216 Maynard Street
Combined project packet

Units A & B | Updated October 23, 2026

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Coordinated scope updates

216 B: Contractor-built 8 ft x 7 ft fixed decorative Clear Cedar wood panel with two rectangular top glass lites and natural wood stain/finish. Permanently secured and non-operable; no tracks, rollers, springs, hinges, opener or operating hardware.

216 A: Retain the front tongue-and-groove siding in place. Install appropriate weather-resistant barrier and metal lath over the wood, followed by plaster coats, primer and matching synthetic Pueblo color coat. Remove and permanently close the window within that area, as described in the Unit A letter.

NOTES:

- FIELD VERIFY LOCATIONS OF ALL UTILITIES.
- FIELD VERIFY ALL DIMENTIONS

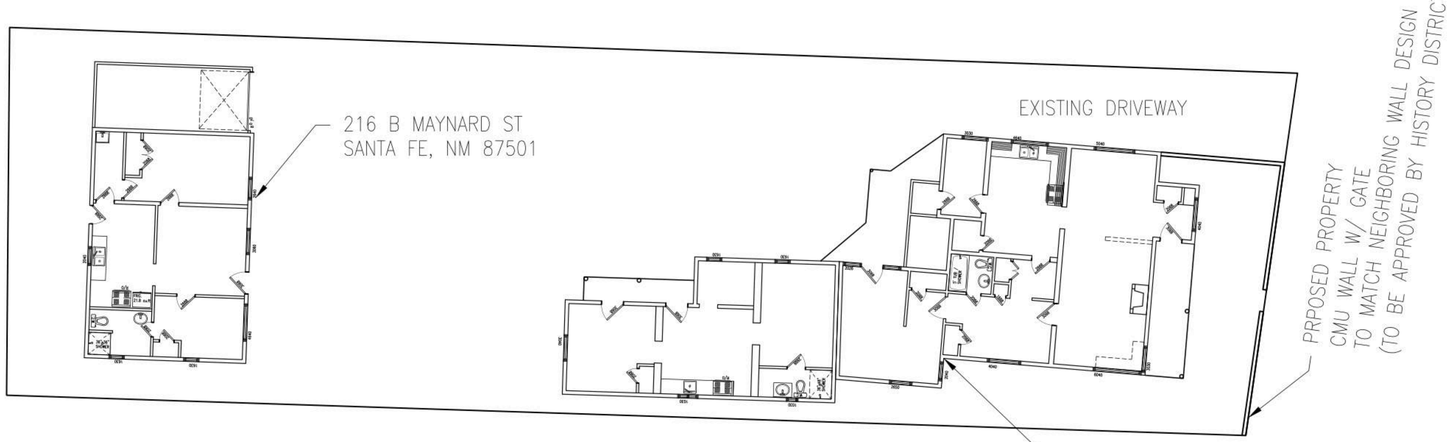
SCOPE OF WORK:

- REMOVE ALL WINDOW AND OOORS.
- REPLACE WINDOW AND DOOWS WITH NEW ENERGY EFFICIENT FIXTURES.
- ALL DOOES AND WINDOW TO BE LIKE FOR LIKE IN SIZE, AND STYLE TO MATCH EXISTING AS WELL AS APPROVED BY THE SANTA FE HISTORIC DISTRIC COMMITTEE.
- ALL STUCCO TO BE POWER WASH SEAL CRACKS AND RE COLOR COAT TO MATCH EXISTING COLOR.
- ALL EXPOSED WOOD BEAMS AND COLUMNS TO BE STRIPPED OF EXISTING PAINT AND REPAINTED WITH LIKE COLOR.

ENERGY EFFICIENCY: 2021 IEBC ZONE 5

- FENESTRATOIN: .30
- GLAZED SHGC: .40





PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'

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RIO RANCHO NM 87144
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WINDOW/DOOR/STUCCO
REPLACE/REPAIR

SHEET TITLE: SITE PLAN
SCALE: 1/4" = 1'

PROPERTY OWNER & ADDRESS:
216 MAYNARD ST
SANTA FE, NM 87501

DATE: 6.01.26
REVISED DATE:
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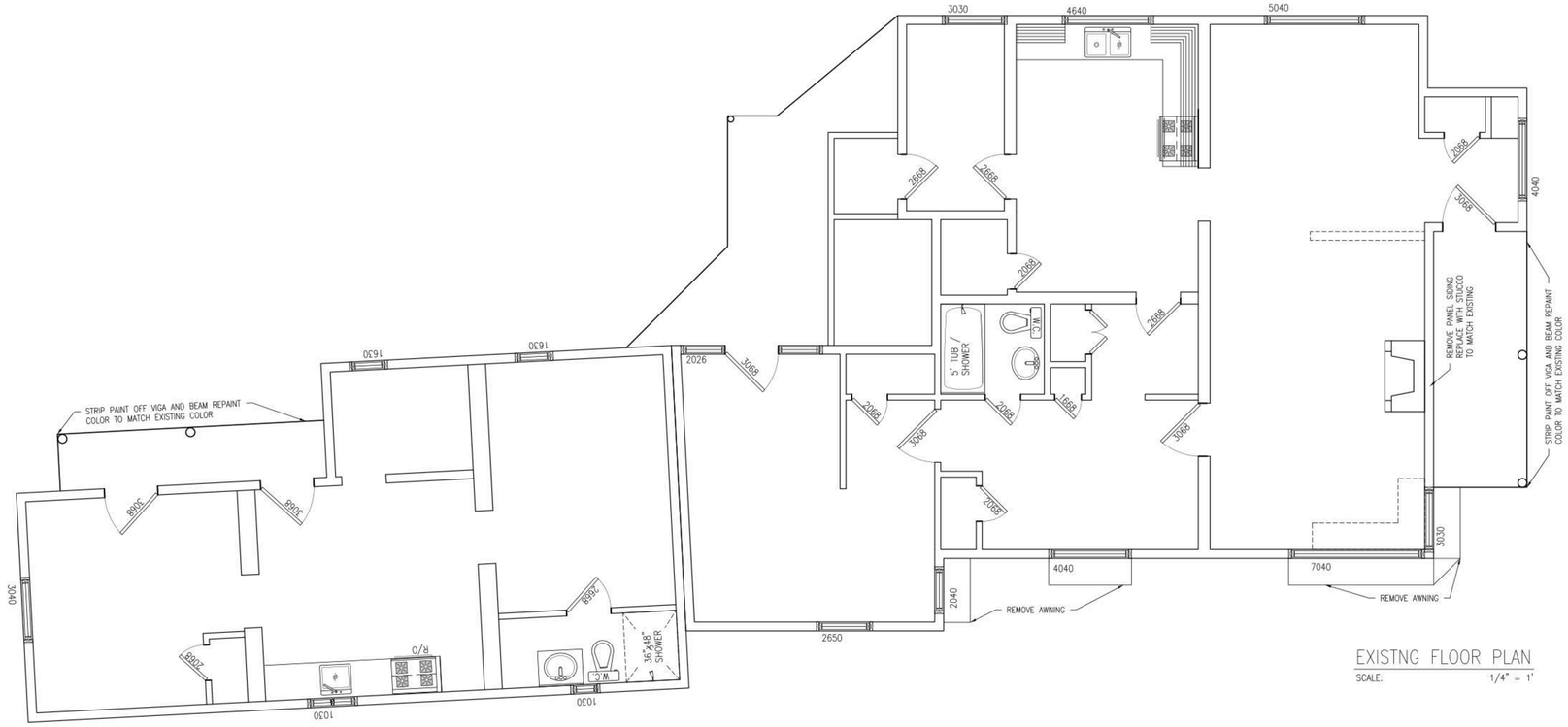
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NOTES:

