

- h. **2025-011230-HDRB, 527 Agua Fria Street, Units 1, 2, and 3, Westlake-Guadalupe Historic District, contributing**, Osage Design Studio, agent for Neirika, LLC, owner, proposes to construct a 36 square foot addition, replace windows and doors, raise two sections of roofing, re-roof, stucco, and other repairs. Exceptions are requested to 14-5.2(D)(5)(a)(i)(ii)(iii) for the replacement of windows on primary facades, and to 14-5.2(D)(3)(a) for raising the roof of a contributing structure.

Ms. McCulley presented the case and staff recommendation. Staff found that the exception criteria have not been met and recommended denial of the exception to Section 14-5.2(D)(5)(a) for replacement of historic windows on primary façades (Items 1a, 1g, 1h, and 1l). Otherwise, staff recommended approval of the other elements of the application (Items 1b, 1c, 1d, 1e, 1f, 1i, 1j, 1k, and 2 through 9), as they comply with 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(I) Westside-Guadalupe Historic District Design Standards.

Chair Rios requested that the primary façades be identified by elevation.

Ms. McCulley responded that they are the south elevation, larger sections and the entire east elevation.

Richard Woodbury, address inaudible, representing Osage Design Studio, was sworn in. He noted that the status of the project was recently downgraded from significant to contributing, which reflects the evolution of the architecture over time, as people living in homes modify them to make them more comfortable. He would like to replace the wooden windows, improve the lean-to porch to modern comfort, and improve the appearance of the structure.

Steven Vierra, co-owner, 24 Calle San Acacia, Santa Fe, was sworn in. Speaking via teleconference, he expressed an intention to restore the home so it could last another 100 years while respecting the neighborhood and its aesthetic. He noted that the home has already undergone so many changes that it no longer represents only one historical era or architectural style. The rotting wood could likely be restored rather than replaced, but this would be a short-term solution and not energy efficient.

Member Cherry asked about the vents on the front door.

Mr. Woodbury noted that the diamond gable vents could be repaired, but that there are currently two front doors. He wishes to change Door 3 to a window and replace Door 2 with a wood-panel door with lights.

Ms. McCulley clarified that Windows F, G, H, I, J, and L were on the primary façade. Staff recommended replacing Door 2 be in kind to maintain its arch. The applicant wishes to make Door 3, which is wooden, into a window, which would be smaller than the door.

Member Cherry noted that Door 3 was non-historic and asked whether the opening was historic.

Ms. McCulley responded that it was not.

Chair Rios inquired regarding the size of the proposed window.

Mr. Woodbury responded that it was three feet wide.

Mr. Ruybalid noted that the motion in progress implied that the exception criteria for raising the roof had been met.

Member Biedscheid responded that they had, as well as for converting Door 3 into a window.

Public Comment:

There was no public comment.

Board Action:

Member Biedscheid moved in case 2025-011230-HDRB at 527 Agua Fria Street, Units 1, 2, and 3, to adopt staff's recommendation, which is consistent with the window assessment report, which found that the exception criteria have not been met for the replacement of windows on the primary façades on the south and east and will require the repair of the historic windows on the primary façades, which are windows F, G, H, I, and J; to require the replacement in kind of the gable vents; to adopt staff's recommendation that Door No. 2 be replaced in kind to maintain the arch; and to approve the remaining elements of the application as submitted. Member Degnan seconded. The motion passed with the Board voting unanimously (4-0).

i.

[REDACTED]

[REDACTED]

i.

[REDACTED]



City of Santa Fe
Land Use Department
200 Lincoln Ave.
Santa Fe, New Mexico 87504-0909

PROJECT 2025-011230-HDRB, 527 Agua Fria St. units 1, 2, & 3, Westside-Guadalupe Historic District,
DESC: Contributing, Osage Design Studio, agent for Neirika, LLC, owner, proposes to construct a 36 sq. ft. addition, replace windows and doors, raise two sections of roofing, re-roof, stucco, and other repairs. Exceptions are requested to 14-5-2(D)(5)(a)(i)(ii)(iii) for the replacement of windows on primary facades.

CASE NUMBER: 2025-011230--HDRB

PROJECT TYPE: Remodel

LOCATION: 527 AGUA FRIA ST 1
Santa Fe, NM 87501

CONTACTS: Applicant	Osage Design Studio	1216 Vitalia Street	1216 Vitalia Street
		Santa Fe, NM 87505	
Property Owner	Neirika LLC		

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Jan 13, 2026. The decision of the Board was to approve the project items:

- 1) Replace windows and doors with divided lite windows as follows.
 - a. Window replacement in the same size opening at L, M, O, P, R, S, T, and V.
 - b. Window replacement with a new size at window E
 - c. Window Q will be infilled as part of the structural changes on the north elevation.
 - d. Window N will be converted to a door.
 - e. Two new windows where there are currently no openings will be in the addition, and on the north elevation wall.
 - f. A new door opening at the accessory dwelling unit.
 - g. Doors 1 and 3 (door 3 is on a primary façade) are to be replaced with windows.
 - i. Door 4 will be increased in size and replaced.
 - j. Doors 5 and 6, removed with reconstruction of space and addition.
 - k. Door 7 will be decreased in size to convert from a vehicle door to a pedestrian door.

NOTE: Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerk's office (SFCC 14-3.17(D)). Your permit will be denied if any changes on plans that were not approved by the HDRB or if conditions of approval are not met. Please attach copies of this letter to all sets when submitting for construction permits.

- 2) Raise the roof of the lower section of the north elevation, currently at 7'-10", to a height of 9'-8" and reroof to match the existing. The slope of the roof will be lessened to minimize the overall height change.
- 3) Construct a 36. sq. ft. addition to a height of 11'-2", where the maximum allowable height is 17'-8" on the north elevation. The addition will have a pre-finished metal gutter, downspout, and rain barrel.
- 4) Replace a chimney to meet current fire code and remove the metal flue for the wood stove that is currently on the northwest roof area.
- 5) Construct a 6'-0" high coyote fence with 6'-0" pedestrian gates on the north of the residence to replace the existing 6'-0" high wood plank fence.
- 6) Repair and stucco the front yard wall and replace the pedestrian gate with a new wood gate with solid wood rails and a flat wood panel, painted to match the existing fascia. The stucco shall be cementitious and will match the existing color.
- 7) Install a flagstone path from the front gate to the front door and replace the flagstone on the floor of the portal.
- 8) Install exterior steps with handrails at the exterior doors on the north elevation.
- 9) Stucco the residence in cementitious stucco to match the existing color.

Conditionally approve,

1. h) Replacement of Door 2 (on a primary façade) at the main entrance. The door may be replaced and the swing reversed on the condition that the arc of the door is not altered.

and to deny:

1. a) The replacement of windows F, G, H, I, and J finding the exception criteria are not met, and
1. l) The replacement of the gable diamond vents with metal louvered vents.

For further information please call 505-955-6124.

Sincerely,



Lani McCulley

NOTE: Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerk's office (SFCC 14-3.17(D)). Your permit will be denied if any changes on plans that were not approved by the HDRB or if conditions of approval are not met. **Please attach copies of this letter to all sets when submitting for construction permits.**

City of Santa Fe, New Mexico

memo

DATE: January 13, 2026

TO: Historic Districts Review Board Members

VIA: Heather Lamboy, Planning & Land Use Department Director *HL*
Maggie Moore, Assistant Land Use Director *MM*
Gary Moquino, Historic Preservation Division Manager *GM*

FROM: Lani McCulley, Senior Planner, Historic Preservation Division *LJM*

2025-011230-HDRB, 527 Agua Fria St. units 1, 2, & 3, Westside-Guadalupe Historic District, Contributing, Osage Design Studio, agent for Neirika, LLC, owner, proposes to construct a 36 sq. ft. addition, replace windows and doors, raise two sections of roofing, re-roof, stucco, and other repairs. Exceptions are requested to 14-5-2(D)(5)(a) for the replacement of windows on primary facades.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

- ☒ District Standards & yard wall
& fence standards.
- ☒ Historic Inventory Form
- ☒ Zoning Review Sheet
- ☒ Other: Fire code, International Existing
Building Code References

APPLICANT SUBMITTALS

- ☒ Proposal Letter
- ☒ Site Plan/Floor Plan
- ☒ Elevations
- ☒ Photographs
- ☒ Other: exception criteria, window
assessment

STAFF RECOMMENDATION:

1. Staff finds that the exception criteria have not been met and recommends denial of the exception to section 14-5-2(D)(5)(a) for replacement of historic windows on primary facades (Items 1a, 1g, 1h, and 1i).
2. Otherwise, staff recommends approval of the other elements of the application (items 1b, 1c, 1d, 1e, 1f, 1i, 1j, 1k, and 2-9) as they comply with 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(I) Westside-Guadalupe Historic District Design

Standards.

Sample motions:

Up to two motions will be required in this case. One motion for the exception to 14-5-2(D)(5)(a) for replacement of windows, and one for the elements of the project that do not require an exception.

- a. In case 2025-011230-HDRB, for 527 Agua Fria Street, approve/deny the exception to section 14-5-2(D)(5)(a)(i)(ii)(iii) for replacement of windows on primary facades, finding that the exception criteria have/have not been met (Items 1a, 1g, 1h,,and 1l).
- b. In case 2025-011230-HDRB, for 527 Agua Fria Street, approve/deny the elements of the project that do not require an exception (items 1b, 1c, 1d, 1e, 1f, 1i, 1j, 1k, and 2-9).

Should the Board deny the exception request, the applicant shall return with an alternative proposal for review and approval before proceeding with a building permit.

The property lies within the Historic Downtown Archaeological Review District. See Chapter 14, SFCC, Article 14-3.13(B)(1). There may be archaeological concerns associated with this project, and archaeological clearance may be required.



Figure 1: Site Location

BACKGROUND & SUMMARY:

Streetscape:

The streetscape for this property runs from just east of De Fourni Street to Romero Street. The street is lined with sidewalks with properties having low stucco yard walls and a couple of rock yard walls. Some of the yard walls are topped with metal fencing. There is a single chain link fence,

and to the west of Closson Street, there are some coyote fences. The yard walls and fences often feature wooden pedestrian gates. There are no vehicle gates. The average is forty-three inches in height, which is the maximum allowable height.

The properties tend to be narrow and long, with multiple buildings on most sites. The buildings vary in distance from the street, with some right up to the sidewalk and others set back twenty to thirty feet from the street. The buildings are a combination of residential and commercial spaces.

The buildings are a variety of Spanish Pueblo Revival, Territorial, and Vernacular style flat roof homes, as well as a variety of pitched roof homes. The homes are in lighter brown stuccos with white, brown, and blue trims and natural wood elements. There are several properties with metal elements as well.



Figure 2: Street View of Residence

Site Description:

The 3,017 sq. ft. multi-family residence at 527 Agua Fria units 1, 2, and 3 sits on a 0.418-acre lot and was constructed by 1908 and is listed as contributing to the Westside-Guadalupe Historic District with the south and east elevations designated as the primary facades.

