Woven Architecture

1114 Hickox St., Suite A
Santa Fe, NM 87505
505.820.1555

Design Standards & Signage Exceptions

2026-013420-HDRB – Carriage House (old Garage). 616 Acequia Madre. Downtown & Eastside Historic District. Significant. Woven Architecture, agent for Jusbasche Investments Ltd., owner, proposes to remove the rear shed, construct an 82 sq. ft. addition to a height of 9'-10" where the existing height is 11'-6", repair the portal and replace windows and doors, basement covering, gutters, downspouts, fascia, repair parapets and fascia, decking, and vigas; repair garage doors; alter the door opening on the east facade, stucco, and replace hardscaping at the guest house.

EXCEPTIONS BEING REQUESTED (5 total):

1) 14-4.6(E)(4)(I)(a) altering openings on a primary façade:
    a. North Façade – proposed widening of garage door.
    b. South Façade – change door opening to a window.
    c. West Façade – change window opening to a door.
2) 14-4.6(E)(4)(II) removing historic material:
    a. South Façade – proposed removal of remnants of wood shed, previously demolished.
3) 14-4.6(E)(2)(II)(a) addition to primary façade:
    a. South Façade – proposed 82 SF addition.

QUESTIONS to be answered for the exceptions being requested:

A. The requested change does not damage the character of the district.
B. The requested change is/are required to prevent a hardship to the applicant or an injury to the public welfare.
C. The requested change is required [or will] strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residence can continue to reside within the historic districts.

RESPONSES: Each exception requested is answered within the individual questions (A, B, and C). The proposed addition on the south façade could be removed in the future without damaging the character of the district, preventing a hardship to future applicants or injury to the public welfare, and without compromising the full range of design options that would allow residents to continue to reside in this historic district.

A. The requested change does not damage the character of the district.

1) 14-4.6(E)(4)(I)(a) Removing Openings on a Primary Façade:

    a. North Façade – Proposed Widening of Garage Door.

    Allowing this exception does not damage the character of the district. The proposed alteration is to widen the existing garage door opening from 8' to 9' – a change hardly noticeable to the eye even from a short distance away, let alone from the public right-of-way. While there are three existing 8-foot garage doors, the one proposed to be widened is set back the furthest from the street. It will in no way impact the scale, massing, style, or defining features of this building, and it will not damage the character of the district. There are many precedents for 9-foot wide garage doors within the district, so this alteration will not create anything out of character in the Historic and Eastside District.

    b. South Façade – Change Door Opening to a Window.

    Allowing this exception does not damage the character of the district because, similar to (a) above, the overall integrity, scale, style, and detailing of this historic building will remain the

same. This minor change to the south façade is not out of character with the scale, style, and materials that define this district. Changing this opening from a window to a door will not be visible, as the south façade faces the rear of the property, is not publicly visible., and set back underneath a portal. While historic windows and door fenestration shall be repaired or restored when possible (per 4.6E(4)(I)(a, c, and d)), the opening location will be maintained, though now replaced with a window. If the board requests that the stucco below the window be scored or slightly recessed to show the old opening, the applicant is open to this modification.

This alteration to an opening does not take away or lessen any character-defining features of this façade and does not create any non-conformities. This proposed change will not damage the character of the district.

c. West Façade – Change Window Opening to a Door.

Allowing this exception does not damage the character of the district because, similar to (a) and (b) above, the overall integrity, scale, style, and detailing of this historic building will remain the same. This minor change to the west façade is not out of character with the scale, style, and materials that define this district. The existing window opening is failing including the frame and glazing. This façade is not visible from the public right of way, so a minor alteration to convert a window opening to a door opening, will not damage the character of the district, and in fact may strengthen it by fixing a deteriorated opening.

2) 14-4.6(E)(4)(II) Removing Historic Material:

a. South Façade – Proposed Removal of Remnants of Wood Shed, Previously Demolished.

*This exception to allow for removal of historic material will not damage the character of the district because the overall character, scale, and style of this historic building will remain unchanged. This portion of the building is non-historic, and it has no merit or value to the history or architecture of this property. It was built to be used as storage, sometime after 1974, and had deteriorated. Pests, including birds, rodents, and other creatures had contributed to an unsafe environment. As photo **Exhibit A** shows, it was built of a mix of random materials, including prefabricated trellis, corrugated metal, wood, and plywood. Its demolition will certainly not damage the character of the district.*

3) 14-4.6(E)(2)(II)(a) Addition to a Primary Facade:

a. South Façade – Proposed 82 SF Addition.

Allowing this exception to add an 82 SF bathroom addition to a primary façade will not damage the character of the district for the following reasons. Its scale, style, massing, height, and location are all well within the established parameters and vocabulary of the district. Nothing about this addition is out character with the surrounding properties and area. The proposed height is below the existing historic structure and facade height, delineating between "old" and "new" construction, and its detailing will be similar to but not identical to the original building, allowing the original structure to be recognized.

Further, this façade (even though considered primary) is not publicly visible. Surrounded by private properties with 6-foot tall coyote and masonry yard walls, this corner of the structure is at the far southeast corner of the lot. The district's character will remain intact and will not be damaged by this proposed addition.

B. Exception Required to Prevent a Hardship to the Applicant or an Injury to the Public Welfare.

1) 14-4.6(E)(4)(I)(a) Removing Openings on a Primary Façade:

a. North Façade – Proposed Widening of Garage Door.

Granting this exception would prevent a hardship to the applicant – the existing opening width of 8-feet was considered the standard for cars in the past. In today's world the standard is 10-feet, therefore a 9-foot wide opening is a compromise between the old and new, as vehicle sizes have changed drastically from 1926 to 2026. Additionally, the old standard provided the

bare minimum width, making it difficult to park a car without the risk of damage or injury. This is one of the main reasons 9-foot (and 10-foot) wide garage doors are commonly used today. It is a hardship for the applicant to attempt to park a car daily through an opening which would barely allow one of today's smaller cars to fit, much less a standard size vehicle. Being unable to use a building for which it was originally designed is a hardship exacerbated by the risk of damage or injury every time a car is parked. Providing the extra 12" will improve also improve maneuverability, therefore reducing the hardship of potential damage to a vehicle.

The historic pair of garage doors in the 8-foot opening will be replaced with a pair of doors that together are 9-feet wide in a similar style and manner to that being replaced. Small modifications to the doors themselves will be made in order to differentiate them slightly from the historic doors being removed. Not allowing the applicant to replace the doors at an opening which is now wider to accommodate today's vehicle width is a hardship that would detract from the applicant's ability to use the building for its intended use.

b. South Façade – Change Door Opening to a Window.

This exception would prevent the following hardship to the applicant – the property owner has taken on the challenge of owning and residing in a historically significant building, which is 100-years old. It is a hardship to be unable to adapt this residence to make it fit for living in 2026, including code-mandated upgrades and owner-requested improvements, without any alterations to the exterior. Per 4.6E(4)(I)(a, c, and d)), by installing a window at the historic door opening, the historic opening will remain, though altered. The interior spaces require some upgrades and renovation to allow for 2026 living standards, including placing the bathroom in the space which currently has a door leading to the exterior porch on the south side. The need for privacy in the bathroom calls for the removal of the door. Applying the design standards without this exception creates undue hardship for the applicant by being them not being able to fully utilize the building in a way that meets todays standards of living.

c. West Façade – Change Window Opening to a Door.

Granting this exception prevents a hardship to the applicant by allowing them to make best use of this room, while making much needed interior renovations to fully utilize the available square footage. The room where this window is located was previously a very small pantry, approximately 3'x5'. It is challenging to accomplish the interior alterations needed by the applicant without any exterior alterations. Even though this façade is considered primary, it is not publicly visible, and is tucked into the furthest corner of the property. Replacing the window with a door maintains the historic opening, albeit in a slightly different manner. The existing window is in poor condition, including with broken panes and a damaged frame. The window opening in question is not character-defining, and it is a hardship to the applicant to undertake a rehabilitation of this historic structure without the ability to make some much needed interior modifications that slightly alter the building exterior.