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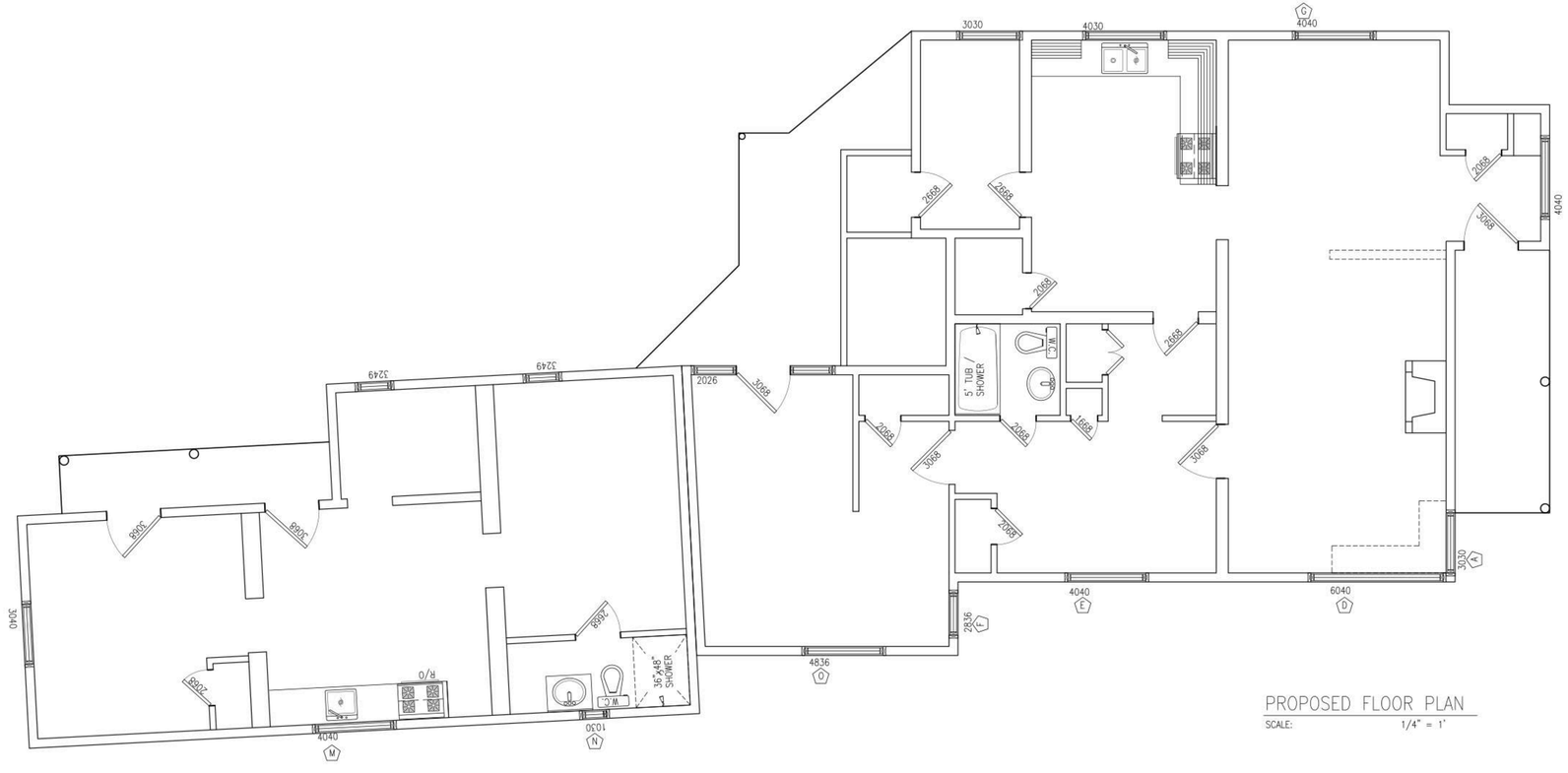
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-



EXISTNG FLOOR PLAN

SCALE: 1/4" = 1'



PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'

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SHEET TITLE: FLOOR PLAN

SCALE: 1/4" = 1'

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SANTA FE, NM 87501

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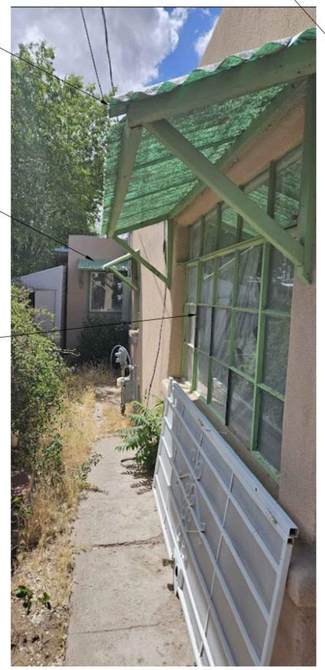
SHEET:
A-2

REMOVE AWNING FRONT ELEVATION SOUTHEAST CORNER

REMOVE AWNING SOUTH SIDE ELEVATION

REMOVE AWNING SOUTH SIDE ELEVATION

REPLACE WINDOWS WITH NEW ENERGY EFFICIENT WINDOWS WINDOW DESIGN AND COLOR TO MATCH EXISTING



SOUTH ELEVATION

STRIP PAINT FROM EXISTING POST AND BEAMS SAND AS NEEDED AND PAINT (COLOR TO MATCH EXISTING COLOR)



EAST ELEVATION

REPLACE WINDOWS WITH NEW ENERGY EFFICIENT WINDOWS WINDOW DESIGN AND COLOR TO MATCH EXISTING



NORTH ELEVATION



RETAIN EXISTING FRONT T&G SIDING
INSTALL WRB AND METAL LATH OVER
APPLY PLASTER; MATCH EXISTING FINISH



WEST ELEVATION

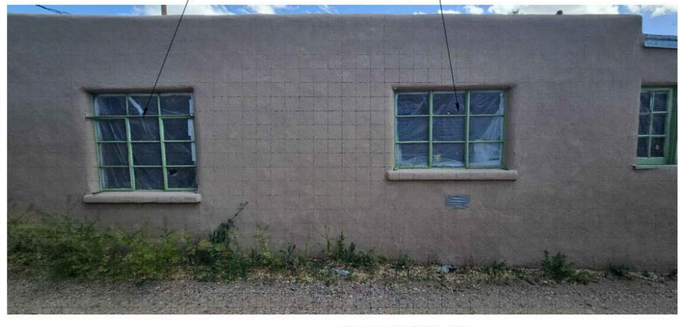
REPLACE WINDOWS WITH NEW ENERGY EFFICIENT WINDOWS WINDOW DESIGN AND COLOR TO MATCH EXISTING

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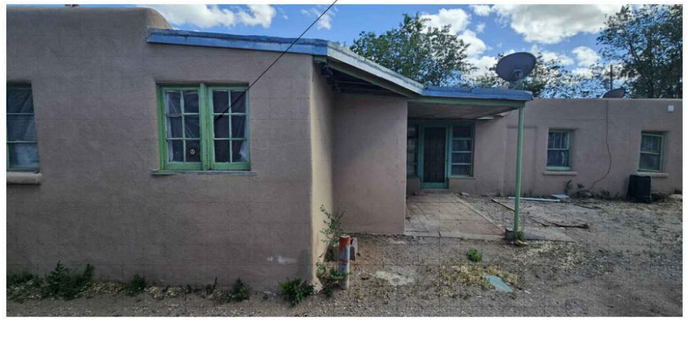


NORTH ELEVATION

REPLACE WINDOWS WITH NEW ENERGY EFFICIENT WINDOWS WINDOW DESIGN AND COLOR TO MATCH EXISTING



REPLACE WINDOWS WITH NEW ENERGY EFFICIENT WINDOWS WINDOW DESIGN AND COLOR TO MATCH EXISTING



NORTH ELEVATION

REPLACE WINDOWS WITH NEW ENERGY EFFICIENT WINDOWS WINDOW DESIGN AND COLOR TO MATCH EXISTING



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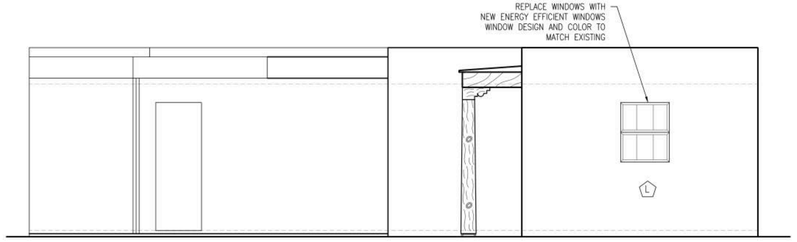
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SCALE: NTS

