

RPA & Associates, LLC.

PRESERVING OUR HISTORY

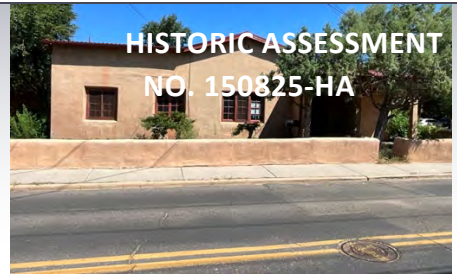
508 Ortega Rd NW Los Ranchos de Albuquerque, NM 87114

P.O. Box 10328 Albuquerque, NM 87184

505-379-7900

rpahistoric@gmail.com

TO Osage Design Studio
1216 Vitalia Street
Santa Fe, NM 87505
osagedesignstudio@yahoo.com



JOB	DATE
527 AGUA FRIA, SANTA FE, NM 87501	8/15/2025

LOCATION	DESCRIPTION
<u>SOUTH</u>	
A	63 x 61 HORIZONTAL SLIDER 1-LT CLAD – RED JELD-WEN 2009
B	63 x 61 HORIZONTAL SLIDER 1-LT CLAD – RED JELD-WEN 2009
DR #1	36 x 80 LH – FG HC/6-PANEL 2018
<u>WEST</u>	
C	63 x 61 HORIZONTAL SLIDER 1-LT CLAD – RED JELD-WEN 2009
D	63 x 61 HORIZONTAL SLIDER 1-LT CLAD – RED JELD-WEN 2009
E	33 x 26 – 2 LR 1W2H WOOD NON-HISTORIC/WIDER DIVIDED LITE BAR
<u>SOUTH</u>	
F	48 x 59 – 2 LR 2W4H INSWING CASEMENT WOOD HISTORIC (2-24")
G	48 x 59 – 2 LR 2W4H INSWING CASEMENT WOOD HISTORIC (2-24")
H	75 x 59 – 3 LSR 2W4H INSWING CASEMENT WOOD HISTORIC (3-25")
DR #2	36 x 81 LH ARCH 1-GLASS FLASH 1 ¼ SC BIRCH
<u>EAST</u>	
I	23 x 55 RH 2W4H INSWING CASEMENT WOOD HISTORIC
<u>SOUTH</u>	
DR #3	36 x 82 ½ RH 3W5H 15" BOTTOM RAIL WOOD BEAD SIMPSON DOOR

JOB		DATE
527 AGUA FRIA, SANTA FE, NM 87501		8/15/2025
LOCATION	DESCRIPTION	
<u>EAST</u>		
J	48 x 59 – 2 LR 2W4H INSWING CASEMENT WOOD HISTORIC (2-24")	
<u>SOUTH</u>		
K	11 x 20 1-LT FIXED STOPPED IN GLASS	
<u>EAST</u>		
L	38 x 38 LH 3W3H INSWING CASEMENT WOOD HISTORIC	
<u>NORTH</u>		
M	24 x 24 HORIZONTAL SLIDER WHITE VINYL PAINTED RED OBSCURE	
N	34 x 81 DOUBLE HUNG 2W1H/2W1H IN SEGMENT HEAD WOOD HISTORIC	
O	28 x 64 DOUBLE HUNG 2W2H/2W2H WOOD – WIDER MUTTON	
<u>EAST</u>		
P	67 x 38 TWIN LR 3W3H INSWING CASEMENT SLANT CUT TOP SASHES (2-33 ½") HISTORIC	
<u>NORTH</u>		
Q	15 x 36 L 2W3H INSWING CASEMENT WOOD HISTORIC	
DR #4	36 x 80 RH INSWING 5-HORIZONTAL PANEL CUT DOG DOOR STRUCTURAL ISSUE SIMPSON DOOR CUT DOWN	
GABLE DOOR	32 x 44 RH OUTSWING PLANK – WOOD 2 x 6	
DR #5	30 x 80 LH 3W3H/2-PANEL SIMPSON WOOD DOOR NON-HISTORIC	
R	24 x 24 HORIZONTAL SLIDER OBSCURE 1-LT BRONZE ALUMINUM	
S	36 x 36 HORIZONTAL SLIDER 1-LT BRONZE ALUMINUM 1995	
T	36 x 36 HORIZONTAL SLIDER 1-LT BRONZE ALUMINUM 1995	
<u>WEST</u>		
U	24 x 24 AWNING 1-LT CLAD – RED JELD-WEN 2009	
<u>NORTH</u>		
DR #6	24 x 80 LH OUTSWING 6-PANEL SIMPSON VENEER DOOR 2000	
DR #7	9 x 7 GARAGE DOOR - MISSING	

In closing, my professional opinion is as follows:

Windows F, G, H, I and J are historic and restorable.