2) 14-4.6(E)(4)(II) Removing Historic Material:

a. South Façade – Proposed Removal of Remnants of Wood Shed, Previously Demolished.

An exception to the design standards would prevent the following hardship to the applicant – this shed is unsightly, is not intended for human inhabitants, and is structurally unstable. As seen in the photograph ***Exhibit A,*** *the shed was built of random assortment of materials and detracts from the significant status of the property and this structure. There is not much the applicant can do to make this shed comply with building codes, and it was harboring pests, creating an unsafe environment for people and the structure itself. It is a hardship to keep the (possibly) non-historic shed while also allowing access for much needed repairs to the building where it attached.*

3) 14-4.6(E)(2)(II)(a) Addition to a Primary Facade:

a. South Façade – Proposed 82 SF Addition.

Applying the design standards without exception creates the following hardship to the applicant – since all facades of this building are considered primary, the design standards make

it impossible to add to any area to the building, limiting the owner's options for remodeling beyond reasonable expectations for a private property. Taking on the rehabilitation of a historic structure is a paramount undertaking and not being able to alter any of the facades creates a hardship by preventing the owner from being able to add what is necessary to adapt the building to fit both the applicant's needs and today's standards of living. The façade of this proposed addition is tucked into the rear corner of the site and not visible to the public, and some flexibility should be allowed in adapting the old structure to its continued use. It could be argued that this proposed addition is an improvement over the façade of the old shed which was assemble from corrugated metal, plywood, and random window patterns. The hardship is not allowing any flexibility in making a 100-year old structure compatible to today's uses.

As there was clearly an exterior bathroom in this location at one point, not allowing the applicant to build a new exterior bathroom in the same location is a hardship. Allowing this exception would prevent these hardships to the applicant and would also allow this building to be adapted to its continued use, while still retaining its historic integrity.

C. The requested change is required [or will] strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residence can continue to reside within the historic districts.

1) 14-4.6(E)(4)(I)(a) Removing Openings on a Primary Façade:

   a. North Façade – Proposed Widening of Garage Door.
   b. South Façade – Change Door Opening to a Window.
   c. West Façade – Change Window Opening to a Door.

   Granting this exception will strengthen the unique heterogeneous character of the City by allowing this significant building to be successfully adapted for its new owner and continued use, therefore ensuring that the building will be maintained and inhabited, rather than sit vacant and slowly fall into disrepair. This exception will provides a design option that ensures that the building can be adapted to fit the needs of its new occupants and will allow them to successfully continue to reside within this historic district.

2) 14-4.6(E)(4)(II) Removing Historic Material:

   a. South Façade – Proposed Removal of Remnants of Wood Shed, Previously Demolished.

   Granting this exception will strengthen the unique heterogeneous character of the City by allowing this significant building to be successfully adapted for the applicant and the building's continued use. This will ensure the building will be maintained and inhabited versus falling into disrepair and neglect. Allowing the demolition of this non-historic addition to the building will improve the overall integrity of this historic structure as it will remove an addition that detracts from the significance of the building. The shed was designed and constructed without any regard for the architecture and significance of the building and adds no value to the overall integrity and history of this property. This exception will provides a design option that ensures that the building can be adapted to fit the needs of the applicant and will allow them to successfully continue to reside in this historic district.

3) 14-4.6(E)(2)(II)(a) Addition to a Primary Facade:

   a. South Façade – Proposed 82 SF Addition.

   Granting this exception will strengthen the unique heterogeneous character of the City by allowing this significant building to be successfully adapted for its new owner and continued use, ensuring that the building will be inhabited and maintained – thereby reducing the chances of the structure being abandoned and falling into disrepair. This exception will certainly provide a design option that ensures that the building can be adapted to fit the needs of the applicant and will allow them to successfully continue to reside within this historic district.

Applying the design standards without exception creates an inflexible and challenging environment for the owners of properties in the historic districts, which in turn discourages people from buying properties or residing in these districts. The only way to encourage residents to continue residing in the historic districts is to allow for some flexibility and adaptability of historic structures, while still succeeding in historic preservation, rehabilitation, restoration, or adaptive reuse. The applicant has carefully chosen that this 82 SF addition is at the rear of the property and is not visible from the public. This should be taken into consideration when applying the design standards, rather than using a "boilerplate" rule to regulate every project.



Exhibit A
Photo of the shed, composed of random assortment of materials, now demolished.



1. North Façade (Main Entry)



2. NW Corner (Proposed workshop doors to be widened); Note: Contra Paredes at base of wall



3. West Façade (Old Shed at left side – prior to removal)



4. SE Corner (Old Shed – prior to removal)



5. South Façade – Looking at Wall where Old Shed was previously with Bathroom Vent/Plumbing



6. South Façade – Looking West



7. South Façade – Looking East (at door to be replaced with window [dog door] and window to be replaced with door [behind ristra]). Note damage to roof, brick parapet (old roofing adhesive) and metal fascia