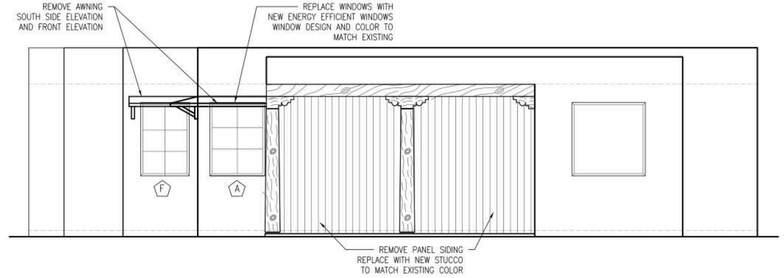
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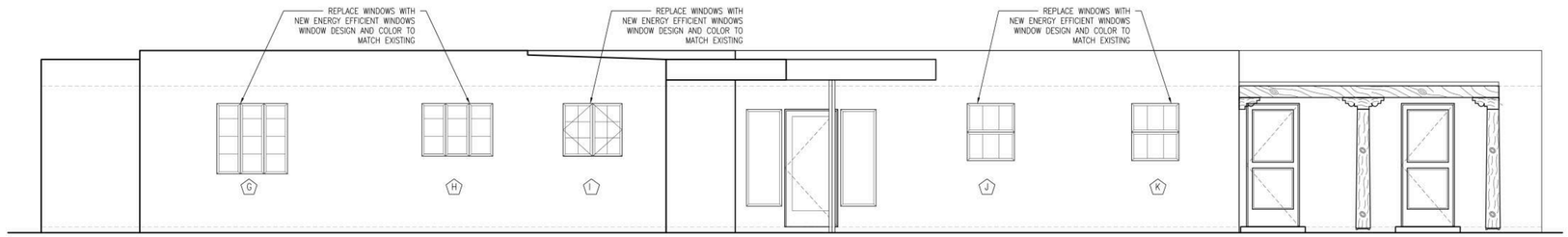
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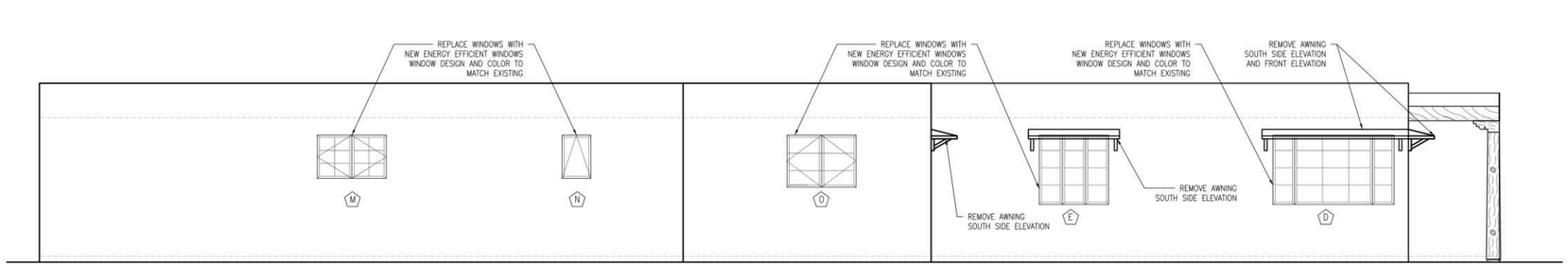
WEST ELEVATION (REAR)
SCALE: 1/4" = 1'



EAST ELEVATION (FRONT)
SCALE: 1/4" = 1'



NORTH ELEVATION (RIGHT SIDE)
SCALE: 1/4" = 1'



SOUTH ELEVATION (LEFT SIDE)
SCALE: 1/4" = 1'

NOTES:

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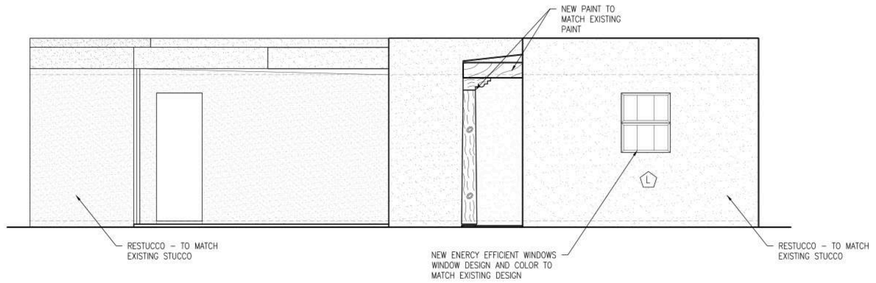
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SHEET TITLE: EXISTING ELEVATIONS
SCALE: 1/4" = 1'

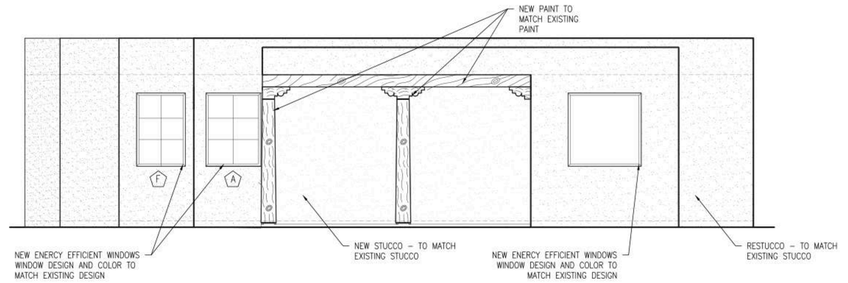
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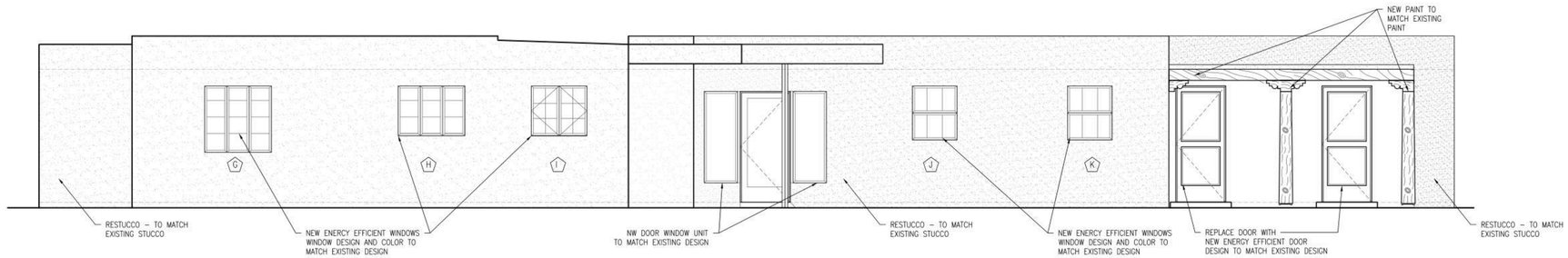
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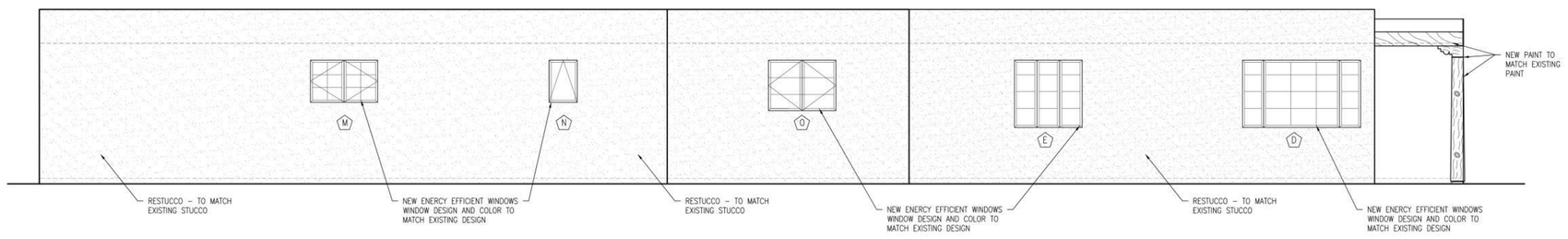
WEST ELEVATION (REAR)
SCALE: 1/4" = 1'



EAST ELEVATION (FRONT)
SCALE: 1/4" = 1'



NORTH ELEVATION (RIGHT SIDE)
SCALE: 1/4" = 1'



SOUTH ELEVATION (LEFT SIDE)
SCALE: 1/4" = 1'

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-

216 A - FRONT TONGUE-AND-GROOVE SIDING: RETAIN IN PLACE.
Install appropriate weather-resistant barrier and metal lath over existing T&G; apply scratch coat, brown coat, primer and synthetic Pueblo color coat to match existing finish. Remove the window within the front T&G area, frame and permanently close the opening, and integrate the infill into the same lath and plaster system.