Window N is historic however not part of the original house.

Window O is historic however unrestorable.

Window A, B, C, D, E, K, L, M, P, Q, R, S, T, V and north gable door are non-historic.

Doors #1, #2, #3, #5 and #6 are non-historic.

East and south gable vents should be vents however have glass on the inside and not venting to facilitate with attic air flow.

Door #7 is missing.

Door #4 is historic however not of the original house. The unit has cut stiles and rails. The unit is lacking in structural integrity.

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
A	63 x 61 HORIZONTAL SLIDER 1-LT CLAD RED/WOOD	P	NON-HISTORIC – JELD-WEN (2009)
B	63 x 61 HORIZONTAL SLIDER 1-LT CLAD RED/WOOD	P	NON-HISTORIC – JELD-WEN (2009)
DR #1	36 x 80 LH FIBERGLASS HALF CIRCLE 6-PANEL	P	NON-HISTORIC – THERMA TRU (2018)
C	63 x 61 HORIZONTAL SLIDER 1-LT CLAD RED/WOOD	P	NON-HISTORIC – JELD-WEN (2009)
D	63 x 61 HORIZONTAL SLIDER 1-LT CLAD RED/WOOD	P	NON-HISTORIC – JELD-WEN (2009)
E	33 x 26 – 2 LR INSWING CASEMENT ALL WOOD 1W2H (2-17")	F	NON-HISTORIC – DIFFERENT SILL, WIDER DIVIDED LITE BARS, SASHES MADE MECHANICALLY (1985 OR NEWER)
F	48 x 59 – 2 LR INSWING CASEMENT ALL WOOD 2W4H (2-24")	F	HISTORIC – RESTORABLE, SCREENS ARE NOT RESTORABLE
G	48 x 59 – 2 LR INSWING CASEMENT ALL WOOD 2W4H (2-24")	F	HISTORIC – RESTORABLE, SCREENS ARE NOT RESTORABLE
H	75 x 59 – 3 SLS INSWING CASEMENT ALL WOOD 2W4H (3-25")	F	HISTORIC – RESTORABLE, SCREENS ARE NOT RESTORABLE
DR #2	36 x 81 LH ARCH TOP W/1-PEEP GLASS 1 ¾ SC BIRCH	S	NON-HISTORIC – 1 ¾ SC BIRCH CUT OUT AND ARCHED VENEERED (1990)
I	23 x 55 RH INSWING CASEMENT 2W4H ALL WOOD	F	HISTORIC – RESTORABLE, THE SCREENS ARE NOT RESTORABLE
DR #3	36 x 82 ½ RH 3W5H ALL WOOD GLASS DOOR W/15" BOTTOM RAIL	S	NON-HISTORIC – SIMPSON DOOR (1995)

NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC/NON-HISTORIC – AGE
J	48 x 59 – 2 LR INSWING CASEMENT ALL WOOD 2W4H (2-24")	F	HISTORIC – RESTORABLE, THE SCREENS ARE NOT RESTORABLE NON-HISTORIC – WROUGHT IRON
K	11 x 20 FIXED 1-LT ARCHED GLASS STOPPED IN STUCCO	U	NON-HISTORIC – WROUGHT IRON
L	38 x 38 LR INSWING CASEMENT ALL WOOD 3W3H	F	NON-HISTORIC – SASH & JAMB HAVE SIGNS OF HINGES; ORIGINAL UNIT WAS A TWIN NOT A SINGLE SCREEN (NON-RESTORABLE) THE WROUGHT IRON IS ALSO NON-HISTORIC
M	24 x 24 HORIZONTAL SLIDER WHITE VINYL PAINTED RED ON THE EXTERIOR	S	NON-HISTORIC – (2001)
N	34 x 81 DOUBLE HUNG SEGMENT INSIDE RECTANGLE UPPER SASH WOOD 2W1H/2W1H	F	HISTORIC – NOT OF THE ORIGINAL HOUSE, ADDED AT A LATER DATE
O	28 x 64 DOUBLE HUNG ALL WOOD 2W2H/2W2H	U	HISTORIC – ROTTED BEYOND 30 TO 40%
P	67 x 38 – 2 LR INSWING CASEMENT ALL WOOD 3W3H (2-33 ½")	F	NON-HISTORIC – BARN SASHES CUT TO SLANT TO FOLLOW ROOF (1996)
Q	15 x 36 L INSWING CASEMENT ALL WOOD 2W3H	F	NON-HISTORIC – BARN SASH (1996)
DR #4	36 x 80 RH INSWING DOOR 5-HORIZONTAL PANELS ALL WOOD	U	HISTORIC – HOWEVER NOT PART OF THE ORIGINAL HOUSE. ALL DOORS ARE 2-PANEL CUT, ONE CROSS RAIL CUT, RESULTING IN WEAK STRUCTURAL INTEGRITY

