

HPD - APPLICATION LETTER - revised  
August 19<sup>TH</sup>, 2025

**PROPERTY ADDRESS:**

425 Abeyta St.  
Santa Fe, NM 87501

Dear Lani:

Attached are the documents and drawings for the proposed new residence and detached (with exterior breezeway) 2-car garage. The property in question is a vacant lot, located at the address of **425 Abeyta St.** The residence is to be 2,239 SF, the garage 866 SF, and the portales 551 sf. There is a yardwall at the west elevation, partially enclosing the primary portal.

The proposed residence will be in the typical Santa Fe pueblo style, with a mix of divided lite and picture frame windows, wood portal structures, and earth toned stucco. There will be all flat roofs, with either parapets (at main masses) or “wafer” style (at the portals). There will be no primary mass taller than 15’-0” above the finish grade(see elevations), and the roofs will be tan colored. There will be a small run of yard wall on the west elevation, as well as a planter wall. See site plan.

*We have not had a height study performed in our area, however considering our proposed heights, and the fact that there are multiple-story homes on at least two sides of our property, we didn’t consider this to be necessary.*

**WINDOWS:** The reason for the mixture of divided lite and picture windows is multi-faceted. First, the design intent of the house is for the publicly visible facades to fully participate in the visual language of the neighborhood, but for the rest of the house to have a more minimal, relaxed, and spacious feeling. The picture frame windows will also allow more natural light, and are on the northern and eastern sides, where the light will be dampened by the towering trees of the neighbors. Secondly, financially the client would like to avoid the extra cost of divided lite windows where they are not required. Lastly, we believe that the layout does not cause any aesthetic or functional dissonance to the building, and thus should be allowed.

**PUBLICLY VISIBLE WINDOWS:** Our understanding is that the only publicly facing units will be the western and southern ones that can be seen by someone walking down Abeyta St, and no others. These units are labeled with the symbol (shown below) with a blue “P” inside a circle on sheet A-1.1. Please also refer to elevation 1 on sheet A-2.0.



studio|BOSE  
[rajabose@gmail.com](mailto:rajabose@gmail.com)  
(505) 310 3737  
[studiobose.com](http://studiobose.com)



**EXT. WALL CORNERS:** We do not intend to utilize bullnosed corners; instead we propose to utilize the standard sharp stucco corner profile.

**EXCEPTIONS:** We are pursuing one design exception, to code item **14-5.2(E)(2)(b)**, regarding the pair of corner windows at the kitchen area. Please see previously submitted letter with our exception criteria responses.

**SKYLIGHTS:** The house will have multiple velux-type flat glass skylights, all of which are fully hidden behind the parapet walls of the house.

**HVAC:** The HVAC system of the house will be forced air. The furnace will be fully contained in interior space at the mechanical room. The condenser will sit on a concrete pad outside, out of public view, near the mechanical room door. There will be no rooftop units.

**PROJECT DETAILS:**

<b>District:</b>	<b>Downtown and Eastside Historic District</b>
<b>Lot size:</b>	<b>20,174 SF (0.46 ACRES +/-)</b>
<b>Total Roofed proposed:</b>	<b>3,788 SF</b>
<b>Lot coverage:</b>	<b>18.8 %</b>

See the next page for the material color selections of the building.



**COLORS:**

- **Stucco:**



Torreón

■ 55 1501

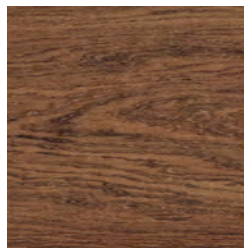
STO -Torreón 55

- **Clad doors and windows:**



Charcoal color Cladding

- **Wood stain color @ portal beams and post:**



English Chestnut wood stain color

Thank you for your time and review. Please contact us if you have any questions.