8. South Façade (Basement entry at left; posts with metal gutter and fascia beyond)



9. West Façade – Note change in materials at Parapets



10. North Façade – Close Up of Entry Portal & Old Garage Doors

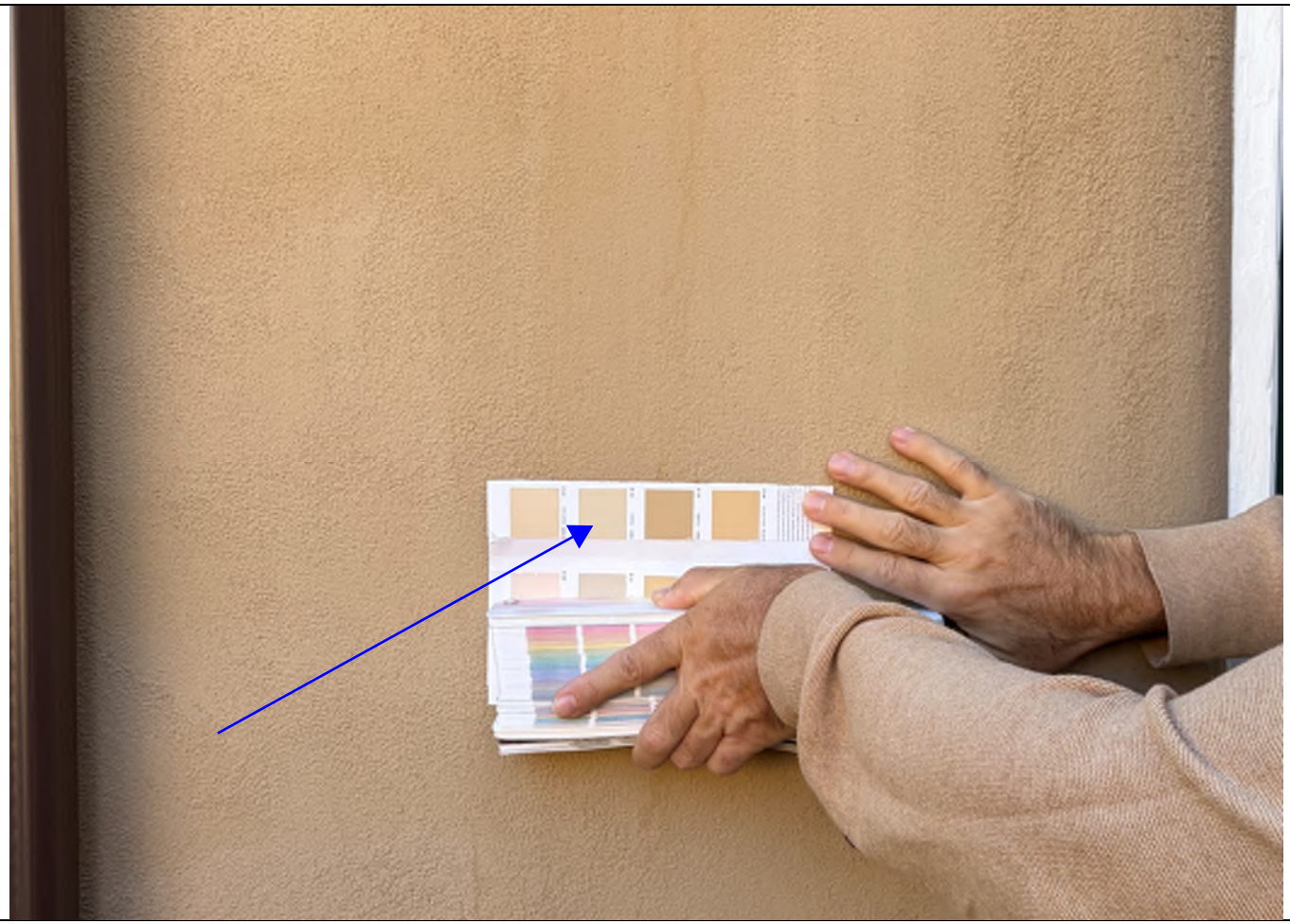


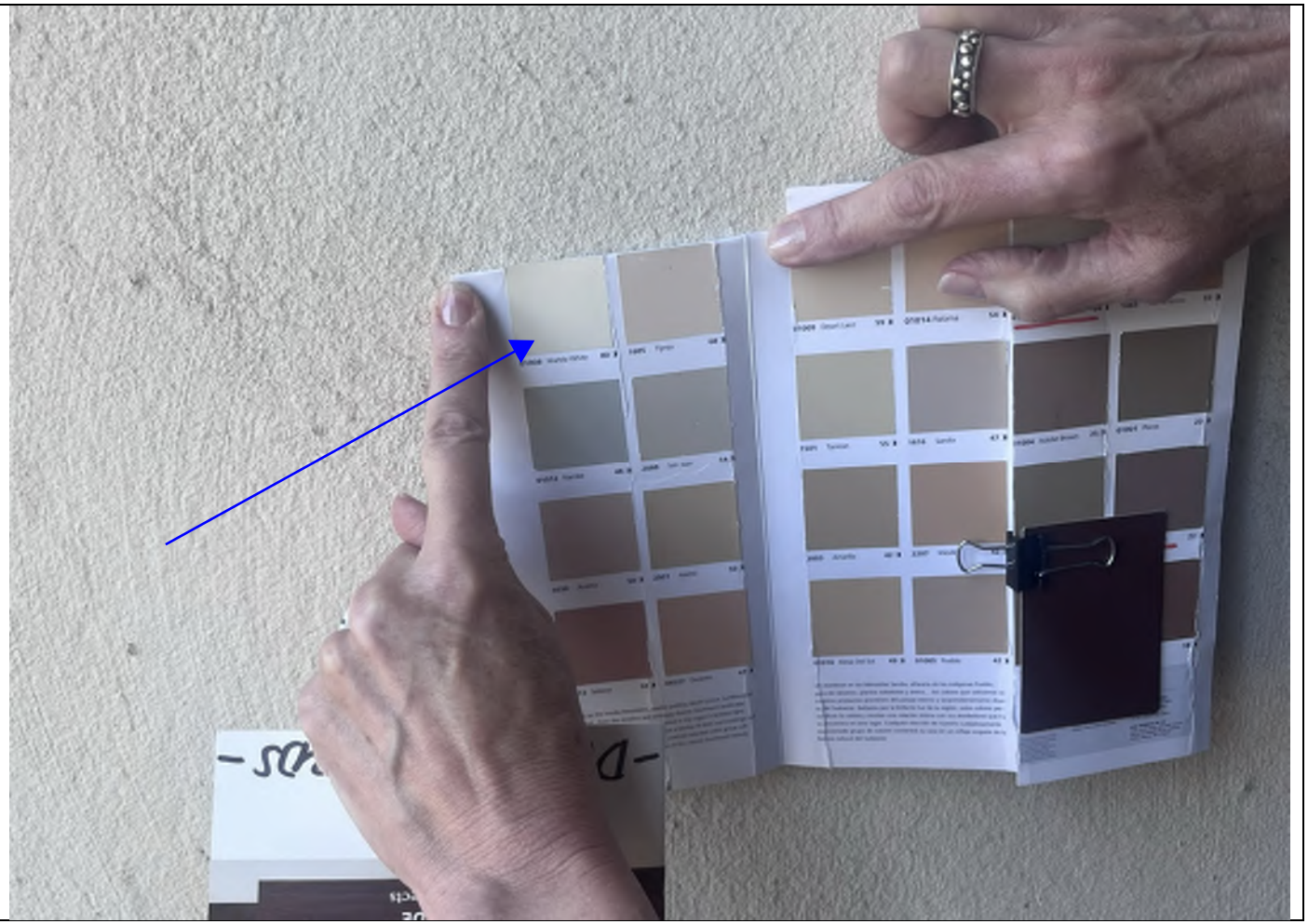
11. Entry Portal – View of Post inset at Garage Doors



