounts AWAD shall not be bound by the terms and conditions of any general contract or subcontract between Buyer and third parties. In no event will any retainage or penal clause, of any nature whatsoever; be binding upon AWAD unless agreed to by AWAD in writing. Any payment by Buyer or receipt or acceptance by AWAD of a lesser amount than the purchase price herein stipulated shall not be deemed to be other than on the account of the Buyer and shall not prejudice AWAD's right to recover the balance of such purchase price. Buyer agrees to pay all reasonable attorneys' fees and related costs incurred by AWAD for the collection of any sums due AWAD by Buyer.

04. **DELIVERY AND ACCEPTANCE OF TITLE OF GOODS.** 1. All deliveries are tailgate only. The Seller's driver will deliver to the job site but the customer is responsible for assuring enough manpower to unload. 2. Delivery charges may apply, AWAD, must be noted on both customer's receiving depending upon the transportation selected by the Seller. 3. Title to the materials shall pass from the Seller to Buyer upon delivery thereof to Buyer or his agent and thereafter shall be Buyer's risk. 4. All goods signed for as in "good condition" when delivered shall be conclusively presumed to be in good condition unless otherwise noted on the delivery ticket and initialed by Seller's driver and Buyer's agent. 5. If upon delivery at job site there is not present at the job site an employee of the Buyer authorized to accept delivery and sign a delivery document evidencing delivery of material as listed on the delivery document, then the Seller reserves the right to deposit the material at the delivery area previously designated by the Buyer without obtaining a signed receipt therefor. The Buyer further agrees to liability for payment of the shipment of products as if an authorized employee of the Buyer signed the shipping report, unless the Buyer has previously instructed the Seller not to deposit material at the designated delivery area without obtaining a signed delivery receipt from an authorized employee of the Buyer.

05. **WILL CALL.** Buyer is responsible to schedule a date and time within the Time Limits to pick-up and load their products. Our warehouse staff will assist solely to supervise the release of product(s) to Buyer.

06. **TIME LIMITS.** The maximum duration AWAD will agree to store purchased product(s) is sixty (60) days, from the date received by the manufacturer.

07. **ABANDONMENT.** AWAD considers unclaimed product(s) abandoned after one hundred and eighty (180) days without written consent. As such they will be destroyed, discarded and void the manufacturer warranty.

08. **RIGHT TO LIEN.** The seller expressly reserves all contractor, mechanic's and materialman's liens which may be asserted under any provision of the law to secure payment of the contract price and may, at the Seller's option, assert and fix the same as liens upon the real property on which installation is made. In the event payment is enforced through attorney or by suit or in bankruptcy or probate proceedings, Seller may recover reasonable attorney fees and costs of court.

09. **TERMINATION.** All orders may be held for production or canceled by AWAD due to improper credit arrangements. All orders are subject to, and may be revoked by AWAD after acceptance due to accidents, strikes, fires, floods, earthquakes, riots, storms, stoppage of labor, inability to secure trucks, government defense priority orders, or any cause beyond AWAD's control. If Buyer is or becomes delinquent in payment for goods shipped under this or a prior order, or Buyer's credit standing is not maintained satisfactorily to AWAD, AWAD may withhold further shipment or may cancel the uncompleted portion thereof, and will, in that event be entitled to compensation for the full portion of performance by AWAD prior to cancellation. It is agreed that such performance shall include all costs and freight charges incurred by AWAD, including reasonable attorney fees.

10. **CLAIMS FOR SHORTAGE OR DAMAGE.** Claims for shortage or damage in connection with goods sold hereunder must be made at time of delivery. Claims for shortages, errors, or damages on shipments delivered by AWAD, must be noted on both customer's receiving copy and AWAD shipping copy at time of delivery. Damage claims for shipments by common carrier must be reported to the carrier. Goods must be held intact at destination until inspection and settlement is made, but payment of invoices or freight shall not constitute a waiver of Buyer's rights. AWAD will not be responsible for loss or damage arising from delays caused by lack of correct or complete data to be furnished by Buyer, changes, or revisions, accidents, strikes, riots, acts of God AWAD's inability to obtain the product ordered from the manufacturer, transportation delays, lack of site access or other causes beyond AWAD's control.