*-Rajah Bose  
studioBOSE  
Principal Architect*

studio|BOSE  
[rajahbose@gmail.com](mailto:rajahbose@gmail.com)  
(505) 310 3737  
[studiobose.com](http://studiobose.com)



**PROJECT: 425 Abeyta St, Santa Fe, NM 87501  
New Residence**

Seeking exception to:

**14-5.2(E)(2)(b)**

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

*The proposed design/requested exception...*

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

The corner window unit is a beautiful feature that is evident in numerous structures in the same “Downtown and East Side Historic District” neighborhood. In this way, the rule that we are seeking exception to is an arbitrary “style guide” and fails to acknowledge some of the real architectural components that exist in and define Santa Fe’s existing architectural landscape. The rule also does not acknowledge the influence of Midcentury architecture and the advent of the steel window, both important parts of Santa Fe’s history. As seen in the example images below, Santa Fe’s architecture in this very same district has innovatively and tastefully adapted the aforementioned influences and components into “pueblo” and “territorial” versions of themselves, which is in itself a glorious aspect of Santa Fe’s architectural history.

These buildings are located at Otero St, Delgado St, and Lorenzo Ln, respectively.



In the spirit of reiterating this certain component of the district’s character, the client and the architect would like to deploy a corner window unit at the publicly visible kitchen area (see elevations).



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

In short, the site plan that was developed in response to the site's conditions has influenced the placement of the driveway, garage, and front entry of the home. As such, the kitchen is situated in such a manner that is logically located, but also provides key views to the outside. This includes giving the ability of the person working at the kitchen sink to see incoming cars, arriving guests, and children playing in the west "front yard." The corner window unit has been positioned in the floor plan to address exactly these functions. It is our view that without this corner window, the floor plan does not reach its full functional potential, with tangible shortcomings regarding the site layout and the issues mentioned above. See plan snippet and interior kitchen rendering below for illustration:



**(iii) Strengthens 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:**

For reasons mentioned in the first response, the building's design only works to strengthen the character of the city by being Pueblo style, single story, "true" exterior wood structural portals, divided lite windows on the publicly viewed facades, etc.

In addition, the home is for a young couple, from Santa Fe, who plan to start a family soon. The lot is near homes of previous generations of the same family. Everything about this project contributes to the community strength and overall integrity of the district and city's aesthetic and societal objectives.

Regarding a "full range of design options" and the ability of future residents to reside within the historic districts, the home is a thoughtfully planned 3 bed 2 bath with a detached two car garage - thereby making it extremely versatile and standard for a typical family's needs, including future generations.

Thank you for your consideration,

Rajah Bose, agent/architect  
8/18/2025



CAMINO DEL PONIENTE

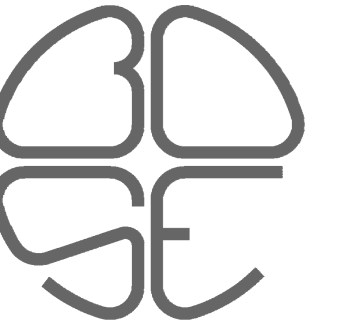
ABEYTA ST

425 ABEYTA ST



# LANMAN RESIDENCE

CITY OF SANTA FE H.P.D. SUBMITTAL



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+1 (505) 310 3737  
rajahbose@gmail.com  
studiobose.com