12. North Façade – Close up View of Workshop Doors

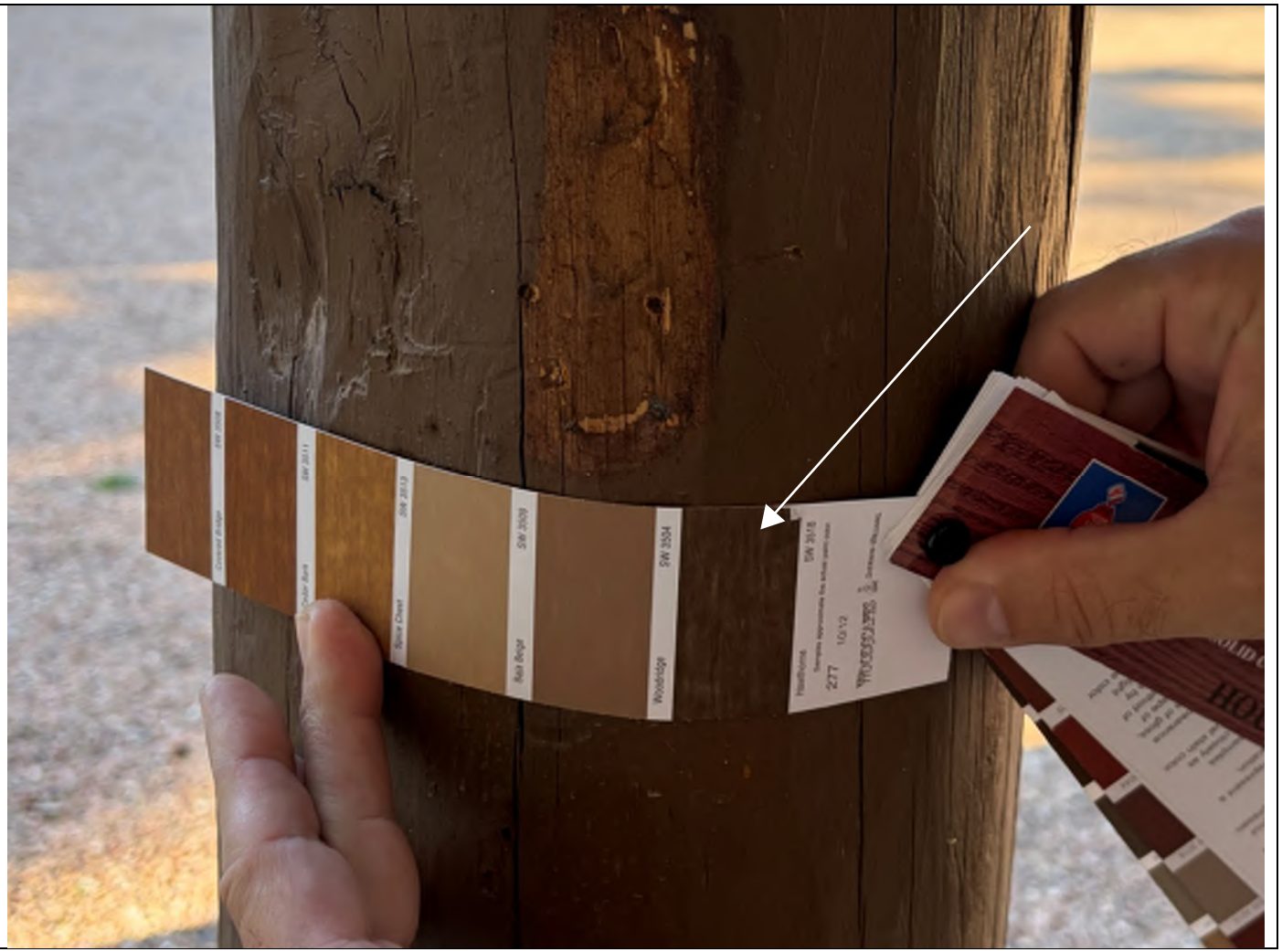
CARRIAGE HOUSE / OLD GARAGE

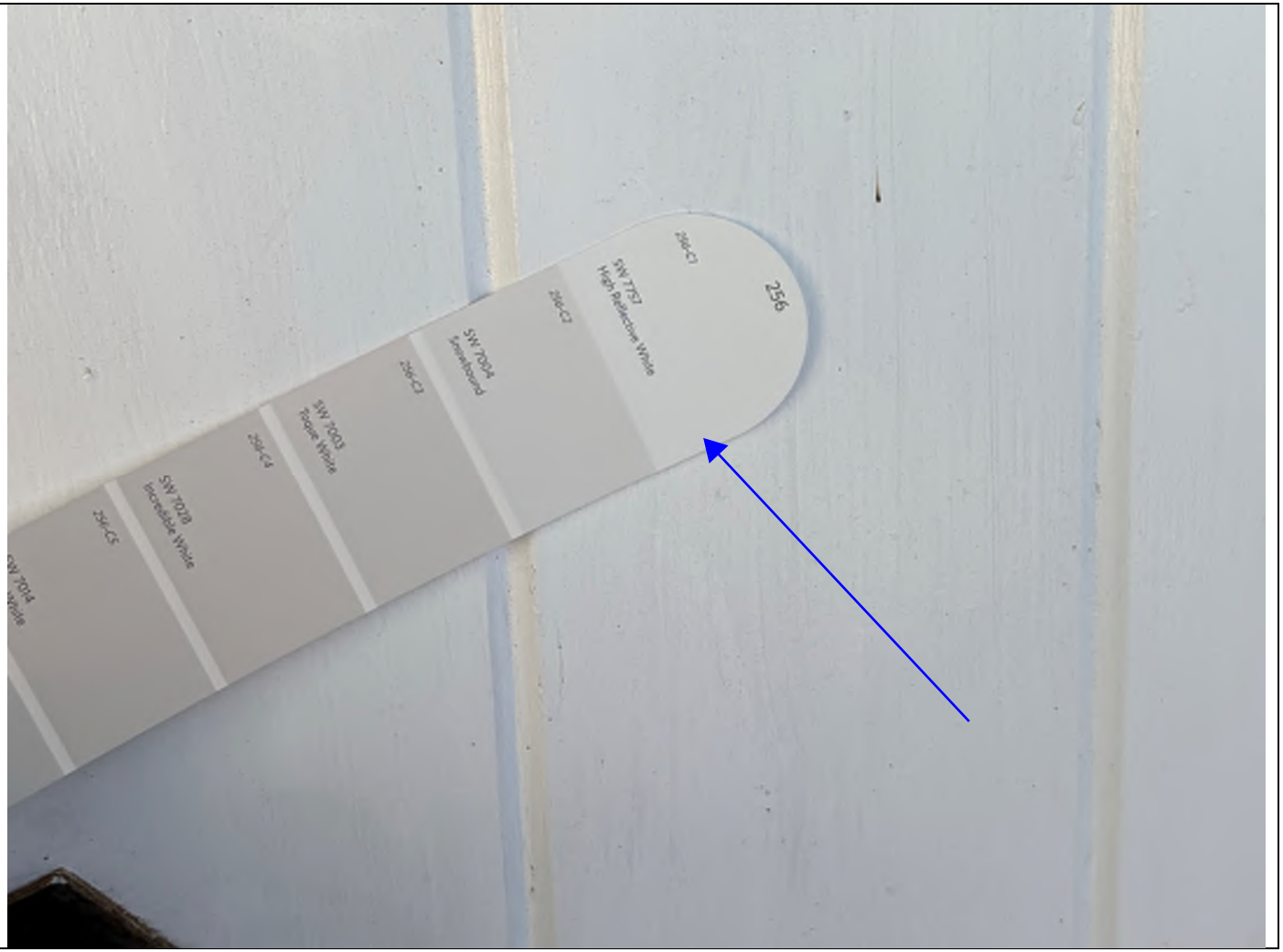
Stucco Color #1 (Field) – All Structures: Sto, Cementitious Torreon #1501	

Stucco Color #2 (Accent) – All Structures: Sto, Cementitious Marble White 01008	

Stain (All Structures):