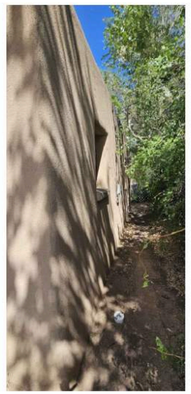
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SHEET TITLE: PROPOSED ELEVATIONS
SCALE: 1/4" = 1'

PROPERTY OWNER & ADDRESS:
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SANTA FE, NM 87501

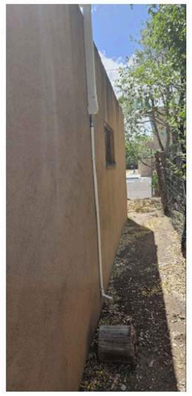
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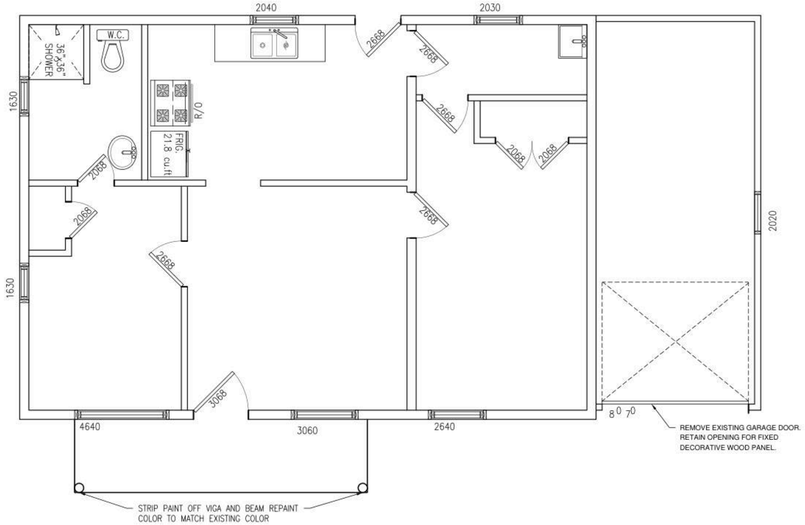
SHEET: A-5











EXISTNG FLOOR PLAN

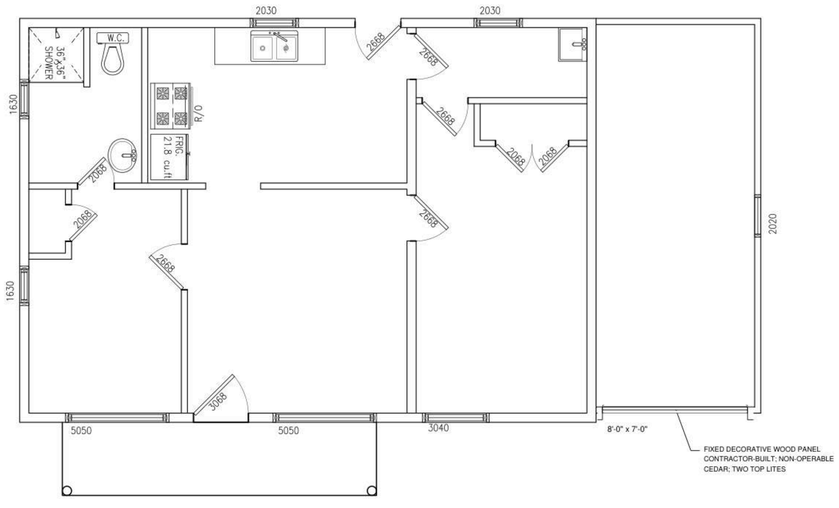
SCALE: 1/4" = 1'

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-



PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'

FIXED DECORATIVE PANEL REVISION - OCTOBER 21, 2026

Remove existing garage door. Install contractor-built 8'-0" wide x 7'-0" high fixed decorative wood panel in existing opening.
Clear cedar with two top lites; garage-door appearance matching supplied style reference. Panel does not open.
No tracks, rollers, springs, hinges, opener, or other operating hardware. Panel is permanently secured in place.

Drawing revision for review; original sheet scale applies to the original full-size sheet.

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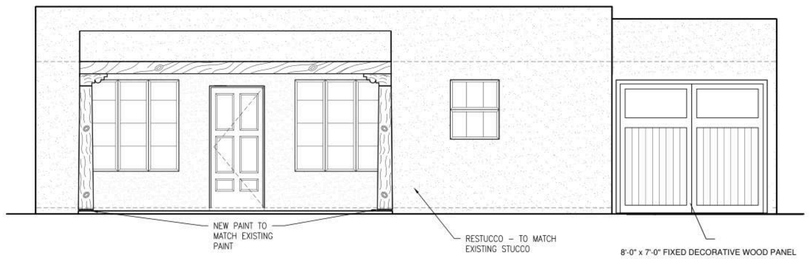
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SCALE: 1/4" = 1'

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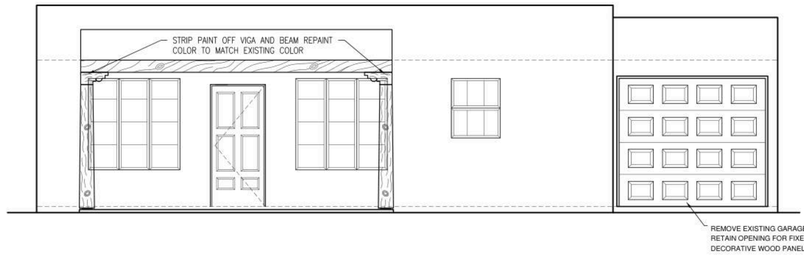
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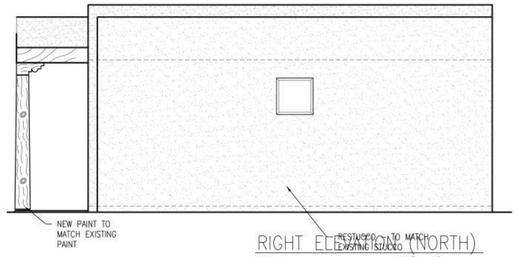
FRONT ELEVATION (EAST)

SCALE: 1/4" = 1'



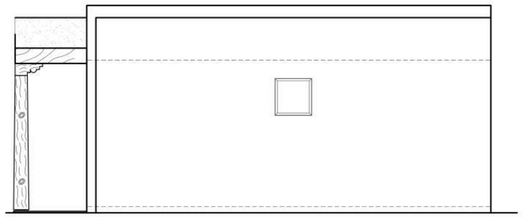
EXISTING FRONT ELEVATION (EAST)

SCALE: 1/4" = 1'



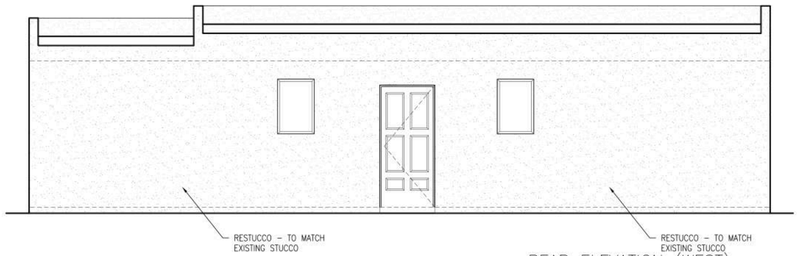
RIGHT ELEVATION (NORTH)

SCALE: 1/4" = 1'



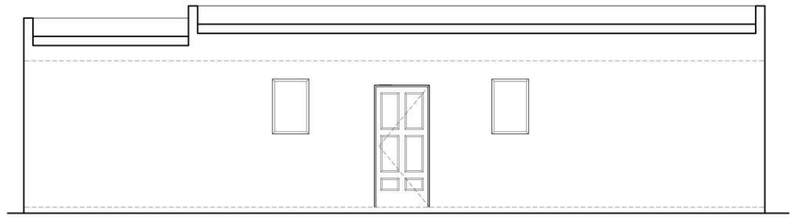
EXISTING RIGHT ELEVATION (NORTH)

SCALE: 1/4" = 1'



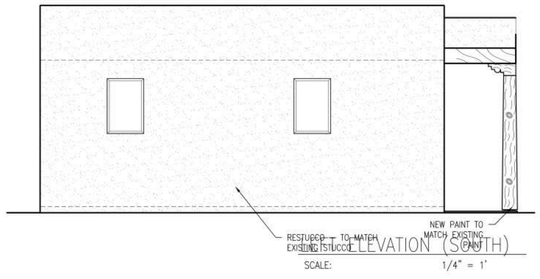
REAR ELEVATION (WEST)

SCALE: 1/4" = 1'



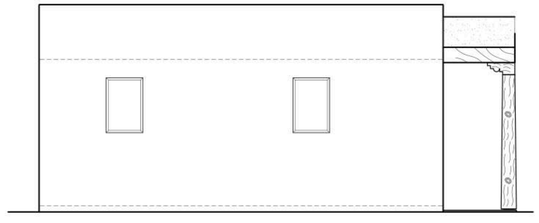
EXISTING REAR ELEVATION (WEST)

SCALE: 1/4" = 1'



LEFT ELEVATION (SOUTH)

SCALE: 1/4" = 1'



EXISTING LEFT ELEVATION (SOUTH)

SCALE: 1/4" = 1'

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DATE: 6.01.26
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SHEET: A–3

PROPOSAL LETTER

216 B Maynard Street

Contractor: AAA Abatement, LLC

Project: Fixed Decorative Wood Panel, Historic Wood and Steel Window Replacement, Waterproofing, Stucco Repair and Exterior Finish

Scope of Work

AAA Abatement, LLC proposes to furnish labor and perform the following work at 216 B Maynard Street. This proposal describes the intended scope of work only and does not include pricing.