## VICINITY MAP



## GENERAL NOTES

- WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING:
  - GENERAL NOTES UNLESS OTHERWISE NOTED ON PLANS OR SPECIFICATIONS;
  - INTERNATIONAL RESIDENTIAL CODE, 2015 EDITION
  - ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES AND REGULATIONS, INCLUDING THE 2021 NEW MEXICO ENERGY CONSERVATION CODE.
- ALL DRAWINGS, SPECIFICATIONS & COPIES THEREOF FURNISHED BY THE DESIGNER SHALL REMAIN THE DESIGNER'S PROPERTY. THEY ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT.
- DO NOT SCALE DRAWINGS; USE FIGURED DIMENSIONS ONLY.
- IN CASE OF CONFLICT, LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
- CONTRACTOR SHALL TAKE ALL NECESSARY FIELD MEASUREMENTS & OTHERWISE VERIFY ALL DIMENSIONS SHOWN ON THE DRAWINGS, INCLUDING THE CONTRACTOR'S SUB-CONTRACTORS & MANUFACTURERS SHOP DRAWINGS. SHOULD ANY INCONSISTENCY EXIST, THE CONTRACTOR SHALL NOT PROCEED WITH THE WORK UNTIL INCONSISTENCIES ARE REPORTED TO THE DESIGNER & CLARIFIED OR CORRECTED. SHOULD NOT QUESTIONS BE ASKED IT IS ASSUMED THE CONTRACTOR INTERPRETS THE DRAWINGS PER THE ARCHITECT'S INTENT.
- THE NOTES & DRAWINGS ARE INTENDED TO DESCRIBE & PROVIDE FOR A COMPLETE SCOPE OF WORK. THE CONTRACTOR SHALL MAKE EVERY ATTEMPT TO FURNISH ALL LABOR & EQUIPMENT NECESSARY FOR THE WORK AS DESCRIBED BY THE NOTES & DRAWINGS. IT IS UNDERSTOOD & AGREED BY THE CONTRACTOR THAT THE WORK DESCRIBED SHALL BE COMPLETE IN EVERY DETAIL EVEN THOUGH EVERY ITEM NECESSARILY INVOLVED IS NOT INDIVIDUALLY MENTIONED
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTIONS MEANS, METHODS, TECHNIQUES, SEQUENCES & PROCEDURES, AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY.
- ALL POSTED SIGNS SHALL BE FURNISHED BY THE CONTRACTOR & SHALL BE OF PERMANENT DESIGN. SUCH SIGNS SHALL NOT BE REMOVED OR DEFACED & IF REMOVED, DEFACED OR LOST, SHALL BE REPLACED IMMEDIATELY.
- ALL DIMENSIONS, UNLESS NOTED OTHERWISE (UNO.) ARE TO THE FACE OF STUDS, FACE OF MASONRY/CONCRETE WALLS OR CENTER OF OPENINGS.
- PROVIDE ADEQUATE SUPPORT FOR STUDS WHERE INTERIOR WRING, PLUMBING, ETC. MAKES SPACING GREATER THAN T OC
- PROVIDE CONTINUOUS BLOCKING AT ALL WALL HUNG CABINETS & SHELVING.
- ALL CONTINUOUS CLIPS & BLOCKING MUST BE FASTENED THROUGH THE STUDS. ALL FASTENERS USED TO ANCHOR COMPONENTS & OTHER CABINETS ITEMS SHALL BE CONCEALED

## CODE INFORMATION

**ZONING:** R5

**HISTORIC:** DOWNTOWN AND EASTSIDE HISTORIC DISTRICT

**LOT SIZE:** 20,174 SF (0.46 ACRE +/-)

**PROPOSED LOT COVERAGE: (TOTAL ROOFED):** 18.8%

**OCCUPANCY:** R-3 SINGLE FAMILY

**CONSTRUCTION TYPE:** VB

**SETBACKS:** 20' FRONT, 5' SIDES, 15' REAR

**MAX. ALLOWED HEIGHT:** 26' (VERIFY RE: HISTORIC)

**BUILDING SIZE:**

HEATED:	2,249 SF
GARAGE:	866 SF
PORTAL/OVERHANG:	673 SF
<b>TOTAL HEATED:</b>	<b>2,249 SF</b>
<b>TOTAL ROOFED:</b>	<b>3,788 SF</b>

**PARKING:** 2 GARAGE SPACES, 2 GUEST SPACES PROVIDED

## HERS CERTIFICATE

HERS CERT TO BE LOCATED HERE

## DRAWING INDEX

#	NAME	HISTORIC
G-0.0	COVER SHEET	X
G-1.0	SITE PLAN	X
A-1.1	FLOOR PLAN	X
A-2.0	ELEVATIONS	X
A-7.0	RENDERED VIEW	X

## PROJECT CONTACTS

**OWNER:**

HENRY LANMAN III

**ARCHITECT**

studioBOSE  
RAJAH BOSE, NCARB  
rajahbose@gmail.com  
c: (505) 310 3737

No.	Revision	Date
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COVER SHEET

Date	8-19-2025
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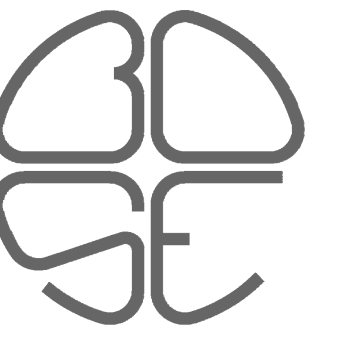
Drawn By	RMB
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G-0.0

Scale	1/4" = 1'-0"
Print Size:	24" X 36"

