

In closing, my professional opinion is as follows:

Door #1 is non-historic, 1989 Simpson fir door with wood bead and air gun nails. The screen is non-historic mechanical nails and plywood panel.

Window A and B are historic. Note, that though the sills are buried in the wall with a flush concrete sill added to exterior. Since sills are flush it is allowing water to run back into the adobe wall causing damage.

To resolve this issue, the window would need to be removed, and the sills replaced and protrude slightly to exterior like they were originally. The problem is the windows perimeter jamb is also the buck for the opening, meaning the window would be destroyed during removal. Therefore, a new window will need to be made in like and kind for the two windows.

Window C is non-historic, a shop made one light sash, mechanical nails, glass, has no divided light. Adobe shows signs of being filled in, looks to be an added window. The window was probably the size of A and B originally.

Window D has historic jambs, but the sashes are not original. The top sash is a bottom sash installed upside down. This is the reason the sashes don't align at the check rail. The sill and rail widths are different from the windows A and B. Window C sashes are typical to barn sashes from Empire Builders Supply. The sashes are approximately from 1985 or newer.

The historic windows A and B would have to be removed to repair which would destroy the windows upon removal. Windows C and D are non-historic.

All window screens and door #1 screen are non-historic. They are shop made with air nails.

I would suggest replacing in like and kind all four windows and one door to that era either all wood or clad exterior/wood interior and divided light to meet the historic code.

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 & INTERGRITY CODE	HISTORIC/NON-HISTORIC - AGE
DR #1 (SCREEN)	32 x 80 ½ RH O/S	U	NON-HISTORIC
DR #1	32 x 80 ½ LH INSWING DOOR 3W5H	F	NON-HISTORIC
A	28 x 46 DH 3W2H/3W2H	F	HISTORIC – SEE NOTE
B	28 x 46 DH 3W2H/3W2H	F	HISTORIC – SEE NOTE
C	20 x 25 LH INSWING 1-LT	F	NON-HISTORIC
D	28 x 46 DH 3W2H/3W2H	F	HISTORIC – FRAME; NON-HISTORIC – SASHES

NOTES:

South
Elevation
Door #1



South
Elevation
Screen door
#1





South Elevation
Window A



East Elevation
Window
B



East Elevation
Window
C

East
Elevation
Window
D



Window
C
Showing Adobe in fill