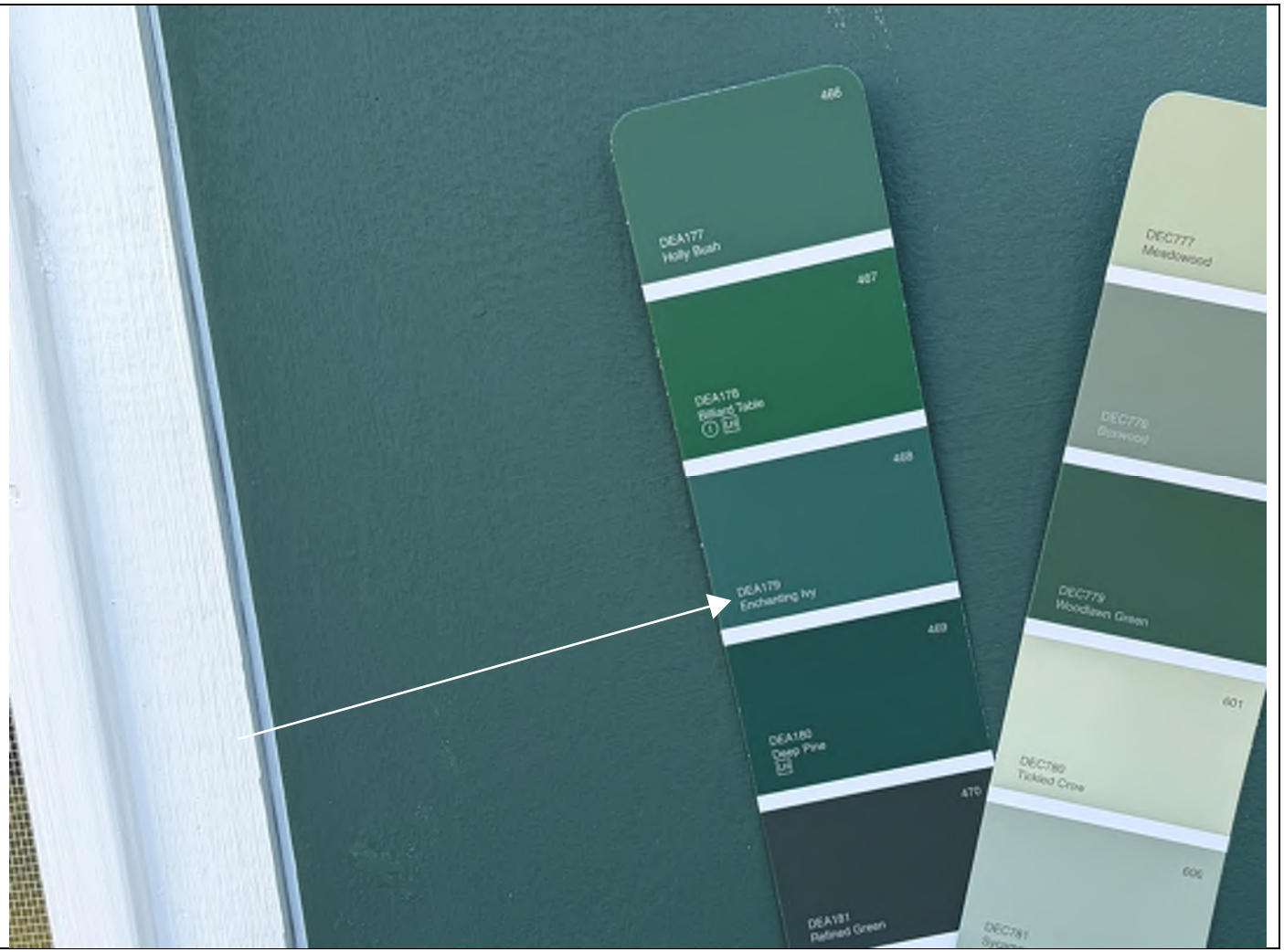
Dunn Edwards
Enchanting Ivy, #DEA179

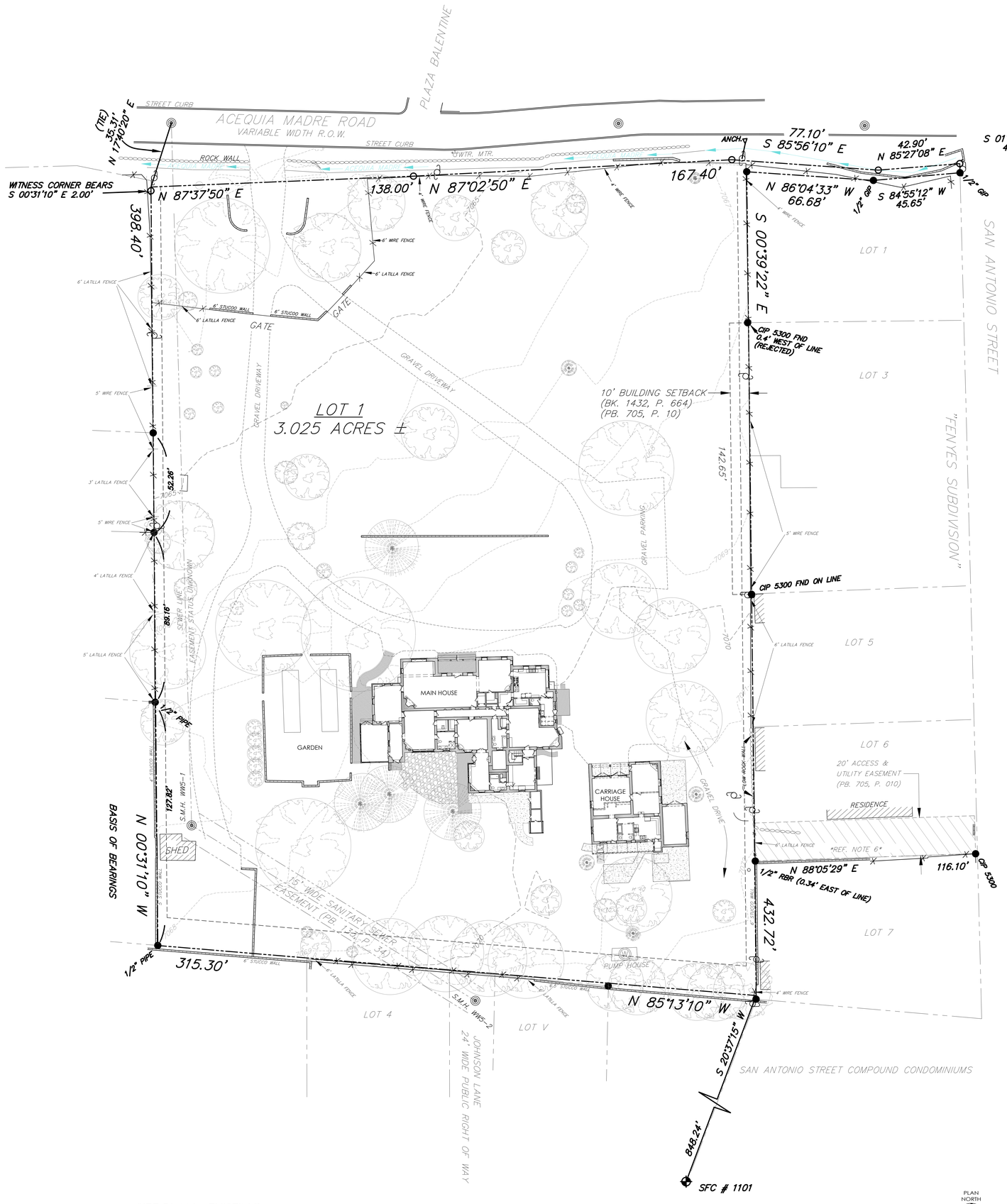


Paint (White Trim – All Structures): Sherwin Williams High Reflective White #SW7757	

Paint (Shutters) – Main House only:

Dunn Edwards
Enchanting Ivy, #DEA179





A1 SITE PLAN - EXISTING
1" = 20'-0"

0' 10' 20' 40'

PLAN NORTH

SHEET SIZE: 36 x 48

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STATE OF NEW MEXICO
BARBARA J. FELIX
NO. 12377
REGISTERED ARCHITECT
10-01-26
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HISTORIC DESIGN REVIEW BOARD