LANMAN RESIDENCE  
425 ABEYTA ST.  
SANTA FE, NM 87501





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+1 (505) 310 3737  
rajahbose@gmail.com  
studiobose.com

# LANMAN RESIDENCE

425 ABEYTA ST.  
SANTA FE, NM 87501

No. Revision Date

## FLOOR PLAN

Date 8-19-2025

Drawn By RMB

# A-1.1

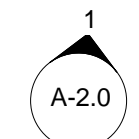
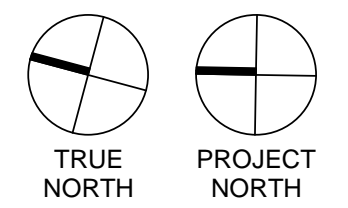
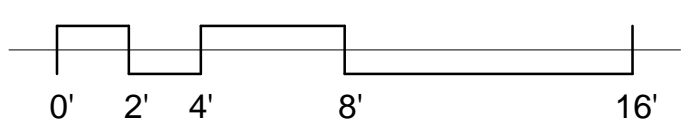
Scale 3/16" = 1'-0"  
Print Size: 24" X 36"

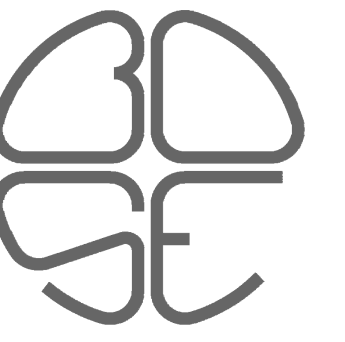


PUBLICLY VISIBLE ELEVATION  
PARALLEL TO ABEYTA ST.

GROSS FLOOR AREAS	
Name	Area
HEATED	2249 SF
GARAGE	866 SF

1 FLOOR PLAN  
3/16" = 1'-0"





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rajahbose@gmail.com  
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LANMAN RESIDENCE

425 ABEYTA ST,  
SANTA FE, NM 87501

No. Revision Date

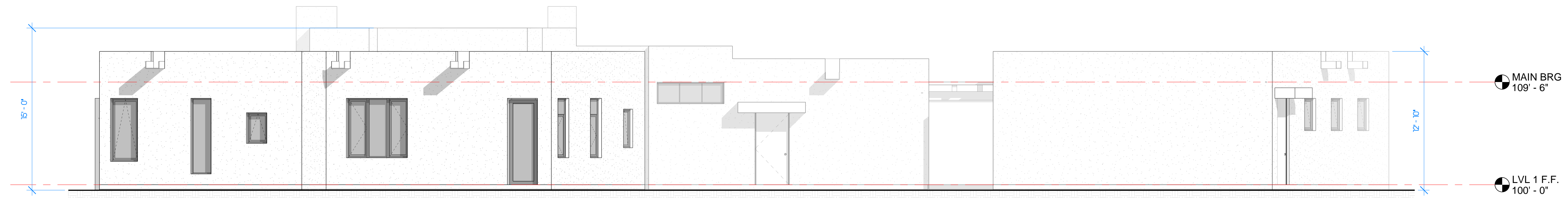
ELEVATIONS

Date 8-19-2025

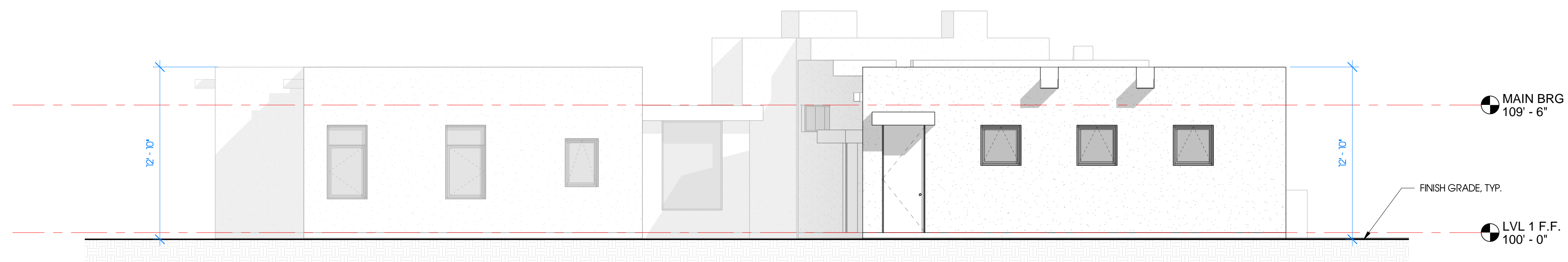
Drawn By RMB

A-2.0

Scale As indicated  
Print Size: 24" X 36"