1. Fixed Decorative Wood Panel

Install one contractor-built 8'-0" wide x 7'-0" high fixed Clear Cedar wood panel in the existing garage opening, with two rectangular top glass lites and exterior-grade natural wood stain/finish. Permanently secure, flash and weatherproof the panel. It does not open; no tracks, rollers, springs, hinges, opener or operating hardware are included.

2. Historic Wood and Steel Window Replacement

The building contains both historic wood windows and historic steel windows. Where replacement is required, custom duplication of the existing wood and steel units will not be used when such fabrication would create a considerable and disproportionate cost. Replacement windows will be selected and configured to retain the historic appearance, visual character, dimensions, proportions and configuration of the existing windows as closely as practicable.

Window sizes, dimensions, proportions, operation/configuration and applicable specifications will follow the Historic Window Analysis / Window Schedule by Ra Patterson. Replacement windows are specified as Kolbe Windows, or an approved equivalent.

3. Window Removal, Waterproofing and Installation

For each replacement window, whether replacing an existing wood or steel window, carefully cut back the exterior finish approximately 6 to 8 inches around the window opening. Set, align and mechanically secure each new window, then properly weatherproof and flash the perimeter.

4. Stucco Patch and Finish

Restore the wall area around each window opening using Jumbo Tex building paper properly integrated with the existing weather-resistive barrier, followed by metal lath. Apply a cement plaster system consisting of scratch coat and brown coat, followed by primer and synthetic Pueblo color coat to blend the window patches with the existing wall.

Patch existing cracks, holes and minor damaged areas with compatible synthetic cement/stucco products before the final finish. Upon completion of window installation and patching, we will patch and recolor throughout Unit B to match the existing Pueblo color and sand finish, including final primer and synthetic Pueblo color coat as required to provide a uniform, matching appearance.

5. Installation Requirements

Fixed-panel work will follow approved construction requirements. Wood/steel replacement window work will follow applicable manufacturer requirements and the referenced historic window documentation.

EXCEPTION LETTER - FIXED WOOD PANEL & HISTORIC WINDOWS

216 B Maynard Street

Proposed Fixed Decorative Wood Panel

Install one contractor-built fixed decorative wood panel in the existing garage opening.
The panel does not open and is permanently secured, flashed and weatherproofed.

Fabricator	AAA Abatement, LLC (contractor-built)
Size	8'-0" wide x 7'-0" high
Construction	Fixed decorative Clear Cedar wood panel
Glazing	Two rectangular top glass lites/windows
Finish	Exterior-grade natural wood stain/finish
Operation	Non-operable; permanently secured
Hardware	No tracks, rollers, springs, hinges, opener or operating hardware

Historic Wood and Steel Window Replacement - Explanation

The existing building contains **both historic wood windows and historic steel windows**. The existing wood and steel windows proposed for replacement will not be duplicated with custom-fabricated new wood and steel units where such fabrication would result in a considerable and disproportionate cost. The proposed replacement windows will instead be selected and configured to **retain the historic appearance, visual character, dimensions, proportions and configuration** of the existing wood and steel windows as closely as practicable.

Historic Window Analysis / Window Schedule

Replacement of the existing **wood and steel windows** at 216 B Maynard Street shall follow the **Historic Window Analysis / Window Schedule by Ra Patterson**. Window sizes, dimensions, proportions, operation/configuration and applicable specifications shall follow that analysis and schedule. Consistent with the prior project documents, replacement windows are specified as **Kolbe Windows, or an approved equivalent**.

Window Removal, Waterproofing, Stucco Patch and Finish

For installation of each new replacement window, whether replacing an existing **wood or steel window**, the exterior finish will be carefully cut back approximately **6 to 8 inches around the window opening**. After the new window is set, aligned and mechanically secured, the perimeter will be properly weatherproofed and flashed.

The wall area around each opening will be restored with **Jumbo Tex building paper** properly integrated with the existing weather-resistive barrier, followed by **metal lath**. The patched areas will receive a cement plaster system consisting of **scratch coat and brown coat**, followed by **primer and synthetic Pueblo color coat** to blend the window patches with the existing wall.

Any existing cracks, holes or minor damaged areas will be patched with compatible synthetic cement/stucco products before the final finish. After completion of the window installation and patching, the exterior wall surfaces at **216 B Maynard Street will receive final primer and synthetic Pueblo color coat throughout** to

provide a uniform, matching appearance.

Installation

Fixed-panel work will follow approved construction requirements. Wood/steel replacement window work will follow applicable manufacturer requirements and the referenced historic window documentation.

AAA Abatement, LLC
Sergio Nunez
25 Calle Milpa
Santa Fe, NM 87507
Phone: (505) 570-1641
Email: sergio.an@live.com
NM License #400720

Exception Letter - Historic Review

September 3, 2026

Santa Fe Historic Districts & Landmarks Division (SFHD)
Attn: Amanda Romero, Case Manager
Santa Fe, New Mexico

RE: Exception Request - 216 A Maynard St, Santa Fe, NM

Dear Amanda Romero,

(i) Do not damage the character of the district

The proposed work preserves the existing Pueblo-style appearance while completing necessary exterior repairs and alterations with compatible materials.

Window replacement - steel window exception and Ra Patterson recommendations

The property contains both existing wood windows and steel windows. Where replacement is required, the existing wood and steel windows are not proposed to be replicated with newly custom-fabricated wood or steel units because exact custom replication would create a substantial cost hardship due to specialty fabrication, materials, and installation. The proposed replacement windows will be Kolbe windows, or an approved equivalent, and will follow the Historic Window Analysis and Window Schedule prepared by Ra Patterson, Window Expert/Historic Window Specialist. The replacement windows will maintain the existing sizes, dimensions, proportions, profiles, operation/configuration, and overall architectural appearance of the existing wood and steel windows as closely as possible. Window color, exterior finish, and materials will be selected to remain visually compatible with the existing residence and historic Pueblo character. Installation will include proper fastening, flashing, weatherproofing, trim and finish work.

Window installation, waterproofing and plaster repairs

Approximately 6 inches of existing finish will be cut back around each replacement window as needed. Ice & water shield will be installed where practical and compatible with the existing wall assembly. Windows will be secured with proper screws/fasteners. Patch approximately 6 to 8 inches around the new windows using Jumbo Tex or equivalent compatible material, install metal lath where required, and apply scratch coat, base/brown coat, primer, and synthetic Pueblo color coat. Repair existing cracks and holes with compatible synthetic cement/stucco products before the final color coat.

Remove existing awnings

Remove the existing awnings at 216 A Maynard St, including the awning covering the window that will be permanently removed and canceled/closed. Remove associated supports and fasteners as required and patch affected surfaces to match the existing Pueblo-style exterior.

Front of house - PLASTER OVER existing T&G; T&G remains in place

The existing tongue-and-groove (T&G) at the front of 216 A Maynard St WILL REMAIN IN PLACE. The T&G will NOT be removed. We will plaster directly over the existing T&G. Prepare the existing T&G surface as required, install the appropriate weather-resistant barrier and metal lath over the T&G, and apply a complete 3-coat cement plaster system consisting of scratch coat, base/brown coat, primer, and synthetic Pueblo color coat. The existing window located within this T&G area will be removed and permanently canceled/closed. The window opening will be properly framed and closed, then integrated into the same lath and plaster system so the former opening blends with the surrounding wall.

Pony wall and 4' x 4' stained gate

Complete the proposed pony wall and install one 4-foot by 4-foot gate. The gate will receive a natural honey stain finish and open inward to the left. Disturbed areas will receive proper lath and a compatible 3-coat cement plaster system, primer, and synthetic Pueblo color coat.

Final exterior synthetic Pueblo color coat

Patch all existing cracks, holes and disturbed exterior areas with proper compatible synthetic cement/stucco products. After all work is complete, apply the final synthetic Pueblo color coat throughout 216 A Maynard St to match the existing color and texture.

