

A. CHRISTOPHER PURVIS ARCHITECTS

Historic Districts Review Board
City of Santa Fe, City Hall
Santa Fe NM 87501

Thursday, January 29, 2026

RE: 1489 Upper Canyon Road

Enclosed

HDRB application

A-1 Site Plans 10-16-2025

A-2 Floor Plans 10-16-2025

A-3 Elevations 10-16-2025

A-4 Gate drawing 1-29-2026

Photographs

Gate photographs

PZR

To Paul Duran and
Members of the Historic Districts Review Board

This building listed as contributing in the downtown and east side . The original building on this site was built PRE 1944 but it is only 750 square feet.

We propose to build a new home 10 feet away from the existing house to the west with will be more than 20 feet from the road with the following details

The home will be stuccoed with cementitious El Rey (la habra) buckskin

The windows and doors shall be white color TDL aluminum clad

The house will have various levels the highest of which will be 14 feet 8 inches due too the sloping ground of the site. the allowable height is 18'9"

There will be 3 ft walls to enclose the garden on the north and 6 ft walls south side of the house we will Install a Compressor for HVAC in the rear of the building behind the above mentioned walls

The existing Home has	
EXISTING HOUSE AREA	700 SQFT
EXISTING PORTAL AREA	50 SQFT
EXISTING GARAGE AREA	320 SQFT
PROPOSED HOUSE AREA	1400 SQFT
PROPOSED PORTAL AREA	240 SQFT
TOTAL ROOFED AREA	2710 SQFT
LOT AREA	32147 SQFT
LOT COVERAGE	8.6%

It has been called to our attention that the 4'2" rusted steel gate (mounted 5" off the ground) that is currently installed on the property did not receive HDRB approval when it was installed. As you can see from the attached photographs this gate was installed some time before Nov 2023 . We have no other information about it since my owners bought the property in the late spring of 2025. I attach the required responses for the exception:

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EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-4.6(G)(2) Downtown and Eastside Historic District Design Standards: The applicant requests an exception for the use of a 55" high 20 foot wide rusted steel gate

(i) Do not damage the character of the district

Applicant Response: The use of rusted steel for the gate material does not damage the character of the district because the patina on the steel and the pattern of the frame softens the effect of the steel so that it blends with the color of the other elements to be found in the streetscape

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

Applicant Response: This gate is required to stop the parking of people using the dorothy stewart trail within the courtyard which creates an liability and unsafe environment for the owners and the public

(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: This lot has a narrow area to use and so allowing the owners to have a gate there allows them to retain the safety of their yard and making it in steel will be more durable than other gate materials which is part of the heterogeneous character of santa fe in the 21st century.

Please call if you have any questions on the project 982-5461

Sincerely,



Christopher Purvis.



PURPOSE AND INSTRUCTIONS

Prior to a public hearing in front of the Historic District Review Board (HDRB) all applicants must obtain Historic Districts Preliminary Zoning Review (HPZR) from the Current Planning Division. The HPZR does not grant zoning approval. Following design approval from the HDRB, final zoning review will be performed at the time of building permit.

Applicants must submit complete and accurate information for review. Incomplete submittals will not be processed. All HPZR requests must be submitted to Current Planning via zoningcounter@santafenm.gov

PROJECT INFORMATION

Form with fields for Date, Property Owner of Record, Applicant/Agent Contact, Site Address, Suite or Space #, Subdivision Name, Lot #, Block #, Total Roof Area (square feet), Lot Coverage %, Lot Size (square feet), Proposed Construction Description, The following documents are required for review as applicable: Legal Lot of Record, Building Plans, Existing site plan w/ setbacks, Proposed site plan w/ setbacks, Existing & Proposed Elevations, Development Plan, Zoning District, Overlay Districts, Escarpment, Flood Plain, Other, Proposed Setbacks, Required Setbacks, Proposed Height, Max Height, Parking Required, Provided, Bike Parking, Provided.

Historic Planning Case Manager [dropdown menu]

If you selected "other," please write in the name of your case manager. [text field]

ADDITIONAL SUBMITTALS (IF APPLICABLE)

Form with checkboxes for: Affidavit Restricting Use of an Accessory Structure Containing a Bathroom or Kitchen, Setback Affidavit and Agreement, Site Visibility Triangle, Escarpment Slope Analysis, Flood Plain Grading Plan.

This hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting the Land Use Department staff prior to HDRB hearing.

[signature line] Owner Applicant Agent

To Be Completed by Land Use Department Staff

PRELIMINARY REVIEW STATUS

Form with fields for Preliminary Reviewed, Reviewed w/ conditions, Denied, Comments/Conditions, Preliminary Zoning Review completed by, Date, Preliminary Zoning Review #.