11. **CHANGE ORDERS.** Changes may be made within (2) days after signing the order. Any changes made after two (2) days will be subject to a reasonable charge or not accepted AWAD reserves the right to adjust prices if changes are made at the request of Buyer. Changes may only be made on standard units. Special order items may be changed provided that the manufacturer agrees. Any additional charges from the manufacturer for changes will be passed onto the Buyer plus 10% for handling charges by AWAD in addition to freight and delivery charges. AWAD does not accept returned goods.

12. **GENERAL.** AWAD and Buyer agree that the written and printed provisions of this agreement may not be modified or changed by any verbal promises, representation, or statement by whomsoever made. This agreement may not be altered or amended except by a writing signed by the buyer and AWAD. Any provision found to be invalid shall not invalidate remainder hereof. Waiver of any default shall not constitute a waiver of any subsequent default. AWAD's rights and remedies whether evidenced hereby or by any ether writing shall be cumulative and may be exercised singularly or concurrently. Any demand upon or notice to Buyer that AWAD may give shall be effective when addressed and mailed to Buyer's address where AWAD customarily communicates with Buyer. This agreement and all rights and liabilities hereunder supersedes any and all other obligations and commitment on the part of AWAD under any agreement which might give rise to an obligation. This instrument is to be governed by the laws of the State of New Mexico hereby accepts the jurisdiction of any court within the State of New Mexico and acknowledges that venue is proper in Santa Fe County, New Mexico regardless of choice of law issues to the contrary. If this instrument is signed by more than one Buyer, the obligations of Buyers shall be joint and several. All words used herein shall be construed to be of such gender and number as the circumstances require and all references to Buyer or Purchaser shall include all other persons primarily or secondarily liable hereunder. This agreement is intended to take effect when signed by Buyer and AWAD. This agreement shall be binding upon the heirs, personal representatives, successors and assigns of the Buyer and shall inure to the benefit of AWAD, its successors and assigns.

I have read and agree with the Purchase Agreement defined above.

_____ Date _____ Initials

2025 rev 2.4

ARCHITECTURAL WINDOWS & DOORS

SALES QUOTE

LOEWEN WINDOW CENTER
11 PLAZA LA PRENZA
SANTA FE New Mexico 87507
Phone: (505) 250-7187

QUOTE #: SQDFI000005-1
QUOTE NAME: MJE
JOB NAME: MJE
PREPARED ON: 11/24/2025

BILL TO
ARCHITECTURAL WINDOWS & DOORS
dba LOEWEN WINDOW CENTER
PO BOX 20208
MESA, Arizona 85277

United States

SHIP TO
ARCHITECTURAL WINDOWS & DOORS -
SANTA FE, NM
LOEWEN WINDOW CENTER
11 PLAZA LA PRENZA
SANTA FE, New Mexico 87507

United States

INFORMATION

Salesperson:	Melissa Cobb	505-470-6901
Status:	Open	
Expires On:	1/23/2026	

COMMENTS

If this meets your requirements, please sign below.

All units, quantities, and accessories have been verified and accepted by the undersigned for purchase.

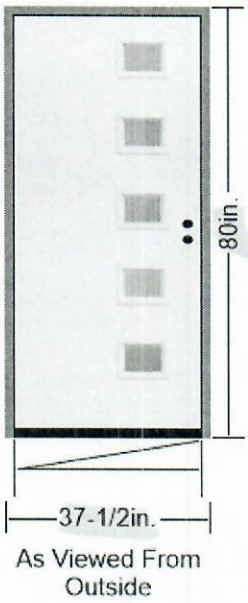
Accepted By: _____ Date: _____

QUOTE #: SQDFI000005-1

LINE DETAILS

Line Number	Product	Quantity	UOM	Unit Price	Extended Price
1	Entry Door	1	EA		$1,200.00

Summary



As Viewed From Outside

Verify jamb depth will work

Door comes with:

- ENTRY
- 3/0X6/8
- CUTDOWN DOOR BY 1 5/8 IN
- SGL
- LH I/S
- TRADITIONS 25GA
- ECHO 5-LITE OFFSET RIGHT (TS5RXK-ADVS)
- REEDED reeded glass for some privacy
- ADV SCROLL WHITE
- DBL BORE RAD PREP 2-3/8 bored and prepped for hardware by othe
- 4-5/8" PRM COMP JAMB
- BRZ WS bronze weatherstrip
- HARDWOOD ADJ SILL BRZ/LT CAP hardwood aluminum capped sill
- BRZ SWEEP in bronze
- NO CASING
- 3 BALL BEARING BLK 5/8R HINGES black hinge-others colors
- ACTUAL UNIT SIZE:37-1/2IN X 80IN available
- ENTRY

Comments

Door handle set and deadbolt by others
Installation by others
Interior and exterior casing by others

This is a primed steel door with a primed composite jamb-ready for paint
The glass in the door is surrounded by a raised trim to match.