(ii) Hardship / public welfare

The exception avoids the substantial cost hardship of custom-fabricated wood and steel replacement windows while preserving the historic proportions and appearance identified in the Ra Patterson window analysis. The work also improves waterproofing, security, durability, energy performance and maintenance.

(iii) Historic district character

Compatible window proportions and appearance, Pueblo-style plaster, matching synthetic finish and careful detailing will preserve the visual integrity and historic residential character.

Sincerely,

Sergio Nunez
AAA Abatement, LLC

AAA Abatement, LLC
Sergio Nunez
25 Calle Milpa
Santa Fe, NM 87507
Phone: (505) 570-1641
Email: sergio.an@live.com
NM License #400720

Exception Letter - Historic Review

September 3, 2026

Santa Fe Historic Districts & Landmarks Division (SFHD)
Attn: Amanda Romero, Case Manager
Santa Fe, New Mexico

RE: Exception Request - 216 B Maynard St, Santa Fe, NM

Dear Amanda Romero,

(i) Do not damage the character of the district

The proposed work preserves the existing Pueblo-style appearance while completing replacement-window work, plaster repairs and installation of a contractor-built fixed decorative wood panel.

Window replacement - steel window exception and Ra Patterson recommendations

The property contains both existing wood windows and steel windows. Where replacement is required, the existing wood and steel windows are not proposed to be replicated with newly custom-fabricated wood or steel units because exact custom replication would create a substantial cost hardship due to specialty fabrication, materials, and installation. The proposed replacement windows will be Kolbe windows, or an approved equivalent, and will follow the Historic Window Analysis and Window Schedule prepared by Ra Patterson, Window Expert/Historic Window Specialist. The replacement windows will maintain the existing sizes, dimensions, proportions, profiles, operation/configuration, and overall architectural appearance of the existing wood and steel windows as closely as possible. Window color, exterior finish, and materials will be selected to remain visually compatible with the existing residence and historic Pueblo character. Installation will include proper fastening, flashing, weatherproofing, trim and finish work.

Window installation, waterproofing and plaster repairs

Approximately 6 inches of existing finish will be cut back around each replacement window as needed. Ice & water shield will be installed where practical and compatible with the existing wall assembly. Windows will be secured with proper screws/fasteners. Patch approximately 6 to 8 inches around the new windows using Jumbo Tex or equivalent compatible material, install metal lath where required, and apply scratch coat, base/brown coat, primer, and synthetic Pueblo color coat. Repair existing cracks and holes with compatible synthetic cement/stucco products before the final color coat.

Fixed decorative wood panel - 216 B Maynard St only

Install one contractor-built 8-foot-wide by 7-foot-high fixed Clear Cedar wood panel, with two rectangular top glass lites and natural wood stain/finish. The panel does not open; no tracks, rollers, springs, hinges, opener or operating hardware are included. Permanently secure, flash and weatherproof the panel. Restore disturbed exterior areas with lath, scratch/brown coats, primer and synthetic Pueblo color coat.

Final exterior synthetic Pueblo color coat

Patch all existing cracks, holes and disturbed areas with compatible synthetic cement/stucco products. After the work is complete, apply the final synthetic Pueblo color coat throughout 216 B Maynard St to match the existing color and texture.

(ii) Hardship / public welfare

The exception avoids the substantial cost hardship of custom-fabricated wood and steel replacement windows while preserving the historic proportions and appearance identified in the Ra Patterson window analysis. The work improves waterproofing, security, functionality, durability, energy performance and maintenance.

(iii) Historic district character

Compatible window proportions and appearance, matching Pueblo-style plaster and synthetic finish, and careful detailing will preserve the historic residential character.

Sincerely,

Sergio Nunez
AAA Abatement, LLC

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 Sergio Nunez
25 Calle Milpa
Santa Fe, NM 87507
sergio.an@live.com

JOB	DATE
216 MAYNARD STREET, SANTA FE, NM 87501	03/20/2026

LOCATION	DESCRIPTION
EAST	
A	36" x 49" STEEL CASEMENT FIXED 2W4H
SOUTH	
B	33" x 33" FIXED PLEXI GLASS NO WINDOWS
DR #1	32" x 80" RH INSWING METAL DOOR PRE-HUNG 6-PANEL
EAST	
C	60 ½" x 43" FIXED 1-LT WOOD STOPS
SOUTH	
D	84" x 49" STEEL CASEMENT 38/12 TRANSOM 5W1H LSR 1W3H/3W3H/1W3H
E	53" x 49" TRIPLE STEEL CASEMENT 38/12 TRANSOM 5W1H LSR 1W3H/3W3H/1W3H
EAST	
F	32" x 36" STOPPED IN WHITE CLAD SASH INSULATED GLASS IN WOOD FRAME W/DOOR CASING STOPS
NORTH	
G	53" x 49" LSR STEEL CASEMENT 3W1H 1W3H/1W3H/1W3H
H	53" x 38" LSR STEEL CASEMENT 3W1H 1W3H/1W3H/1W3H
I	38" x 38" LR INSWING CASEMENT 2W3H BARN SASHES
DR #2	26" x 63" SL 2W1H / 1W3H / 32" x 80" LH 3W5H / 26" x 63" SC 2W1H/1W3H WOOD STOPPED, MECHANICAL NAILS
J	30" x 49" DOUBLE HUNG 3W1H/1-LT
K	30" x 49" DOUBLE HUNG 3W1H/1-LT

JOB	DATE
216 MAYNARD STREET, SANTA FE, NM 87501	03/20/2026

LOCATION	DESCRIPTION
NORTH	
DR #3	32" x 80" RH INSWING DOOR 1-LT/3-HORIZONTAL PANEL ALL WOOD
DR #4	30" x 79" LH INSWING DOOR 6-PANEL ALL WOOD
SOUTH	
L	30"x 49" DOUBLE HUNG 3W1H/1-LT
M	44" x 28" LR INSWING CASEMENT 2W2H 1 1/8" VERTICAL 1 5/8" HORIZONTAL BARN SASHES
N	22" x 28" FIXED 1-LT ALL WOOD
O	38" x 38" LR STEEL CASEMENT 1W3H/1W3H

In closing, my professional opinion is as follows:

Windows D, E, G, H, O are historic, meaning over 50 years old, however not the original windows of this house. The current units were added into the wood frames and wood frames were downsized to fit the steel casement windows. (See attached photo)

Windows A, J, and L are historic however unrestorable and 40% or more rotted.

Windows B, C, F, I, K, M, and N are non-historic.

Doors #1, #2, and #4 are non-historic.

Door #3 is historic.

The windows that are to be replaced should be in "like and kind" to window C-A. Kolbe, Marvin, Vista Luxe, and Weathershield are window manufacturers that make narrow profile products in clad/wood with simulated divided lites (SDL) to meet the historic requirements of "like and kind".

NOTE:

- 1' x 6' T&G under the front portal is non-historic. The boards are installed with nail guns (1992).
- Awnings with green filon are non-historic. They are constructed with new 2' x 4' frame and filon from 1988.
- Missing corbel on the southeast corner of east (front portal). The corbel needs to be replaced like existing corbels (see attached picture).

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:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC/NON-HISTORIC - AGE
EAST			
A	36" x 49" STEEL CASEMENT FIXED CASEMENT 2W4H	U	**HISTORIC** – SASH BURIED IN STUCCO & WATER PENETRATION IN THE WALL
SOUTH			
B	33" x 33" FIXED PLEXI GLASS (NO WINDOW)	U	**NON-HISTORIC** – NOT A WINDOW ONLY AN OPENING IN THE WALL
DR #1	32" x 80" RH INSWING METAL DOOR 6-PANEL	S	**NON-HISTORIC** – THERMA TRU (2018)
EAST			
C	60 ½" x 43" FIXED 1-LT WOOD STOPS	F	**NON-HISTORIC** – SASHES MISSING STOPPED IN GLASS (1987)
SOUTH			
D	84" x 49" TRIPLE STEEL CASEMENT 38/12 TRANSOM 5W1H LSR 1W3H/3W3H/1W3H	F	**HISTORIC** – CONDENSATION DETERIORATION IN THE WALL
E	53" x 49" TRIPLE STEEL CASEMENT 38/12 TRANSOM 5W1H LSR 1W3H/3W3H/1W3H	F	**HISTORIC** – CONDENSATION DETERIORATION IN THE WALL