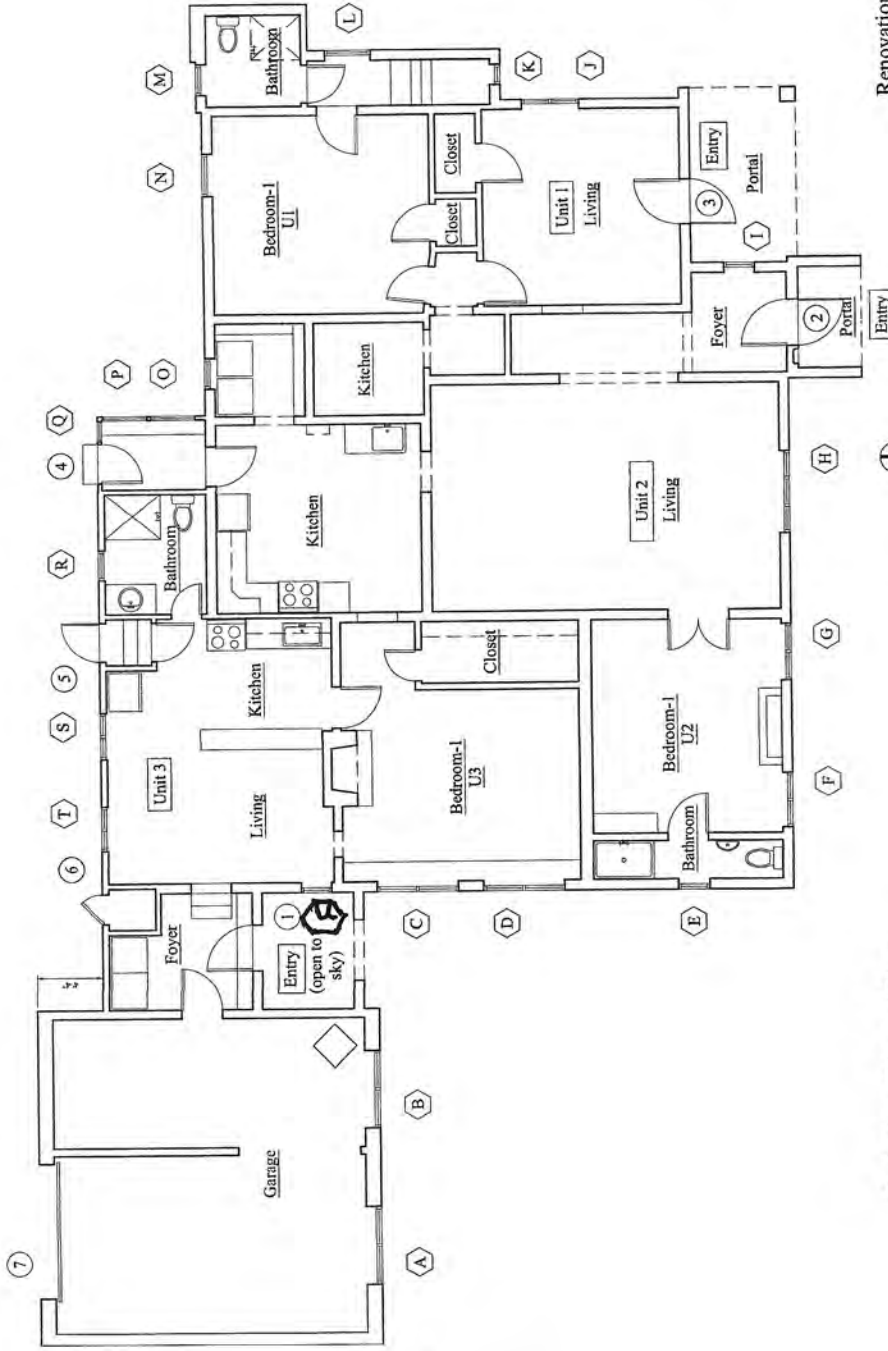
NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC/NON-HISTORIC – AGE
NORTH GABLE DOOR	32 x 44 OUTSWING PLANK DOOR	F	NON-HISTORIC – GUN NAILS USED (1989)
DR #5	30 x 80 LH INSWING DOOR 3W3H/2-PANEL	F	NON-HISTORIC – SIMPSON (1989)
R	24 x 24 HORIZONTAL SLIDER BRONZE ALL ALUMINUM INSULATED GLASS OBSCURE	S	NON-HISTORIC – ALENCO (1995)
S	36 x 36 HORIZONTAL SLIDER BRONZE ALL ALUMINUM INSULATED GLASS OBSCURE	S	NON-HISTORIC – ALENCO (1995)
T	36 x 36 HORIZONTAL SLIDER 1-LT BRONZE ALUMINUM	S	NON-HISTORIC – ALENCO (1995)
U	24 x 24 AWNING 1-LT CLAD RED/WOOD	P	NON-HISTORIC – JELD-WEN (2009)
DR #6	24 x 80 LH OUTSWING 6-PANEL WOOD DOOR	S	NON-HISTORIC – SIMPSON DOOR (2009)
DR #7	9 x 7 GARAGE DOOR	U	DOOR IS MISSING

