



City of Santa Fe, New Mexico

Larry A. Delgado, Mayor

Jim Romero, City Manager

Councilors:

Carol Robertson-Lopez, Mayor Pro Tem, Dist. 4

Patti J. Bushee, Dist. 1

Jimmie Martinez, Dist. 1

Karen Heldmeyer, Dist. 2

Cristopher Moore, Dist. 2

Miguel M. Chavez, Dist. 3

Frank Montaña, Dist. 3

Matthew E. Ortiz, Dist. 4

Project description : REHAB/RPL WDW & DR/BSMT STRS/RSE RF
Project number : 01-10100128
Case number : H-01-126
Project type : HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S): 433 CALLE LA PAZ
HISTORIC DISTRICT: DOWNTOWN & EASTSIDE

PROJECT NAMES:

OW - Lee Dirks & David Dirks
Santa Fe, NM 87501

433 Calle la Paz
505-989-3656

AP - Craig Hoopes & Assoc.
Santa Fe, NM 87501

500 Montezuma Ave, Suite 200C

BOARD ACTION

This is to certify that the Historic Design Review Board (HDRB) at their meeting on August 28, 2001, acted on the above referenced case. The decision of the board was to approve your request as submitted.

For further information please call 955-6605.

Sincerely,

James M. Hewat
Historic Preservation Planner

Alysia Abbott
Historic Preservation Planner

Note: **BUILDING PERMITS FOR HDRB APPROVALS SHALL NOT BE GRANTED UNTIL THE 7-DAY APPEAL FILING PERIOD IS COMPLETED (SFCC 14-70.26 (B)). HDRB APPROVALS EXPIRE ONE (1) YEAR AFTER THE DATE OF THEIR DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST (SFCC 1987, SECTION 7-1.6.). PLEASE PROVIDE COPIES OF THE LETTER WHEN SUBMITTING FOR BUILDING PERMIT.**



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(505) 989-3656

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Santa Fe, NM 87501

500 Montezuma Ave, Suite 200C
(505) 986-101

PROJECT DATA:

HISTORIC DISTRICT
HISTORIC BUILDING STATUS
PUBLICLY VISIBLE FAÇADE-EAST
PUBLICLY VISIBLE FAÇADE-NORTH
PUBLICLY VISIBLE FAÇADE-SOUTH
PUBLICLY VISIBLE FAÇADE-WEST
HISTORIC DISTRICT SURVEY NUMBER
YEAR OF CONSTRUCTION
PROJECT TYPE (NEW, ADD, ETC.)
USE, EXISTING
USE, PROPOSE
HISTORIC BUILDING NAME

DOWNTOWN & EASTSIDE
CONTRIBUTING
YES
YES
NO
NO
H641
1938
CHANGES TO EXISTING
RESIDENTIAL
RESIDENTIAL
N/A

City of Santa Fe, New Mexico

memo

DATE: 28 August 2001

TO: Historic Design Review Board Members

VIA: Anne Condon, Planning and Land Use Director
Cyrus Samii, Planning Division Team Leader

FROM: Alysia Abbott, Historic Preservation Planner

Handwritten signature and initials: SAC, AN

ITEM & ISSUE:

CASE # H-01-126 **ADDRESS** 433 Calle La Paz
Historic Status Contributing
Historic District Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

- Case Synopsis
- District Standards
- State Historic Survey Sheet
- Other:

APPLICANT SUBMITTALS

- Proposal Letter
- Vicinity Map
- Site Plan/Floor Plan
- Elevations
- Photographs
- Preliminary Zoning Review Sheet

STAFF RECOMMENDATION:

The proposed project meets the design guidelines for changes to contributing buildings in the Downtown & Eastside Historic District. Staff recommends approval of the project, provided that stucco and trim details for the project be submitted to staff prior to application for a building permit.

BACKGROUND & SUMMARY:

The applicant proposes the rehabilitation of a 1,358 Sq. Ft. residence and 570 Sq. Ft. guest house at 422 Calle La Paz in the Downtown & Eastside historic District. The main residence was built before 1930. The guest house was converted from a shed post 1945 and is non-contributing.

On the South non-primary elevation, plans call for installation of a new two-over-two light window, replace an existing sliding glass door with a set of full-light, true divided French doors, closure of an existing exterior door opening, and installation of a new basement entrance.

On the East non-primary elevation, plans call for increasing an existing window opening to 5' by 5'8" and installing two six-over-six divided light windows.

The existing kitchen was added sometime after 1938. The date of the addition is not known. Plans call for rebuilding the existing shed roof on the addition as a flat roof, raising the roof height 1' to a height of 11'. The raised roof will remain 3' below the height of the existing house parapet. Brick coping to match the existing will be placed around the parapet.

On the guest house, plans call for replacement of existing French doors on the East elevation with new divided full light French doors.

Stucco and trim color were not specified in the application.

14-70.9 STANDARDS; DOWNTOWN AND EASTSIDE.

A. The governing body recognizes that a style of architecture has evolved within the city from the year 1600 to the present characterized by construction with adobe, hereafter called "old Santa Fe style", and that another style has evolved, hereafter called "recent Santa Fe style", which is a development from, and an elaboration of the old Santa Fe style, with different materials and frequently with added decorations.

B. Old Santa Fe style, characterized by construction with adobe, is defined as including the so-called "pueblo" or "pueblo-Spanish" or "Spanish-Indian" and "territorial" styles and is more specifically described as follows:

(1) With rare exception, buildings are of one (1) story, few have three (3) stories, and the characteristic effect is that the buildings are long and low. Roofs are flat with a slight slope and surrounded on at least three (3) sides by a firewall of the same color and material as the walls or of brick. Roofs are never carried out beyond the line of the walls except to cover an enclosed portal or porch formed by setting back a portion of the wall or to form an exterior portal, the outer edge of the roof being supported by wooden columns. Two-story construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second story. Facades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-sprouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding walls;

(2) All exterior walls of a building are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under portales, or in church-derived designs, inset panels in a wall under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color, or have mural decorations;

(3) Solid wall space is always greater in any facade than window and door space combined. Single panes of glass larger than thirty inches (30") in any dimension are not permissible except as otherwise provided in this subsection;

(4) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof structures, but such structures other than chimneys, flues, vents and aerials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the street on which the building fronts;

(5) True old Santa Fe style buildings are made of adobe with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the adobe effect can be simulated is permissible; provided, that the exterior walls are not less than eight inches (8") thick and that geometrically straight facade lines are

avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and

(6) It is characteristic of old Santa Fe style commercial buildings to place a portal so that it covers the entire sidewalk, the columns being set at the curb line.

C. Recent Santa Fe style intends to achieve harmony with historic buildings by retention of a similarity of materials, color, proportion, and general detail. The dominating effect is to be that of adobe construction, prescribed as follows:

(1) No building shall be over two (2) stories in height in any facade unless the facade shall include projecting or recessed portales, setbacks or other design elements;

(2) The combined door and window area in any publicly visible facade shall not exceed forty percent (40%) of the total area of the facade except for doors or windows located under a portal. No door or window in a publicly visible facade shall be located nearer than three feet (3') from the corner of the facade;

(3) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;

(4) No less than eighty percent (80%) of the surface area of any publicly visible facade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible facade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for building permits;

(5) The publicly visible facade of any building and of any adjoining walls shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture. Facade surfaces under portales may be of contrasting or complimentary colors. Windows, doors and portales on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles; except that buildings with portales may have larger plate glass areas for windows under portales only. Deep window recesses are characteristic; and

(6) Flat roofs shall have not more than thirty inches (30") overhang. (Ord. #1957-18, §3; Code 1973, §36-314; Code 1981, §3-29-3; Ord. #1982-63, §8; SFCC 1981, §3-29-4)

ADDRESS: 433 Calle la Paz
Camino del Monte Sol National Historic District

ID NUMBER: 051600051

BUILDING NAME:

IDENTIFICATION

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 N 3 RANGE 10 E 3 SEC 30 NW 1/4 NW 1/4

FIELD MAP Santa Fe Historic Structures Survey No. 2, 1983-85

DATE OF CONSTRUCTION:
1930 ESTIMATE ^{by} 1938 ACTUAL

SOURCE(S) city directory
1930 survey plat

ARCHITECTURAL STYLE:
Territorial Revival

USE:

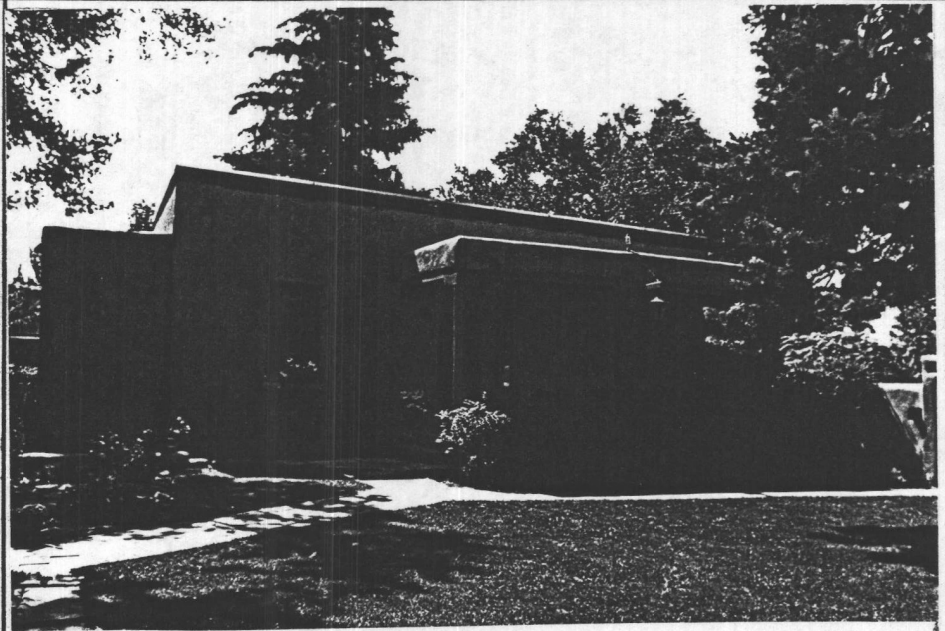
HISTORIC: residential

OTHER _____

PRESENT: residential

OTHER _____

PHOTO



#12 north elevation

BUILDING DATA

SURROUNDINGS:
residential

RELATIONSHIP TO HISTORIC SURROUNDINGS:

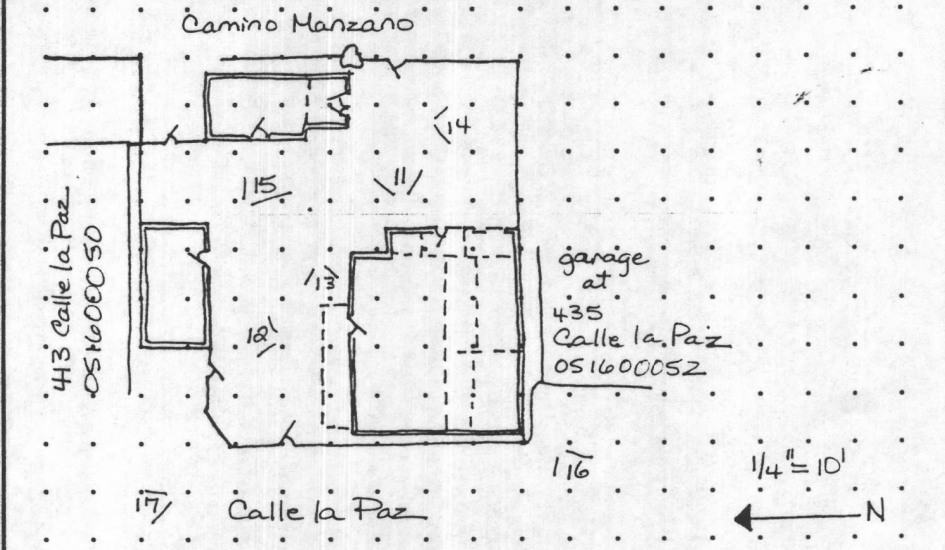
SIMILAR NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

YES NO

WHAT TYPE? garage, guest house
IF INVENTORIED, LIST ID NUMBER(S)

SITE PLAN



DEGREE OF REMODELING:

MINOR MODERATE

MAJOR

EXPLAIN: guest house from shed

OVERALL CONDITION:

EXCELLENT GOOD

FAIR DETERIORATED

BUILDING THREATENED?

YES NO

SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

YES NO ELIGIBLE

CONTRIBUTING NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

YES NO ELIGIBLE Contributing

LOCAL DESIGNATION: Core HISTORIC DISTRICT

SIGNIFICANT CONTRIBUTING NON-CONTRIBUTING

LOCAL LANDMARK YES NO

SURVEYED 9/91 BY DB

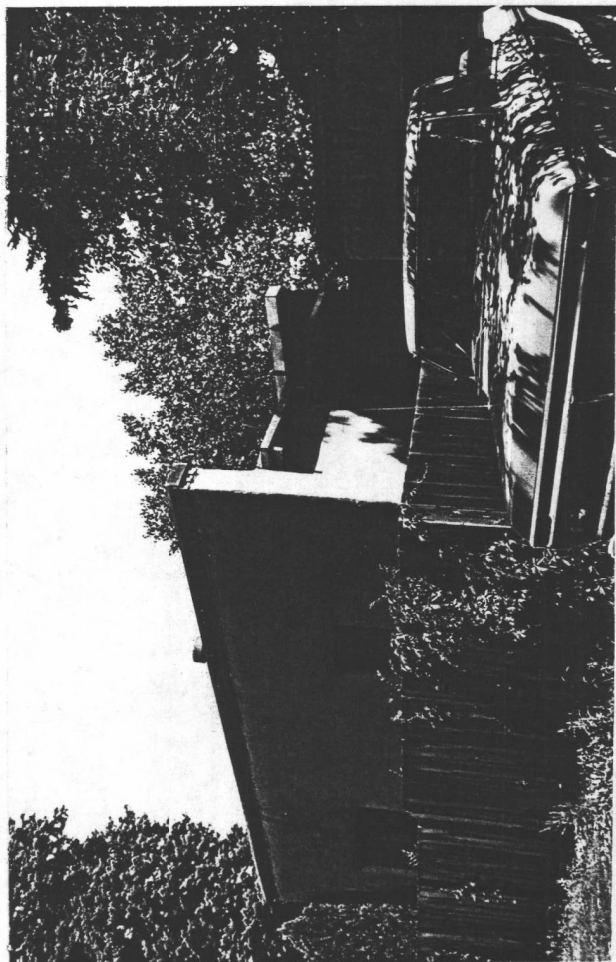
NEGATIVES WITH NMHPD ROLL # 13 NEG # 11 TO 17

FEATURE	MATERIALS/TYPE	CONDITION AND ALTERATIONS
BUILDING WALLS	stucco	
FOUNDATIONS	not visible	
DOORS	wood panel with large light, top; sliding doors,	east; front is wood plank with three lights stepped
WINDOWS	4-light and 9-light casement, 2x1 DHUs, 1 fixed light N	
PORTALES	T&G ceiling, no exposed beams, heavy posts & corbels now	painted, raised concrete floor
CANALES	old wood/tin	gutter along E
PORCHES		
BALCONIES		
ROOFS	flat with coping on upper sections, parapets	on porch and east, shed-roofed section east; false parapets
COURTYARDS		
FENCES/WALLS	stucco and wood privacy wall/fence - east gate	has large corbel over. Buttresses on inner face of wall, west.
ARCH. DETAILS		
OTHER	garage - flat roof with	

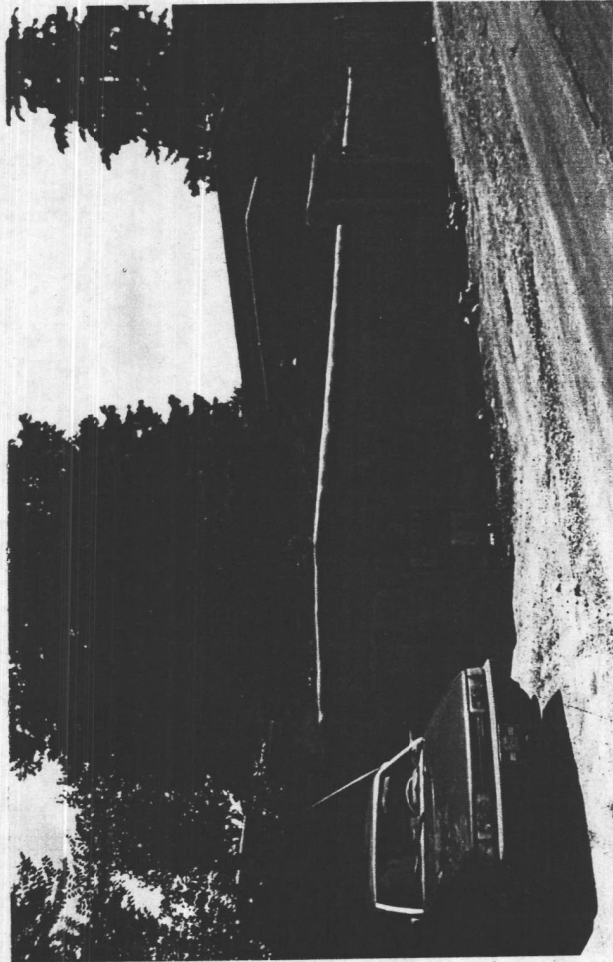
ARCHITECTURAL AND LANDSCAPE FEATURES

COMMENTS quest - south section was shed - north section added - clerestory along S wall of addition. Flat roof with parapet, panel door, french on south. Wood sliding windows west.

ADDITIONAL PHOTOGRAPHS



#16 from southwest



#17 streetscape from NW

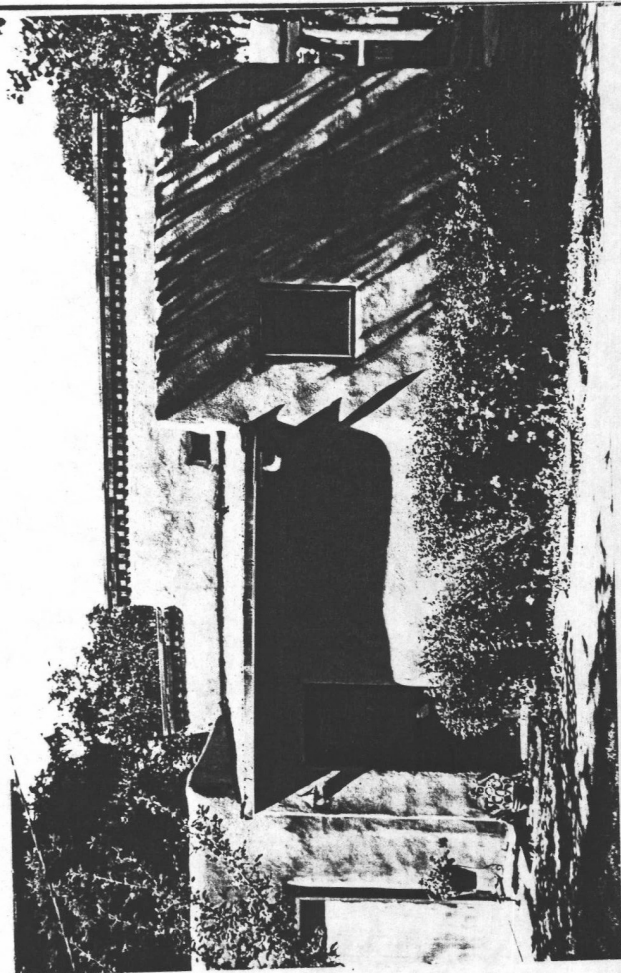
NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1991 (concluded)