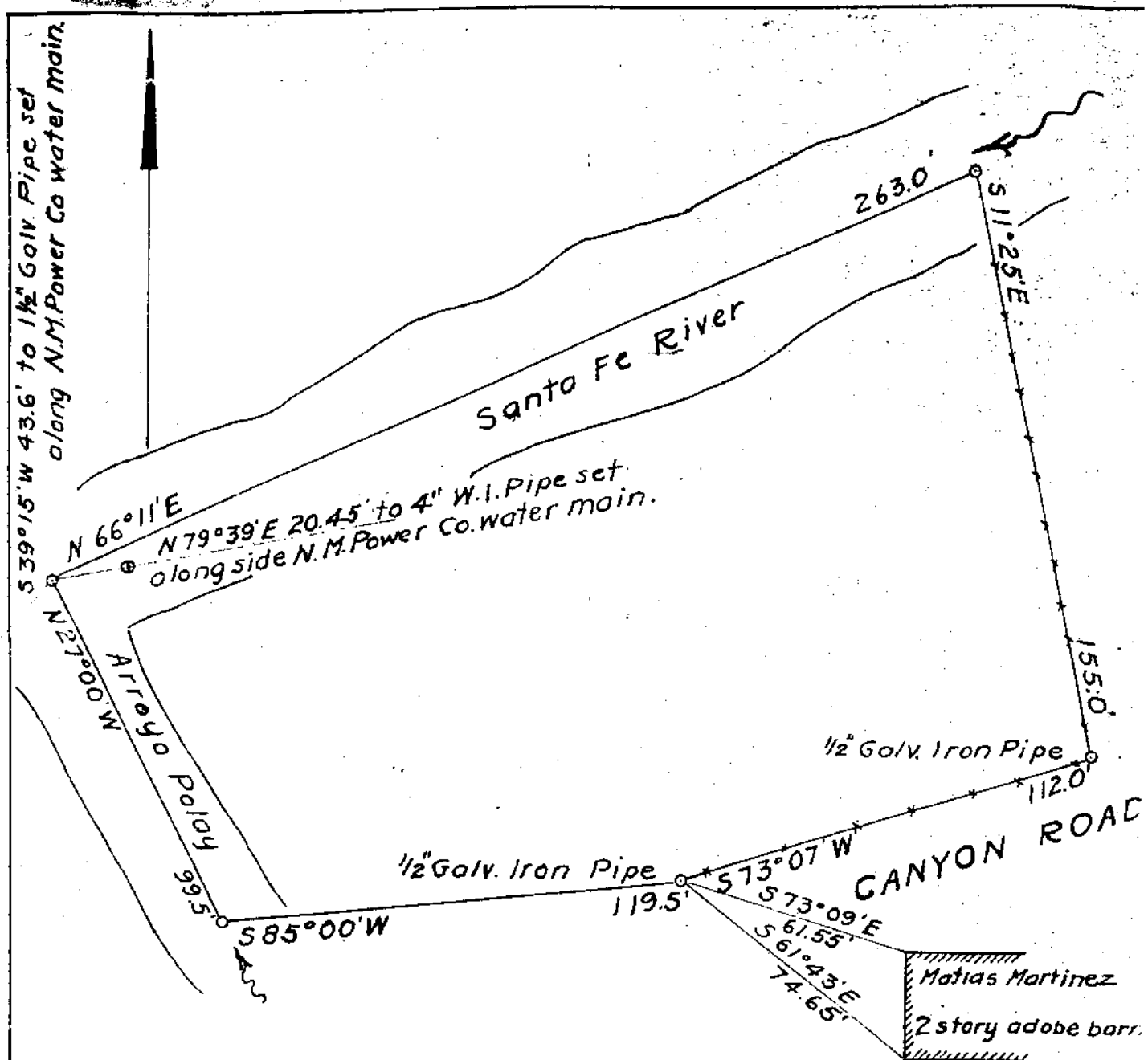
A. CHRISTOPHER PURVIS ARCHITECTS



LaHabra 80 lb. Premium Stucco Finish #106 Buckskin
740156 - The Home Depot

[Visit >](#)