Curbside delivery with Windsor Windc

Subtotal	$1,200.00
Tax	$ 98.25
Total	$1,298.25

50% down to order.

THANK YOU FOR YOUR BUSINESS!

WINDSOR
WINDOWS & DOORS

ARCHITECTURAL WINDOWS & DOORS SANTA FE
11 PLAZA LA PRENSA
UNIT 3
SANTA FE NM 87507
Phone: 505-983-6611 Fax: 1-505-983-6688

Customer Quote
Short Form
QUOTE EXPIRES
N/A
QUOTE DATE
Quote Not Ordered
BID BY
PRICE BOOK
Price Book 2025
CREATED
7/16/2025
paul@awadllc
PK # 329

Customer Information:

Phone: Fax:

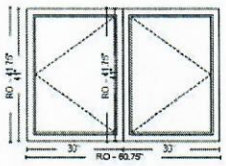
Delivery Information:

Phone: Fax:

Remeasure with Santa Fe Design Solutions

QUOTE #	STATUS	CUSTOMER PO#	DATE PRINTED
3016275	None		11/24/2025 11:47 AM
CUSTOMER JOB NAME	**TERMS**	**QUOTE NAME**	**PROJECT NAME**
		Mary Joe Edwards	124 Camino Santiago

Line #	Room ID	Overall RO	Overall Frame	Price	Qty	Extended
100	Guest EGRESS	60 3/4" X 41 3/4"	60" X 41"	$2,231.32	1	$2,231.32



* Units viewed from exterior.

Meets egress with egress hinge on line 200.

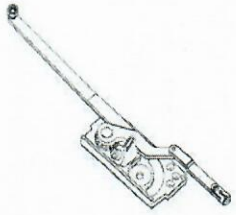
Does not have the same configuration with what is existing

(A1) DCS 26Custom - (A2) DCS 26Custom - Standard Mulls

(A1)-Pinnacle Clad Bronze Casement XXXX Complete Unit LH Dual Low-E IG 4-9/16 Jamb Ext (Room ID: Guest EGRESS)(2604 Powder)(Setup (Standard))(FBC: 11619)(Glass Stop Profile: Ogee)(Interior Stops: Traditional)(FD: 30 x 41)(Pine Species)(Clear Stain)(Black Spacer)(Preserve)(Tubes)(Traditional Csmt-Awn Handle Style)(Faux Bronze Hardware)(No Brickmould)(Rigid Nail Fin)(Full Width Jamb)(Full Screen)(Bronze Screen - Not Applied)(BetterVue)(Energy Star: Meets in SC, S Zones)(LC-PG40-C) Performance Data:(U-Value: 0.27)(SHGC: 0.2)(VT: 0.45)(CR: 43)

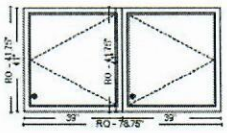
(A2)-Pinnacle Clad Bronze Casement XXXX Complete Unit RH Dual Low-E IG 4-9/16 Jamb Ext (Room ID: Guest EGRESS)(2604 Powder)(Setup (Standard))(FBC: 11619)(Glass Stop Profile: Ogee)(Interior Stops: Traditional)(FD: 30 x 41)(Pine Species)(Clear Stain)(Black Spacer)(Preserve)(Tubes)(Traditional Csmt-Awn Handle Style)(Faux Bronze Hardware)(No Brickmould)(Rigid Nail Fin)(Full Width Jamb)(Full Screen)(Bronze Screen - Not Applied)(BetterVue)(Energy Star: Meets in SC, S Zones)(LC-PG40-C) Performance Data:(U-Value: 0.27)(SHGC: 0.2)(VT: 0.45)(CR: 43)