NOT FOR CONSTRUCTION

JUSBASCHE RESIDENCE

616 ACEQUIA MADRE
SANTA FE, NM 87501

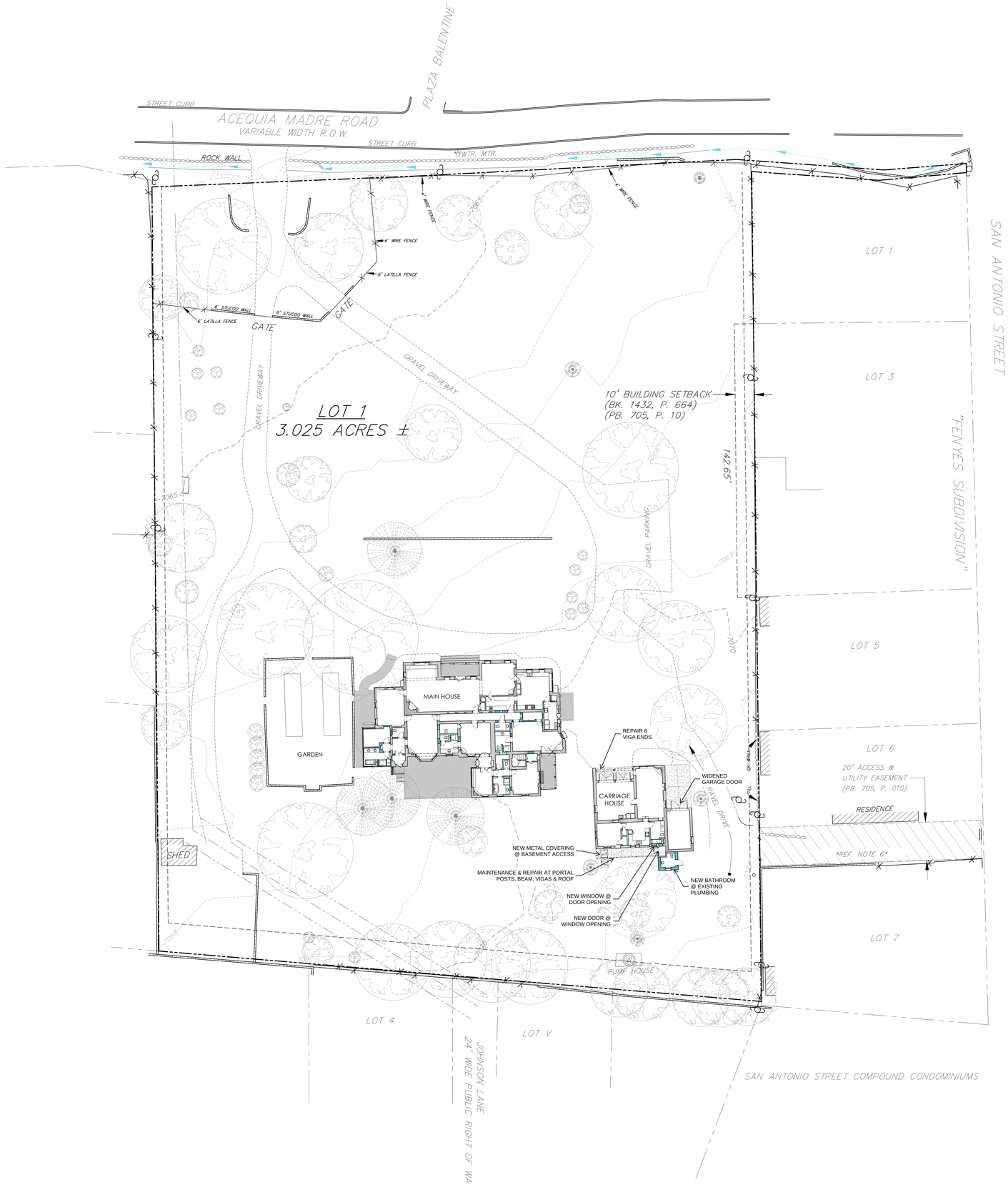
ISSUED

MARK	DATE	DESCRIPTION
	10/08/26	HDRB
	06/15/26	HDRB

PROJECT NO.	25010
FILE NAME	HAS-101 SITE (HDRB)
DRAWN BY	BJF
CHECKED BY	BJF

Sheet Name
CARRIAGE HOUSE
EXISTING SITE PLAN

Sheet No.
HAS-101
SHEET NO. ___ OF ___ SHEETS



A1 SITE PLAN - PROPOSED

1" = 20'-0"

SQUARE FOOTAGE (HEATED):

	EXISTING	DEMO	NEW	TOTAL
MAIN HOUSE	5,412	-140	23	5,295
CARRIAGE HOUSE	1,780	0	85	1,865
SHED / BARN	232	0	0	232
TOTAL COVERED	**7,424**	**-140**	**108**	**7,392**

SQUARE FOOTAGE (ROOFED):

	EXISTING	DEMO	NEW	TOTAL
MAIN HOUSE	5,550	-140	150	5,560
CARRIAGE HOUSE	2,051	0	85	2,136
SHED / BARN	232	0	0	230
TOTAL COVERED	**7833**	**-140**	**235**	**7,928**

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10-07-2026

HISTORIC DESIGN REVIEW BOARD

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JUSBASCHE RESIDENCE

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SANTA FE, NM 87501

ISSUED

MARK	DATE	DESCRIPTION
	10/08/26	HDRB
	06/15/26	HDRB

PROJECT NO.	25010
FILE NAME	HAS-102 SITE (HDRB)
DRAWN BY	BJF
CHECKED BY	BJF

Sheet Name
CARRIAGE HOUSE
PROPOSED SITE PLAN

Sheet No.
HAS-102
SHEET NO. ___ OF ___ SHEETS

SHEET SIZE: 36X48

SQUARE FOOTAGE:

	EXISTING	PROPOSED
HEATED	1,780	85
SUB-TOTAL	*1,780*	*1,865*
PORTAL		
FRONT	109	0
REAR	162	0
SUB-TOTAL	*271*	*0*
TOTAL COVERED	2,051	2,136

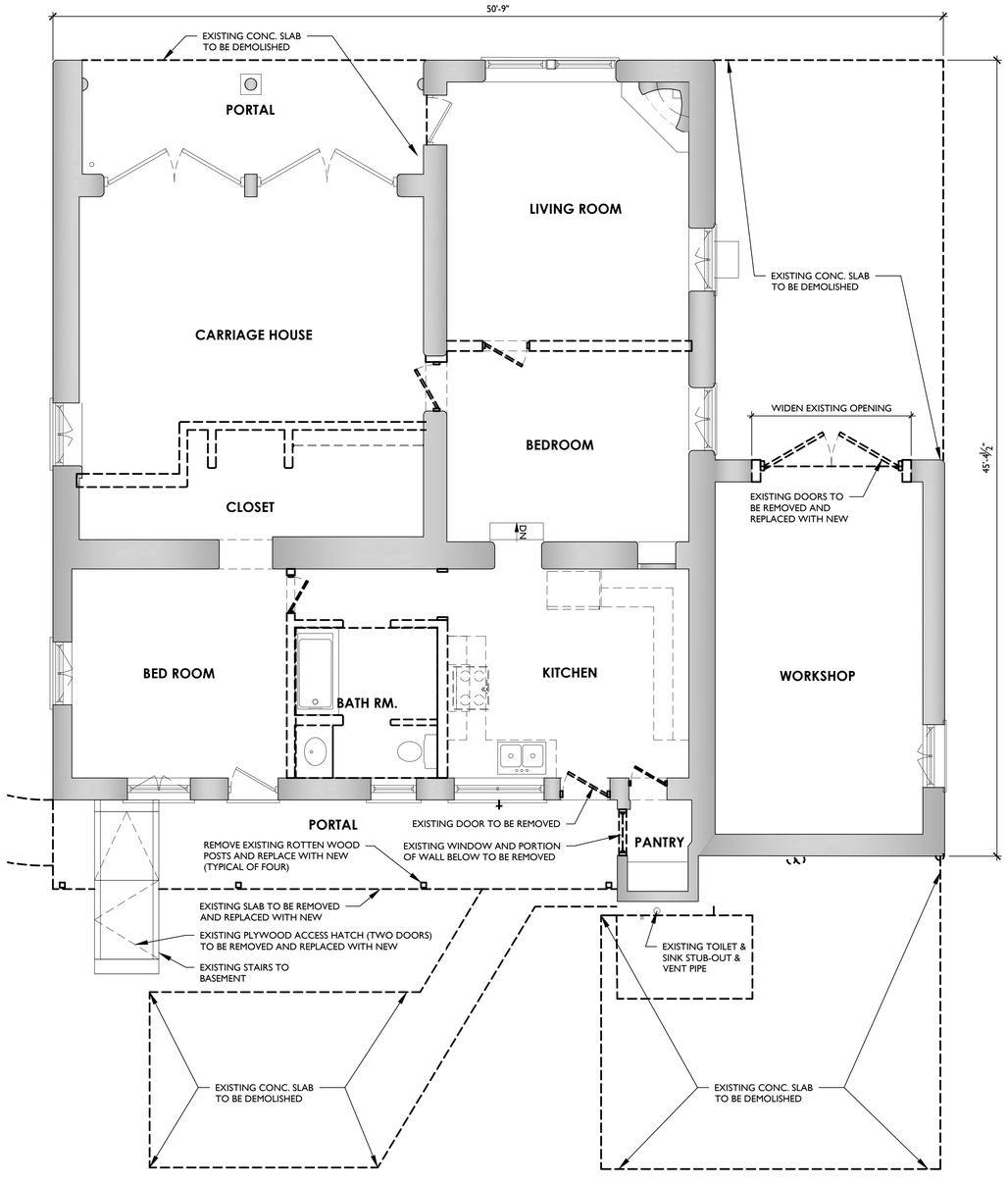
LEGEND & NOTES

EXISTING WALLS (ADOBE OR FRAME)