WHITE alum Clad windows and Doors



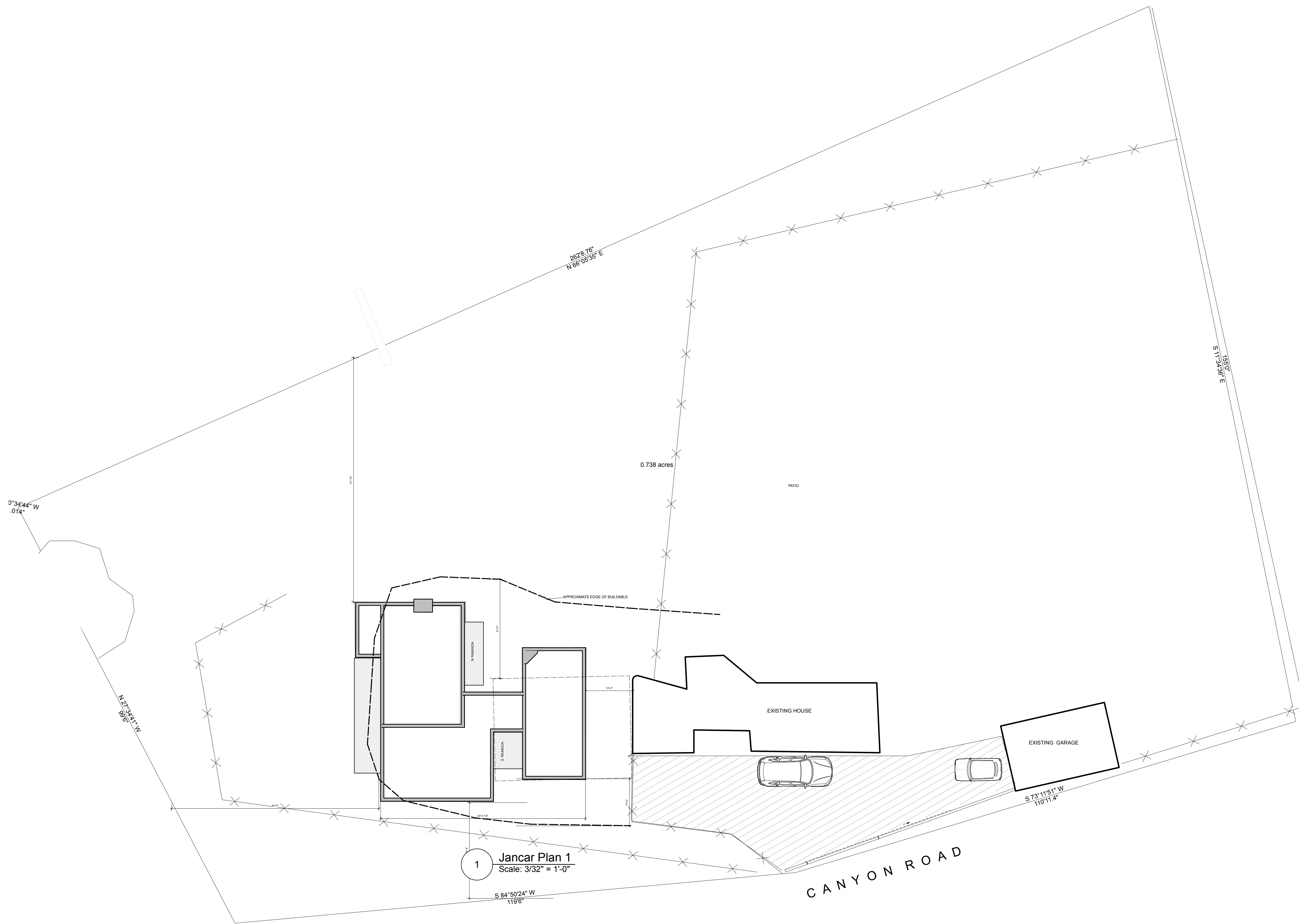
CERTIFICATE

I hereby certify that this plat and
 the field notes thereon are a true and
 correct copy of a survey made by
 me in the field June 4th, 1943.

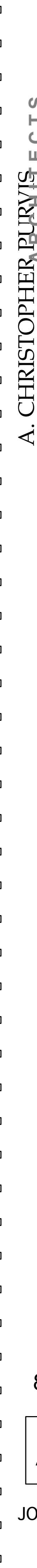
James C. Harwey.

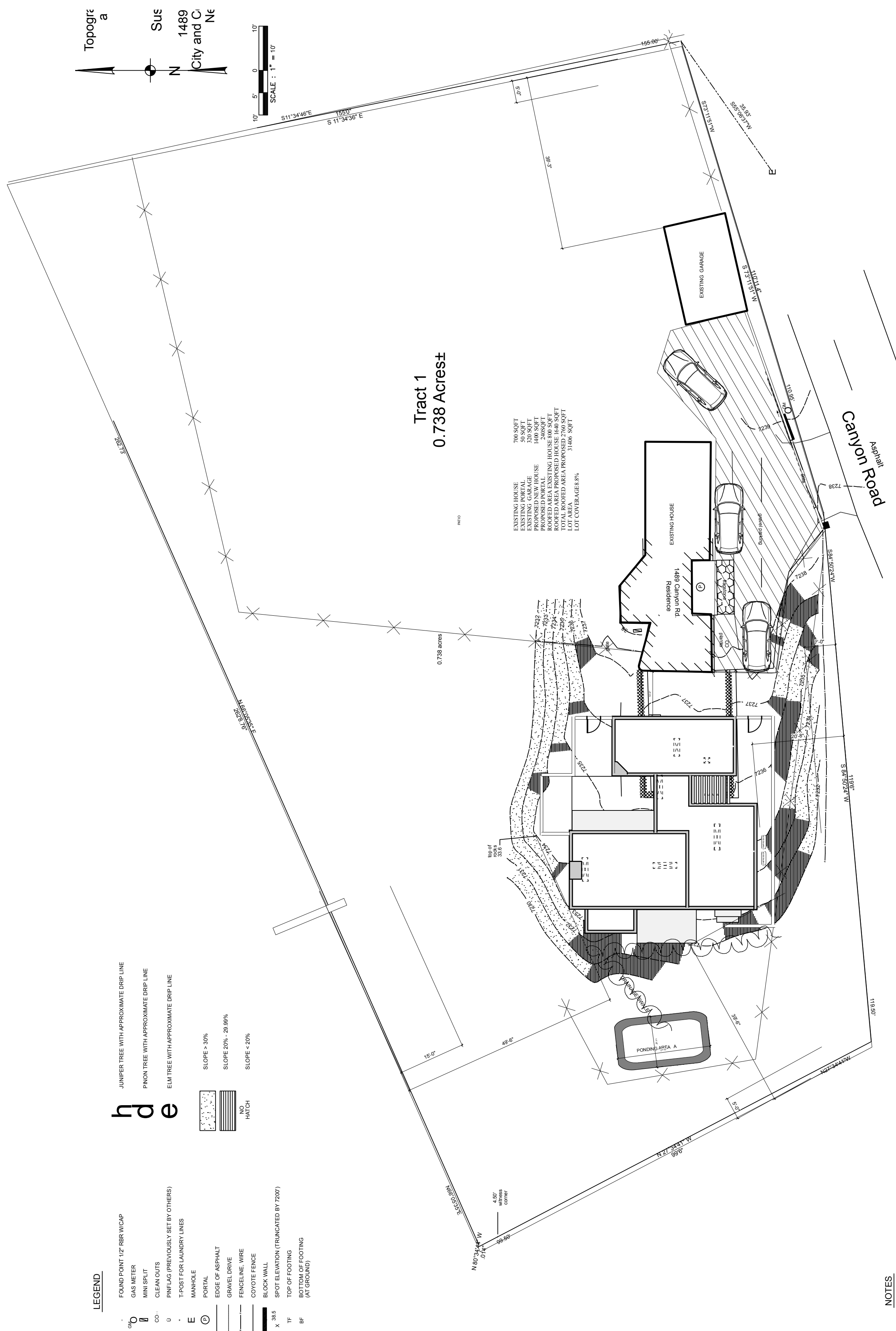
TRACT OF LAND
 SURVEYED FOR
 A. R. Mc KEE