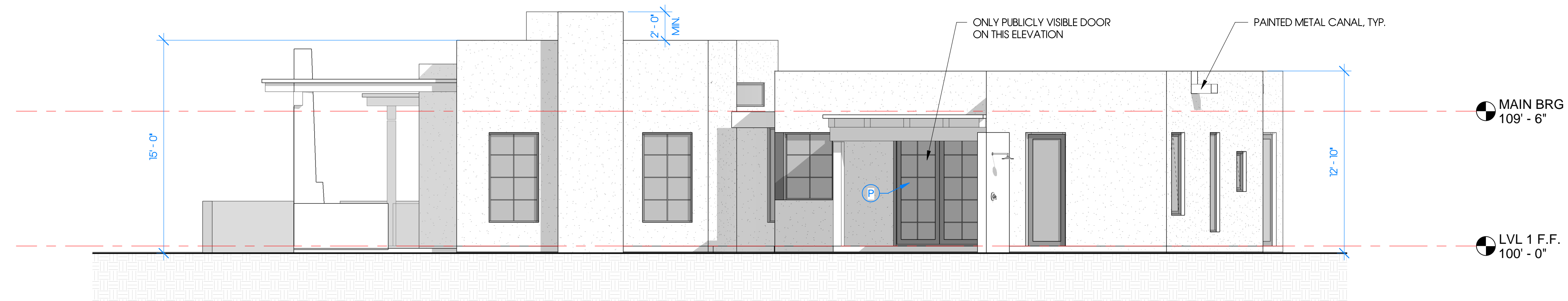
④ EAST ELEVATION  
3/16" = 1'-0"



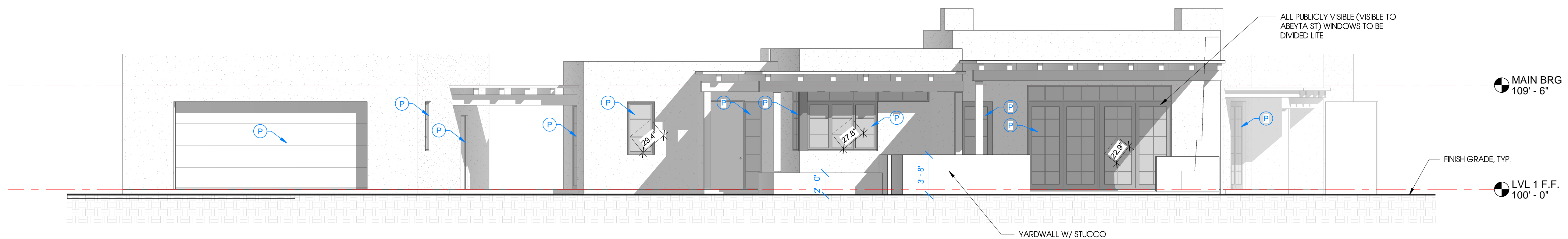
③ NORTH ELEVATION  
3/16" = 1'-0"

EXTERIOR MATERIAL LEGEND

	EXPOSED WOOD OR PAINTED METAL
	EARTH TONE STUCCO
	GLASS
	METAL CLADDING



② SOUTH ELEVATION  
3/16" = 1'-0"



① WEST ELEVATION (PARALLEL TO ABEYTA LOT LINE) - PUBLICLY VISIBLE  
3/16" = 1'-0"

YARDWALL W/ STUCCO

MAIN BRG 109' - 6"

LVL 1 F.F. 100' - 0"

MAIN BRG 109' - 6"

LVL 1 F.F. 100' - 0"

FINISH GRADE, TYP.