Line #	Room ID	Overall RO	Overall Frame	Price	Qty	Extended
200	Egress hinge Guest			$53.46	2	$106.92



10056255
Pinnacle Clad Casement Egress Hinge Arm Operator | Standard | RH

Line #	Room ID	Overall RO	Overall Frame	Price	Qty	Extended
300	Master EGRESS	78 3/4" X 41 3/4"	78" X 41"	$2,487.03	1	$2,487.03



(A1) DCS CustomCustom - (A2) DCS CustomCustom - Standard Mulls

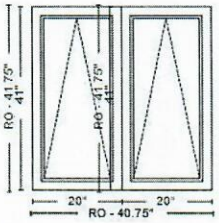
(A1)-Pinnacle Clad Bronze Casement XXXX Complete Unit LH Dual Low-E IG 4-9/16 Jamb Ext (Room ID: Master EGRESS)(2604 Powder)(Setup (Standard))(FBC: 11619)(Glass Stop Profile: Ogee)(Interior Stops: Traditional)(FD: 39 x 41)(Pine Species)(Clear Stain)(Black Spacer)(Preserve)(Tubes)(Traditional Csmt-Awn Handle Style)(Faux Bronze Hardware)(No Brickmould)(Rigid Nail Fin)(Full Width Jamb)(Full Screen)(Bronze Screen - Not Applied)(BetterVue)(Energy Star: Meets in SC, S Zones)(LC-PG40-C) Performance Data:(U-Value: 0.27)(SHGC: 0.2)(VT: 0.45)(CR: 43)

(A2)-Pinnacle Clad Bronze Casement XXXX Complete Unit RH Dual Low-E IG 4-9/16 Jamb Ext (Room ID: Master EGRESS)(2604 Powder)(Setup (Standard))(FBC: 11619)(Glass Stop Profile: Ogee)(Interior Stops: Traditional)(FD: 39 x 41)(Pine Species)(Clear Stain)(Black Spacer)(Preserve)(Tubes)(Traditional Csmt-Awn Handle Style)(Faux Bronze Hardware)(No Brickmould)(Rigid Nail Fin)(Full Width Jamb)(Full Screen)(Bronze Screen - Not Applied)(BetterVue)(Energy Star: Meets in SC, S Zones)(LC-PG40-C) Performance Data:(U-Value: 0.27)(SHGC: 0.2)(VT: 0.45)(CR: 43)

* Units viewed from exterior.

Not built to match existing configuration. Built for Egress.

Line #	Room ID	Overall RO	Overall Frame	Price	Qty	Extended
400	Kitchen	40 3/4" X 41 3/4"	40" X 41"	$2,360.54	1	$2,360.54



(A1) DAW CustomCustom - (A2) DAW CustomCustom - Standard Mulls

(A1)-Pinnacle Clad Bronze Awning XXXX Complete Unit V Dual Low-E IG 4-9/16 Jamb Ext (Room ID: Kitchen)(2604 Powder)(Setup (Standard))(FBC: 13642)(Glass Stop Profile: Ogee)(Interior Stops: Traditional)(FD: 20 x 41)(Pine Species)(Clear Stain)(Black Spacer)(Preserve)(Tubes)(Traditional Csmt-Awn Handle Style)(Faux Bronze Hardware)(No Brickmould)(Rigid Nail Fin)(Full Width Jamb)(Full Screen)(Bronze Screen - Not Applied)(BetterVue)(Energy Star: Meets in SC, S Zones)(CW-PG30-AP) Performance Data:(U-Value: 0.28)(SHGC: 0.19)(VT: 0.45)(CR: 42)

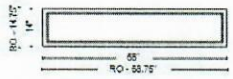
(A2)-Pinnacle Clad Bronze Awning XXXX Complete Unit V Dual Low-E IG 4-9/16 Jamb Ext (Room ID: Kitchen)(2604 Powder)(Setup (Standard))(FBC: 13642)(Glass Stop Profile: Ogee)(Interior Stops: Traditional)(FD: 20 x 41)(Pine Species)(Clear Stain)(Black Spacer)(Preserve)(Tubes)(Traditional Csmt-Awn Handle Style)(Faux Bronze Hardware)(No Brickmould)(Rigid Nail Fin)(Full Width Jamb)(Full Screen)(Bronze Screen - Not Applied)(BetterVue)(Energy Star: Meets in SC, S Zones)(CW-PG30-AP) Performance Data:(U-Value: 0.28)(SHGC: 0.19)(VT: 0.45)(CR: 42)

* Units viewed from exterior.