PRECINCT 3 ~ SANTA FE, N. MEX.
 June 4th, 1943 ~ Scale 1" = 40'



1 Jancar Plan 1
Scale: 3/32" = 1'-0"



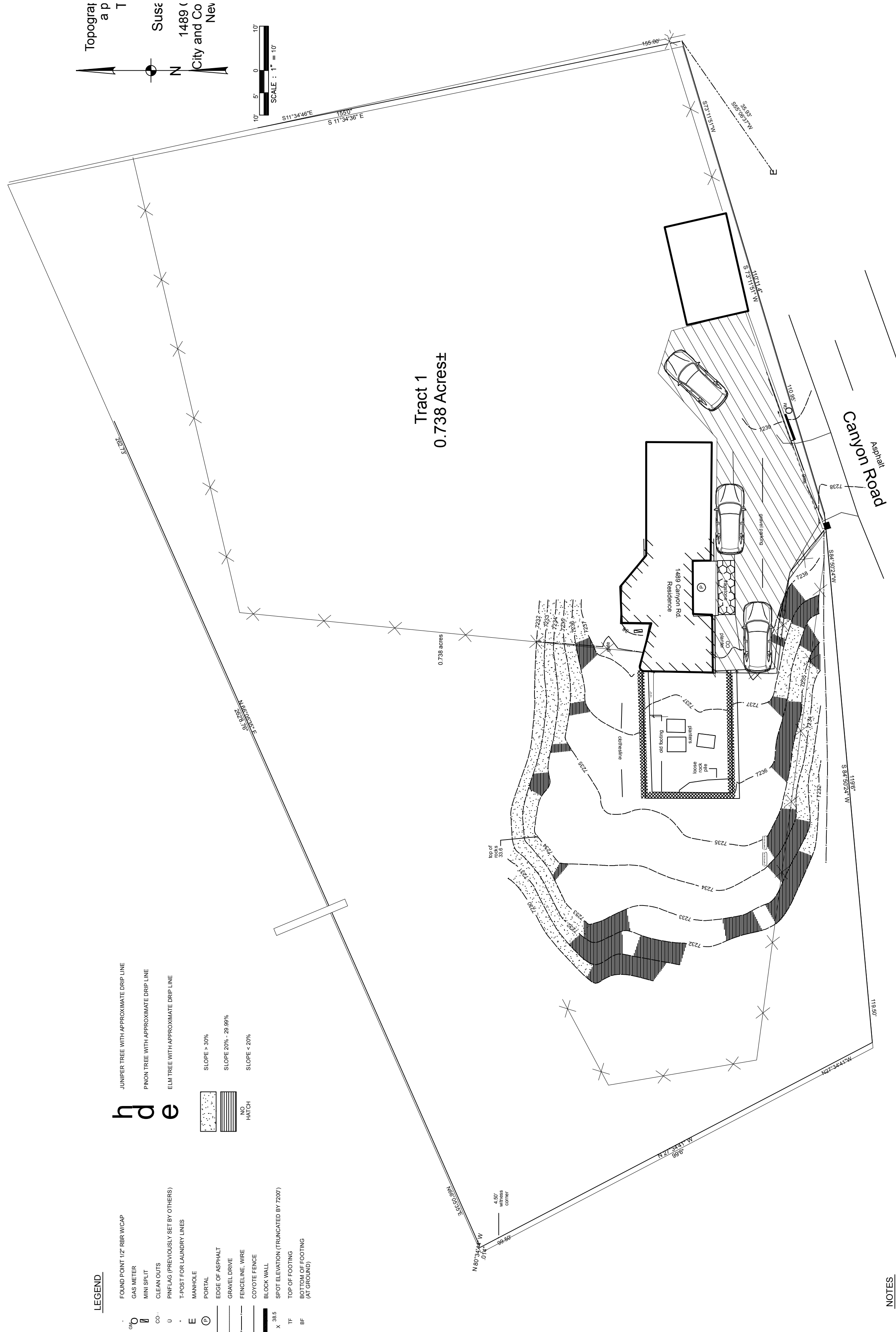


CANVAS	SECTION	TRANSPOSE
JANCAR	PROJ. 520	117N

NOTES

- 1) REFER TO BOUNDARY SURVEY PLAN FOR SUBAN JANCAR - PREPARED BY DANIEL F. COVERLEY, P.E. DATED JUNE 29TH, 2016, RECORDED AT THE SANTA FE COUNTY CLERK'S OFFICE, DATUM: NAVD83, ELEVATION: 7411.76, RANGE 29. BASES OF BEARINGS TAKEN FROM GPS OBSERVATION, WGS 84.
- 2) ELEVATION BENCHMARK TAKEN FROM FOOT MARCH/USE AND US THE STATION, ELEV. = 7411.76. CONTOUR INTERVAL IS ONE (1) FOOT.