IDENTIFICATION

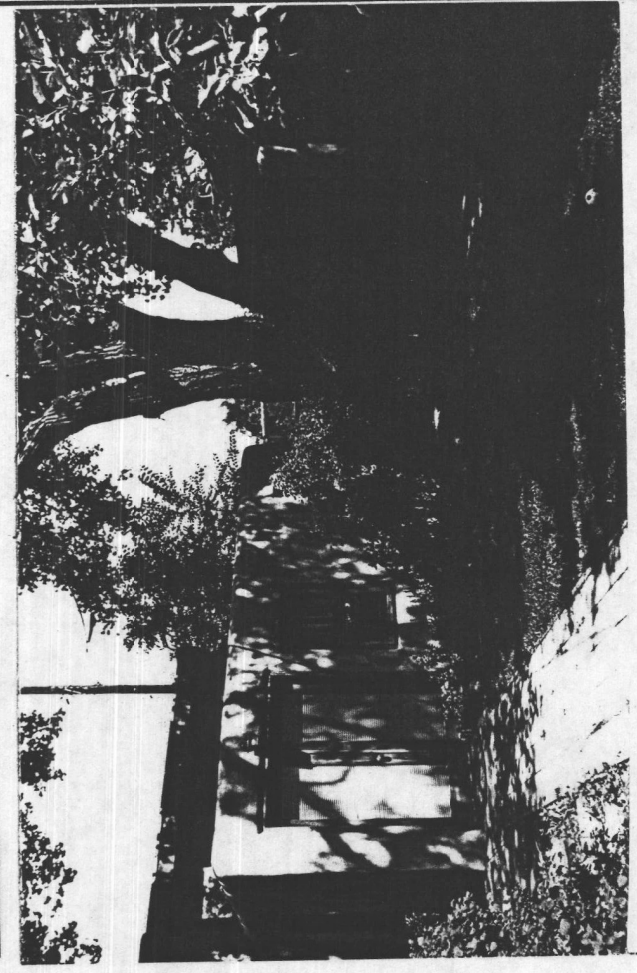
ADDRESS 433 Calle la Paz
Camino del Monte Sol National Historic District

ID NUMBER
051600051

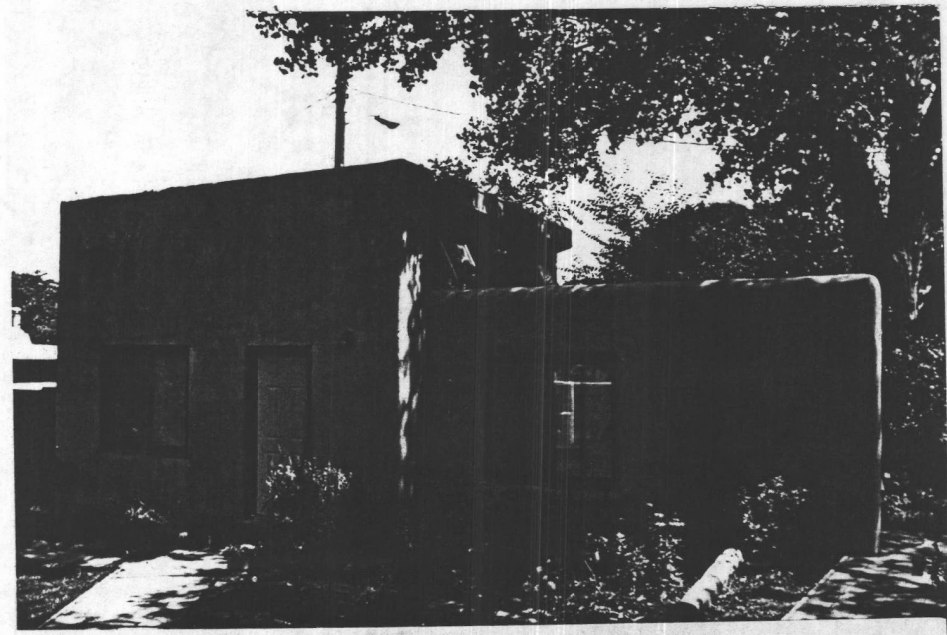
SURVEYED/RESEARCHED
DATE 9/91 BY DB



#11 east elevation



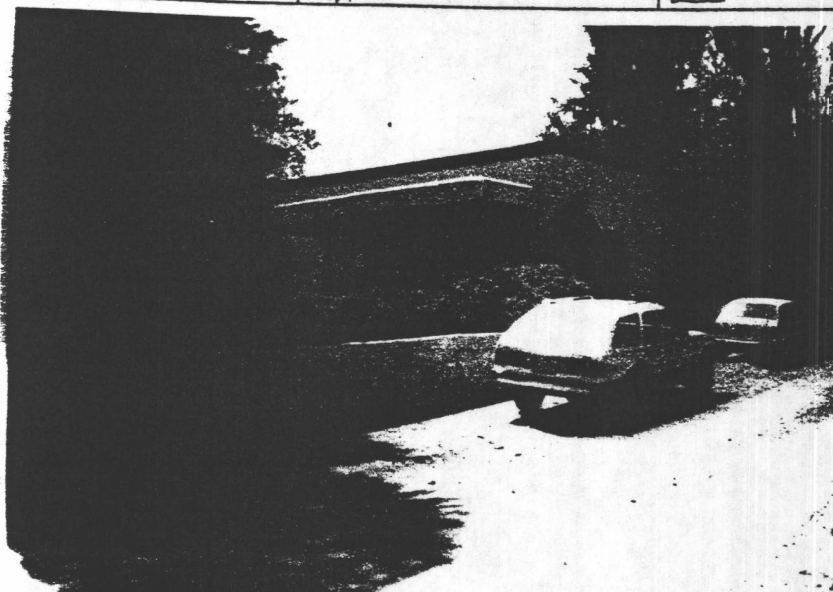
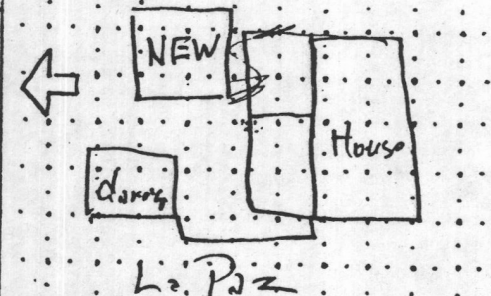
#14 south, guest house



#13 guest house, west

(continuation sheet for additional field notes, interview notes, historical documentation/notes, map/plat information)

Attachment B
 NEW MEXICO HISTORIC BUILDING INVENTORY FORM

Building threatened? yes		surveyed date <u>7-6-83</u> by <u>MB</u>		county <u>Santa Fe</u>		ID no. <u>051600051</u>	
field map <u>Santa Fe, N.M.</u>		number <u>1</u>		UTM reference easting zone <u>12 13</u>		northing	
location description <u>433 Lo Paz</u>				city/town <u>Santa Fe</u>			
				land grant/reservation			
building name				legal description tnsp <u>17 N</u> range <u>10 E</u> sec <u>30</u> <u>NW 1/4 NW 1/4</u>			
film roll by <u>MB</u> no. <u>4</u>		negative nos. <u>MB 1.</u>		loc. of neg. <u>HPB</u>		plan shape	
							
				date of construction <u>Pre 1930</u> estimate <u>1982</u> actual			
source <u>1982 City Director</u>				use			
				present <u>residential</u>			
				other			
				historic <u>residential</u>			
				other			
style <u>Territorial Revival</u>				condition			
foundation material <u>Not vis</u>				<u>excellent</u> <input checked="" type="checkbox"/> <u>good</u>			
wall material/surface <u>Stucco</u>				<u>fair</u> <input type="checkbox"/> <u>deteriorating</u>			
architectural features <u>Dentil cap.</u>				degree of remodeling <input checked="" type="checkbox"/> <u>minor</u> <input checked="" type="checkbox"/> <u>moderate</u> <input type="checkbox"/> <u>major</u>			
<u>Windows - 6 lite wood casement 3/4 dbl hung. Blue trim</u>				describe: <u>Garage postwar</u>			
<u>Portal - pueblo (irregular)</u>				<u>New studio under construction</u>			
				surroundings <u>Residential</u>			
				relationship to surroundings <input checked="" type="checkbox"/> <u>similar</u> <input type="checkbox"/> <u>not similar</u>			
				district potential <input checked="" type="checkbox"/> <u>yes</u> <input type="checkbox"/> <u>no</u>			
				significance <input type="checkbox"/> <u>eligible</u> <input checked="" type="checkbox"/> <u>of</u> <input type="checkbox"/> <u>none</u>			
				if eligible, interest why?			
				associated buildings? <input type="checkbox"/> <u>yes</u> what type? <u>Garage & Studio(?)</u>			
				if inventoried, list ID nos.			
				see back? <input type="checkbox"/> <u>yes</u>			

Streetscape

- wall
- hedge
- wire fence
- wood fence
- landscape
- street trees
- stone curb
- O setback
- signage

CRAIG
HOOPES
& ASSOCIATES
ARCHITECTS

July 26, 2001

Historical Review Board
City of Santa Fe
Santa Fe, NM 87501

RE: 433 Calle La Paz Historical Review Application

Dear Sirs:

This is a proposal for a renovation to a contributing building in the historic district on the East Side. This building was built around 1925, and is typical of the original residences in the neighborhood. There originally was a smaller home, and rooms were added onto the original home as they were needed and as the ability to add on was available. The GuestHouse was added much later. The raised Kitchen and additional coping on that raised area will unify the building and make some of the additions appear more in the spirit of the original house. They are not to be raised as high as the highest parapets of the original house.

The proposed renovations are primarily interior renovations. The proposed exterior renovations are as follows:

Main House:

- 1 Replace Dining Room window with a larger window.
- 2 Replace exterior sliding glass door with French doors in the Kitchen.
- 3 Add a new window to match the nearby existing window in the new Bath.
- 4 Raise the Kitchen and New Bath Roof and install coping to match the existing coping.
- 5 Install an outside stair to the Basement outside the New Bath with a low hatch over the new stair.

Guest House

- 1 Replace exterior French doors with new French doors.

If you have any questions, please contact Craig Hoopes & Associates 986-1010.

Thank you.