MAIN BRG 109' - 6"

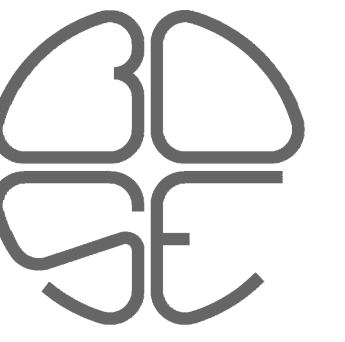
LVL 1 F.F. 100' - 0"

FINISH GRADE, TYP.

MAIN BRG 109' - 6"

LVL 1 F.F. 100' - 0"

FINISH GRADE, TYP.



studio|BOSE

+1 (505) 310 3737  
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LANMAN RESIDENCE

425 ABEYTA ST,  
SANTA FE, NM 87501

No.	Revision	Date
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RENDERED VIEW

Date	8-19-2025
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Drawn By	RMB
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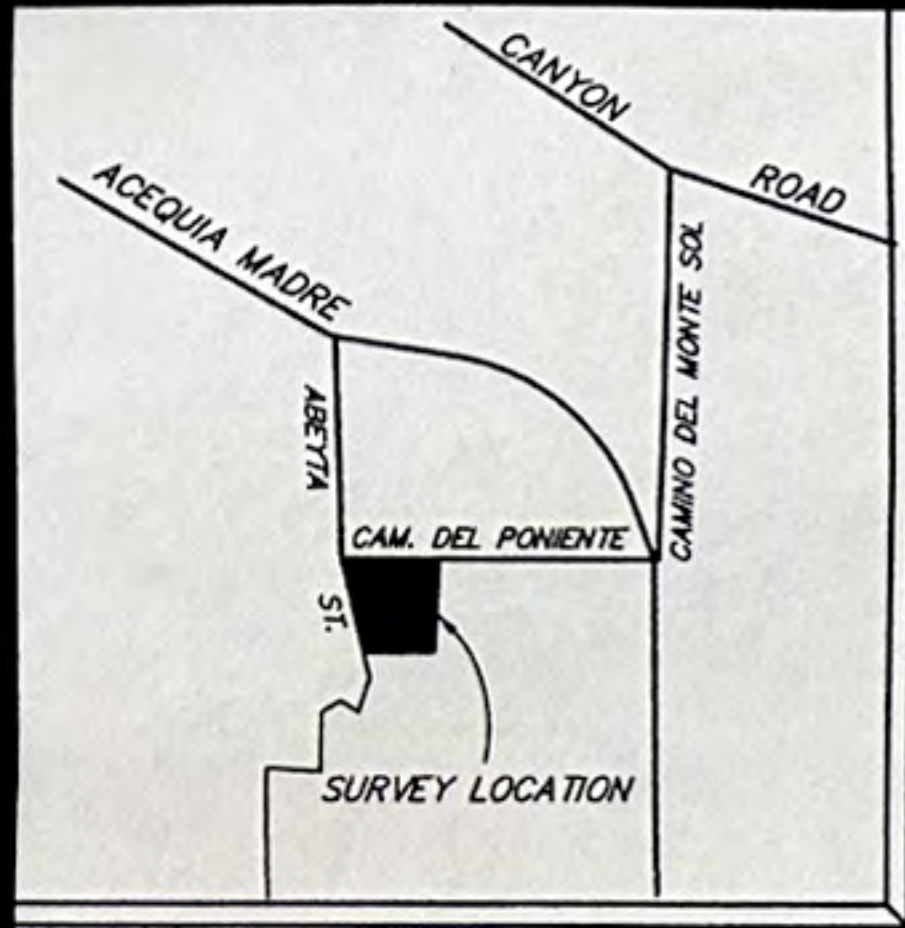
A-7.0

Scale	
Print Size:	24" X 36"

PLAT OF BOUNDARY SURVEY  
FOR  
KELSEY LANMAN CHESHIRE  
&  
HENRY REESE LANMAN, JR.

TRACT 1, TRACT 2, & TRACT 3 SITUATE AT 800  
CAMINO DEL PONIENTE, CITY OF SANTA FE,  
SANTA FE COUNTY, NEW MEXICO.