1 PROPOSED SITE PLAN
Scale: 1/16" = 1'-0"

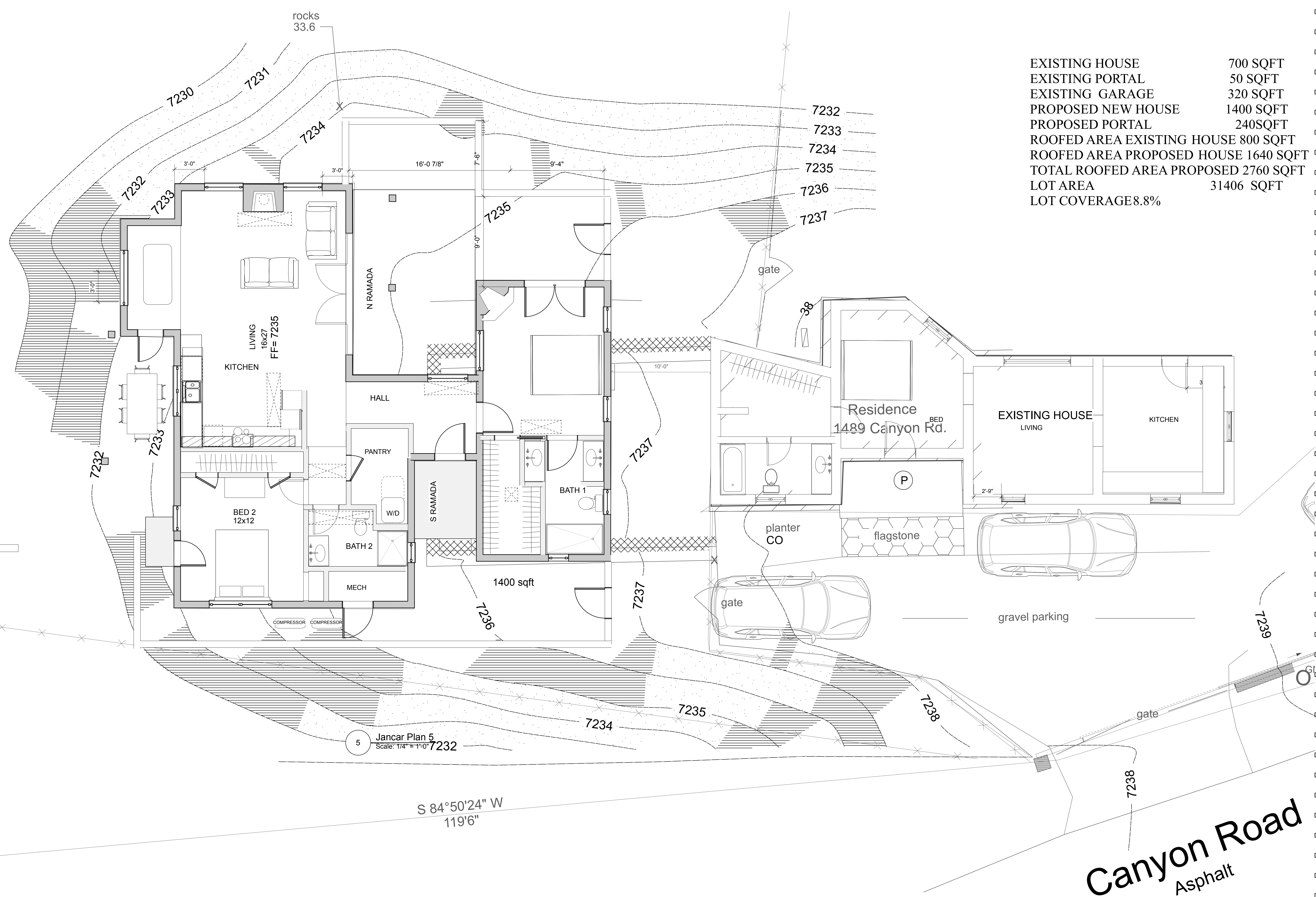


CANVAS	SECTION	TRANSPOSE
JANCAR	PROJ. 520	117N

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- 2) ELEVATION BENCHMARK TAKEN FROM FOOT MARCH/USE AND US THE STATION, ELEV. = 7411.76. CONTOUR INTERVAL IS ONE (1) FOOT.

3 EXISTING SITE PLAN
Scale: 1/16" = 1'-0"



EXISTING HOUSE	700 SQFT
EXISTING PORTAL	50 SQFT
EXISTING GARAGE	320 SQFT
PROPOSED NEW HOUSE	1400 SQFT
PROPOSED PORTAL	240SQFT
ROOFED AREA EXISTING HOUSE	800 SQFT
ROOFED AREA PROPOSED HOUSE	1640 SQFT
TOTAL ROOFED AREA PROPOSED	2760 SQFT
LOT AREA	31406 SQFT
LOT COVERAGE	8.8%

5 Jancar Plan 5
Scale: 1/4" = 1'-0"

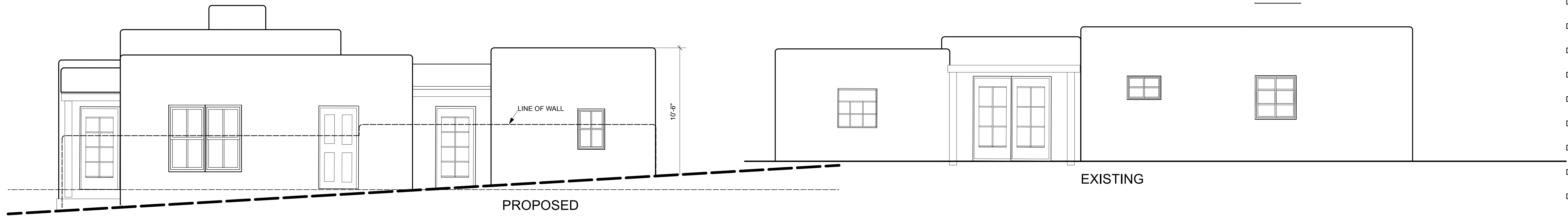
S 84°50'24" W
119'6"