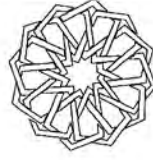
NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC/NON-HISTORIC – AGE
GABLE VENTS			
<u>EAST</u>			
V	4 – DIAMOND GLASS	F	HISTORIC – THERE IS A PLATE GLASS ON THE BACK SIDE OF CUT HOLES INTO THE STUCCO (NOT VENTS, HOWEVER THERE SHOULD BE VENTS FOR VENTING THE ATTIC)
<u>SOUTH</u>			
W	4 – DIAMOND GLASS		HISTORIC – THERE IS A PLATE GLASS ON THE BACK SIDE OF CUT HOLES INTO THE STUCCO (NOT VENTS, HOWEVER THERE SHOULD BE VENTS FOR VENTING THE ATTIC)

NOTES:



V-GABLE



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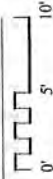
Renovation of an Existing Residential Structure

NIERIKA LLC

527 Agua Fria Street, Santa Fe NM 87501



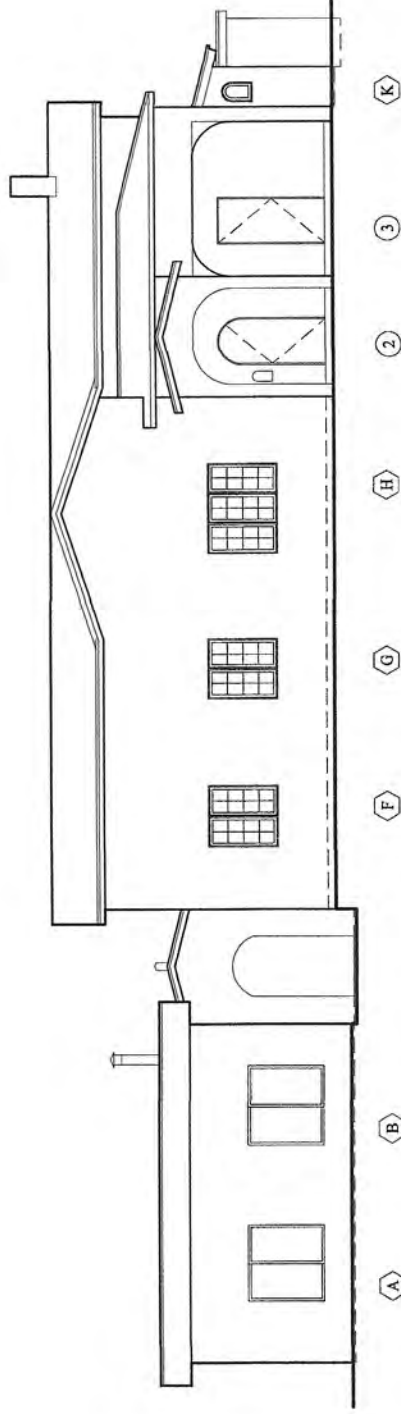
Plan North



Scale: 1/8" = 1'-0"