EXISTING WALL/ELEMENT TO BE DEMOLISHED

NEW WALLS

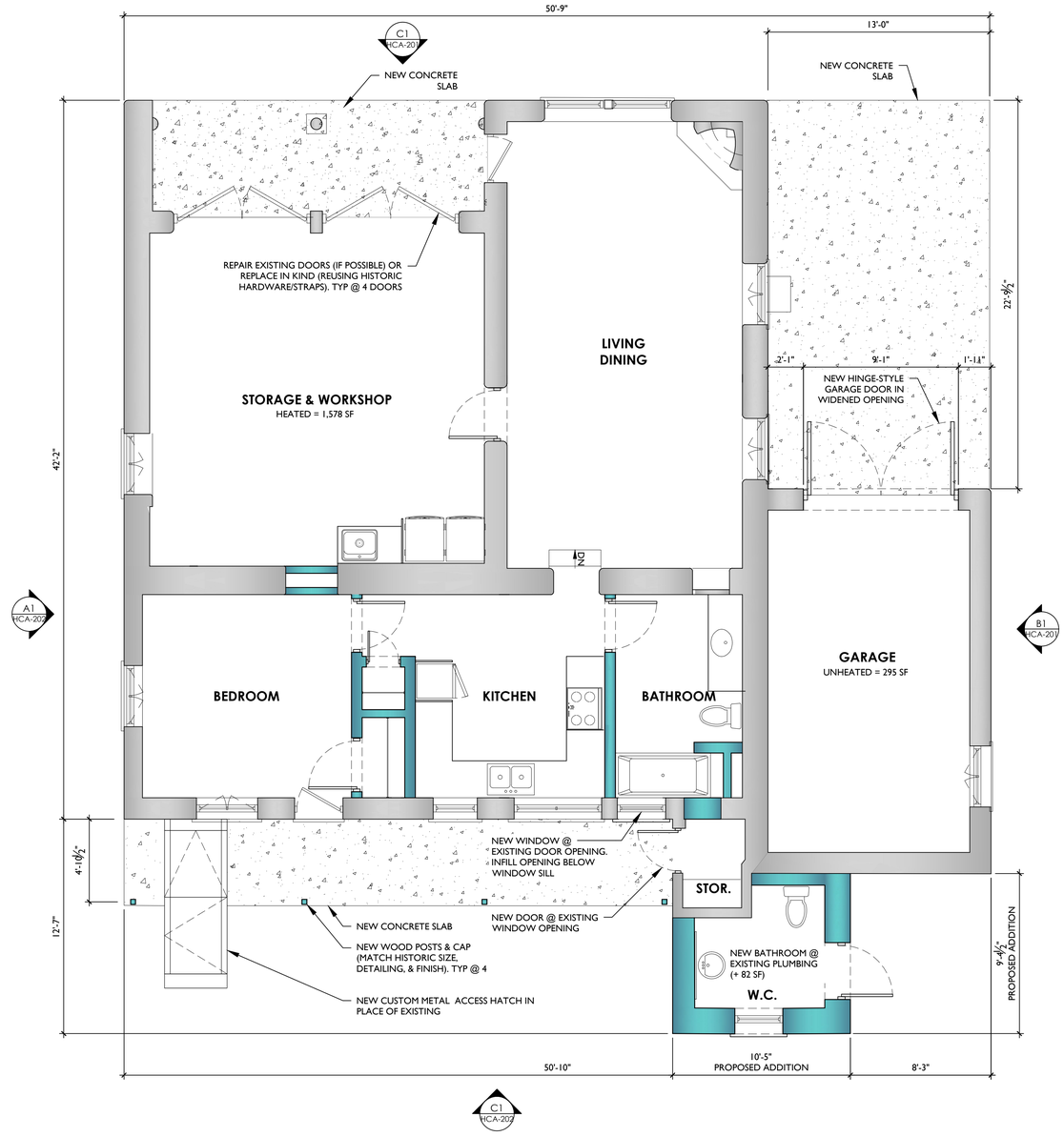
1. ALL DIMENSIONS ARE APPROXIMATE BASED ON EXISTING FIELD CONDITIONS



A1 CARRIAGE HOUSE - EXISTING FLOOR PLAN

1/4" = 1'-0"

0' 2' 4' 8'



A3 CARRIAGE HOUSE - PROPOSED FLOOR PLAN

1/4" = 1'-0"

0' 2' 4' 8'

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#12340

HISTORIC DESIGN REVIEW BOARD

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JUSBASCHE RESIDENCE

616 ACEQUIA MADRE
SANTA FE, NM 87501

ISSUED

MARK	DATE	DESCRIPTION
	10/08/26	HDRB
	06/15/2026	HDRB

PROJECT NO.	25010
FILE NAME	HCA-101
DRAWN BY	BJF
CHECKED BY	BJF

Sheet Name

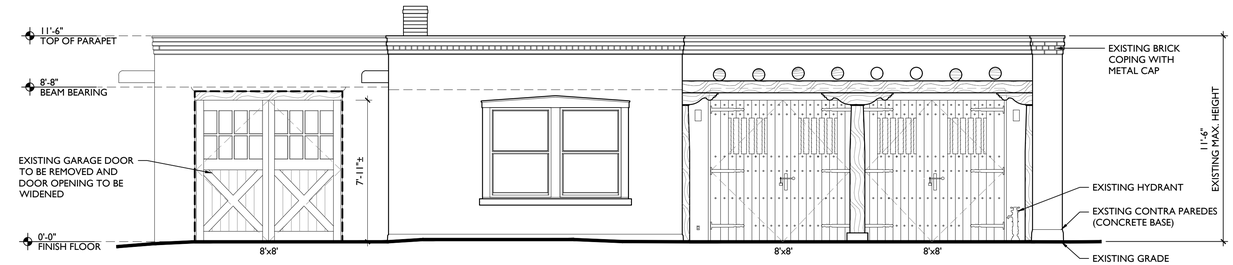
CARRIAGE HOUSE
EXISTING & PROPOSED FLOOR PLANS

Sheet No.

HCA-101

SHEET NO. ____ OF ____ SHEETS

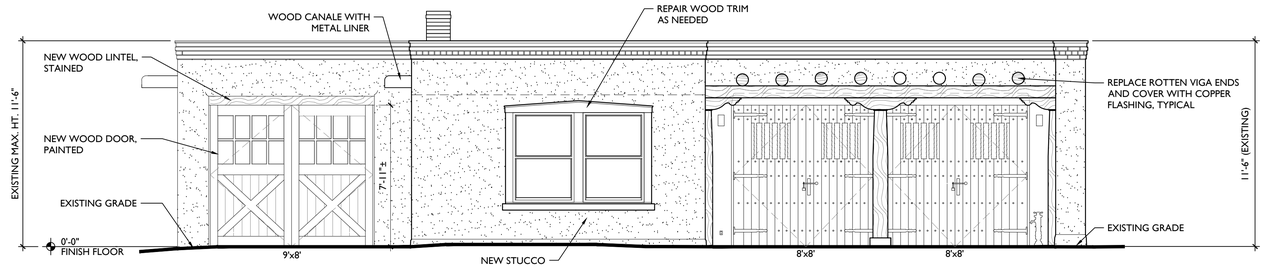
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D1 CARRIAGE HOUSE - EXISTING EXTERIOR ELEVATION - NORTH

1/4" = 1'-0"

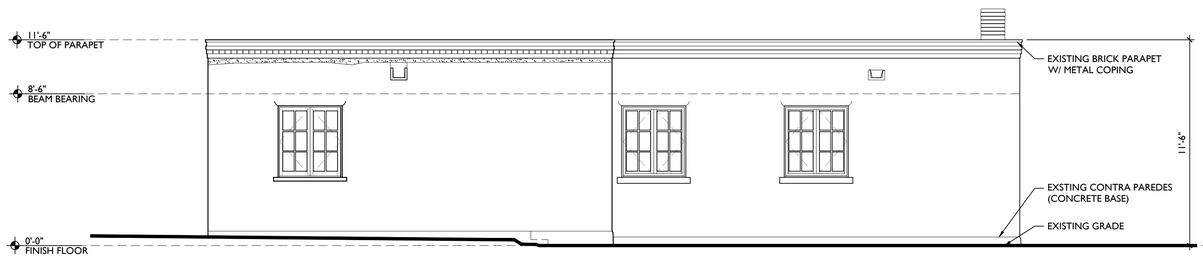
0' 2' 4' 8'



C1 CARRIAGE HOUSE - PROPOSED EXTERIOR ELEVATION - NORTH

1/4" = 1'-0"

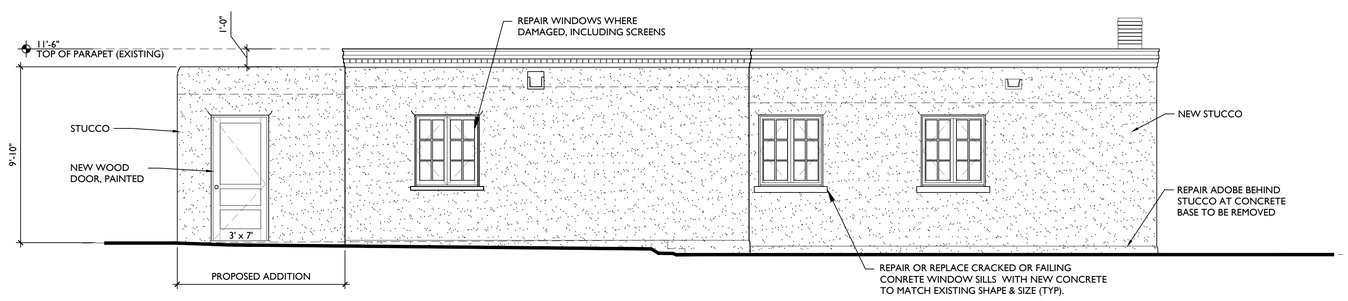
0' 2' 4' 8'