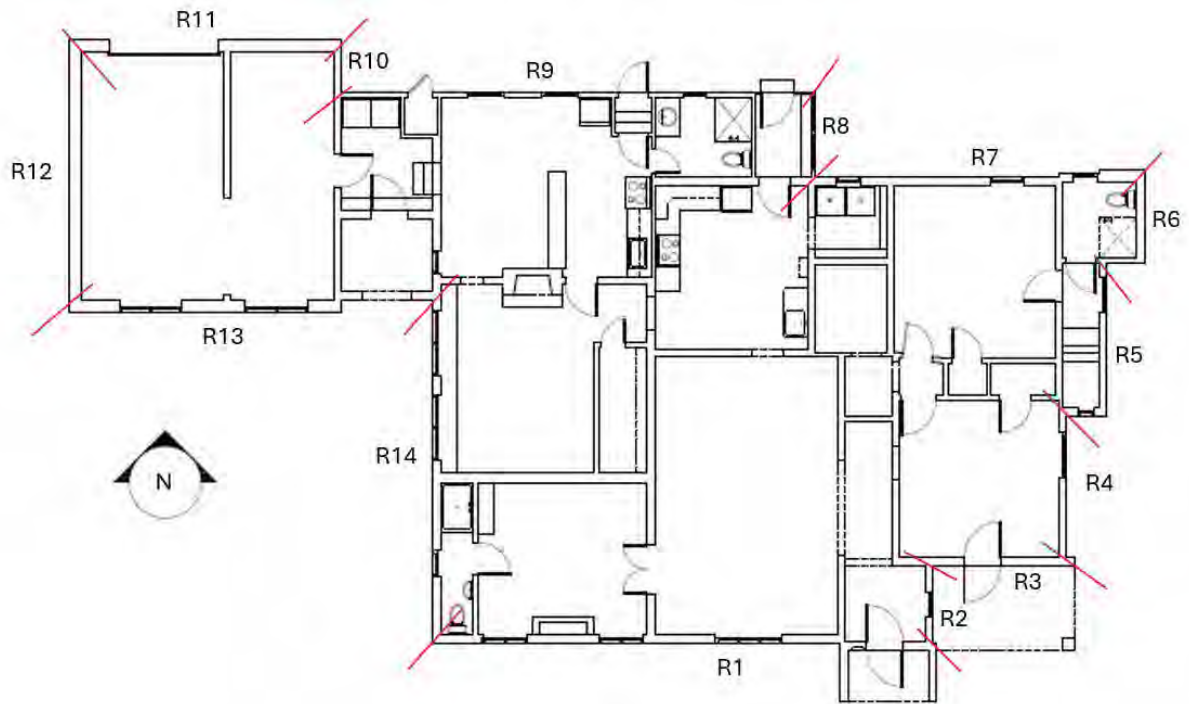


Figure 3: Façade Diagram

The 1908 residence is constructed in a vernacular-style architecture with thick, stucco-plastered walls, red-tiled roofs, and ornate archways, with large, symmetrical facades designed for warmth and indoor-outdoor living.

The roof is a red metal roof with gables of various heights, gable horns, and exposed rafters. The roof heights vary, with the lowest at 7'-10" and the highest at just under 20'-0". According to the 1997 HCPI, the roof was changed to the existing tile roof in 1920-1925. According to the 2025 HCPI, *"the original roof was a flat roof with drainage to the north. At some point, a gabled roof was added, raising the elevations of the residence. It is not evident if this was a clay tile roof, but it now has a metal roof simulating a tile roof. The cross-gable roof is offset. The lower metal roofs covering the front porches and side and back additions have a combination of metal tile and standing seam. The roof over the garage and connector is a low-slope standing-seam metal roof."*

The walls are concrete and stucco in light tan, most windows are 8-lite wood casements in pairs and trios, and a few picture windows. The doors are wood, with the front south door being curved to match the curve in the portal. The south portal has a gable roof with a round arched opening. The southeast corner portal has a shed roof and stucco piers. The yard wall along the street is low stucco with a wood pedestrian gate, and the rear fencing is a 6'-0" high plank wood fence.

According to the 2025 HCPI, *"The original house was built sometime before 1908. An addition was constructed at the rear of the house (northeast side) sometime after 1908 and before 1913. A much larger addition was constructed on the west side of the house sometime after 1913 and before 1921. The new southwest corner of the house is constructed of adobe. A covered front porch was added at the southeast corner of the house. Another large addition was added to the back of the house, possibly an enclosed back porch with a lower roof. A separate garage was added to the*

west and access to a cellar on the east side of the house sometime after 1921 and before 1930. It is estimated that the double gable roof was added after 1930, and a small restroom addition was added at the top of the cellar stair on the northeast corner of the house.” The roof was changed in 1920-1925. The diamond vents had glass installed behind them at an unknown time. The previous garage was connected to the main structure with an addition, which is understood to be the 1984 northeast addition under case H-84-343, though the file is no longer available for verification. However, it does show in the 1998 Sanborn map provided in the 2025 HCPI. The roof was approved to be replaced in 2024.

The residence is currently a three-unit structure that is being converted to a main residence with a guest house. It currently has an interior-only construction permit for the conversion work that is in progress. The addressing from multi-family to single-family will be changed after the conversion is complete.

PREVIOUS CASE SUMMARIES:

ARC:

No Archaeological clearance has been issued for this property.

HDRB:

In case H-84-343, the residence was approved for the construction of an addition on the northeast side of the structure. There are no documents on file in the Historic Preservation Division.

ADMINISTRATIVE:

In case 2024-009160-ADMIN, the residence was approved for a reroof.

APPLICANT'S REQUEST:

The applicant proposes to:

- 1) Replace windows and doors with divided lite windows as follows. An exception is requested to section 14-5-2(D)(5)(a) for replacement of windows on primary facades:
 - a. Window replacement in the same size opening at F, G, H, I, J, L, M, O, P, R, S, T, and V. Windows F, G, H, I, and J are historic and restorable. Window O is historic; however, unrestorable. Windows L, M, P, R, S, T, and V are non-historic. Windows F, G, H, I, J, and L are all located on primary facades.
 - b. Window replacement with a new size at window E, which is a non-historic window, and not located on a primary facade.
 - c. Window Q will be infilled as part of the structural changes on the north elevation. This window is non-historic, and not located on a primary facade.
 - d. Window N will be converted to a door. Window N is historic, however, not part of the original house, and not located on a primary facade.
 - e. Two new windows where there are currently no openings will be in the addition, and on the north elevation wall.
 - f. A new door opening at the accessory dwelling unit.
 - g. Doors 1 and 3 (door 3 is on a primary façade) are to be replaced with windows; both are non-historic.

- h. Door 2 (on a primary façade) is to be replaced without a size change, but the shape will be changed to rectangular with no arc, and the swing will be reversed.
- i. Door 4 will be increased in size. According to the window assessment, it is historic, however, not of the original house, and is not located on a primary façade. The current unit has cut stiles and rails. The unit is lacking in structural integrity.
- j. Doors 5 and 6, removed with reconstruction of space and addition, both are non-historic and are not located on a primary façade.
- k. Door 7 will be decreased in size to convert from a vehicle door to a pedestrian door. This door is currently missing and is not located on a primary façade.
- l. The east and south gable diamond vents are to be replaced with metal louvered vents for attic exhaust, painted white to match the fascia. The east and south gable vents should open for venting; however, they have glass on the inside and do not vent to facilitate attic airflow.

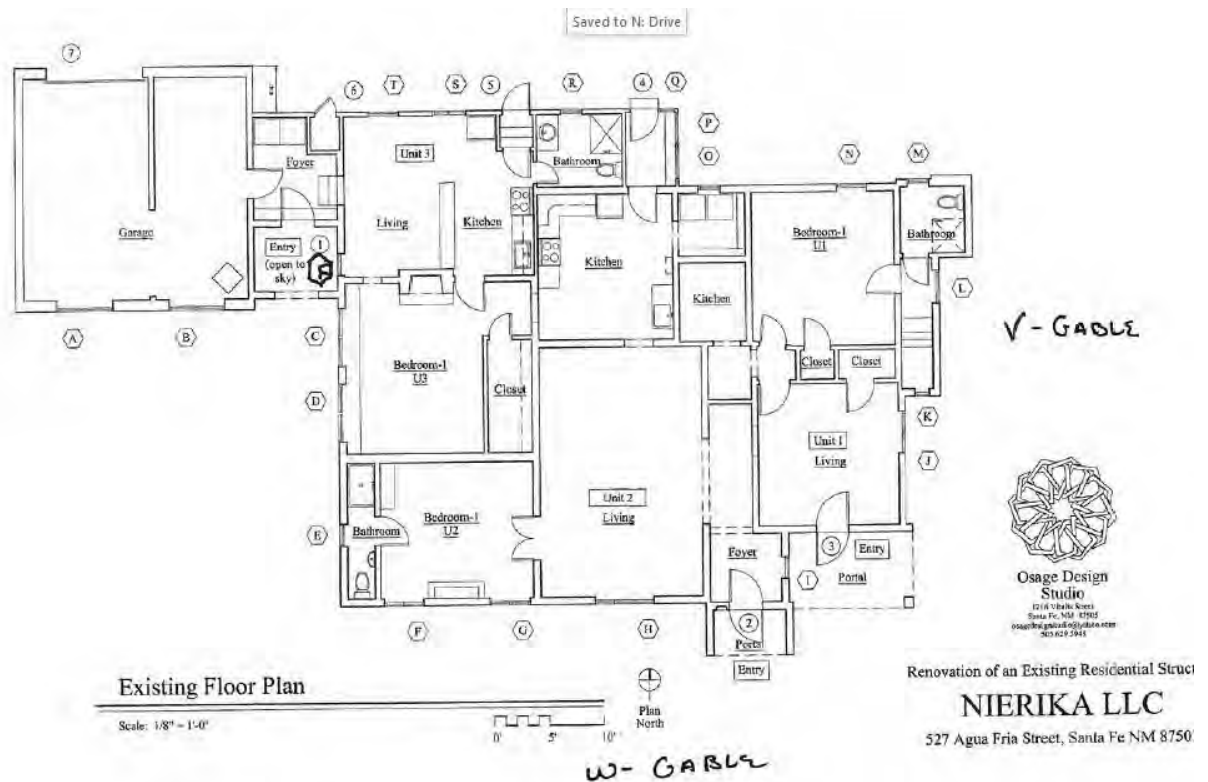


Figure 3: Window Schedule

- 2) Raise the roof of the lower section of the north elevation, currently at 7'-10", to a height of 9'-8" and reroof to match the existing. The slope of the roof will be lessened to minimize the overall height change. This portion of the roof is not located on a primary façade.



Figure 4: Area of Roof to be Raised on North Elevation

- 3) Construct a 36. sq. ft. addition to a height of 11'-2", where the maximum allowable height is 17'-8" on the north elevation. The addition will have a pre-finished metal gutter, downspout, and rain barrel. The addition is not on a primary façade nor is it within 10' of a primary façade.

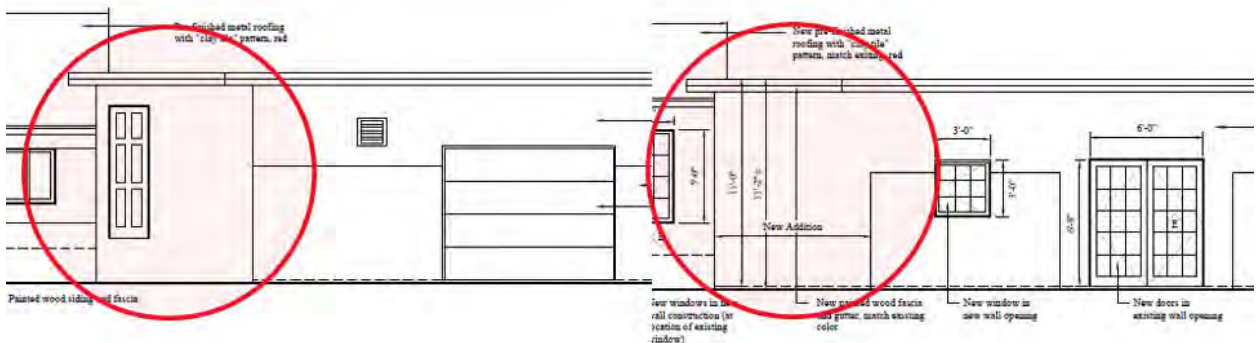


Figure 5: Area of Addition on North Elevation

- 4) Replace a chimney to meet current fire code and remove the metal flue for the wood stove that is currently on the northwest roof area. The chimney and flue are not located on primary facades.

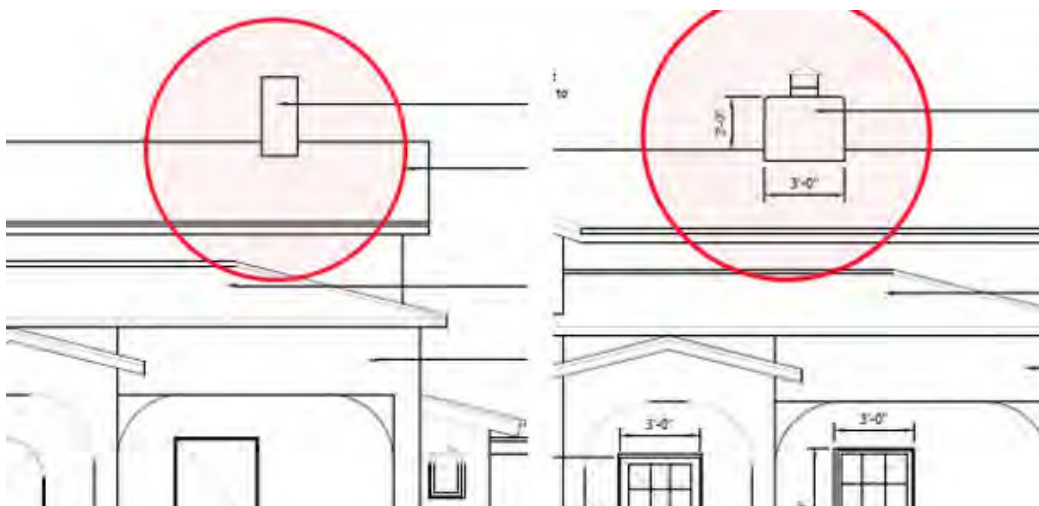


Figure 6: Area of Chimney on North Elevation

- 5) Construct a 6'-0" high coyote fence with 6'-0" pedestrian gates on the north of the residence to replace the existing 6'-0" high wood plank fence.
- 6) Repair and stucco the unstated front yard wall and replace the pedestrian gate with a new wood gate with solid wood rails and a flat wood panel, painted to match the existing fascia. The stucco shall be cementitious and will match the existing color. The existing color will need to be tested for confirmation of color.
- 7) Install a flagstone path from the front gate to the front door and replace the flagstone on the floor of the portal.
- 8) Install exterior steps with handrails at the exterior doors on the north elevation.
- 9) Stucco the residence in cementitious stucco to match the existing color. The existing color will need to be tested for confirmation of color, and the fascia will be painted white.