Canyon Road
Asphalt

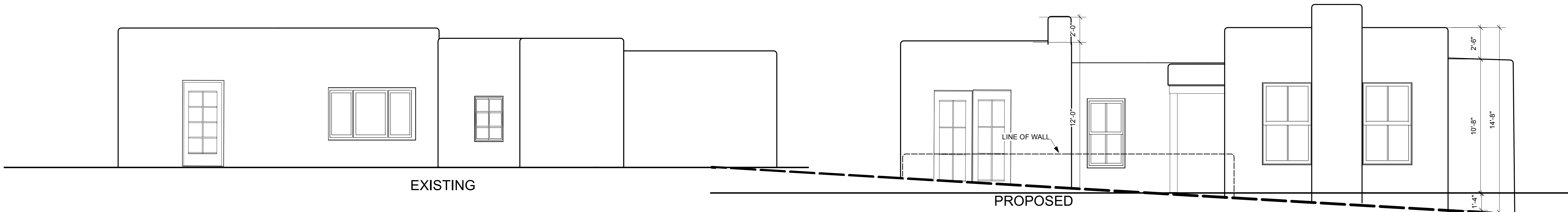
A. CHRISTOPHER PURVIS ARCHITECTS
 518 Old Santa Fe trail St PMB 373
 Santa Fe New Mexico 87505 Tel: 505.982.5461
 E-Mail: Architect@ACP-ART.com

Jancar Home
 1489 Upper canyon Road
 SANTA FE, NEW MEXICO

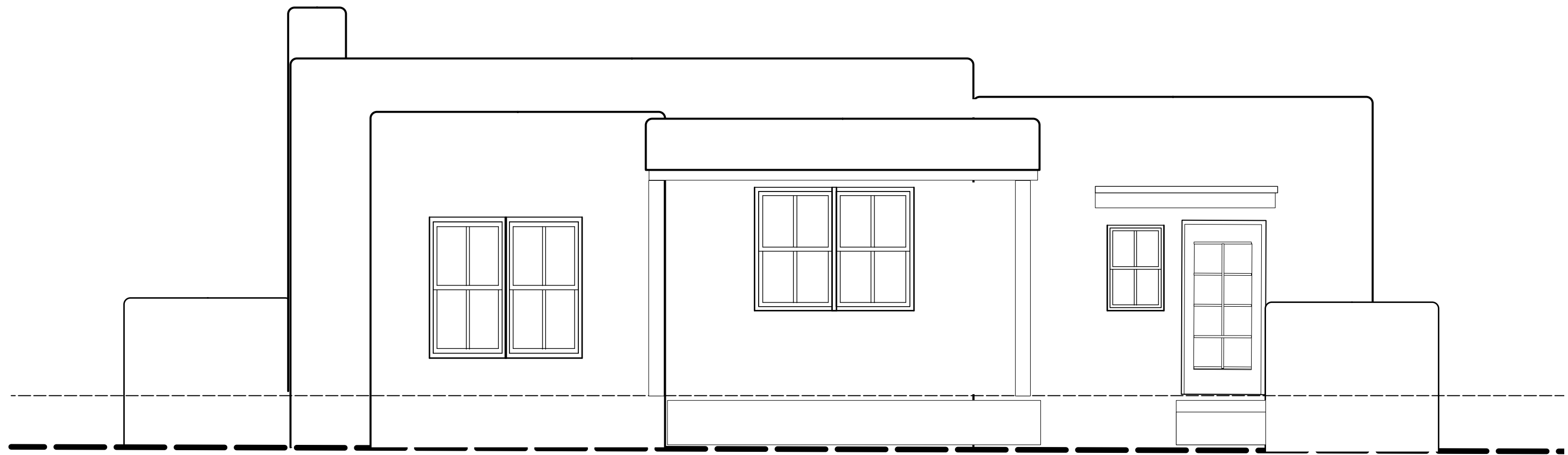
10/24/25
A-2
 JOB NO. 7889



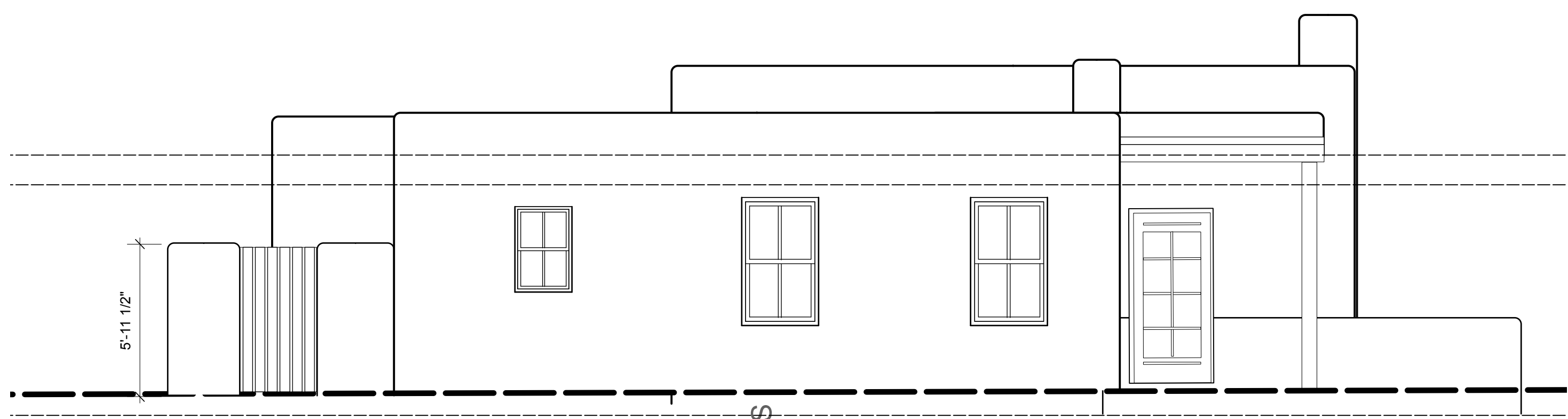
1 SOUTH ELEVATION
Scale: 1/4" = 1'-0"