B1 CARRIAGE HOUSE - EXISTING EXTERIOR ELEVATION - EAST

1/4" = 1'-0"

0' 2' 4' 8'



A1 CARRIAGE HOUSE - PROPOSED EXTERIOR ELEVATION - EAST

1/4" = 1'-0"

0' 2' 4' 8'

SHEET SIZE: 24 x 36

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STATE OF NEW MEXICO
BARBARA J. FELIX
NO. 9277
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10.08.2026
#12990

HISTORIC DESIGN REVIEW BOARD

NOT FOR CONSTRUCTION

JUSBASCHE RESIDENCE
616 ACEQUIA MADRE
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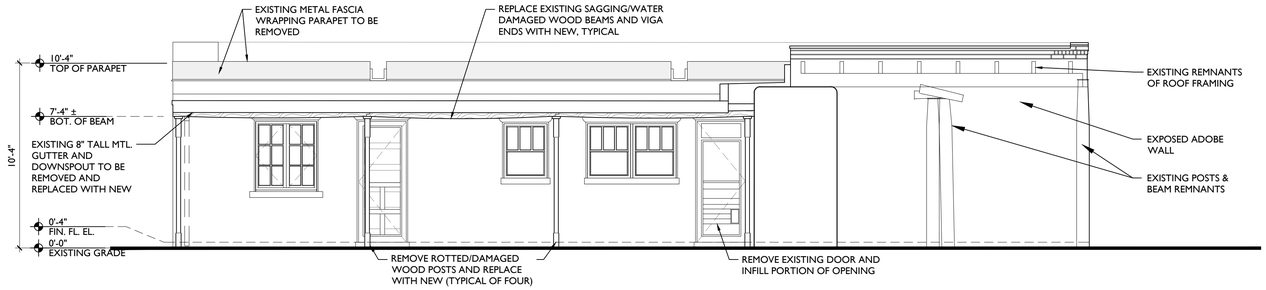
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MARK	DATE	DESCRIPTION
	10/08/26	HDRB
	06/15/26	HDRB

PROJECT NO.	25010
FILE NAME	HCA-201 ELEV (HDRB)
DRAWN BY	TD, BJF
CHECKED BY	BJF

Sheet Name
CARRIAGE HOUSE
EXISTING & PROPOSED
EXTERIOR ELEVATIONS

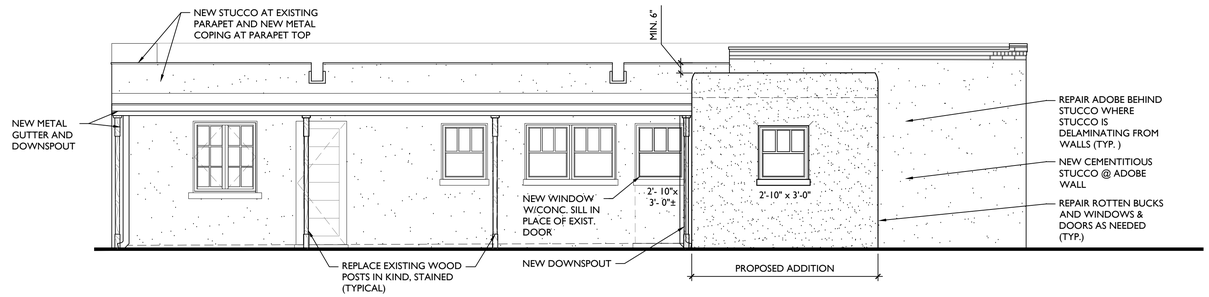
Sheet No.
HCA-201
SHEET NO. ____ OF ____ SHEETS



D1 CARRIAGE HOUSE - EXISTING EXTERIOR ELEVATION - SOUTH

1/4" = 1'-0"

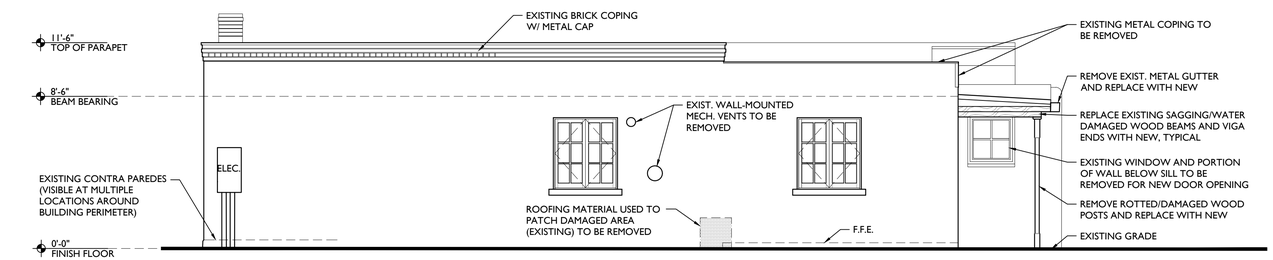
0' 2' 4' 8'



C1 CARRIAGE HOUSE - PROPOSED EXTERIOR ELEVATION - SOUTH

1/4" = 1'-0"

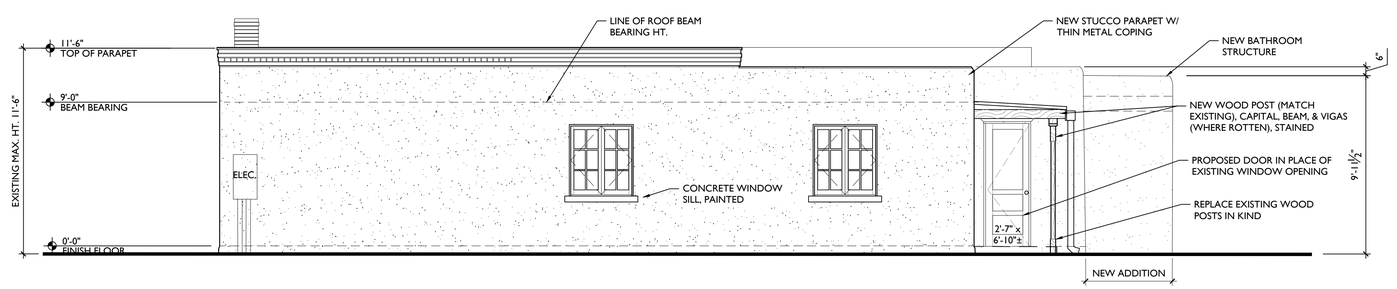
0' 2' 4' 8'



B1 CARRIAGE HOUSE - EXISTING EXTERIOR ELEVATION - WEST

1/4" = 1'-0"

0' 2' 4' 8'



A1 CARRIAGE HOUSE - PROPOSED EXTERIOR ELEVATION - WEST

1/4" = 1'-0"

0' 2' 4' 8'

SHEET SIZE: 24 x 36

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STATE OF NEW MEXICO
BARBARA J. FELIX
NO. 9277
REGISTERED ARCHITECT
10.08.2026
#12990

HISTORIC DESIGN REVIEW BOARD

NOT FOR CONSTRUCTION

JUSBASCHE RESIDENCE
616 ACEQUIA MADRE
SANTA FE, NM 87501

ISSUED

MARK	DATE	DESCRIPTION
	10/08/26	HDRB
	06/15/26	HDRB

PROJECT NO.	25010
FILE NAME	HCA-201 ELEV (HDRB)
DRAWN BY	TD, BJF
CHECKED BY	BJF

Sheet Name
CARRIAGE HOUSE
EXISTING & PROPOSED
EXTERIOR ELEVATIONS

Sheet No.
HCA-202
SHEET NO. ____ OF ____ SHEETS