EXCEPTION CRITERIA AND RESPONSES:

Exception to section 14-5-2(D)(5)(a): The applicant requests an exception to replace historic windows F, G, H, I, J, and L, and doors 2 and 3 on primary facades.

(i) *Do not damage the character of the district*

Applicant Response: The structure has been designated "contributing," and the south and east facades are considered "primary". However, in the opinion of the Applicant, changes to the street-facing public façade should take precedence. On the street-facing façade, the changes involve window & door replacement in existing openings. No size changes are requested. No new openings or infilled openings are requested. Thus, the character of the district will be maintained. The most extensive work is proposed for the rear. This work will be hidden from public view. Hence, the character of the district will be maintained.

Staff Response: Staff finds that this criterion is not met for items 1a, 1g, 1h, and 1l. The windows are deemed as repairable per the window assessment. Replacing historic windows when unnecessary does damage the character of the historic district.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*

Applicant Response: The exception request includes replacement of existing windows, replacement of doors, removal of iron grilles, replacement of the diamond gable vents, and new doors & windows in new openings on the north façade. As noted in the window assessment report, only a few of the windows are historic to the structure. The current window types vary. Many are single-pane, non-insulated units or older insulated units that do not meet the current energy code. Replacement would allow for code compliance, increasing the comfort of the inhabitants. None of the doors is historic. Replacement will allow for units that function well and have a design congruent with the overall appearance of the remodeled structure. The existing iron grilles are not historic and inhibit maintenance access to the windows. The fixed glazed diamond gable vents are non-functioning. Code requires that attics be vented, which new louvered metal vents, painted to match the fascia, will allow. As noted in the exception request below, the rear "lean-to" addition does not meet code regarding ceiling height. Replacing windows and doors in existing and new openings, as well as raising the roof,

allows for the spaces to be more efficiently utilized and provide code-required life safety egress.

Staff Response: Staff finds that this criterion is not met. Window replacement for the non-historic window L, can be considered because this window is non-historic, irreparable, and will be replaced in the same size openings. However, window replacement for the historic windows F, G, H, I, J, which can be repaired; repair is not under consideration in this application. According to the window assessment rating, these historic windows are in satisfactory condition and, therefore, are repairable. There is no hardship in retaining these windows.

Replacing the diamond vents changes the style of the home. Diamond-shaped gable vents for the side of a house were popular in the Victorian era and in Mediterranean-style buildings. They offer decorative appeal and attic ventilation, blending both aesthetic and functional purposes, particularly in architectural features. Metal louvered vents will not match the style of the residence.

Replacement of the non-historic doors can be considered. However, the front door that arcs at the top to match the portal is unique and a part of the character of the building. The door shape should be retained.

The green code does not apply to contributing, significant, or landmark properties. Therefore, the windows do not need to come into compliance with the green code.

The Green Code Reads:

“R501.6 Historic buildings. Provisions of this code relating to the construction, repair, alteration, restoration and move-ment of structures, and change of occupancy shall not be mandatory for historic buildings provided that a report has been submitted to the code official and signed by the owner, a registered design professional, or a representative of the State Historic Preservation Office or the historic preservation authority having jurisdiction, demonstrating that compliance with that provision would threaten, degrade or destroy the historic form, fabric or function of the building.”

There is no hardship in retaining the windows F, G, H, I, J, or the diamond attic vents.

(iii) *Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts*

Applicant Response: The unique character of the City will be maintained as the proposed window & door replacement will provide a fresh, consistent, harmonious appearance. While it is common for individual structures to have different window and door sizes, configurations, finishes, etc., it is not pleasing for these structures to have units in varying degrees of maintenance.

Staff Response: Staff finds that this criterion is not met. Replacement of all windows, including those that are repairable, damages the status of the building and therefore the district and the city.

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) General Provisions

(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the *city* and to ensure the harmonious, orderly and efficient growth and *development* of the *city*, it is deemed essential by the *governing body* that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve *property* values and attract tourists and residents alike, be preserved, some of these qualities being:

- (a) The continued existence and *preservation* of historical areas and *buildings*;
- (b) The continued construction of *buildings* in the historic styles; and
- (c) A general harmony as to style, form, color, height, proportion, texture, and material between *buildings* of historic design and those of more modern design.

(C) Regulation of Significant and Contributing Structures in the Historic Districts

(Ord. No. 2004-26)

(1) Purpose and Intent

It is intended that:

- (a) Each *structure* to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical *development*, such as the addition of conjectural features or architectural elements from other *buildings*, shall not be undertaken.
- (b) Changes to *structures* that have acquired historic *significance* in their own right shall be retained and preserved, recognizing that most *structures* change over time;
- (c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a *structure* be preserved; and
- (d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic *property* and its environment would be unimpaired.

(2) Designation of Significant, Contributing, or Noncontributing Status within Historic Districts

(a) Status Designation

Structures within historic districts may be designated a status of "significant," "contributing," or "noncontributing" based upon the definitions of these terms in Article 14-12. Staff shall maintain a record as to the current status of *structures* located in the Historic Districts.

(f) Restoration of Status

If a *property owner* makes changes to a *structure* without the proper *city* approvals, which result in the lowering of the *structure's* status, staff or the board may require the *property owner* to restore the *structure* such that its former status is restored.

(4) Compliance with General and Specific Design Standards Required

All *development* located within the historic districts and subject to this Section 14-5.2 shall comply with all applicable general *development* standards set forth in Subsection 14-5.2(D), as well as any applicable specific *development* standards set forth in Subsections 14-5.2(E) through (I).

14-12 Significant Structure:

A structure located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period, or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant:

- (A) for its association with events or persons that are important on a local, regional, national, or global level; or
- (B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

14-12 Primary Façade:

One or more principal faces or elevations of a building with features that define the character of the building's architecture.

(D) General Design Standards for All H Districts

In any review of proposed additions or alterations to *structures* that have been declared significant or contributing in any historic district or a *landmark* in any part of the *city*, the following standards shall be met:

(1) General

- (a) The status of a significant, contributing, or *landmark structure* shall be retained and preserved. If a proposed alteration will cause a *structure* to lose its significant, contributing, or *landmark* status, the *application* shall be denied. The removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited.
- (b) If a proposed alteration or new construction will cause an adjacent *structure* to lose its significant, contributing, or *landmark* status, the *application* may be denied.

(2) Additions

- (a) Additions shall have similar materials, architectural *treatments* and styles, features, and details as the existing *structure*, but shall not duplicate those of the existing *structure* in a manner that will make the addition indistinguishable from the existing *structure*.

- (b) Additions to *buildings* that meet the standards of Subsection 14-5.2(E) shall continue to meet those standards set forth in Subsection 14-5.2(E) in addition to the standards set forth in this section.
 - (c) Additions are not permitted to *primary façades*.
 - (d) Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade. The addition shall not exceed fifty percent of the square footage of the existing footprint, and shall not exceed fifty percent of the existing dimension of the primary facade. To the extent architecturally practicable, new additions shall be attached to any existing noncontributing portion of *structures* instead of attaching them to the significant or contributing portion.
 - (e) The height of additions:
 - (i) For significant and *landmark structures* shall be a minimum of six (6) inches less than the parapet or equivalent roof-feature of the existing adjacent connecting facade.
 - (ii) For contributing *structures* shall be no more than one additional *story* higher than the existing *structure*. To the extent architecturally practicable, two-story additions shall be set to the rear or the side rear of the *structure*. When an additional *story* is to be placed upon an existing contributing *structure*, that footprint may be no greater than fifty percent of the footprint of the existing *structure*, subject to the provisions of Subsection A(1) above. For the purposes of this paragraph, an additional *story* shall not exceed twelve (12) feet from the existing rooftop to the highest point of that *story*.
- (3) Remodeling to Increase Height; Rooftop Appurtenances
- (a) For *remodeling* of existing significant and *landmark structures*, no increase in height of the *structures* is permitted. (For standards relating to additions to existing *structures*, see paragraph (2) above.)
 - (b) For significant and *landmark structures*, *publicly visible* rooftop appurtenances, including but not limited to solar collectors, clerestories, decks, or mechanical equipment, shall not be added, nor shall the parapet be raised to conceal the *rooftop appurtenances*. For contributing *buildings*, solar collectors, clerestories, decks, or mechanical equipment if *publicly visible* shall not be added.
- (4) Porches and Portals
- Existing *porches* or *portals* shall not be enclosed.
- (5) Windows, Doors, and Other Architectural Features
- (a) For all facades of significant and *landmark structures* and for the primary facades of contributing *structures*:
 - (i) Historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in the size, style, and material of the original. Thermal double pane glass may be used. No opening shall be widened or narrowed.

- (ii) No new opening shall be made where one presently does not exist unless historic documentation supports its prior existence.
 - (iii) No existing opening shall be closed.
 - (b) For all façades of significant, contributing, and *landmark structures*, architectural features, finishes, and details other than doors and windows shall be repaired rather than replaced. In the event *replacement* is necessary, the use of new material may be approved. The new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. *Replacement* or duplication of missing features shall be substantiated by documentation, physical, or pictorial evidence.
- (6) Roofs
- The existing roof styles and materials shall be maintained or replaced in kind if necessary. The addition of dormers or other roof features should only be considered when they are an existing or historical feature of the *structure*.
- (8) Archaeological Resources
- Discovery of archaeological resources made during the historic districts review process shall be referred to the archaeological review committee.
- (9) Height, Pitch, Scale, Massing, and Floor Step backs
- The height, pitch, *scale*, and massing of any *structure* in a historic district, as defined in this section, shall be limited as provided for in this section, unless further restricted within this chapter.
- (a) Applicability
- The following sections identify specific areas and specific *projects* subject to this section. Planning and land use department staff shall determine whether or not properties are included within this section. (Ord. No. 2007-45 § 30; Ord. #2020-22, § 16)
- F. When the proposed *building*, *yard wall*, or fence is located in a *streetscape* that includes no *buildings*, *yard walls*, or fences, the height of the proposed *building* shall not exceed sixteen (16) feet. *Yard walls* and fences in this *streetscape* shall not exceed five (5) feet in height.
- (c) Height
- (ii) In exercising its authority under this section, the board shall limit the height of *structures* as set forth in this section. Heights of existing *structures* shall be as set forth on the official map of *building* heights in the historic districts.
 - A. If a proposed *building* has a parapet, the façade shall not be in excess of two (2) feet of the average of the height of the façades in the *streetscape*.

- B. If the proposed *building* has a pitched roof, the ridge height of the proposed *building* shall not be in excess of two (2) feet of the average of the ridge height of the pitched roofs in the *streetscape*.
- C. *Yard walls* and fences shall be limited to a height that does not exceed the average of the height of other *yard walls* and fences in the *streetscape*.
- D. Pursuant to Section 14-7.4(C), the height of any other *structure* shall be limited to the allowable *building* height within the applicable *streetscape*, as defined in this section. (Ord. No. 2002-37 § 26)
- E. The height and dimension of signage are set forth in Section 14-8.10(H).
- F. The board may increase the allowable height for proposed *buildings* and additions located on a sloping site where the difference in the natural *grade* along the *structure's* foundation exceeds two (2) feet. In no case shall the height of a façade exceed four (4) feet above the allowable height of the applicable *streetscape* measured from natural or finished *grade*, whichever is more restrictive. This increase in height shall be constructed only in the form of *building* step-backs from the *street*.