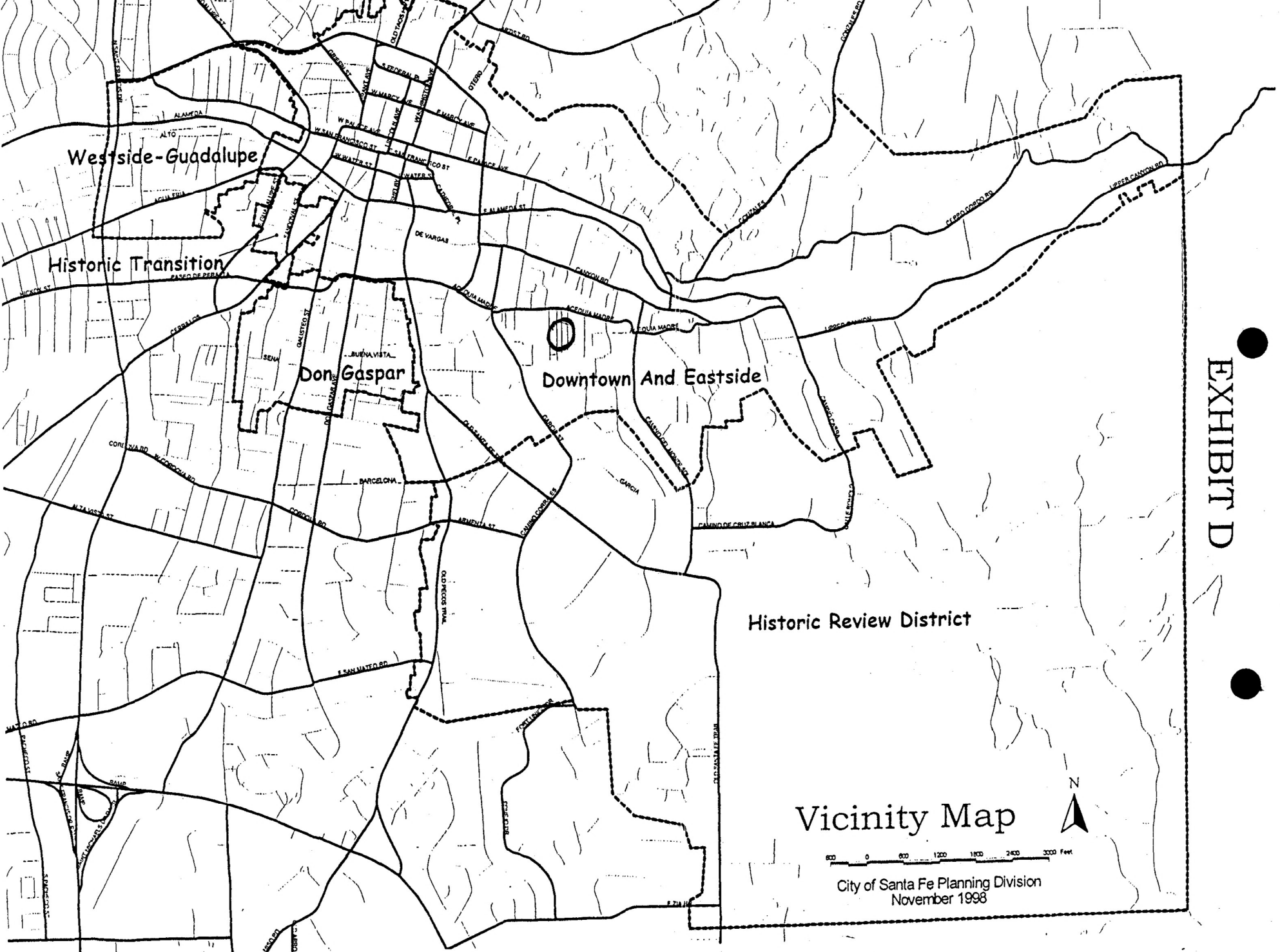
Sincerely,



Michael Rodriguez

500
MONTEZUMA
AVE.
SUITE 200-C
SANTA FE, NM
87501

PHONE:
505.986.1010
FAX:
505.986.9898
E-MAIL:
cha@nets.com



Westside-Guadalupe

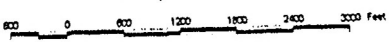
Historic Transition

Don Gaspar

Downtown And Eastside

Historic Review District

Vicinity Map



City of Santa Fe Planning Division
November 1998

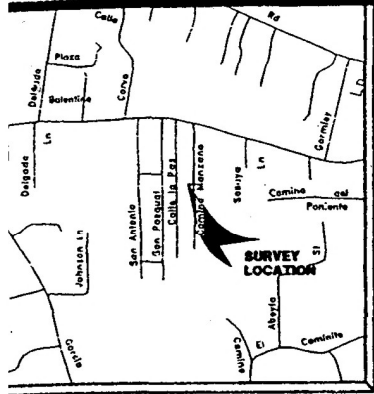


433

RC8

Boundary Survey Plat for Lee E. Dirks

On a tract of land lying and being situate within the
City and County of Santa Fe, New Mexico
433 Calle la Paz ±7670.7 square feet



VICINITY MAP



LEGEND

- USGLO Brass Caps found and used.
- Points found and used as noted.
- 1/2" Capped iron pin set this survey.
- - - Utility poles and lines
- Utility boxes.
- Fences.
- Walls.
- Concrete.

NOTES

1. Basis of survey and basis of bearing for this survey was taken from the west line of subject lot as described in Deed recorded in Misc. Book 295, page 708.
2. Bearings and distances in parenthesis are from the π ow: noted plat.
- 3.) F.I.R.M. Parcel No. 350070-0005-C, Zone "C", Residence does not lie within a designated 100 year flood plain area.

CERTIFICATE

I, David E. Cooper, a duly registered Professional Surveyor in the State of New Mexico hereby certify that this plat represents an actual survey made in the field by me or under my direction, that it meets the Minimum Standards for Surveys in New Mexico and that the information contained herein is true and correct to the best of my knowledge, information and belief.
This is a boundary survey of an existing tract or tracts and it is not a land division or subdivision as defined by the New Mexico Subdivision Act.

June 28, 2000

David E. Cooper

P.S. No. 9052

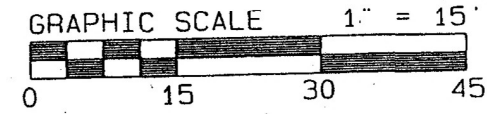
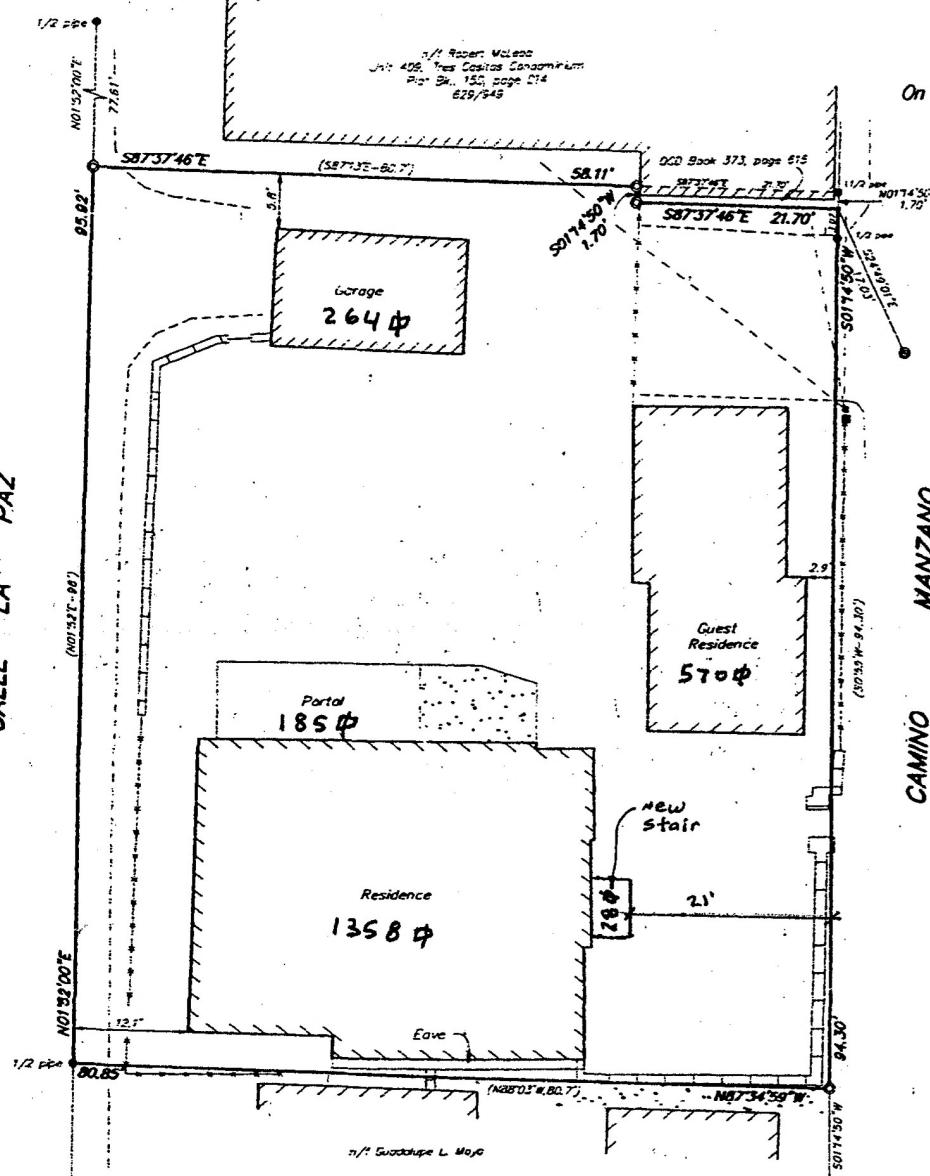


SANTA FE COUNTY PUBLIC NOTICE

The Santa Fe County Land Use Administrator has not reviewed this plat of survey before its filing in the Office of the County Clerk. This plat is not being filed for the purpose of creating a subdivision or new lots, altering the boundaries of any existing lots or for the purpose of "Development" as defined in the Santa Fe County Land Development Code, Extraterritorial Zoning Ordinance or Extraterritorial Subdivision Regulations. This statement does not in any way represent official county approval of this plat.