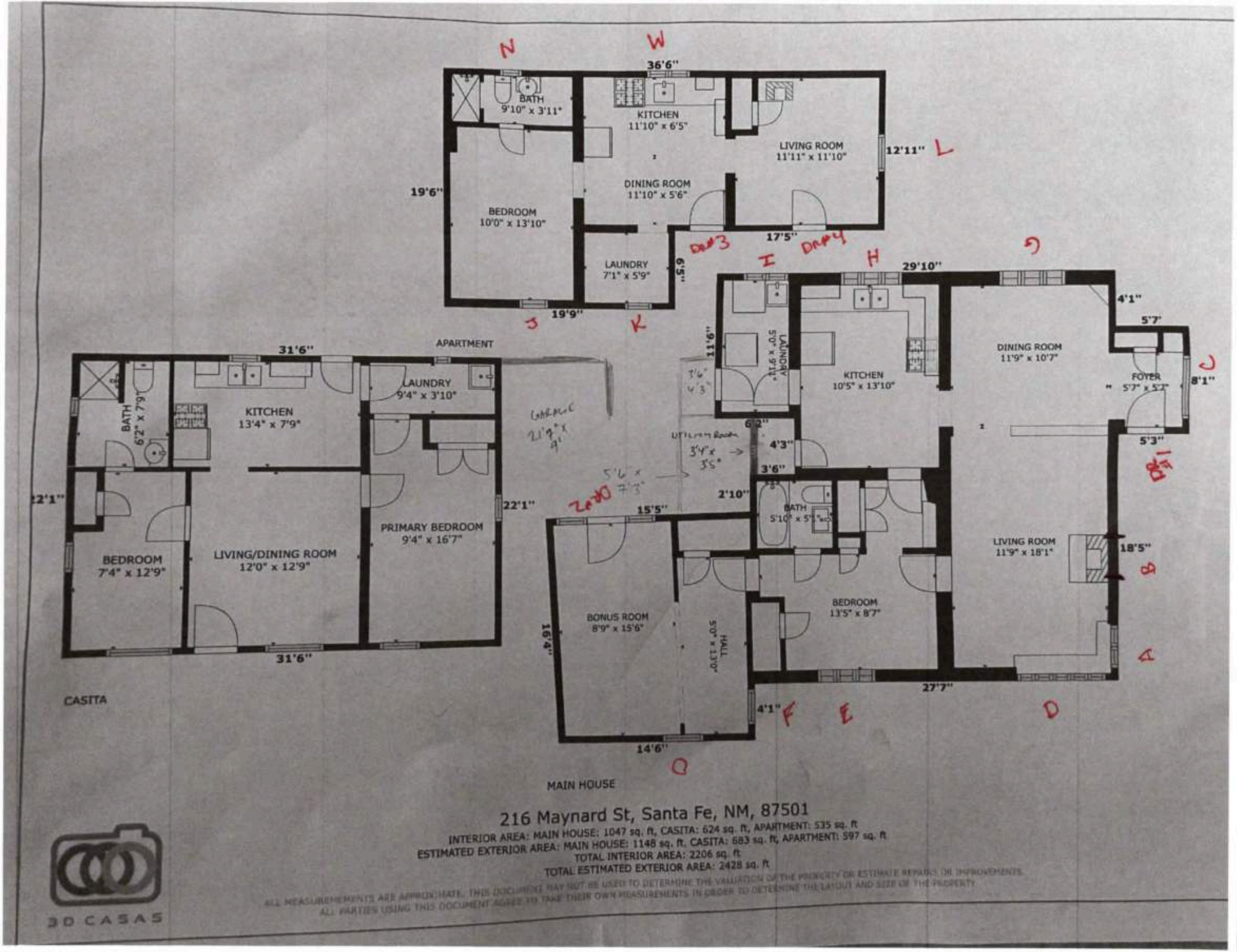
NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC/NON-HISTORIC - AGE
EAST			
F	32" x 36" STOPPED IN WHITE ALUMINUM CLAD/PINE SASH IN WOOD FRAME	U	**NON-HISTORIC** - WHITE CLAD/WOOD SASH STOPPED IN
NORTH			
G	53" x 49" TRIPLE STEEL CASEMENT 38/12 TRANSOM 5W1H LSR 1W3H/3W3H/1W3H	F	**HISTORIC** - CONDENSATION DETERIORATION IN THE WALL
H	53" x 38" TRIPLE STEEL CASEMENT 38/12 TRANSOM 5W1H LSR 1W3H/3W3H/1W3H	F	**HISTORIC** - CONDENSATION DETERIORATION IN THE WALL
I	38" x 38" TWIN LR INSWING CASEMENT (2-19") 2W3H	F	**NON-HISTORIC** - BARN SASHES, MECHANICAL NAILS (1989)
DR #2	26" x 63" SL INSWING DOOR ALL WOOD 2W1H / 32" x 80" 3W5H / 26" x 63" 2W1H 1-LT / 1-LT 1-LT / 1-LT 1-LT / 1-LT	F	**NON-HISTORIC** - SIDE LITES MECHANICAL NAILS (1988) SIMPSON DOOR (1995)
J	30" x 49" DOUBLE HUNG 3W1H/1-LT ALL WOOD	U	**HISTORIC** - SASHES ROTTED BEYOND 40%
K	30" x 49" DOUBLE HUNG 3W1H/1-LT ALL WOOD	U	**HISTORIC** - SASHES ROTTED BEYOND 40%

NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC/NON-HISTORIC - AGE
NORTH			
DR #3	32" x 80" RH INSWING DOOR 1-LT/3-HORIZONTAL PANEL ALL WOOD	F	**HISTORIC**
DR #4	30" x 79" LH INSWING DOOR 6-PANEL ALL WOOD	F	**NON-HISTORIC** - SIMPSON (1995)
SOUTH			
L	30" x 49" DOUBLE HUNG 3W1H/1-LT ALL WOOD	U	**HISTORIC** - SASHES ROTTED BEYOND 40%
M	44" x 28" TWIN LR INSWING CASEMENT 2W2H ALL WOOD	F	**NON-HISTORIC** - BARN SASHES (1988)
N	22" x 28" FIXED 1-LT ALL WOOD	U	**NON-HISTORIC** - STOPPED IN SASH (1988)
O	38" x 38" TWIN SR STEEL CASEMENT (2-19") 1W3H	F	**HISTORIC**

NOTES:



216 Maynard St, Santa Fe, NM, 87501

INTERIOR AREA: MAIN HOUSE: 1047 sq. ft, CASITA: 624 sq. ft, APARTMENT: 535 sq. ft
ESTIMATED EXTERIOR AREA: MAIN HOUSE: 1148 sq. ft, CASITA: 683 sq. ft, APARTMENT: 597 sq. ft
TOTAL INTERIOR AREA: 2206 sq. ft
TOTAL ESTIMATED EXTERIOR AREA: 2428 sq. ft

ALL MEASUREMENTS ARE APPROXIMATE. THIS DOCUMENT MAY NOT BE USED TO DETERMINE THE VALUATION OF THE PROPERTY OR ESTIMATE REPAIRS OR IMPROVEMENTS.
ALL PARTIES USING THIS DOCUMENT AGREE TO TAKE THEIR OWN MEASUREMENTS IN ORDER TO DETERMINE THE LAYOUT AND SIZE OF THE PROPERTY.

3D CASAS

East Elevation
Window
A

East Elevation
Window
B

South
Elevation
Door
#1

East Elevation
Window
C

216

South Elevation
Window
D

South
Elevation
Window
E

East Elevation
Window
F

North Elevation
Window
G

North
Elevation
Window
H

North
Elevation
Window
I

North
Elevation
Door #2

North
Elevation
Window
J

North
Elevation
Window
K

North Elevation on Door #3

North
Elevation
Door #4

North
Elevation
Window
L

South Elevation
Window
M

South
Elevation
Window
N

South Elevation
Window

Typical
Rot


Typical sill rot

216 Maynard St
Typical infill of existing wood frames to install Steel casements from another residence

Green Filón
Awnings

216 Maynard
East
Elevation(south)

Missing corbel
to be replaced
to match
existing

216 Maynard
West Elevation



216 Maynard
NorthWest
Elevation


216 Maynard
South East
Elevation

216 Maynard
South
Elevation

216 Maynard
East Elevation(north)

216 Maynard
East
Elevation(south)

216 Maynard
South
Elevation(East)

216 Maynard
South
Elevation

216 Maynard
North
Elevation

216 Maynard
North West
Elevation

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 Sergio Nunez
25 Calle Milpa
Santa Fe, NM 87507
sergio.an@live.com