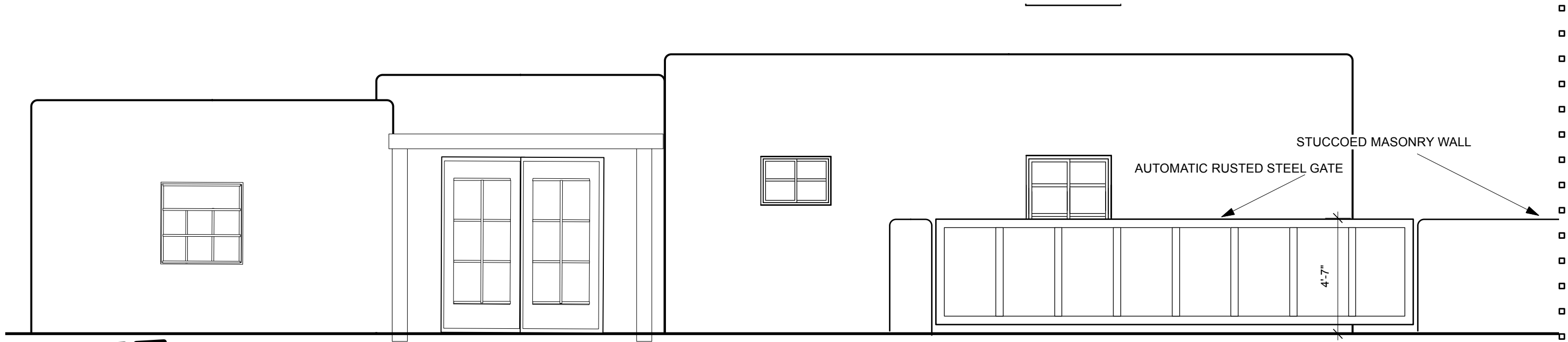
2 NORTH ELEVATION
Scale: 1/4" = 1'-0"