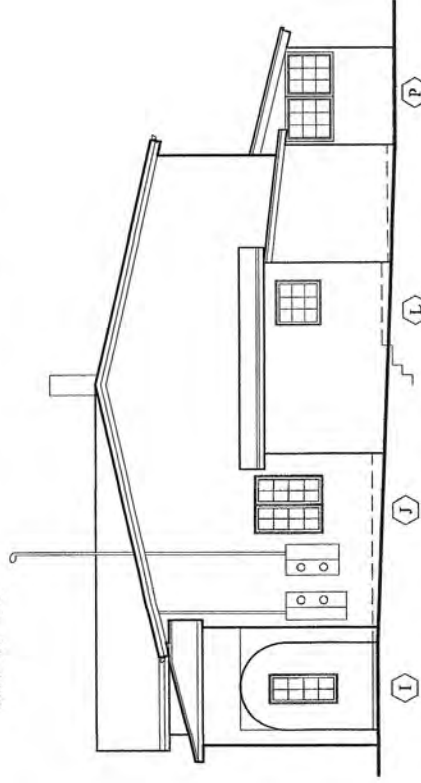
Existing Floor Plan

W-GABLE



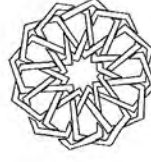
Existing Front (South) Elevation

Scale: 1/8" = 1'-0"



Existing Right Side (East) Elevation

Scale: 1/8" = 1'-0"

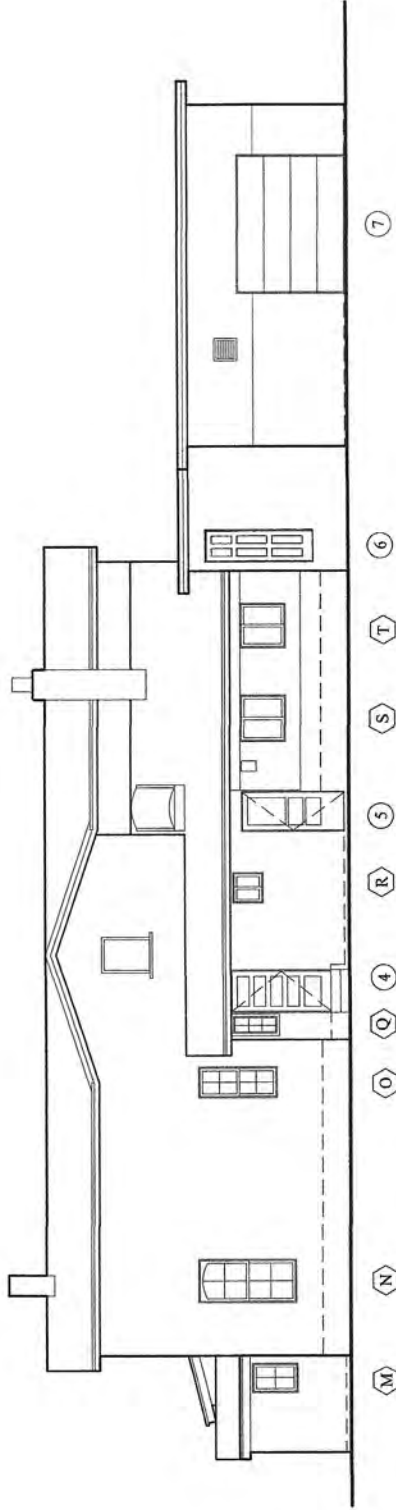


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Renovation of an Existing Residential Structure

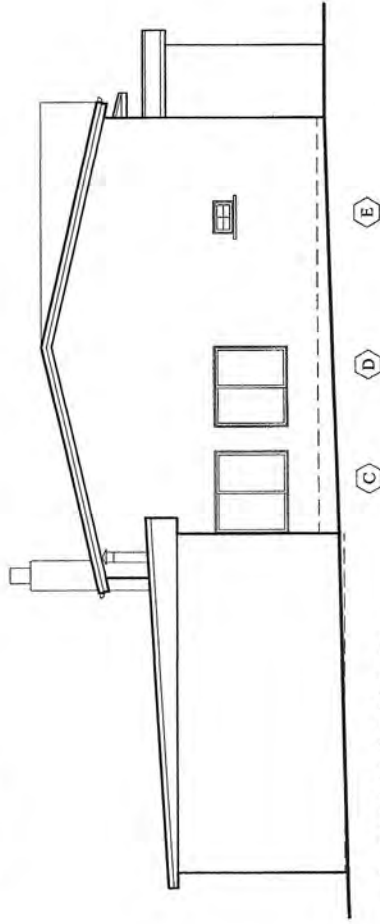
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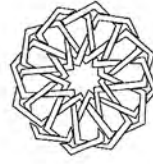
Existing Rear (North) Elevation