(d) Pitch

If the determined *streetscape* includes over fifty percent of *buildings* with pitched roofs, the proposed *building* may have a pitched roof. A pitched roof is defined as a gable, shed, or *hipped roof*. The pitch of the roof shall match the predominant pitch extant in the *streetscape*.

(e) Scale

The height of a proposed *building* or addition, its façade length, and its roof form and pitch shall appear to be in proportion to the height, façade length, and roof form and pitch of *buildings* in the applicable *streetscape*, or the *building* on which the addition is proposed.

(f) Massing and Floor Step backs

The Board may require that upper floor levels be stepped back, to carry out the intent of this section; provided that the board in making such determinations shall take into account whether the height of the proposed *building*, *yard wall*, fence, or proposed step back of upper floor levels is in harmony with the massing of the applicable *streetscape* and *preservation* of the historic and characteristic visual qualities of the *streetscape*. The Board shall also require that the *publicly visible* façades of the *structure* be in conformance with Subsections 14-5.2(E) through (H), and in meeting those requirements, may require that different floor levels be stepped back.

(I) **Westside-Guadalupe Historic District**

(1) District Standards

Compliance with the following structural standards shall occur whenever those exterior features of *buildings* and other *structures* subject to public view from any public *street*, way, or other public place are erected, altered, or demolished:

- (a) Slump block, stucco, brick, or stone shall be used as exterior *wall* materials. Wood and other materials may be used for details. Aluminum siding, metal panels, mirrored glass, and unstuccoed concrete block or unstuccoed concrete shall not be used as exterior *wall* materials;
- (b) The color of stuccoed *buildings* shall predominantly be in browns, tans, local earth tones, and soft pastels. Surfaces of stone or brick shall be in the natural color. Entryways, and *portales* or *porches* may be emphasized by the use of white or other colors. Painting of *buildings* with a color that causes arresting or spectacular effects, or with bold repetitive patterns, or using *buildings* as signs is prohibited. Murals, however, are permitted and may be referred to the *city arts board* for an advisory recommendation.
- (c) Roof form, *slope*, and shape. It is intended that *buildings* be designed to be "wall-dominated". "Wall-dominated" means that the *building's* geometry is more defined by *walls* than by roofs. *Buildings* with flat, gabled, shed, or *hipped roofs* can be designed as "wall-dominated" solutions and are allowed. The height of the roof above the *wall* shall be no greater than the height of the *wall*. Folded plate, hyperbolic, or mansard roofs are not allowed.
- (d) The use of solar and other energy-collecting and conserving strategies is encouraged. The use of large, glazed areas on south-facing *walls* for trombe *walls* or other solar collectors, direct gain, or other energy-collecting purposes is allowed. When in view from any public *street*, way, or other public place, solar equipment shall be screened as follows:
 - (i) raising the parapet;
 - (ii) setting back from the edge of the roof;
 - (iii) framing the collector with wood;
 - (iv) in the case of pitched roofs, by integrating the collector into the pitch;
 - (v) in the case of ground solar collectors, by a *wall* or vegetation;
 - (vi) in the case of *wall* collectors, by enclosing by end or other *walls*;
 - (vii) other means that screen the collector or integrate it into the overall *structure*.
Non-glare materials shall be used in solar collectors.
- (e) Mechanical, electrical, telephone equipment, microwave satellite receiving dishes, and other obtrusive equipment shall be architecturally screened with opaque materials by raising the parapet, boxing in the equipment, or other appropriate means. The equipment shall be of a low profile to minimize the *screening* problems.
- (f) *Walls* and fences shall be of brick, *adobe*, masonry, rock, wood, coyote fencing, or similar materials. Wrought iron fences and slump block *walls* are allowed. *Walls* of

unstuccoed concrete block, unstuccoed concrete, chain-link, metal wire, or similar materials are prohibited, except where the *wall* or fence is not in the *street* frontage.

(g) *Greenhouses*

(h) Attached *greenhouses* that front on the *street* shall give the appearance of being integrated into the *structure* of the *building* or of being a substantive addition rather than having a lean-to effect. The use of corrugated fiberglass or rolled plastic for the external surface of attached or freestanding *greenhouses* that front on the *street* is prohibited. *Greenhouses* with slanting sides shall be bracketed at the ends, and that *greenhouses* made from enclosed *porches* or *portales* maintain the shape of the *porch* or *portal*.

(i) *Porches* and *portales* are encouraged;

(j) When parking spaces are required for commercial or multi-family *residential buildings*, they shall be placed to the rear or side of the building.

(2) Walls; Fences; Solar Collectors; Administration

Applications for the erection, alteration, or demolition of *walls*, fences, and solar collectors and required submittals shall be reviewed by the planning and land use department. Approval, disapproval, or referral shall be indicated by the division on the *application* for the building *permit* and on each of the required submittals, all of which shall be signed by the division staff assigned to the review. The division shall report approvals, disapprovals, and referrals to the board at its next regular meeting as an informational item. (Ord. No. 2007-45 § 30; Ord. #2020-22, § 16)

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December 15, 2025 revised 12/30/25

Historic Preservation Division
Planning and Land Use Department
City Hall
200 Lincoln Avenue
Santa Fe, NM 87501

Project Number: 2025-011549-HDRB
Address: 527 Agua Fria Street, Santa Fe NM 87501
Owners: NEIRIKA LLC
Building Status: Contributing
UPC: 1-053-099-521-161
Parcel No.: 11266176

On behalf of the applicant NEIRIKA LLC, I am submitting a request for approval of an interior and exterior remodel of the subject structure and exceptions listed below. The property is located within the Guadalupe Historic District. The site has two existing residential structures. The subject structure is a tri-plex to be converted into a duplex located at the front of the property facing Agua Fria Street. The rear structure is not part of the scope of this request; no work planned on the rear structure.

Per the HDRB meeting December 9, 2025, the subject structure was designated as “contributing”. The primary facades were determined to be the south façade (except for the south facing façade of the existing garage offset to the rear) and the east façade.

Exterior work includes:

- Replacement of all of the windows and the majority of the exterior doors.
- The work includes stucco repair and a new stucco color coat.
- Removing and raising the roof along the north side (rear) of the structure.
- A 36 square foot addition in heated area.

Please see the attached plans for reference.

The roof has been recently replaced with a pre-finished red “clay tile” shaped roof system. In addition, the interior has received a non-structural demolition of interior partitions, cabinetry, and fixtures. This work was permitted with the City of Santa Fe. Interior work includes installing new interior partitions, bathroom fixtures, and kitchen fixtures & appliances.

Exception Requests

In general, per Chapter 14-5-2 (D), for all facades of contributing structures, architectural features, finishes, and details shall be repaired or restored rather than replaced. In addition, no additions are

permitted to primary facades. Exceptions are required to for multiple modifications to the primary facade. Exception requests must address the following criteria:

- a. Do not damage the character of the district.
- b. Are required to prevent a hardship to the applicant or an injury to the public welfare.
- c. Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts.

Each exception request is listed below with its corresponding response to the criteria.

1. Replace existing windows and selected exterior doors, including altering the size and location of fenestrations. The exception request includes removal of iron grilles on some of the windows and replacement of existing “diamond” gable vents. *14-5-2(D)(5)(a)(i)(ii)(iii): Historic windows shall be repaired or restored wherever possible. No new openings shall be made unless historic documentation supports its prior existence. No existing openings shall be closed.*

- a. *Do not damage the character of the district.*

Response: The structure has been designated “contributing” and all facades are considered “primary”. However, in the opinion of the Applicant, changes to the street facing public façade should take precedence. On the street facing façade, the changes involve window & door replacement in existing openings. No size changes are requested. No new openings or infilled openings are requested. Thus, the character of the district will be maintained. The most extensive work is proposed for the rear. This work will be hidden from the public view. Hence, the character of the district will be maintained.

- b. *Are required to prevent a hardship to the applicant or an injury to the public welfare.*

Response: The exception request includes replacement of existing windows, replacement of doors, removal of iron grilles, replacement of the diamond gable vents, and new doors & windows in new openings on the north façade. As noted in the window assessment report, only a few of the windows are historic to the structure. The current window types vary. Many are single pane, non-insulated units or older insulated units that do not meet the current energy code. Replacement would allow for code compliance, increasing the comfort of the inhabitants. None of the doors are historic. Replacement will allow for units that function well and have a design congruent with the overall appearance of the remodeled structure. The existing iron grilles are not historic and inhibit maintenance access to the windows. The fixed glazed diamond gable vents are non-functioning. Code requires that attics be vented which new louvered metal vents, painted to match the fascia, will allow. As noted in the exception request below, the rear “lean to” addition does not meet code regarding ceiling height. By replacing windows and doors in existing and new openings, as well as raising the roof, allows for the spaces to be more efficiently utilized and provide code required life safety egress.

- c. *Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts.*

Response: The unique character of the City will be maintained as the proposed window & door replacement will provide a fresh, consistent, harmonious appearance. While it is common for individual structures to have different window and door sizes, configurations,

finishes, etc., it is not pleasing for these structures to have units in varying degrees of maintenance.

In summary, the proposed work, including the requested exceptions, will provide an aesthetically pleasing and modern efficient living space without any compromise to the integrity of the original structure or have any negative impact on the structure contributing to the historic fabric of the neighborhood.

Please contact me if you have any questions or require additional information.

Sincerely,

Richard Woodbury

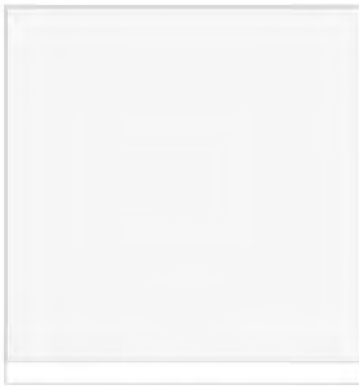
Richard Woodbury
Osage Design Studio

Attachments: Preliminary Zoning Review Worksheet (PZR) – sent prior
24x36 drawing set, 6 sheets
Property photographs
Window Assessment – sent prior
Exterior Finish Schedule
NM Historic Building Inventory Report – sent prior

Finish Schedule:

Item / Material:	Color:	Notes:
Exterior Stucco	Match existing color	Patch & repair. New color coat.
Fascia Trim	Match existing color	Pre-finished metal and wood fascia & wood trim. Repair and repaint wood trim
Roofing	Match existing type & color	Replace at north modifications
Windows	Pella "Bright White"	New windows
Exterior Doors	"White" to match windows	New exterior doors to be either painted wood or clad units provided by window manufacturer.

Proposed Windows: The proposed replacement would be Pella wood windows with pre-finished exterior cladding and simulated divided lights. The exterior color to be "Bright White". See the Plans for window location, size, type, and grille pattern.



Bright White



7/8" Ogee Integral
Light Technology



Existing wood and pre-finished metal fascia

Existing stucco

Existing pre-finished metal roofing with "clay tile" profile



Photographs of interior along rear façade (north wall). White pole set at 6'-0" (disregard numbers on pole). Per code, minimum ceiling height of a habitable space is 7'-0"

Photo on left in area of proposed Bedroom-2. Approximate bearing to beams 5'-8".

Photo on right in area of proposed rear hallway. Approximate bearing is 6'-10". However, finish floor will be raised approximately 6" to match floor level of remainder of residence.