Will look similar to existing windows.

Line #	Room ID	Overall RO	Overall Frame	Price	Qty	Extended
500	Lvng Rm 4-1/8 Jamb	68 3/4" X 14 3/4"	68" X 14"	$866.32	1	$866.32

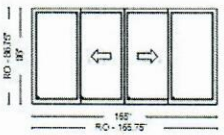
Window is shorter than existing to close it in a little.



Pinnacle Clad Bronze Direct Glaze Rectangle Complete Unit Dual Low-E IG 4-1/8 Jamb Ext (Room ID: Lvng Rm 4-1/8 Jamb)(2604 Powder)(Setup (Standard))(FBC: 11570)(Glass Stop Profile: Traditional)(FD: 68 x 14)(Pine Species)(Clear Stain)(Black Spacer)(Preserve)(Tubes)(No Brickmould)(Rigid Nail Fin)(Energy Star: Meets in SC, S Zones)(CW-PG70-FW) Performance Data:(U-Value: 0.27)(SHGC: 0.23)(VT: 0.54)(CR: 38)

* Units viewed from exterior.

Line #	Room ID	Overall RO	Overall Frame	Price	Qty	Extended
600	Sunroom	165 3/4" X 86 3/4"	165" X 86"	$9,513.54	1	$9,513.54



Pinnacle Clad Bronze Four Panel Narrow Style XXXX Complete Unit OOXO Dual Low-E IG 4-9/16 Jamb Ext (Room ID: Sunroom)(2604 Powder)(Setup (Standard))(FBC: 11571) (Glass Stop Profile: Ogee)(FD: 165 x 86)(Pine Species)(Clear Stain)(Clear Threshold Finish) (Bronze Sill)(Black Spacer)(Tempered Glass)(Preserve)(Tubes)(Sliding Euro Faux Bronze Standard Handle Set)(Bronze Footbolt)(No Brickmould)(Rigid Nail Fin)(Full Screen)(Bronze Screen - Not Applied)(BetterVue)(Energy Star: Meets in SC, S Zones)(LC-PG25-SD) Performance Data:(U-Value: 0.28)(SHGC: 0.21)(VT: 0.47)(CR: 41)

* Units viewed from exterior.

Line #	Room ID	Overall RO	Overall Frame	Price	Qty	Extended
700	None Assigned			$600.00	1	$600.00

Curbside Delivery

Please have your installers meet the delivery team to help unload and your installers will move the units inside the home.

Quote Comments:

Disclaimer:

SUB-TOTAL:	$18,165.67
LABOR:	$0.00
FREIGHT:	$0.00
SALES TAX:	$1,487.31
TOTAL:	$19,652.98

Messages:

50% deposit of $ 9,826.49 needed to order.
Lead time is approximately 8 weeks.

*** Units meeting Egress size conform to 2018 IRC Section R310.2 Egress requirements; Local codes may differ. Customer is responsible to confirm units meet all applicable requirements..**

Submitted By: Melissa Cobb **Date:** 11/24/25

Accepted By: _____ **Date:** 12/18/25

We appreciate the opportunity to provide you with this quote!

ITCONNECT

ITConnect, Inc.
7505 Mallard Way, Unit F
SANTA FE, NM 87507
505-428-2828

SUNFLOWER BANK, NA
7620 JEFFERSON STREET NE
Albuquerque, NM 87109
83-62/1011

18031

12/18/2025

PAY TO THE ORDER OF AW&D

$ **10,475.61

Ten Thousand Four Hundred Seventy-Five and 61/100********** DOLLARS

PROTECTED AGAINST FRAUD

AW&D
2538 Camino Entrada
Suite 101B
Santa Fe, NM 87507

MEMO

MP

⑈018031⑈ ⑆101100621⑆ 110226231 2⑈

© 2021 INTUIT INC. # 25V3 1-800-432-8310

ITConnect, Inc.
AW&D

18031

67000 · OCCUPANCY EXPENSES — 124 Camino Santiago — 12/18/2025 — 10,475.61

25NM083MC01
Deposit

FNB CHX - 2312 — 10,475.61

Plaza Del Monte Association Project Submission Form

Date: 10-10-2025

Owner's Name: Mary Jo Edwards

Owner's Address: 124 Camino Santiago, Santa Fe, NM 87501

Property Address at Plaza Del Monte: 124 Camino Santiago, Santa Fe, NM 87501

Owner's Phone Number: 505-429-9729

Owner's Email Address: maryjo@itconnectinc.com

Type of Request: ■ Architectural Modification ■ Landscaping Change/Addition

■ Wall ■ Fence ■ Gate(s) ■ Screening ■ Other:

Project/Request Details:

Replace non-compliant windows and bring sleeping room windows into egress compliance per Historic guidelines.
Attachments Included: ■ Project Plans ■ Photos or Renderings ■ Material Samples ■ Other

Status of Review: Under review with Historic Preservation and City of Santa Fe

Contractor Information:

Company/Contractor's Name: Johnny Roybal, Design Solutions

Contractor's Contact Name: Johnny Roybal

Contractor/Company Phone Number: TBA

Contractor/Contact Email: TBA

Contractor's License Number: TBA

Acknowledgment:

I understand that my request is subject to review and approval by the Plaza Del Monte Association.
I agree not to commence work until written approval is received.

Signature: Mary Jo Edwards

Date: 10-10-2025

For HOA Use Only

Date Received: October 29, 2025

Reviewed By: John A. Padilla, AIA

Approval Status: ■ Approved ⌘ **Approved with Conditions 11/11/2025** ■ Denied

Notes/Conditions: **Review is conditional pending final review and approval required from historic preservation and Historic Districts Review Board. HDRB approval of the alterations to existing openings, introduction of new openings, elimination of existing openings shall be presented to Plaza Del Monte for inclusion with the proposed renovations.**

124 CAMINO SANTIAGO

Proposed Exterior Finish — Stucco Color Change

City Case #2025-011347-PAR | Santa Fe, NM 87501 | HDRB Exterior Finish Swatch

This sheet documents a proposed stucco color change for 124 Camino Santiago, submitted as part of the HDRB application per the "Exterior Finishes" requirement (color swatches with manufacturer name and color label; "to match existing" is not an acceptable description).

Existing Condition

Approximate existing stucco color (sampled from photograph)

Reference only — color sampled from a sunlit exterior photograph (Cumming Appraisal Service, 12/8/2024) using image color-picking. This is NOT a manufacturer-matched color code.

No manufacturer name or color label is on file for the existing stucco. If HPD requires a certified match, a paint/stucco supplier can field-match a physical sample from the house.

Proposed Color

Dunn-Edwards "Swiss Coffee" — DEW341

Manufacturer: Dunn-Edwards Paints

Color Name / Code: Swiss Coffee / DEW341

Hex: #F8F5E9 | RGB: 248, 245, 233

Submission Deadlines

To be included in the same HDRB application as the window/door and site plan items, this stucco color change needs to be finalized in time for the following submittal deadline:

Submittal Deadline	Hearing Date
August 10, 2026	September 3, 2026 (passed)

September 14, 2026 ← next realistic target	**October 8, 2026**
October 9, 2026	November 5, 2026
November 9, 2026	December 3, 2026

Source: 2026 HDRB Hearing Schedule (santafenm.gov). If the stucco color decision or swatch can't be finalized in time for September 14, it can instead be added at the October 9 deadline for the November 5 hearing — but bundling it with the window/door and site plan items now avoids a second HDRB hearing cycle for the same property.

Note

- This represents a substantial visual change from the existing warm terracotta/tan stucco to an off-white finish, and should be expected to draw HDRB Board attention as a material change to a Contributing Structure's primary façade appearance.
- Per the HDRB Required Materials checklist, this color and manufacturer/code should be itemized in the Proposal Letter (which was originally sent 8/14/2026, before this item was added) — an addendum or updated proposal letter should reference this specific change.
- Recommend flagging this addition to Lauren Vagts (HPD case planner) in advance of finalizing the submittal, since it is new scope beyond the window/door and site plan items already discussed with her.
- Don Dudley should note the proposed stucco color on the proposed elevations, consistent with the checklist's requirement to itemize materials, colors, and finishes.