Scale: 1/8" = 1'-0"



Existing Left Side (West) Elevation

Scale: 1/8" = 1'-0"



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Renovation of an Existing Residential Structure
NIERIKA LLC
527 Agua Fria Street, Santa Fe NM 87501

South Elevation
Window
A



South Elevation
Window
B



South
Elevation
Door #1



West Elevation
Window C



West Elevation
Window D



West
Elevation
Window
E



South Elevation
Window
F



South Elevation
Window
G



South Elevation
Window H



City of Santa Fe
NOTICE OF CONSTRUCTION PERMIT
for construction has been issued by the City of Santa Fe, New Mexico
Authorized Construction Building
Location: 527 Ayun, Elm St.
Permit No. 25-4133
Owner: Neilka LLC
Address: 527 Ayun, Elm St.

South Elevation
Door #2



East Elevation
Window

1



South
Elevation
Door
#3



East Elevation
Window

J



Elevation
Window
K



East
Elevation
Window
L





North
Elevation
Window
M

North
Elevation
Window
N



North
Elevation
Window
O



East
Elevation
Window
P






North
Elevation
Window
Q



North
Elevation
Door# 4



North
Elevation
Gable door

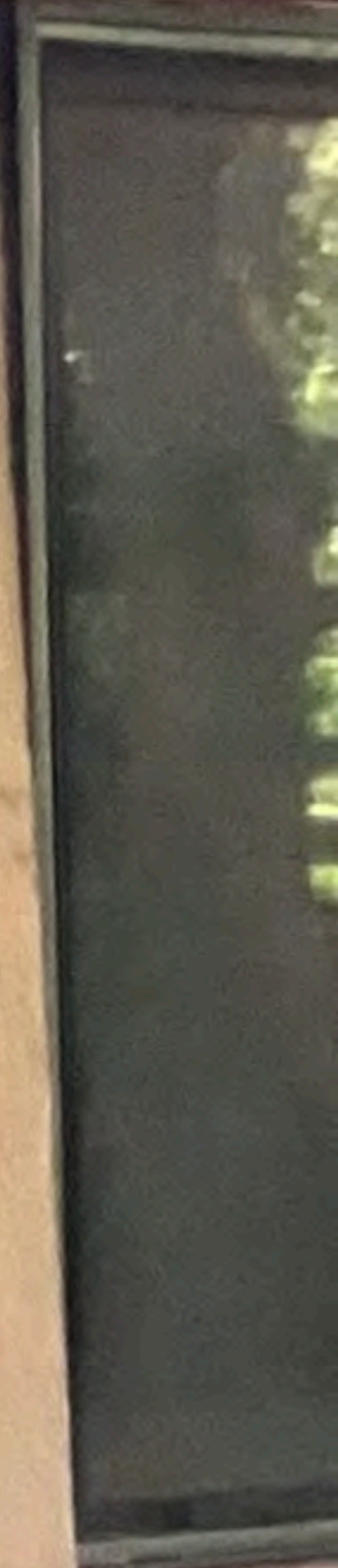
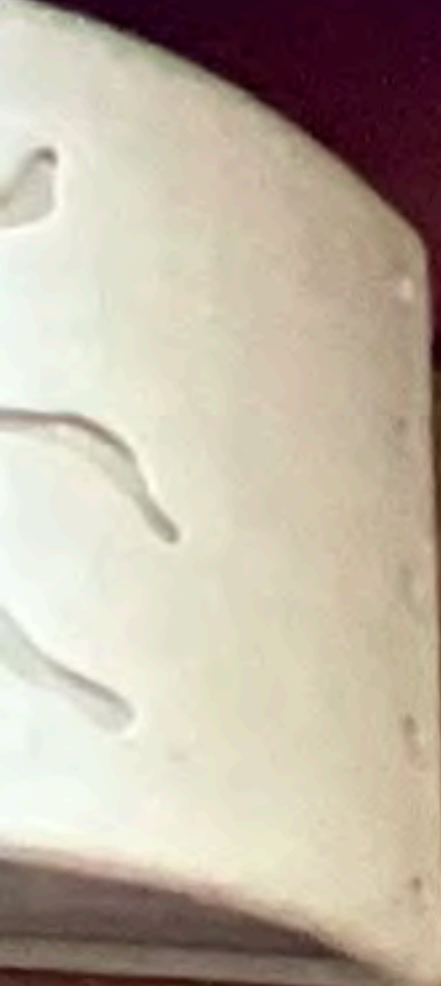
A photograph of a window on a wooden wall. The window has a dark frame and a red sill. The wall is made of vertical wooden planks. The window is slightly tilted to the right. The text "North Elevation Window R" is overlaid on the bottom left of the image.