527 Agua Fria Street
Existing Exterior Photographs
12/15/25



1 - South Façade (facing Agua Fria)



2 - South Façade showing west face of structure



3 - South Façade (facing Agua Fria)



4 - South Façade (facing Agua Fria)



5 - East Façade (southeast corner)



6 - East Façade



7 - North Façade (northeast corner)



8 – North Façade



9 - North Facade



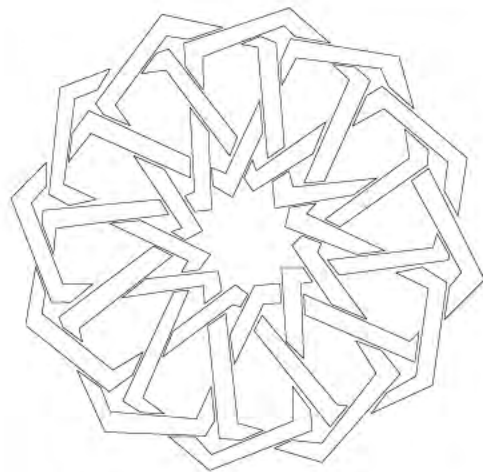
10 - North Façade



11 - North Façade



12 - North Façade (northwest corner)



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Renovation of an Existing Residential Structure

NIERIKA LLC

527 Agua Fria Street, Santa Fe NM 87501

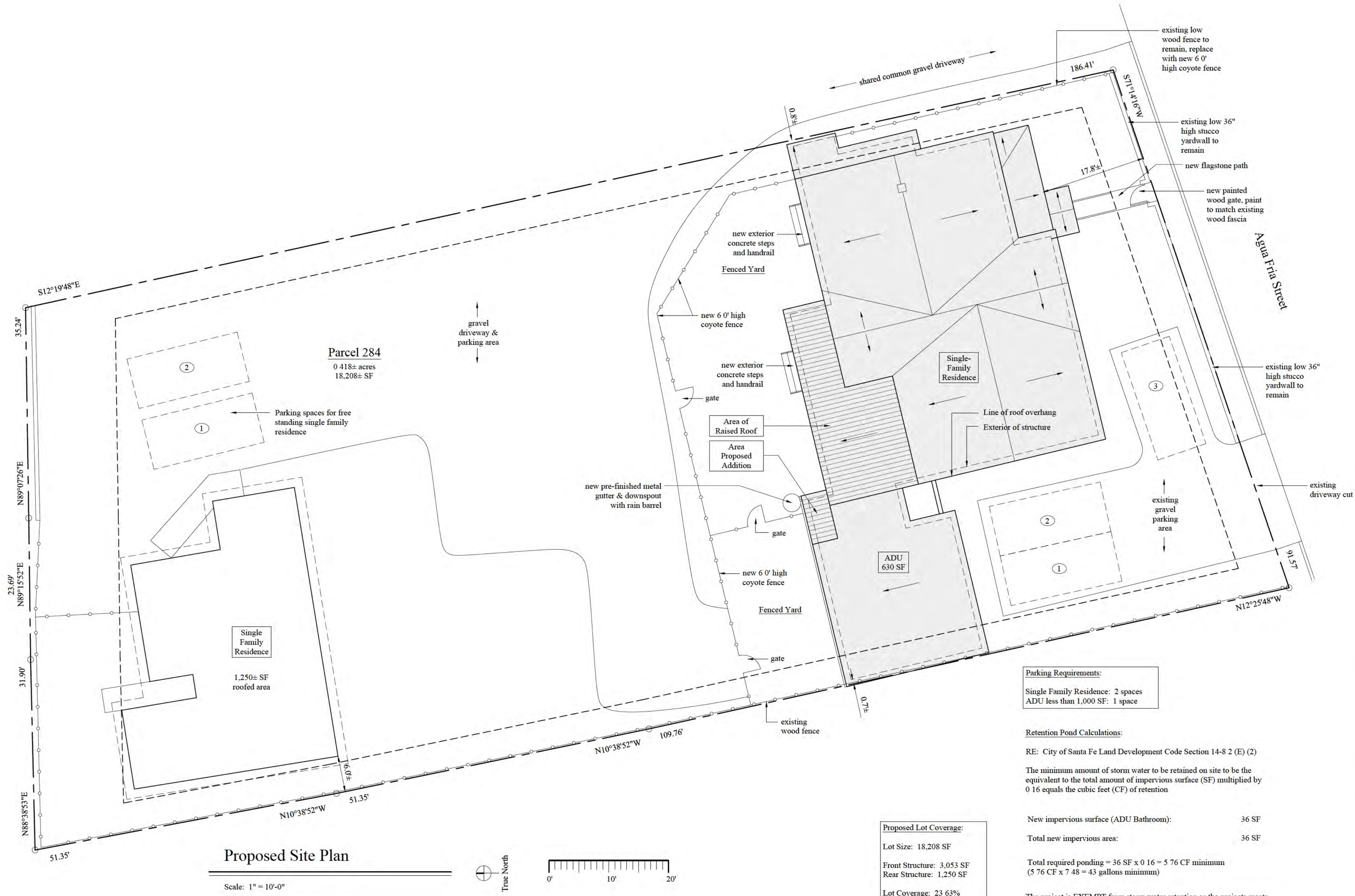
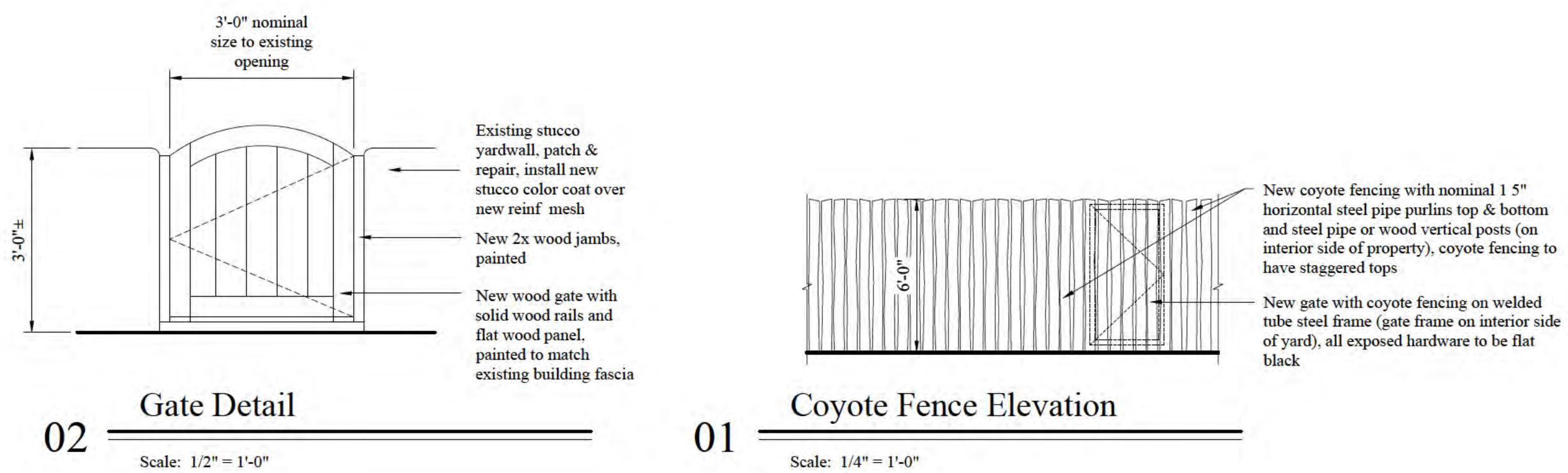
Proposed Site Plan

PRELIMINARY
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12/15/25

C-2

Sheet 2 of 6



Parking Requirements:
Single Family Residence: 2 spaces
ADU less than 1,000 SF: 1 space

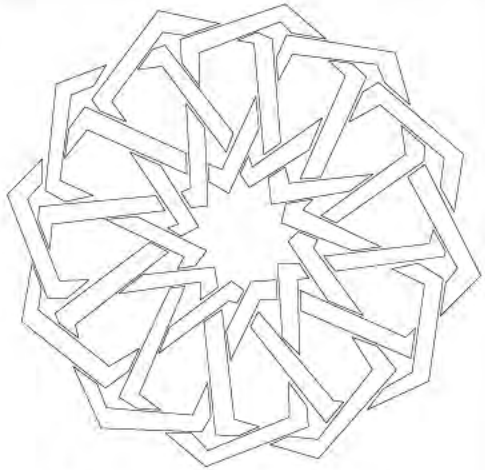
Retention Pond Calculations:
RE: City of Santa Fe Land Development Code Section 14-8 2 (E) (2)
The minimum amount of storm water to be retained on site to be the equivalent to the total amount of impervious surface (SF) multiplied by 0.16 equals the cubic feet (CF) of retention

New impervious surface (ADU Bathroom):	36 SF
Total new impervious area:	36 SF

Total required ponding = 36 SF x 0.16 = 5.76 CF minimum
(5.76 CF x 7.48 = 43 gallons minimum)

The project is EXEMPT from storm water retention as the projects meets the exemption criteria in COSF LDC Section 14-8 2 (B) (2): less than 250 SF of total area disturbed; no disturbed slopes greater than 10%; no change to existing site drainage patterns that would increase runoff leaving the site; and adequate erosion control provided

Proposed Lot Coverage:
Lot Size: 18,208 SF
Front Structure: 3,053 SF
Rear Structure: 1,250 SF
Lot Coverage: 23.63%



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Renovation of an Existing Residential Structure

NIERIKA LLC

527 Agua Fria Street, Santa Fe NM 87501

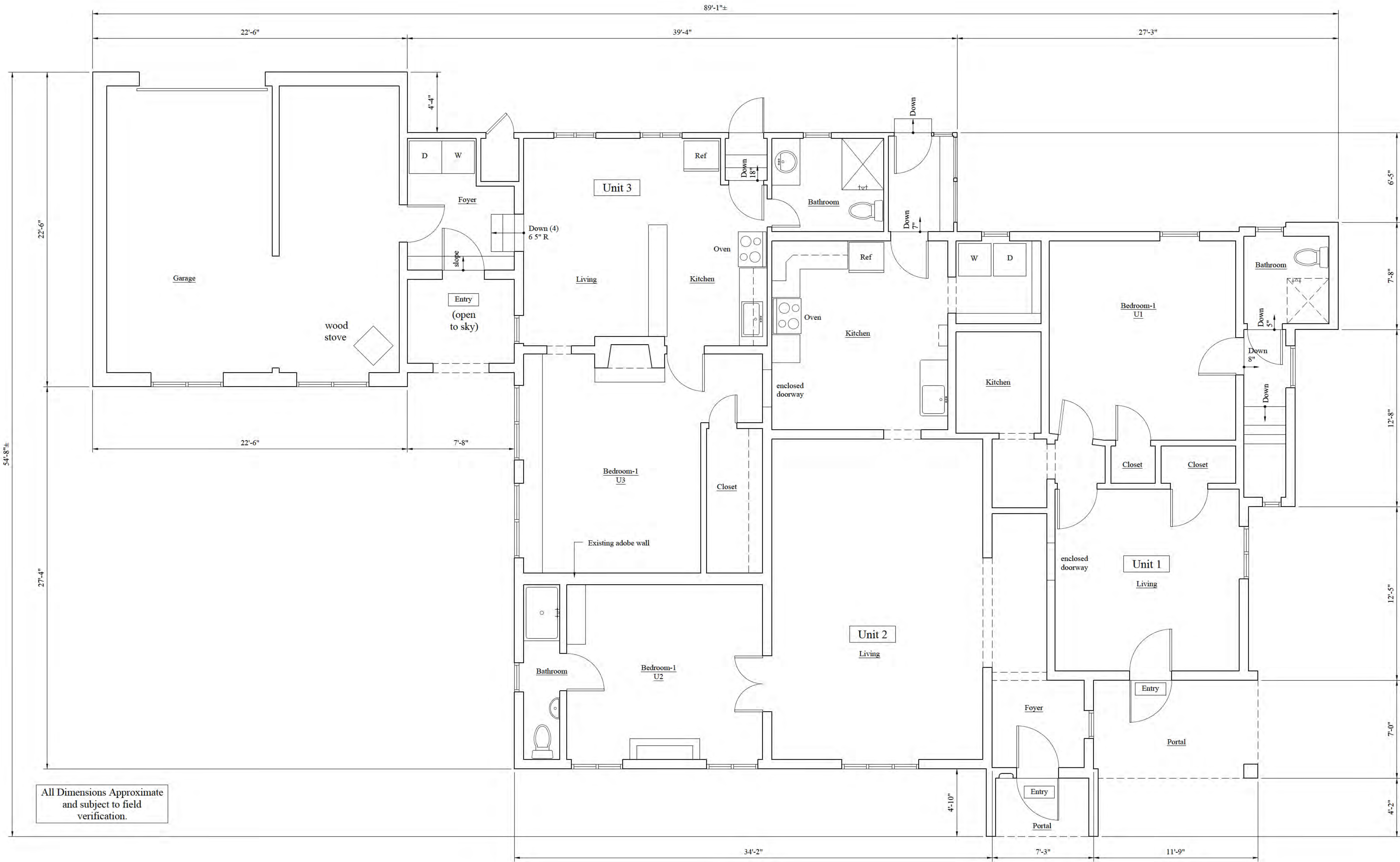
Existing Floor Plan

PRELIMINARY
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12/15/25

A-1

Sheet 3 of 6



Existing Floor Areas - Unit 3:

Heated: 727 SF
Non-heated (garage): 506 SF
Portals: 51 SF

Total Heated: 727 SF
Total Roofed: 1,284 SF

Existing Floor Areas - Unit 2:

Heated: 993 SF
Non-heated (garage): 0 SF
Portals: 33 SF

Total Heated: 993 SF
Total Roofed: 1,026 SF

Existing Floor Areas - Unit 1:

Heated: 625 SF
Non-heated (garage): 0 SF
Portals: 82 SF

Total Heated: 625 SF
Total Roofed: 707 SF

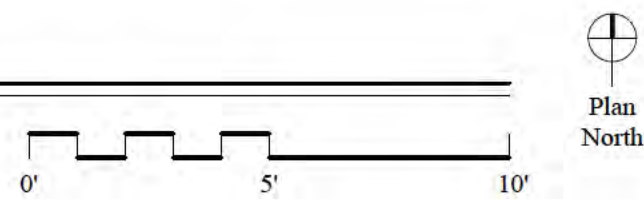
Total Existing Floor Areas:

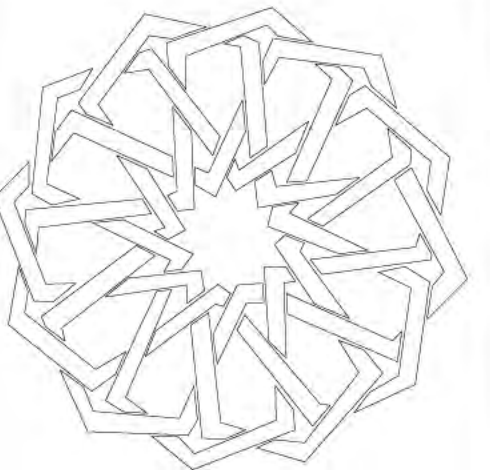
Heated: 2,345 SF
Non-heated (garage): 506 SF
Portals: 166 SF

Total Heated: 2,345 SF
Total Roofed: 3,017 SF

Existing Floor Plan

Scale: 1/4" = 1'-0"





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Renovation of an Existing Residential Structure

NIERIKA LLC

Guadalupe Neighborhood Parcel 284
527 Agua Fria Street, Santa Fe NM 87501

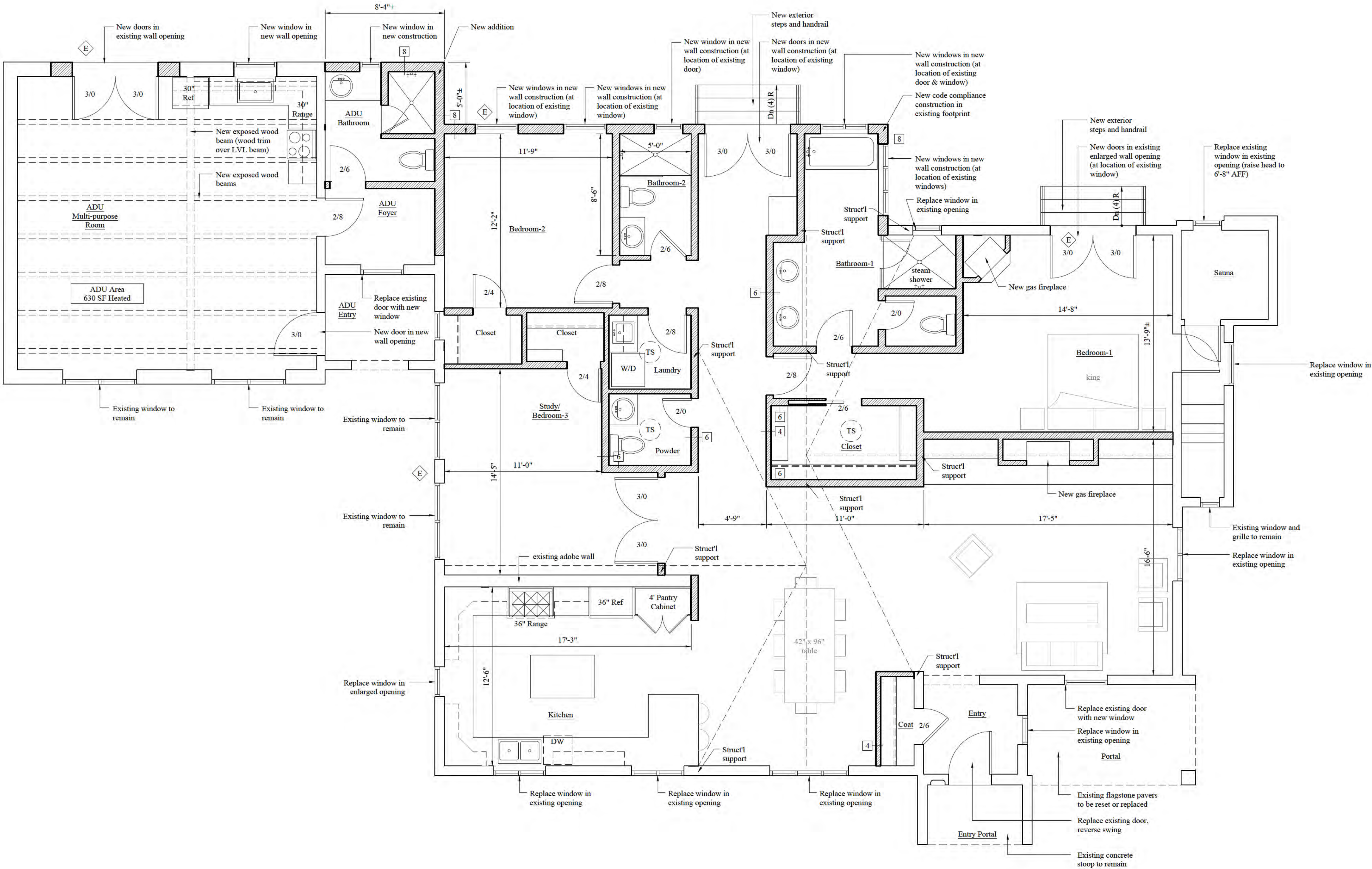
Proposed Remodel Plan

PRELIMINARY
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12/15/25

A-2

Sheet 4 of 6



Total Existing Floor Areas:

Heated: 2,345 SF
Non-heated (garage): 506 SF
Portals: 166 SF

Total Heated: 2,345 SF
Total Roofed: 3,017 SF

Total Proposed Floor Areas:

Heated: 36 SF
Non-heated (garage): 0 SF
Portals: 0 SF

Total Heated: 36 SF
Total Roofed: 36 SF

Total Adjusted Floor Areas:

Heated: 2,345 SF
Non-heated (garage): 0 SF
Portals: 166 SF

Total Heated: 2,887 SF
Total Roofed: 3,053 SF

Wall Legend:

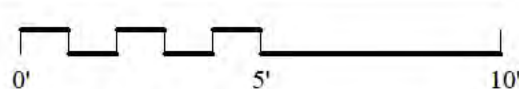
Existing wood framed construction
New CMU / masonry construction
New wood framed construction

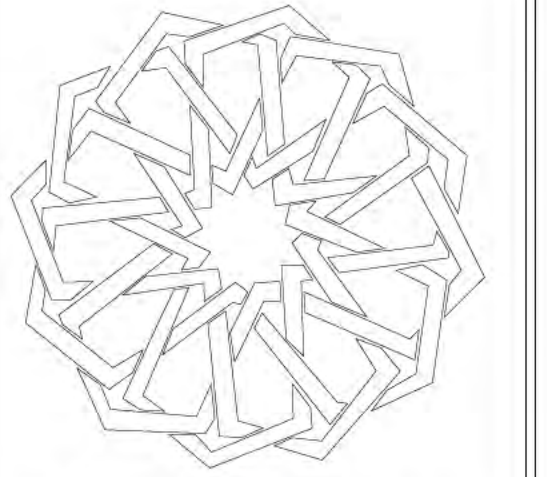
Wall Types:

2 x 8 wood studs
2 x 6 wood studs
2 x 4 wood studs

Proposed Floor Plan

Scale: 1/4" = 1'-0"





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Renovation of an Existing Residential Structure

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527 Agua Fria Street, Santa Fe NM 87501