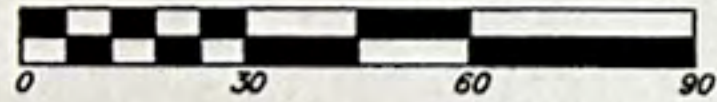
752034



VICINITY MAP



SCALE: 1"=30'

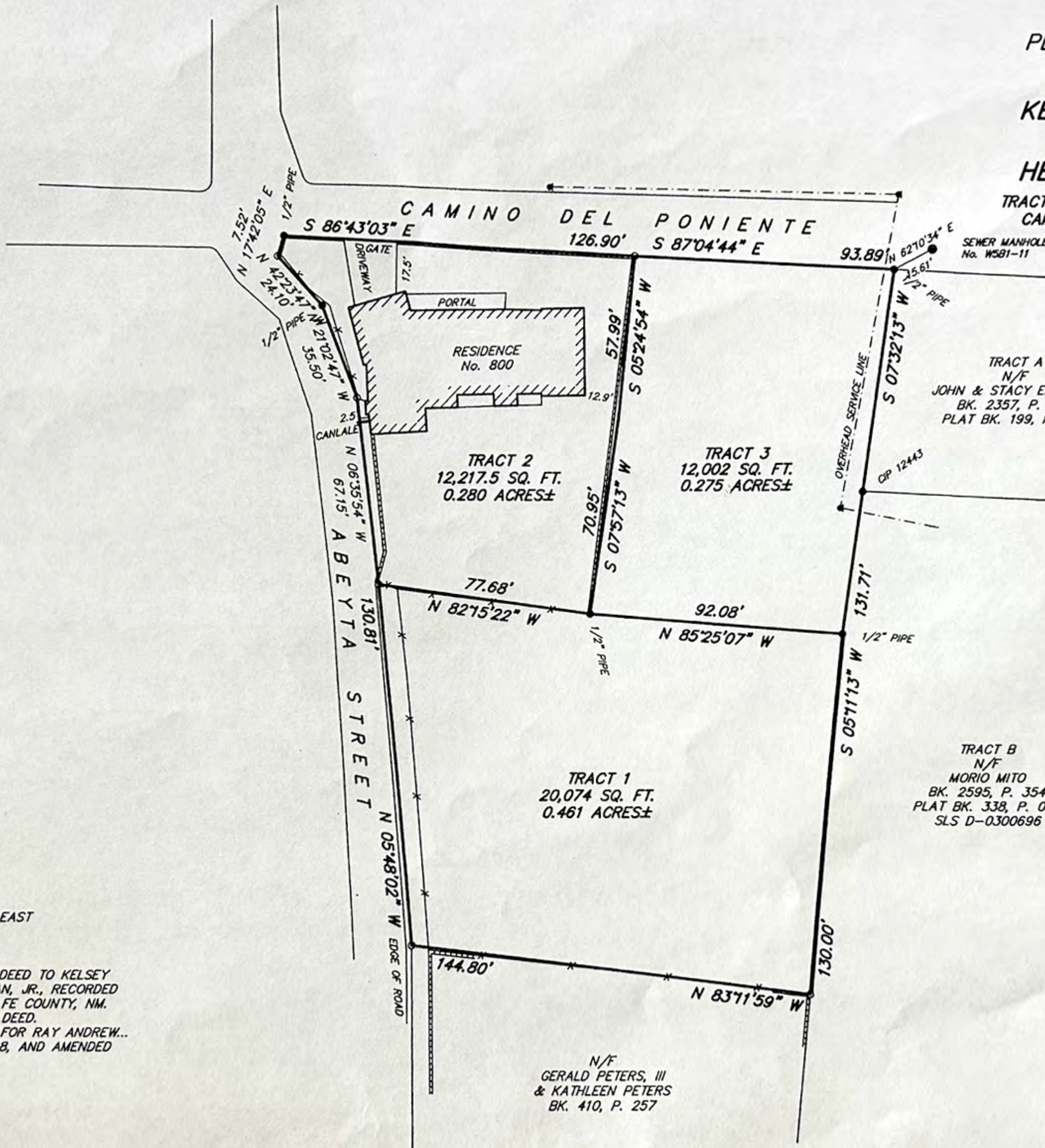


LEGEND

- Sewer manhole.
- Points found and used as noted.
- 1/2" Capped iron pin set this survey.
- ⊕ Power poles.
- Fences.
- Walls.
- ▨ Concrete.