North Elevation
Window
R

North
Elevation
Door
#5



North
Elevation
Window
S



North
Elevation
Window
T



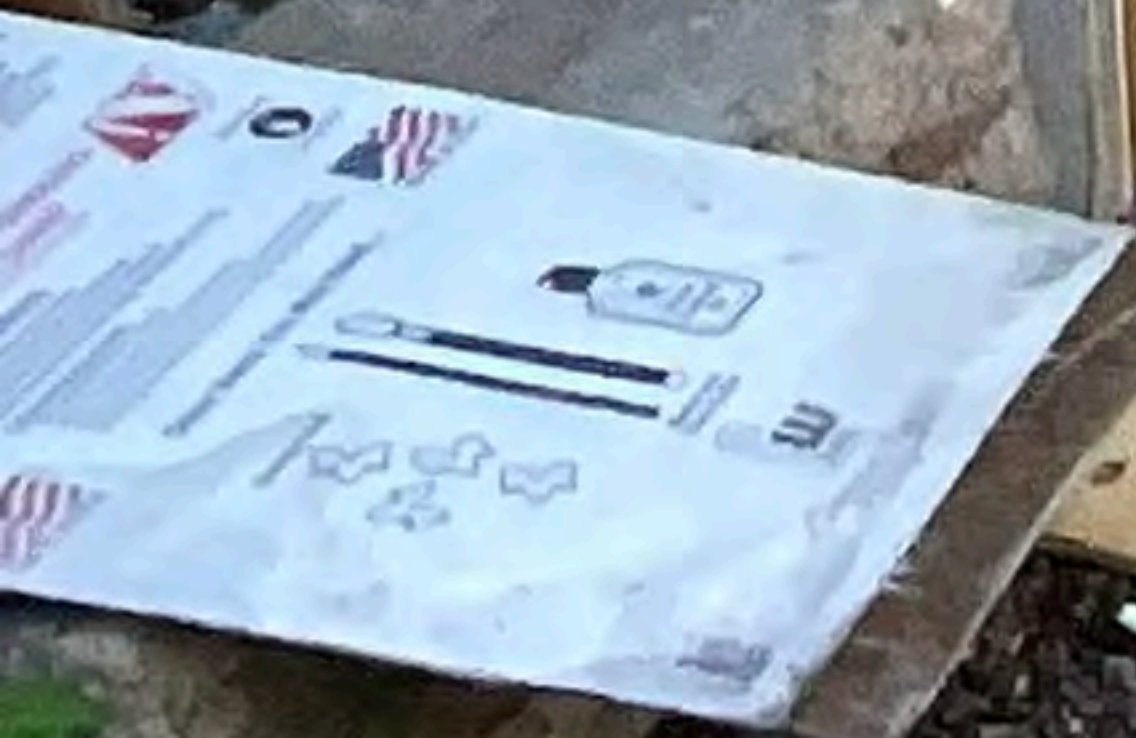
West Elevation
Window
U






North
Elevation
Door
#6

North
Elevation
Door
#7
Missing



The image shows a close-up of a textured, light-brown wall with four diamond-shaped openings. The openings are arranged in a cross pattern. The wall is part of a larger structure, possibly a dome or a vaulted ceiling, with a dark red wooden beam visible at the top. The text 'East Elevation Diamond Vent/glass V' is overlaid on the wall, pointing to the diamond-shaped openings.

East
Elevation
Diamond
Vent/glass
V



South
Elevation
Diamond
Gable
Vent/glass
W

527 Agua Fria
South Elevation



527 Auga Fria