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



5 EAST ELEVATION
Scale: 1/4" = 1'-0"

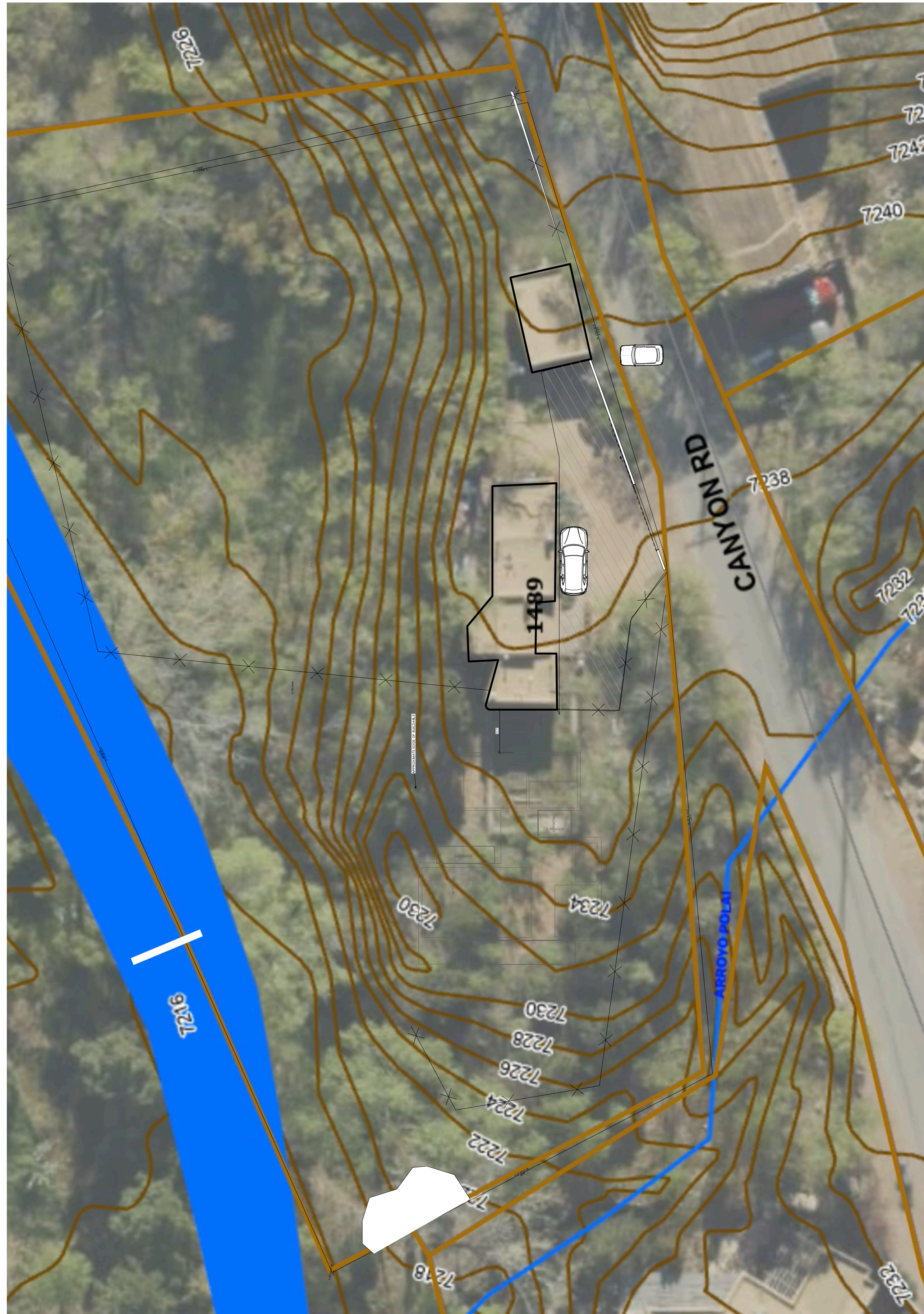


1 SOUTH ELEVATION
Scale: 1/4" = 1'-0"

A. CHRISTOPHER PURVIS
ARCHITECTS

518 Old Santa Fe Trail Skt PMB 373
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Jancar Home
1489 Upper canyon Road
SANTA FE, NEW MEXICO



1 Site Current
Scale: 1/16" = 1'-0"



2 Site 1967
Scale: 1/16" = 1'-0"

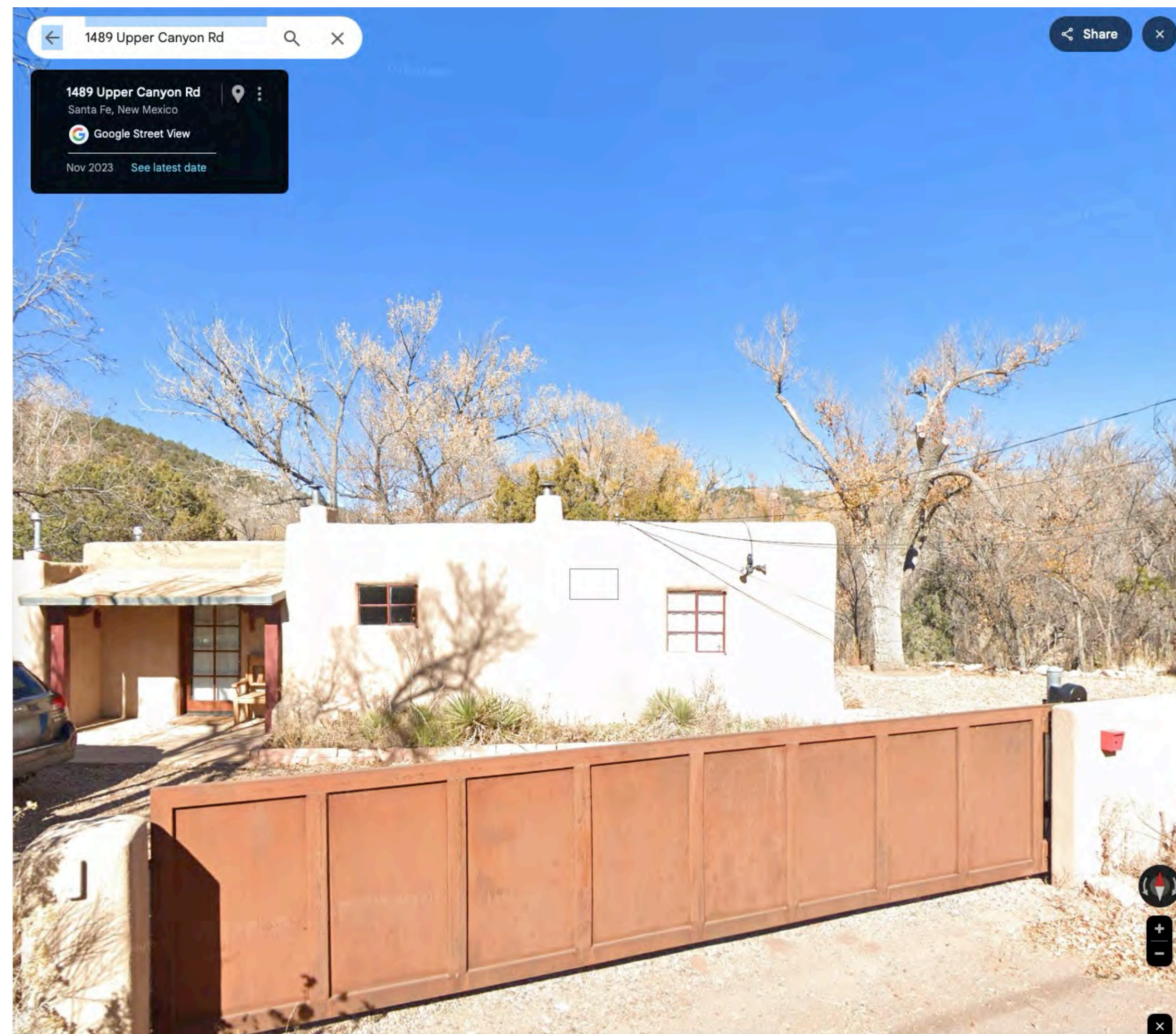
Jancar Home
1489 Upper canyon Road
SANTA FE , NEW MEXICO

8/22/25

A-1

JOB NO. 7889

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518 Old Santa Fe Trail St. PMB 373
Santa Fe, New Mexico 87505 Tel: 505.982.5461
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1

SOUTH ELEVATION

Scale: NTS



EASTERN END OF NORTH



WESTERN END OF NORTH

2

NORTH ELEVATION

Scale: NTS



3 EAST ELEVATION
Scale: NTS



4 WEST ELEVATION
Scale: NTS