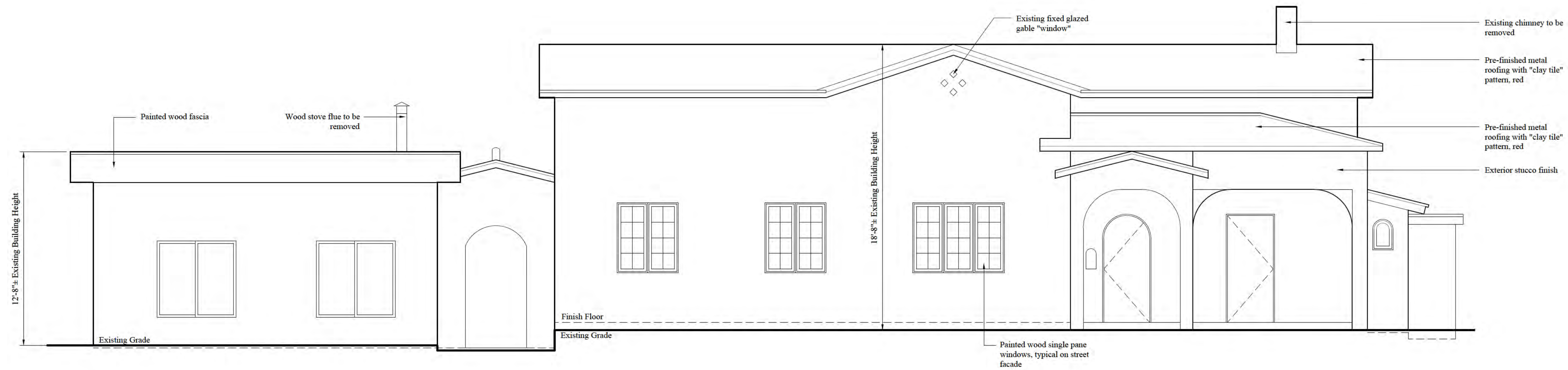
Exterior Elevations

PRELIMINARY
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12/15/25

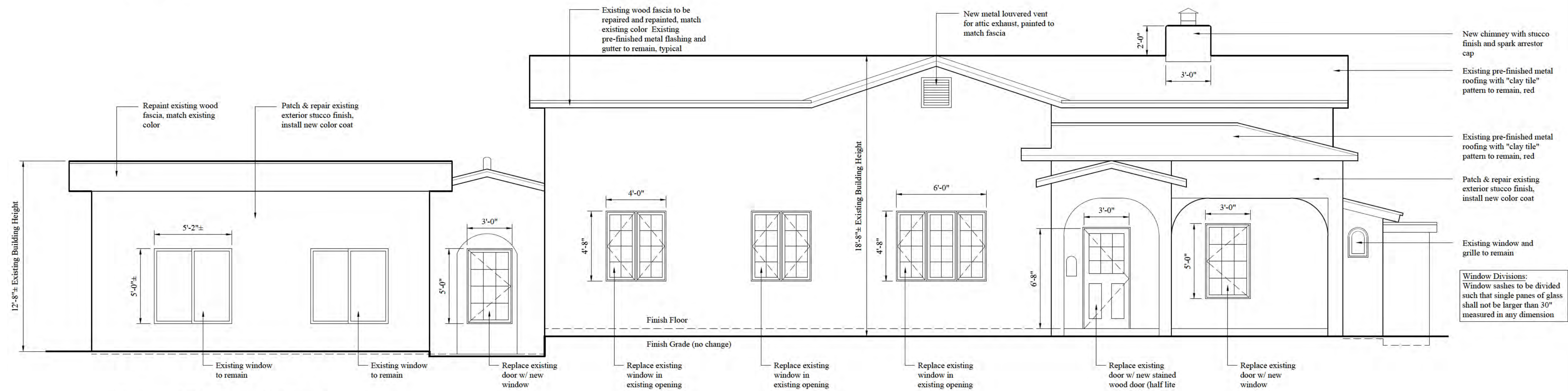
A-3

Sheet 5 of 6



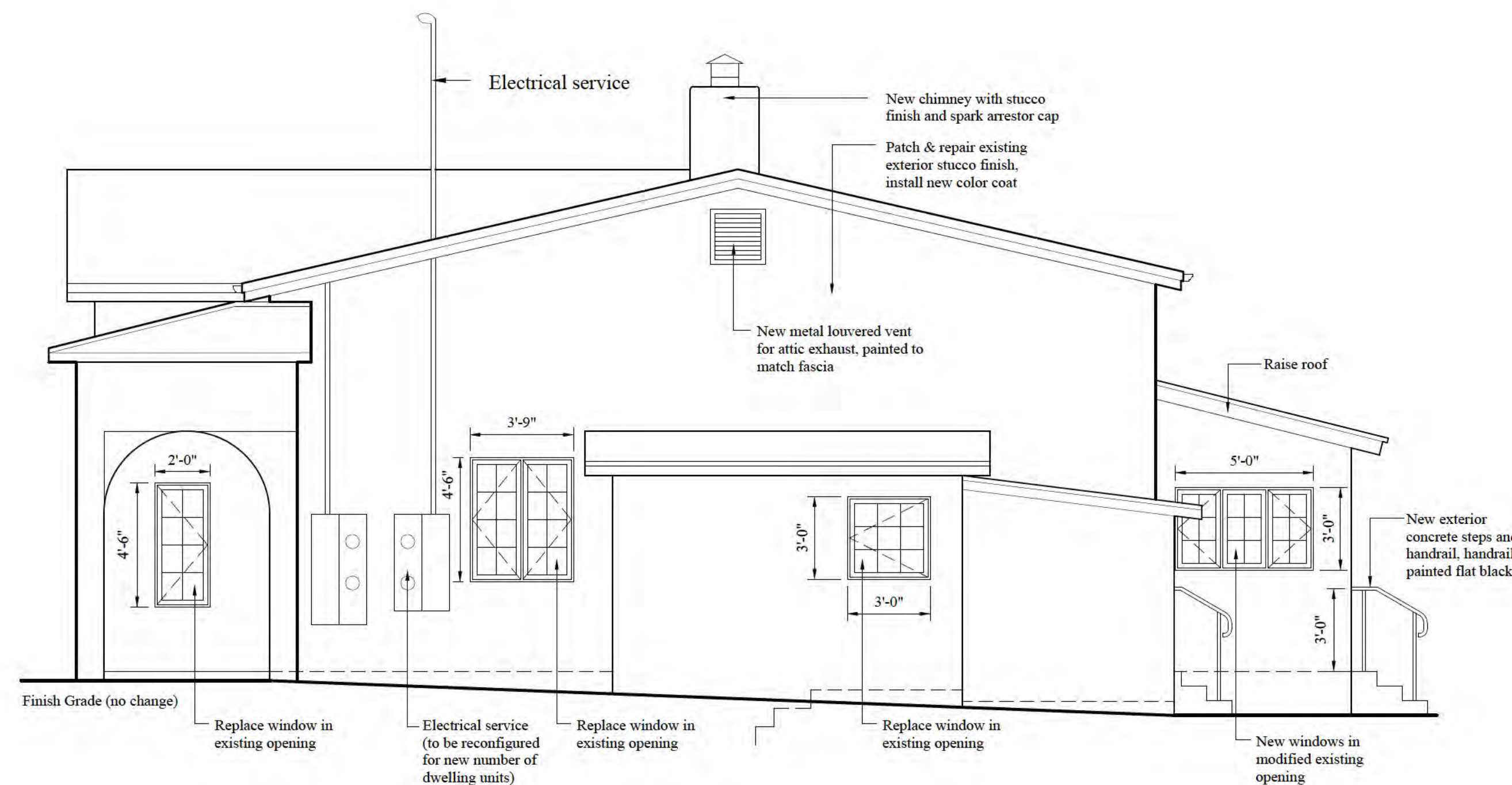
Existing Front (South) Elevation

Scale: 1/4" = 1'-0"



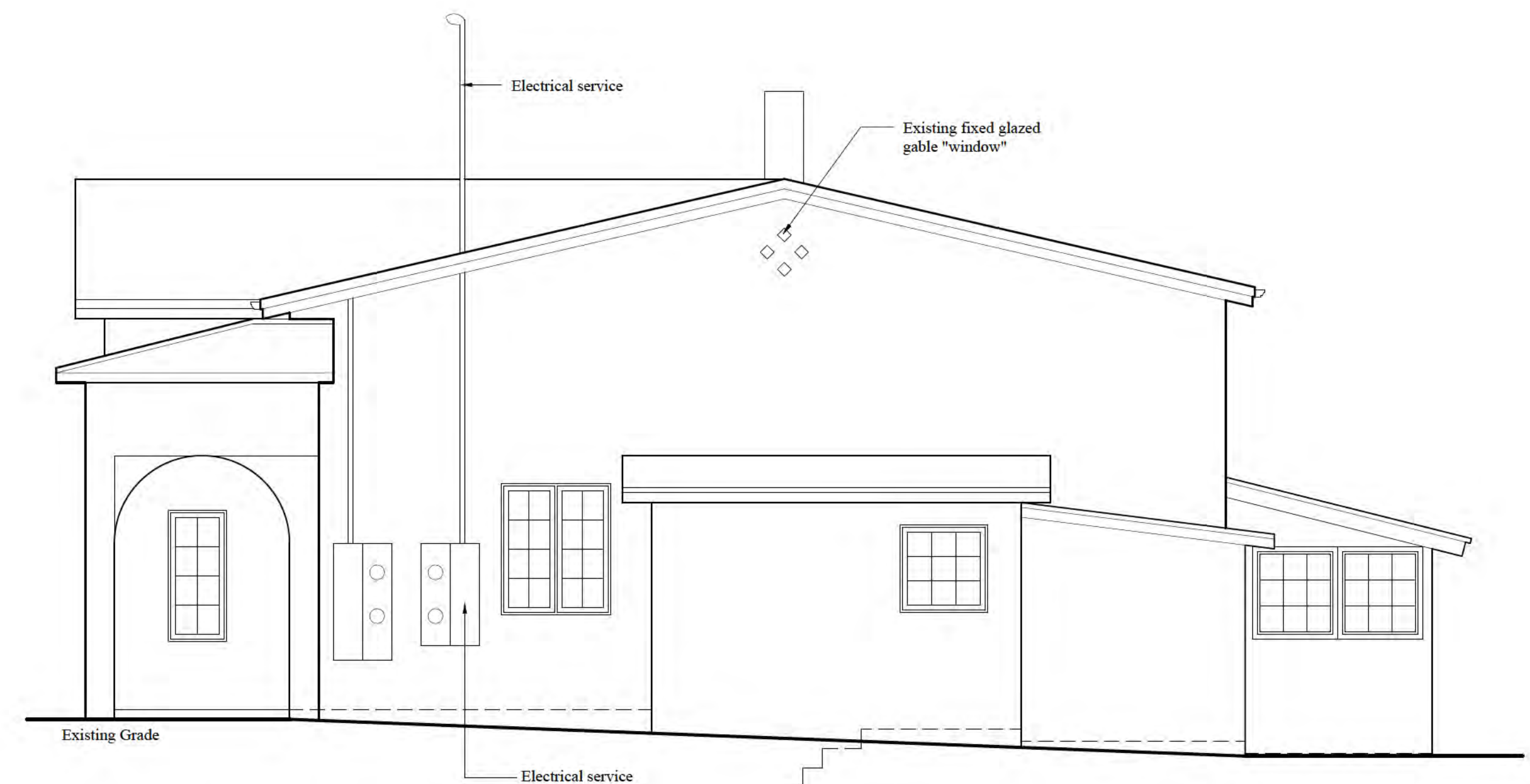
Proposed Front (South) Elevation

Scale: 1/4" = 1'-0"



Proposed Right Side (East) Elevation

Scale: 1/4" = 1'-0"



Existing Right Side (East) Elevation

Scale: 1/4" = 1'-0"



Renovation of an Existing Residential Structure

NIERIKA LLC

527 Agua Fria Street, Santa Fe NM 87501

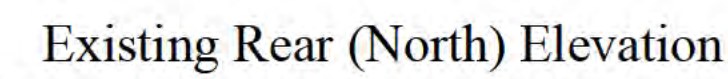
Exterior Elevations

PRELIMINARY
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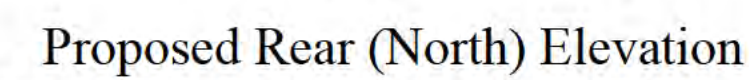
12/15/25

A-4

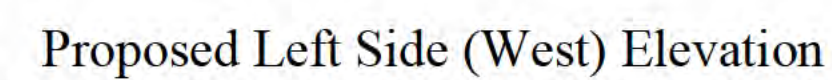
Sheet 6 of 6



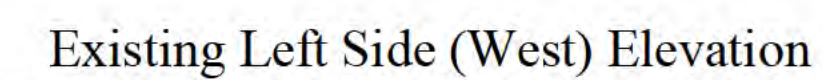
Scale: 1/4" = 1'-0"



Scale: 1/4" = 1'-0"



Scale: 1/4" = 1'-0"



Scale: 1/4" = 1'-0"

RPA & Associates, LLC.

PRESERVING OUR HISTORY

508 Ortega Rd NW Los Ranchos de Albuquerque, NM 87114

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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 ¾ 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	

[illegible]

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 COSMETIC TOUCH-UP, IF NEEDED.
S = SATISFACTORY	EXTERIOR FINISHES FADING AND WORN IN PLACES BUT STILL ADHERED TO THE WINDOW MEMBERS.
	PUTTY GLAZING CRACKING BUT INTACT AND ALL SASHES, FRAMES, AND CASING MEMBER WITH LESS THAN 30% –
	40% DETERIORATION.
F = FAIR	EXTERIOR FINISHES HAVE CRACKED & PEELED. MISSING TO BARE SURFACE.
	PUTTY GLAZING CRACKING AND MISSING IN 30% – 40% OF THE SASHES. ALL SASHES, FRAMES, AND CASINGS HAVE
	SOME MEMBERS 30% – 40% COMPLETELY DETERIORATED.
U = UNSATISFACTORY	EXTERIOR FINISHES HAVE COMPLETELY DETERIORATED.
	PUTTY GLAZING MOSTLY MISSING. ALL SASHES, FRAMES, AND CASING MEMBERS HAVE MORE THAN 30% - 40%
	DETERIORATION, BEYOND REPAIR.

NOTES:

RPA & ASSOCIATES, LLC | 527 AGUA FRIA, SANTA FE, NM 87501

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

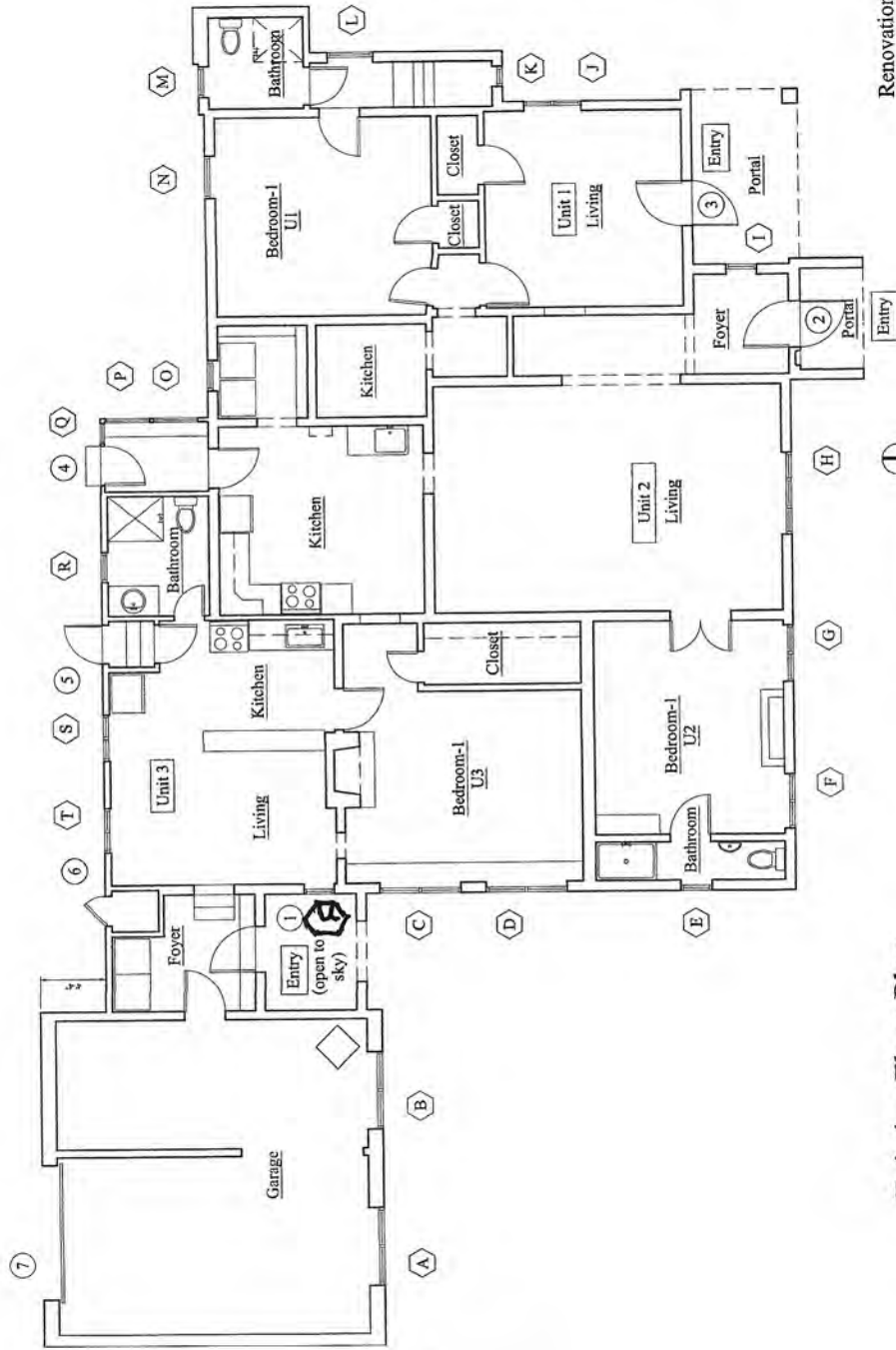
NOTES:

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:



Existing Floor Plan

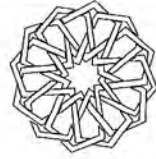
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0' 5' 10'

W - GABLE

V - GABLE

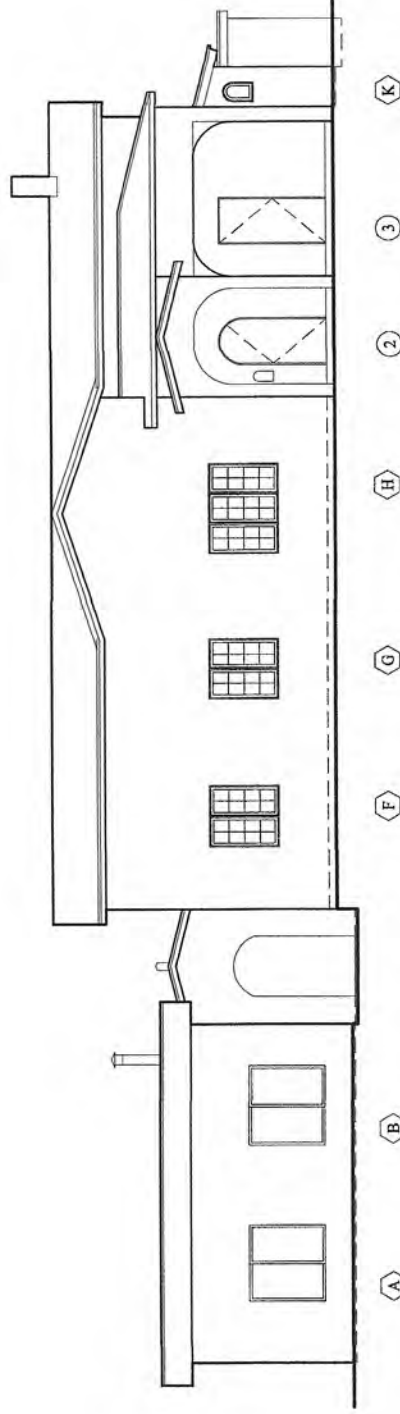


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Renovation of an Existing Residential Structure

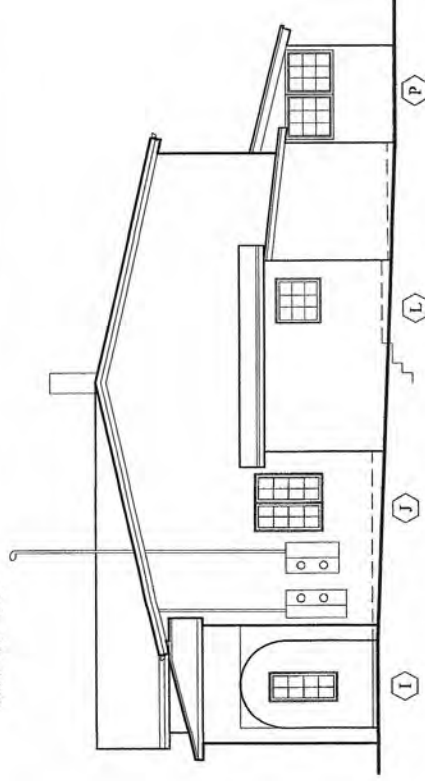
NIERIKA LLC

527 Agua Fria Street, Santa Fe NM 87501



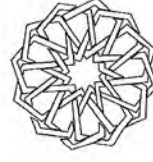
Existing Front (South) Elevation

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



Existing Right Side (East) Elevation

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

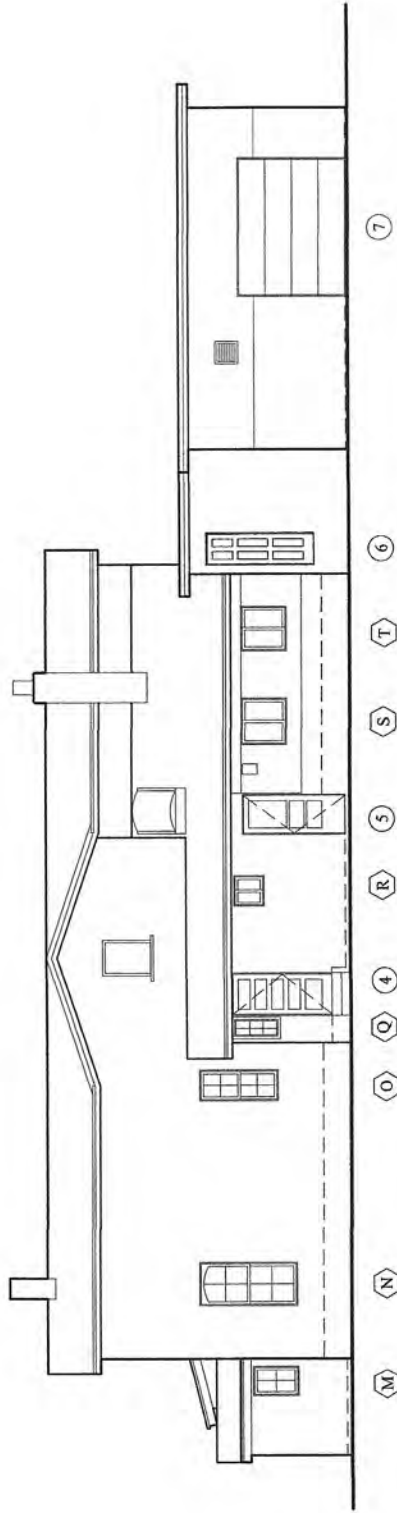


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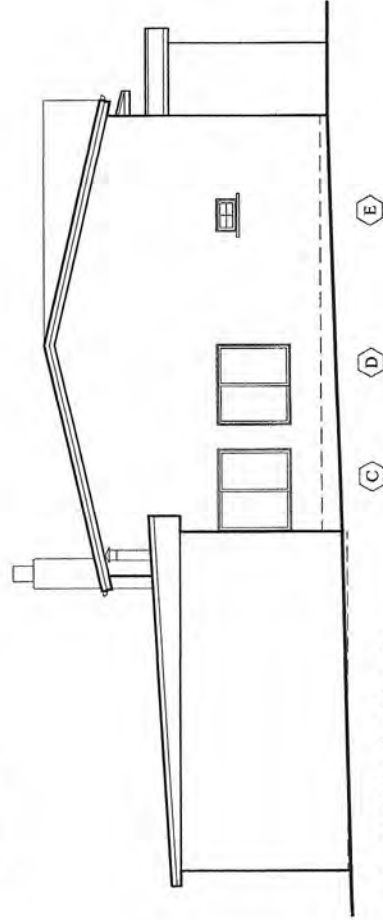
NIERIKA LLC

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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

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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



South Elevation
Door #2



East Elevation
Window
I



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

A photograph of the north elevation of a building. The upper portion features a light-colored, textured stucco wall. A dark brown wooden door is set into this wall, featuring a small window with a metal latch. Below the door is a dark brown metal roofline with a red, wavy corrugated metal roof. A dark brown downspout is visible on the roof. The lower portion of the image shows a dark brown wooden door with a panel design. Green foliage is visible in the upper left and lower right corners.

North
Elevation
Gable door



North Elevation
Window
R

North
Elevation
Door
#5



North
Elevation
Window
S



North
Elevation
Window
T



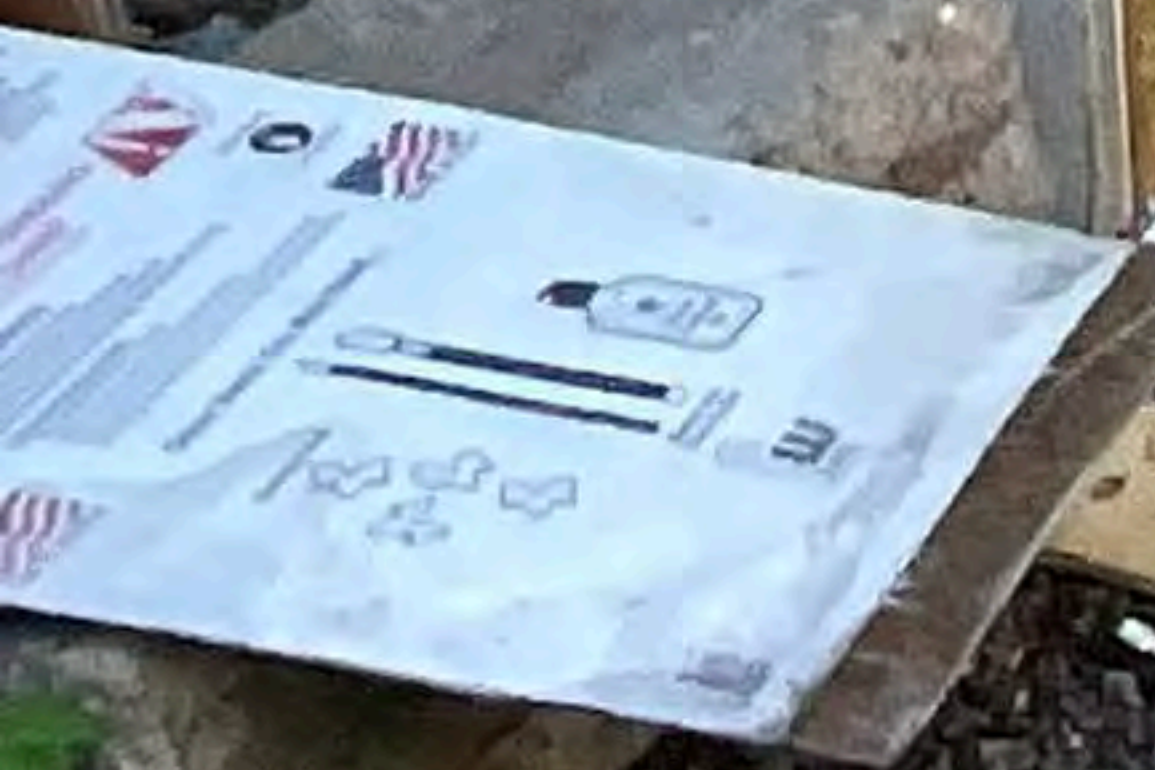
West Elevation
Window
U





North
Elevation
Door
#6

North
Elevation
Door
#7
Missing



The image shows a close-up of a curved, light-brown textured surface, likely a dome or vaulted ceiling. Four dark, diamond-shaped openings are visible, arranged in a cross pattern. The top of the image shows the underside of a wooden structure with reddish-brown beams. The text 'East Elevation Diamond Vent/glass V' is overlaid on the right side of the image.

East
Elevation
Diamond
Vent/glass
V



South
Elevation
Diamond
Gable
Vent/glass
W

527 Agua Fria
South Elevation



527 Auga Fria













2































527



CONSTRUCTION PERMIT

527

2

527



527







527 Agua Fria

ss 9 Rael Ln.

Comments Historic