CALLE LA PAZ

CAMINO MANZANO



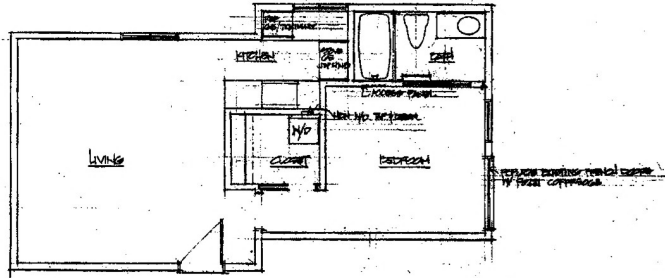
COUNTY OF SANTA FE 1123-504 }
STATE OF NEW MEXICO

I hereby certify that this instrument was filed for record on the 19 day of July A.D. 2000 at 1:34 o'clock p.m. and was duly recorded in Book 447, Page 23 of the records of Santa Fe County.

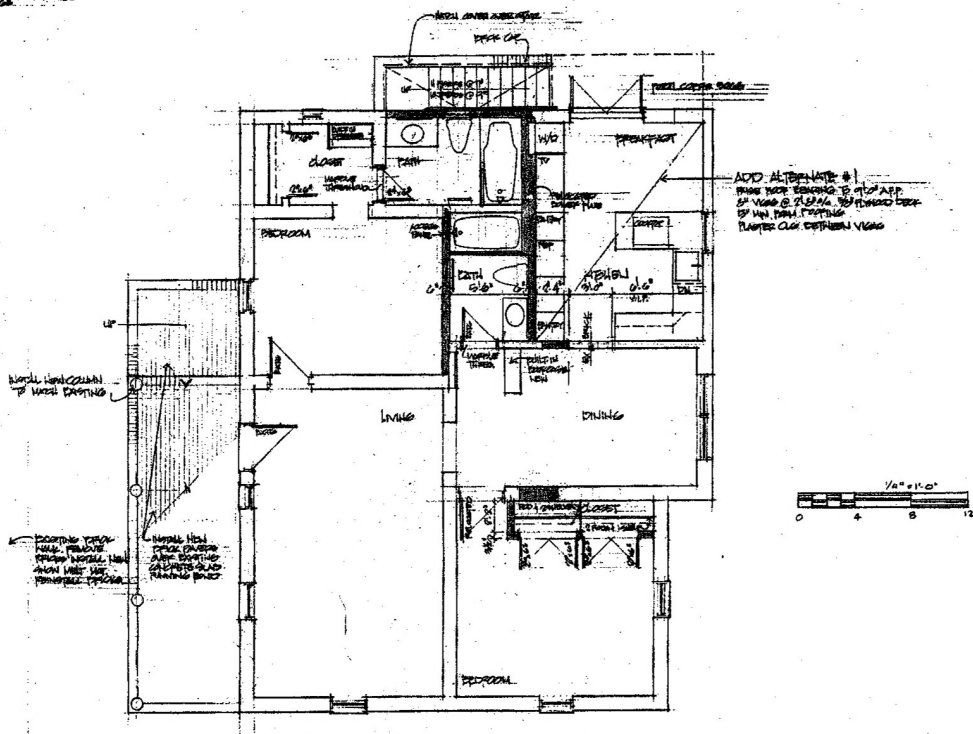
Witness my Hand and Seal of Office
Rebecca Bustamante
County Clerk, Santa Fe County, New Mexico

Dyana Dierks
Deputy

SIERRA LAND SURVEYING, Inc.		
227 E. PALACE AVENUE, Ste. N	SANTA FE, NM	505-983-5932
Project No. C-033-0600	Dwg. DEC	Ck. DTC
	File: lcs	Blk. 48
INDEXING INFORMATION FOR COUNTY CLERK		
NAME	LOCATION	SUBDIVISION
Mary Neidorf	Sec. 307. 17N. R.10E.	n/o
U.P.C. 1-055-098-002-425		



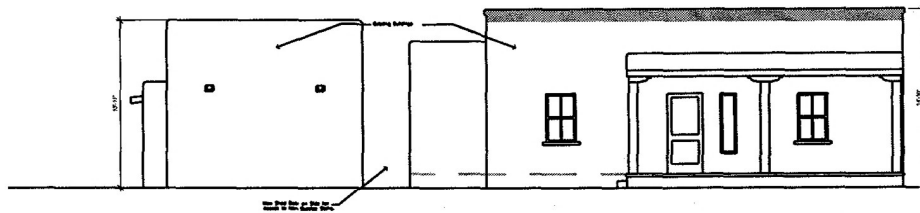
GUEST HOUSE
near 1/2" scale



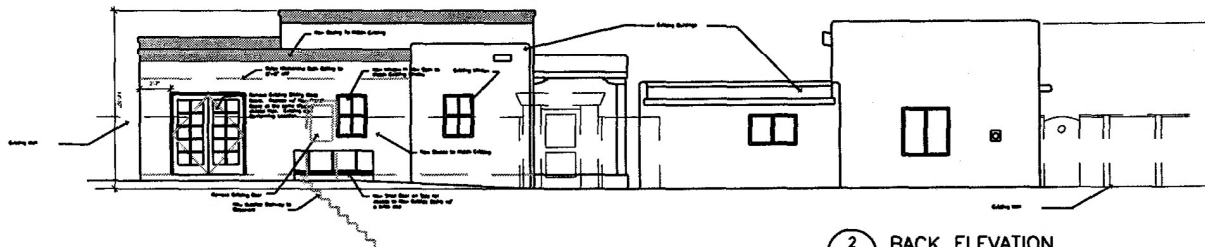
MAIN HOUSE
near 1/2" scale

CRAIG HOOPES & ASSOCIATES
 438 S. 10th St.
 Santa Fe, NM 87505
 Phone: 505.988.1100
 Fax: 505.988.0000
 E-Mail: ch@aun.com

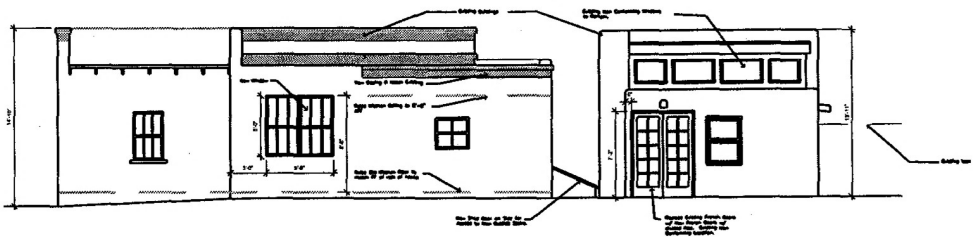
PROJECT: DAVID OFFICE RESIDENCE
Project Number:
Date:
Drawing Title: FLOOR PLAN
Drawing Number: A-1



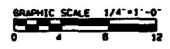
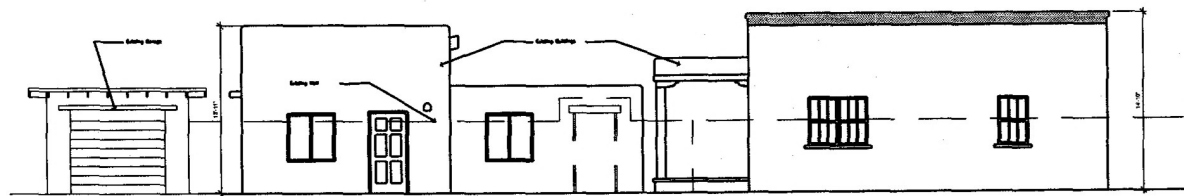
1 LEFT ELEVATION
A2.0 SCALE: 1/16"=1'-0"



2 BACK ELEVATION
A2.0 SCALE: 1/16"=1'-0"



3 RIGHT ELEVATION
A2.0 SCALE: 1/16"=1'-0"



4 STREET ELEVATION
A2.0 SCALE: 1/16"=1'-0"

CRAIG
HOOPES
& ASSOCIATES
ARCHITECTS

500 MONTEZUMA
SUITE 200-C
SANTA FE, NM 87501

PHONE: 505.986.1010
FAX: 505.986.9898
E-MAIL: cha@nets.com

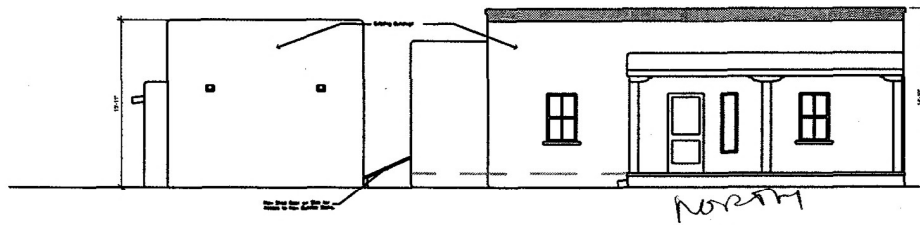
PROJECT:
DAVID DIRKS RESIDENCE
433 CALLE LA PAZ
SANTA FE, NEW MEXICO

DRAWING TITLE:
ELEVATIONS

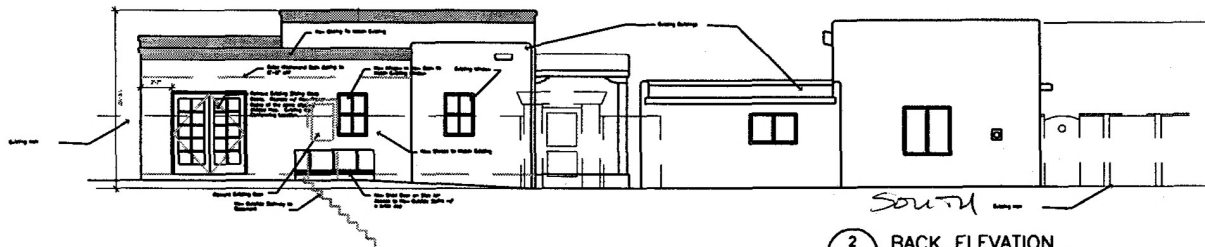
CADFILE:
ELEV DWG
ISSUE DATE:
1 AUGUST 2001
LAST REVISION DATE:

DRAWING NUMBER:

A-2.1

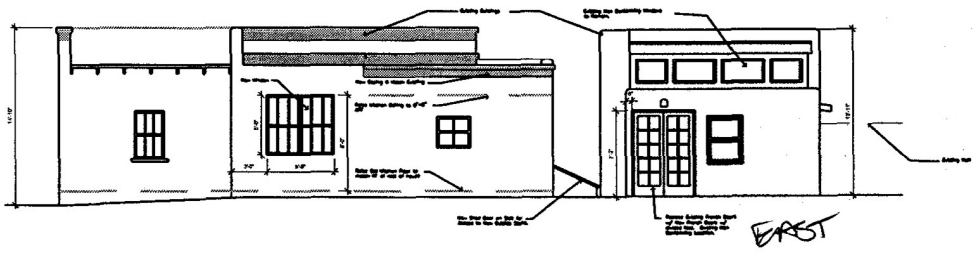


1 LEFT ELEVATION
A2.0 SCALE: 1/16"=1'-0"

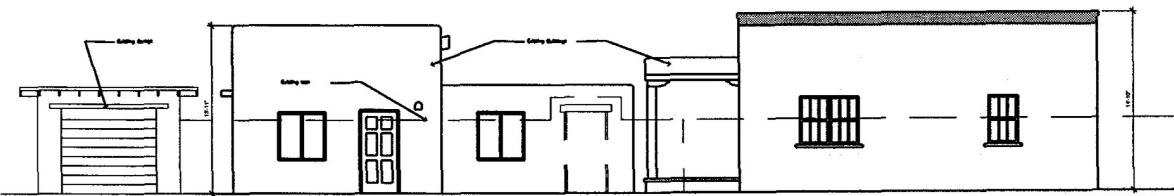


2 BACK ELEVATION
A2.0 SCALE: 1/16"=1'-0"

GRAPHIC SCALE 1/4"=1'-0"



3 RIGHT ELEVATION
A2.0 SCALE: 1/16"=1'-0"



GRAPHIC SCALE 1/4"=1'-0"

4 STREET ELEVATION
A2.0 SCALE: 1/16"=1'-0"

CRAIG
HOOPES
& ASSOCIATES
ARCHITECTS

500 MONTEZUMA
SUITE 200-C
SANTA FE, NM 87501

PHONE: 505.986.1010
FAX: 505.986.9898
E-MAIL: cha@nets.com

PROJECT:
DAVID DIRKS RESIDENCE
433 CALLE LA PAZ
SANTA FE, NEW MEXICO

DRAWING TITLE:
ELEVATIONS

CADFILE:
ELEV DWG
ISSUE DATE:
1 AUGUST 2001
LAST REVISION DATE:

DRAWING NUMBER:

D-2.0

PRELIMINARY ZONING REVIEW WORKSHEET

TO BE COMPLETED BY APPLICANT:

Date Submitted 7/31/01
Property Owner of Record Lee Dirks
Applicant Name Craig Hoopes and Assoc Phone 986 1010
Site Address 433 Calle La Paz, Santa Fe, NM 87501
Proposed Construction Interior remodel, new outside stair

TO BE COMPLETED BY STAFF:

Zoning District RC-B Subdivision _____ Lot _____ Block _____

Permitted Use: Section # 14-19.3
Accessory Use: Section # _____
Special Exception: Case # _____
Variance: Case # _____
Prohibited Use: Section # _____

Setbacks:
(Front) Provided N/A Minimum _____ (Rear) Provided 21' Minimum 15' *for Stairway addition*
(Left Side) Provided N/A Minimum _____ (Right Side) Provided N/A Minimum _____
(Special Yard) Provided N/A Minimum _____

Density: N/A Open Space: N/A

Lot Size: N/A Total Roof Area: N/A Lot Coverage: N/A

Height 24' max Wall Requirement: N/A

Parking: # Required N/A # Provided _____ Maneuverability _____

Other District Requirements: _____

Preliminary Approved
Preliminary Approval w/ Conditions
Preliminary Rejection

Comments: _____
Reviewer PHIL SHAFER Date 7/27/01 [Signature]



433 Calle La Paz

Back



433 Calle La Paz

Left



433 Calle La Paz

Right



433 Calle La Paz
Guest House

Back



433 Calle La Paz
Guest House

Front



433 Calle La Paz
Guest House

Right



433 Calle La Paz
Guest House ~~to~~

Left

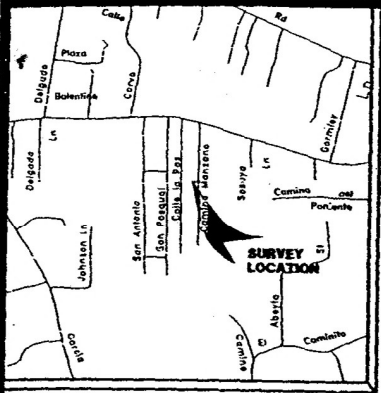


433 Calle La Paz Street View

Boundary Survey Plat for Lee E. Dirks

11023

On a tract of land lying and being situate within the
City and County of Santa Fe, New Mexico
433 Calle la Paz ±7670.7 square feet



VICINITY MAP



LEGEND

- USGLO Brass Caps found and used.
- Points found and used as noted.
-
- Utility poles and lines
- Utility boxes.
- Fences.
- Walls.
- Concrete.

NOTES

- 1.) Basis of survey and basis of bearing for this survey was taken from the west line of subject lot as described in Deed recorded in Misc. Book 295, page 708.
2. Bearings and distances in parenthesis are from the above noted plat.
- 3.) F.I.R.M. Panel No. 35007G-0005-C, Zone "C", Residence does not lie within a designated 100 year flood plain area.

CERTIFICATE

I, David E. Cooper, a duly registered Professional Surveyor in the State of New Mexico hereby certify that this plat represents an actual survey made in the field by me or under my direction, that it meets the Minimum Standards for Surveys in New Mexico and that the information contained herein is true and correct to the best of my knowledge, information and belief.
This is a boundary survey of an existing tract or tracts and it is not a land division or subdivision as defined by the New Mexico Subdivision Act.

June 28, 2000

David E. Cooper

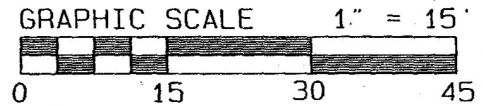
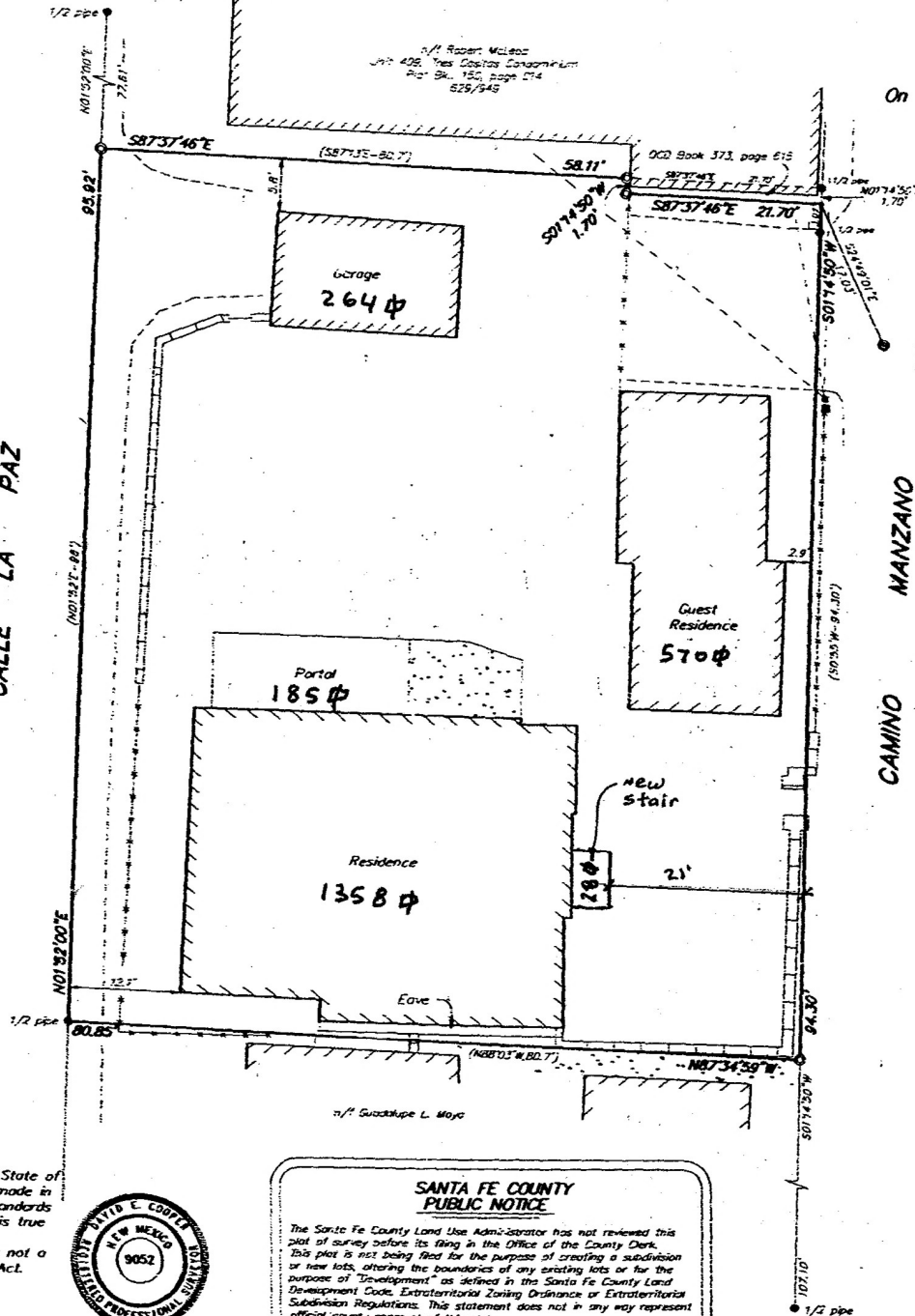
P.S. No. 9052



SANTA FE COUNTY PUBLIC NOTICE

The Santa Fe County Land Use Administrator has not reviewed this plat of survey before its filing in the Office of the County Clerk. This plat is not being filed for the purpose of creating a subdivision or new lots, altering the boundaries of any existing lots or for the purpose of "Development" as defined in the Santa Fe County Land Development Code, Extraterritorial Zoning Ordinance or Extraterritorial Subdivision Regulations. This statement does not in any way represent official county approval of this plat.