NOTES

1. BASE OF BEARINGS: GPS OBSERVATION OF THE EAST BOUNDARY OF TRACT 3, (S 5'00"00" E), WGS 84, GEODETIC, LOCAL.
2. THIS SURVEY IS BASED ON SPECIAL WARRANTY DEED TO KELSEY LUPHER LANMAN CHESHIRE & HENRY REESE LANMAN, JR., RECORDED AS INSTRUMENT No. 1464403, RECORDS OF SANTA FE COUNTY, NM. BEARINGS AND DISTANCES IN ( ) ARE FROM SAID DEED. REFERENCE SURVEYS: TRACTS OF LAND SURVEYED FOR RAY ANDREW... BY JAMES C. HARVEY, PS 44, DATED NOV. 23, 1948, AND AMENDED FEB. 16 & 18, 1949.



TRACT A  
N/F  
JOHN & STACY ERICKSON  
BK. 2357, P. 062  
PLAT BK. 199, P. 005

TRACT B  
N/F  
MORIO MITO  
BK. 2595, P. 354  
PLAT BK. 338, P. 025  
SLS D-0300696

N/F  
GERALD PETERS, III  
& KATHLEEN PETERS  
BK. 410, P. 257

1687267  
COUNTY OF SANTA FE } ss  
STATE OF NEW MEXICO }  
I hereby certify that this instrument was filed for  
record on the 9 day of November A.D.  
2012, at 1:57 o'clock P m., and was duly  
recorded in Book 752, Page 034 of the  
records of Santa Fe County.

Witness my Hand and Seal of Office  
VALERIE ESPINOZA  
County Clerk, Santa Fe County, New Mexico  
*Valerie Espinoza*  
Deputy

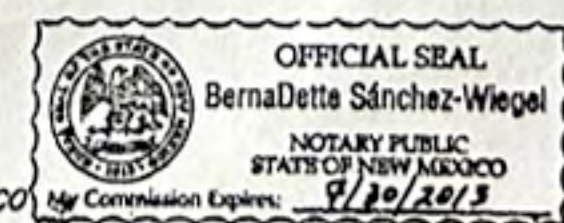


CERTIFICATE

I, Philip B. Wiegel, a duly registered Professional Surveyor in the State of New Mexico hereby certify that I conducted and am responsible for this survey, that this survey and plat represent 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.

I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act and that this is a boundary survey plat of an existing tract or tracts.

*Philip B. Wiegel*  
Philip B. Wiegel  
P.O. Box 22773  
Date of Fieldwork  
8 October, 2008  
P.S. No. 9758  
Santa Fe, NM.



STATE OF NEW MEXICO }  
COUNTY OF SANTA FE }  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE  
ME THIS 9th DAY OF November, 2012.  
By: *Philip B. Wiegel*  
Bernadette Sanchez-Wiegel  
NOTARY PUBLIC  
COMMISSION EXPIRES 7/30/13

PUBLIC NOTICE  
CITY OF SANTA FE STAFF HAS NOT REVIEWED THIS DOCUMENT PRIOR TO RECORDATION. CITY OF SANTA FE STAFF MUST APPROVE ALL DOCUMENTS SUBMITTED WITH AN APPLICATION FOR BUILDING PERMIT AND MAY REQUIRE ADDITIONAL DOCUMENTATION TO PROVE LEGAL LOT OF RECORD. VERIFICATION OF LEGAL LOT OF RECORD IS THE SOLE RESPONSIBILITY OF THE PURCHASER/OWNER.

INDEXING INFORMATION FOR COUNTY CLERK  
BOUNDARY SURVEY

OWNER: KELSEY LUPHER LANMAN CHESHIRE & HENRY REESE LANMAN, JR.  
LOCATION: 800 CAMINO DEL PONIENTE SECTION 30, T 17 N, R 10 E, N.M.P.M. PROJECTED INTO THE SANTA FE GRANT SANTA FE COUNTY, NM.  
UPC No.: 1-055-098-086-397

**DEL RIO SURVEYS, INC.**

P.O. BOX 22773	SANTA FE, NM	820-9200
PROJECT No. 08100574	Dwg. PW	Clk. DV
	Date: 10/08/08	REV: 1