JOB	DATE
216 MAYNARD STREET – CASITA, SANTA FE, NM 87501	03/20/2026

LOCATION	DESCRIPTION
EAST	
C-A	53" x 50" LSR STEEL CASEMENT 3W1H 1W3H/1W3H/1W3H
C-DR #1	32" x 80" LH INSWING DOOR ALL WOOD CARVED 1-DIAMOND LITE ADDED BOTTOM RAIL
C-B	53" x 50" LSR STEEL CASEMENT 3W1H 1W3H/1W3H/1W3H
C-C	38" x 38" SR STEEL CASEMENT 1W3H
C-DR #2	8' x 7' GARAGE DOOR ROTTED JAMB AND DOOR MISSING
SOUTH	
C-D	32" x 40" DOUBLE HUNG 3W2H/3W2H
C-E	22" x 32" STATIONARY INSWING CASEMENT 2W2H
WEST	
C-F	30" x 40" DOUBLE HUNG FILLED IN 3W2H/3W2H
C-DR #3	32" x 80" LH INSWING DOOR ALL WOOD 2W3H/3-HORIZONTAL
C-G	20" x 30" LH INSWING CASEMENT ALL WOOD 1-LT
NORTH	
C-H	48" x 21" FIXED BARN SASH ON SIDE 4W2H

In closing, my professional opinion is as follows:

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

Windows C-D, C-E, and C-F are historic however rotted beyond 40% on all parts.

Windows C-G and C-H are non-historic.

Doors 1 – 3 are non-historic.

The windows that are to be replaced should be in "like and kind" to window C-A. Kolbe, Marvin, Vista Luxe, and Weathershield are window manufacturers that make narrow profile products in clad/wood with simulated divided lites (SDL) to meet the historic requirements of "like and kind".

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

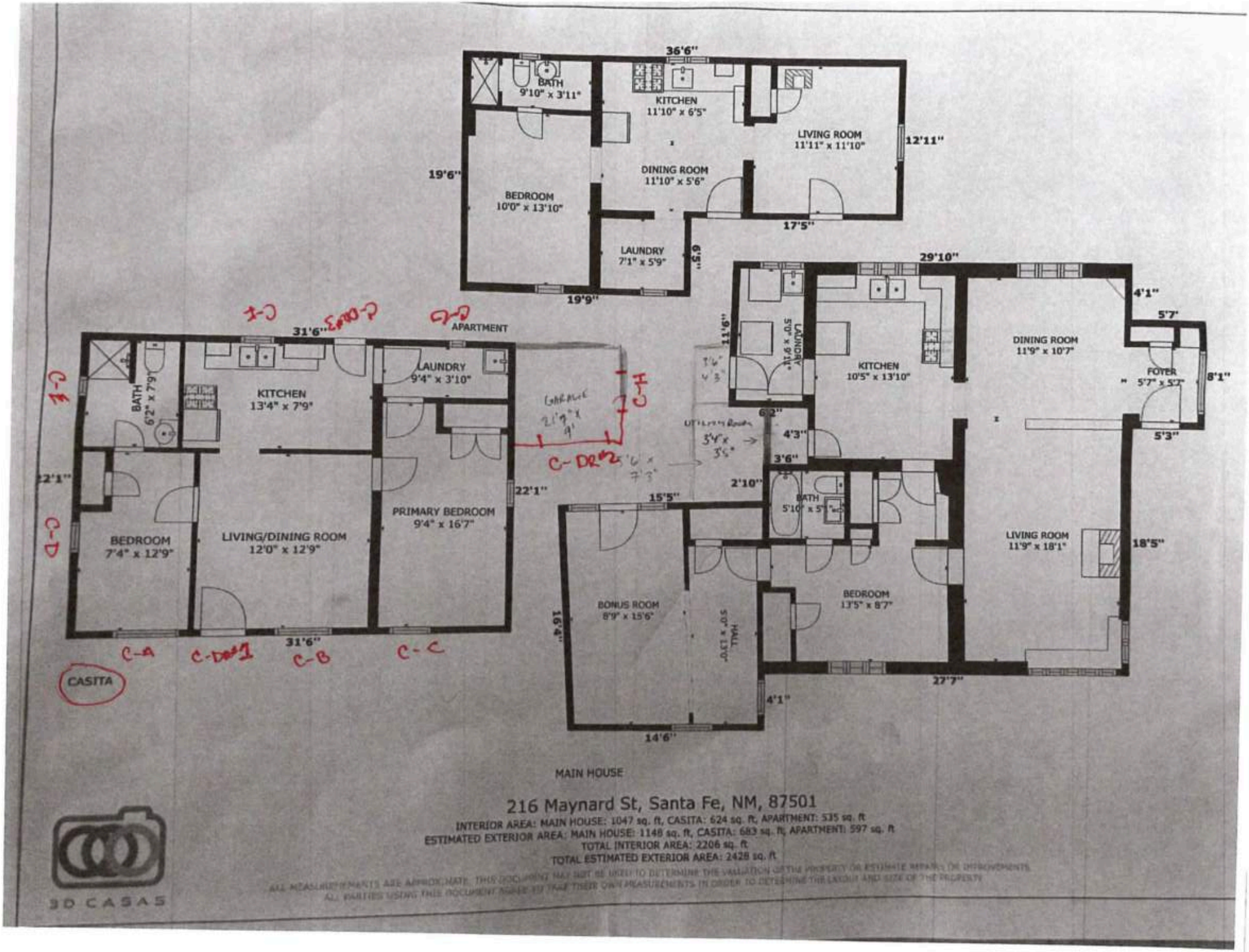
NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC/NON-HISTORIC - AGE
EAST			
C-A	53" x 50" TRIPLE LSR STEEL CASEMENT 38/12 3W1H 1W3H/1W3H/1W3H	S	**HISTORIC**
C-DR #1	32" x 80" LH INSWING DOOR ALL WOOD CARVED 1-DIAMOND LITE	F	**NON-HISTORIC** – SHAPE CUTS (1996)
C-B	53" x 50" TRIPLE LSR STEEL CASEMENT 38/12 3W1H 1W3H/1W3H/1W3H	S	**HISTORIC**
C-C	38" x 38" TWIN SR STEEL CASEMENT 1W3H	S	**HISTORIC**
C-DR #2	96" x 84" GARAGE DOOR OPENING (DOOR MISSING)	U	**NON-HISTORIC** – DOOR MISSING
SOUTH			
C-D	32" x 40" DOUBLE HUNG 3W2H/3W2H ALL WOOD	U	**HISTORIC** – ROTTED BEYOND 40%
C-E	22" x 32" STAT INSWING CASEMENT 2W2H ALL WOOD	U	**HISTORIC** – ROTTED BEYOND 40%
WEST			
C-F	30" x 40" DOUBLE HUNG 3W2H/3W2H ALL WOOD	U	**HISTORIC** – ROTTED BEYOND 40%
C-DR #3	32" x 80" LH INSWING DOOR ALL WOOD 2W2H/3-HORIZONTAL PANELS	U	**HISTORIC** – PANELS ROTTED BEYOND 40%, DOOR WOULD HAVE TO BE DISMANTLED TO BE REPAIRED DESTROYING THE DOOR, THE PANELS & WINDOWS NOT OF THIS ERA

NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC/NON-HISTORIC – AGE
WEST			
C-G	20" x 30" LH INSWING CASEMENT 1-LT ALL WOOD	U	**NON-HISTORIC** – ROTTED BEYOND 40%
NORTH			
C-H	48" x 21" FIXED BARN SASH	U	**NON-HISTORIC** – CASEMENT BARN SASHES PUT IN FRAME HORIZONTALLY INSTEAD OF VERTICALLY, ROTTED BEYOND 40%

NOTES:



216 Maynard St, Santa Fe, NM, 87501

INTERIOR AREA: MAIN HOUSE: 1047 sq. ft, CASITA: 624 sq. ft, APARTMENT: 535 sq. ft
ESTIMATED EXTERIOR AREA: MAIN HOUSE: 1148 sq. ft, CASITA: 683 sq. ft, APARTMENT: 597 sq. ft
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3D CASAS

East Elevation
Window
C-A

East
Elevation
Door
C-Door #1

East Elevation
Window
C-B

East Elevation
Window
C-C

East Elevation
C-Door #2

South Elevation
C-D

South Elevation
Window
C-E

West
Elevation
C-F

West
Elevation
C-Door #3

West
Elevation
Window
C-G

North
Elevation
Window
C-H

216 Maynard
Casita
West Elevation

216 Maynard
Casita
North Elevation

216 Maynard
Casita
East Elevation

216 Maynard
Casita
South
Elevation