CALLE LA PAZ



MANZANO
CAMINO



COUNTY OF SANTA FE 1123-504
STATE OF NEW MEXICO

I hereby certify that this instrument was filed for record on the 19th day of July, 2000, at 1:37 o'clock P.M. and was duly recorded in Book 499, Page 23 of the records of Santa Fe County.

Witness my Hand and Seal of Office
Rebecca Bustamante
County Clerk, Santa Fe County, New Mexico

Lee E. Dirks
Deputy

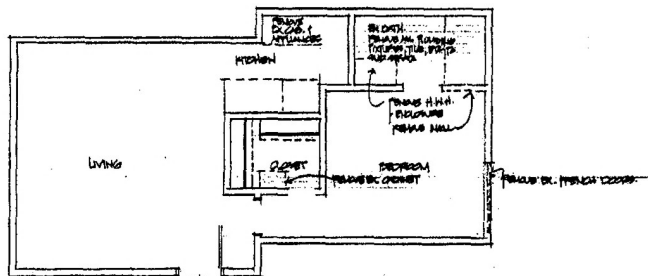
SIERRA LAND SURVEYING, Inc.

227 E. PALACE AVENUE, Ste. N	SANTA FE, NM	505-983-5932
Project No. C-033-0600	Dwg. DEC	Ck. DTC
	File: tds	Bk. 48

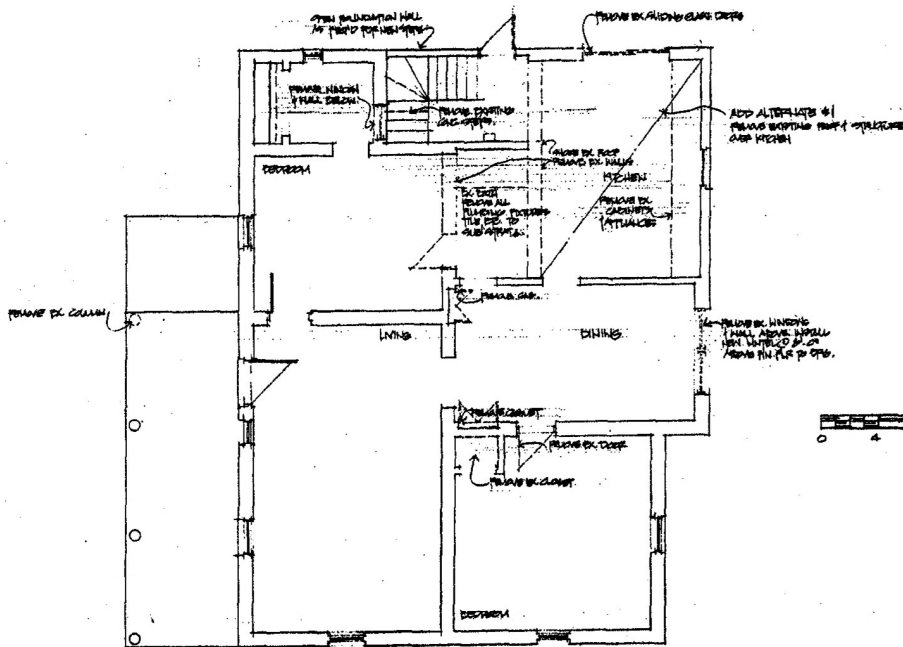
INDEXING INFORMATION FOR COUNTY CLERK

NAME	LOCATION	SUBDIVISION
Mory Neidorf	Sec. 30 T. 17 N. R. 10 E.	n/a

U.P.C. 1-055-098-002-425



Guest House
SCALE 1/4" = 1'-0"



Main House
SCALE 1/4" = 1'-0"

CRAIG
HOOPES
& ASSOCIATES
ARCHITECTS
2000 BROADWAY
DARTMOUTH, NH 03825
PHONE: 603.424.1200
FAX: 603.424.1200
E-MAIL: c.hoopes@ch-a.com

PROJECT:
DAVID DIRKS
RESIDENCE

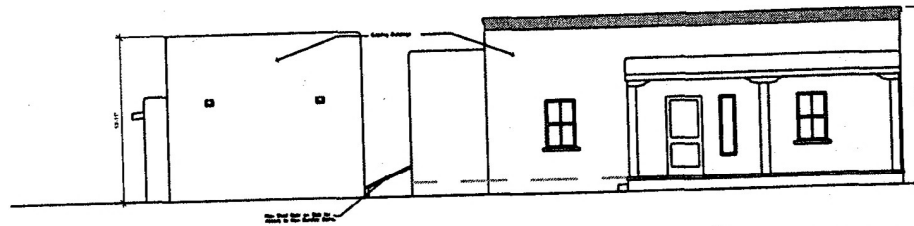
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Date:

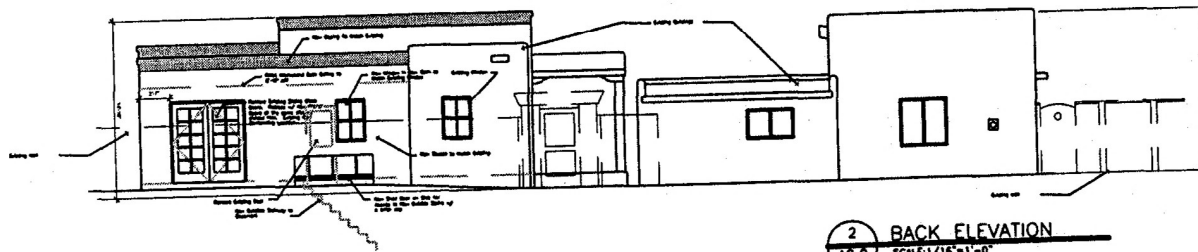
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Drawing Number:

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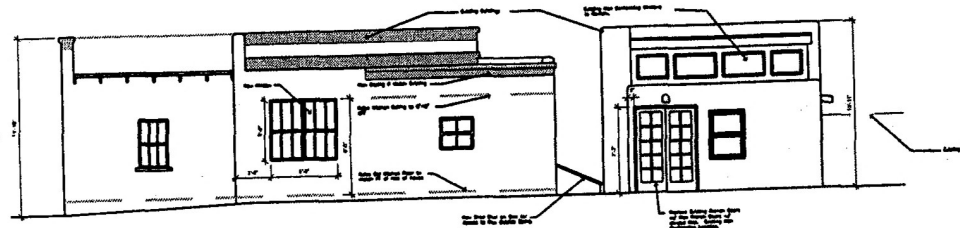


1 LEFT ELEVATION
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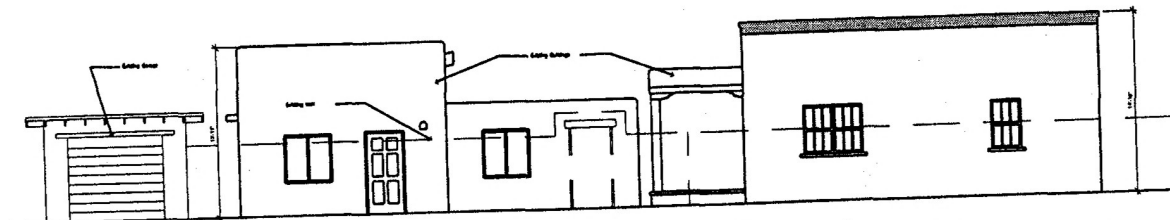


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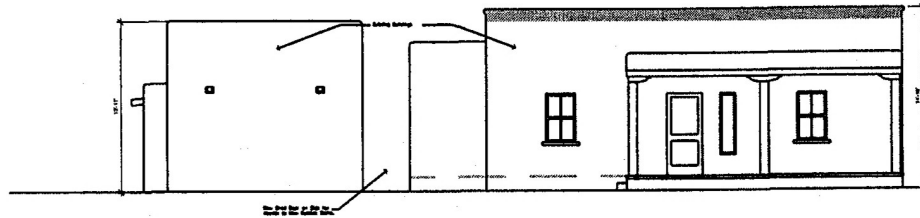
PROJECT:
DAVID DIRKS RESIDENCE
433 CALLE LA PAZ
SANTA FE, NEW MEXICO

DRAWING TITLE:
ELEVATIONS

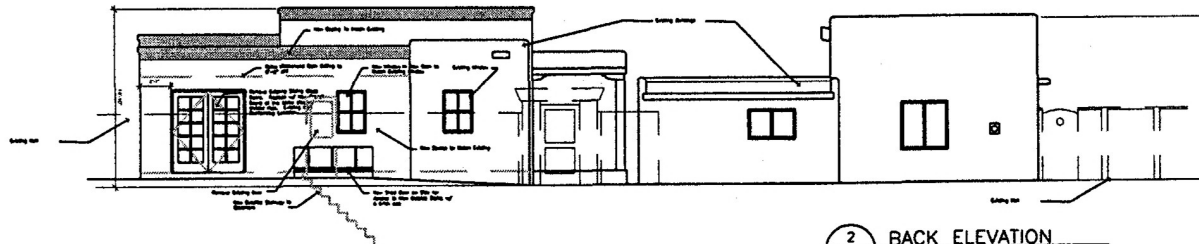
CADFILE:
ELEV.DWG
ISSUE DATE:
1 AUGUST 2001
LAST REVISION DATE:

DRAWING NUMBER:

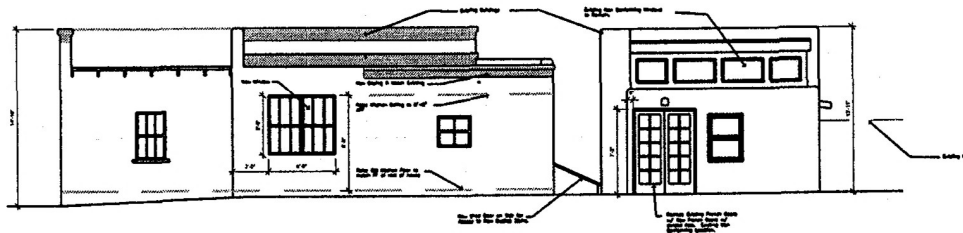
D-2.0



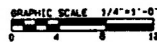
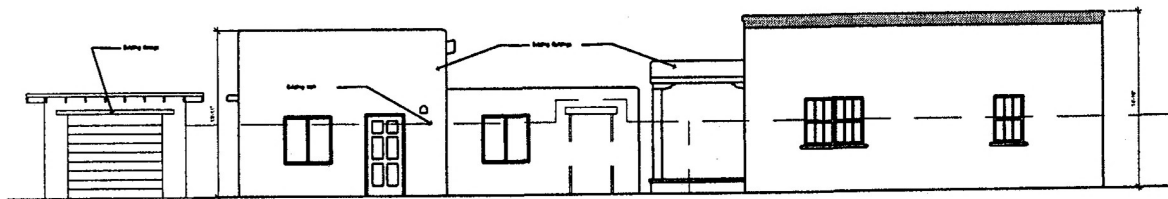
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CRAIG
HOOPES
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PHONE: 505.986.1010
FAX: 505.986.9898
E-MAIL: cha@nets.com

PROJECT:
DAVID DIRKS RESIDENCE
433 CALLE LA PAZ
SANTA FE, NEW MEXICO

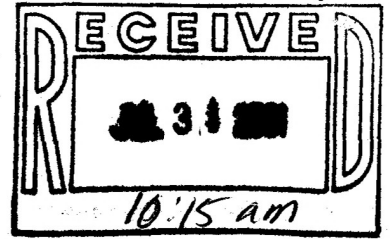
DRAWING TITLE:
ELEVATIONS

CADFILE:
ELEV.DWG
ISSUE DATE:
1 AUGUST 2001
LAST REVISION DATE:

DRAWING NUMBER:

A-2.1

EXHIBIT (C)



HISTORIC DESIGN REVIEW BOARD APPLICATION FORM

Application Type: Preliminary Approval () Final Approval ()

Project Location: 433 Calle la Paz Santa Fe NM 87501

Owner: Lee Dirks / David Dirks Phone: 989 3656

Address: 433 Calle la Paz City, State, Zip Code: Santa Fe, NM 87501

Applicant: Craig Hoopes and Assoc Phone: 986 1010

Address: 500 Montezuma Ave Suite 200C City, State, Zip Code: Santa Fe, NM 87501

Project Proposal: interior remodel, new outside stair

New Construction: Single-Family Residence () Commercial () Multi-Family Residence ()

Other Construction: Demolition (x) Remodel (x) Addition () Residential (x) Sign(s) () Wall/Fence () Antenna ()

Have you met with a Historic Districts Case Planner for a preapplication visit? Yes (x) No ()

if yes, who? Alysia Abbott Date? 7/27/01

Does the project include multi-story new construction or an addition which will increase the height of the subject building? Yes () No (x)

If yes, what is the appropriate streetscape height (as determined during your preapplication visit)?

What is the proposed height as illustrated in your project? 14'10"

Have you met with the appropriate Zoning staff in the Permit and Development Review Division to determine that your project conforms with the city's zoning standards? Yes (x) No ()

if yes, who? Phil Shafer Date? 7/27/01

If you have not met with zoning staff, please do so prior to submitting for HDRB review. All cases must comply with zoning requirements prior to review by the HDRB. Meeting with staff prior to the HDRB review will aid in expediting the permit process. Call 984-6571 for more information on required zoning.

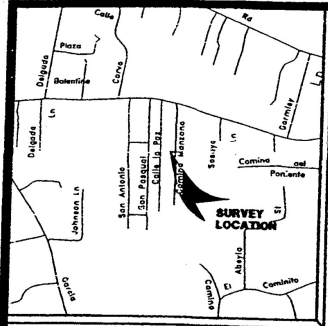
I certify that the documents submitted for Historic Design Review meet the minimum standards set forth in the Historic Districts Ordinance, Section 14-70 Santa Fe City Code 1987. Failure to meet these standards may result in rejection of my application. I also certify that I have met with a representative of the city's Zoning staff and verified the attached proposal is in compliance with the city's zoning requirements.

I agree to post notice of the proposed project on the site seven (7) days prior to the Historic Design Review Board meeting.

I am aware that a decision of the HDRB may be appealed by any aggrieved party within seven (7) days of the decision.

Signature of Applicant or Owner: Michael Rodrigue

Date: 7/31/01



VICINITY MAP



LEGEND

- USGLO Brass Caps found and used.
- Points found and used as noted.
- 1/2" Capped iron pin set this survey.
- - - Utility poles and lines
- Utility boxes.
- Fences.
- ▨ Walls.
- ▨ Concrete.

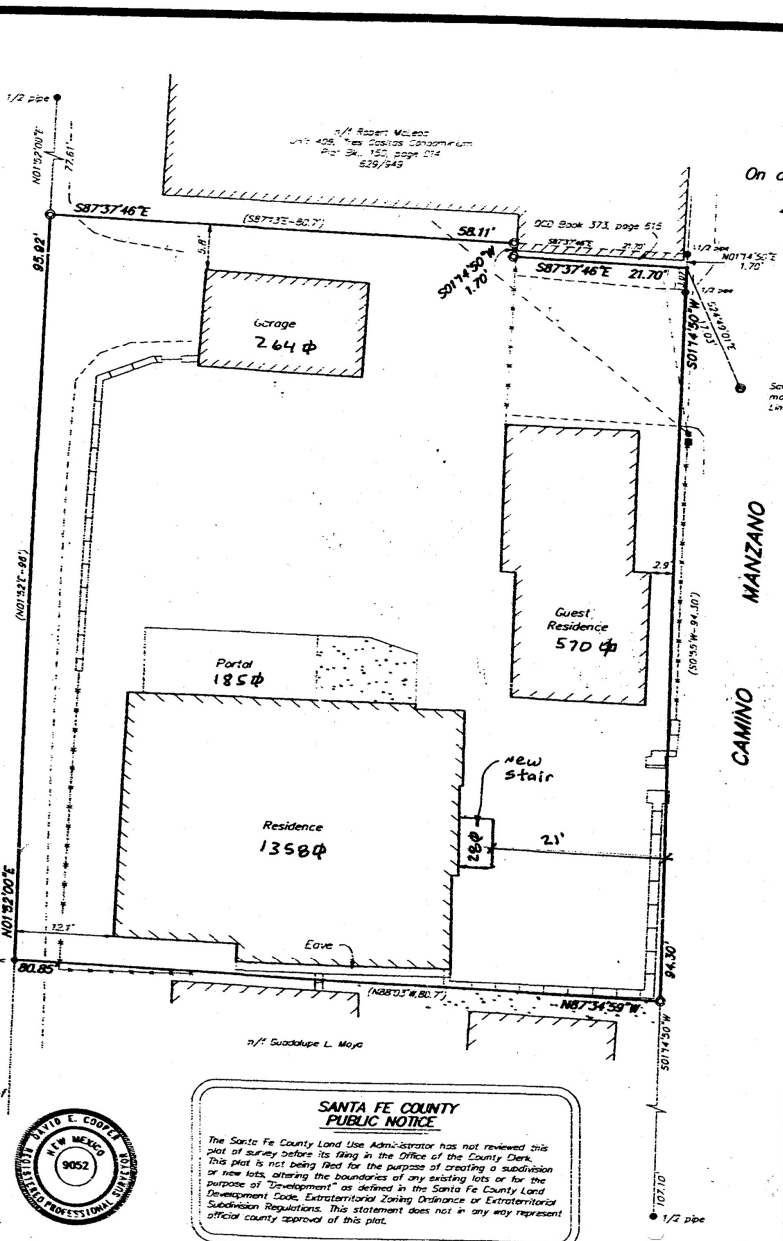
NOTES

- 1.) Basis of survey and basis of bearing for this survey was taken from the west line of subject lot as described in Deed recorded in Misc. Book 295, page 708.
- 2.) Bearings and distances in parenthesis are from the above noted plat.
- 3.) F.I.R.M. Panel No. 350070-0005-C, Zone "C". Residence does not lie within a designated 100 year flood plain area.

CERTIFICATE

I, David E. Cooper, a duly registered Professional Surveyor in the State of New Mexico hereby certify that this plat represents an actual survey made in the field by me or under my direction, that it meets the Minimum Standards for Surveys in New Mexico and that the information contained herein is true and correct to the best of my knowledge, information and belief.
This is a boundary survey of an existing tract or tracts and it is not a land division or subdivision as defined by the New Mexico Subdivision Act.

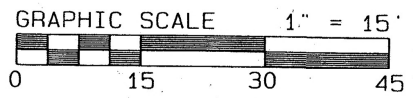
David E. Cooper
June 28, 2000
P.S. No. 9052



**Boundary Survey Plat
for
Lee E. Dirks**

11023

On a tract of land lying and being situate within the City and County of Santa Fe, New Mexico
433 Calle la Paz ±7670.7 square feet



COUNTY OF SANTA FE 1123-504
STATE OF NEW MEXICO

I hereby certify that this instrument was filed for record on the 19 day of July A.D. 2000 at 1:54 o'clock P.M. and was duly recorded in Book 444 Page 23 of the records of Santa Fe County.

Witness my Hand and Seal of Office
Rebecca Bustamante
County Clerk, Santa Fe County, New Mexico
Deputy

**SANTA FE COUNTY
PUBLIC NOTICE**

The Santa Fe County Land Use Administrator has not reviewed this plat of survey before its filing in the Office of the County Clerk. This plat is not being filed for the purpose of creating a subdivision or new lots, altering the boundaries of any existing lots or for the purpose of "Development" as defined in the Santa Fe County Land Subdivision Code, Extraterritorial Zoning Ordinance or Extraterritorial Regulations. This statement does not in any way represent official county approval of this plat.



SIERRA LAND SURVEYING, Inc.		
227 E. PALACE AVENUE, Ste. N	SANTA FE, NM	505-983-5932
Project No. C-033-0600	Dwg. DEC	Ck. DTC
	File: lts	Br. 48
INDEXING INFORMATION FOR COUNTY CLERK		
NAME	LOCATION	SUBDIVISION
Mary Neidorf	Sec. 30 T. 17 N. R10 E.	n/a
U.P.C. 1-055-098-002-425		