Woven
Architecture

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

October 8, 2026

Amanda Romero, Historic Senior Planner
City of Santa Fe – Historic Preservation Division / Land Use Department
200 Lincoln Ave, 1st Floor
Santa Fe, NM 87501

RE: Request for HDRB Application at 616 Acequia Madre (Garage, Studio, and Yard Walls)

Dear Ms. Romero,

Per the City's request, I am splitting the previous application for HDRB review for the work proposed at 616 Acequia Madre House into separate requests. This request is for review of proposed new work at the property, including two accessory structures (a garage and studio) and the construction of masonry yard wall..

The property, zoned R8, is 3.025 acres and located within the Camino del Monte Sol National Historic District and the Downtown and Eastside Historic Districts in Santa Fe. There is an existing main Huse and Carriage House/Old Garage on the property – both have a status of "significant" as confirmed at the June 9, 2026 HDRB status review hearing.

The property is unique as it is one of the few large properties remaining from the early 1920s largely intact. Known as the House of the Three Wise Woman, for Eva Scott Muse Fényes, Leonora Muse Curtain (Eva's daughter), and Leonora Frances Curtan Paolheimo (Eva's granddaughter), who all resided there, it is beloved in Santa Fe. More recently, it housed the Paolheimo Foundation and the Women's International Study Center. It has recently been purchased by a couple whose intention is to reside there with the ability for family and friends to visit and stay.

Two accessory structures and a yard wall are proposed to be added to the property. The two new structures will be located behind the Main House and Old Garage and not visible from Acequia Madre Street.

Accessory Structures – Proposed Work:

1. **Garage**: Construction of a new two-car garage is planned for the southeast corner of the site, to the south of the existing Carriage House/Old Garage. As noted in the separate application for proposed work at the Carriage House/Old Garage, the existing building has 8'-0" wide hinged garage doors which are not wide enough for today's cars. The bays in the existing building are also quite small with the possibility of one of the bays, at the old workshop, having the possibility of being used as a small garage.

   The new garage will require the removal of five trees: one large elm; a smaller elm; an apricot tree (I believe; a small pine; and a Washington Hawthorn. Demolished trees meeting required circumference and/or height will be replaced; this will be shown in a future landscape plan.

   Tree removal is required in order to locate the Garage between the Carriage House and an existing well house. This also allows the existing gravel drive at the east side of the site to be extended to the new garage doors. Removal of these trees will also help reduce leaf build-up on the roof of the existing Carriage House, as well as at the new Garage.

2. **Studio**: Construction of a new studio space, consisting of a large open area, small bathroom, and mechanical room is proposed. The structure will be located on the south side of the Main House, tucked into the trees near the rear of the property.

3. Proposed Square Footage: The two new accessory structures are sized so that total developed square footage on the property does not exceed 10,000 square feet.

	Building SF (heated)				*Roofed SF*			
EXISTING	*Existing*	*Demo*	*New*	*Total*	*Existing*	*Demo*	*New*	*Total*
Main House	*5,412*	*-140*	*23*	*5,295*	*5,550*	*-140*	*150*	*5,560*
Carriage House	*1,780*	*0*	*85*	*1,865*	*2,051*	*0*	*85*	*2,136*
Barn	*232*	*0*	*0*	*232*	*232*	*0*	*0*	*232*
TOTAL	*7,424*	*-140*	*108*	*7,392*	*7,833*	*-140*	*235*	*7,928*

	Building SF (heated)				Roofed SF			
PROPOSED	Existing	Demo	New	Total	Existing	Demo	New	Total
Garage			1,024	1,024			1,283	1,283
Studio			1,581	1,581			1,876	1,876
TOTAL	0	0	2,605	2,605	0	0	3,159	3,159
TOTAL (Exist & New)	**7,424**	**-140**	**2,713**	**9,997**	**7,833**	**-140**	**3,394**	**11,087**

Yard Wall – Proposed Work:

1. A new yard wall is proposed at the east, west, and south sides of the property. Averaging 6' in height, the will be masonry with cementitious stucco. Thirty-two inch pilasters will be spaced so that they do not exceed 50'-0" of wall length between them (on average, spacing is between 32' and 37'). Openings or nichos will be provided and the top of the wall will modulate per city requirements.

   The yard wall does not extend to the north side. The existing open wire fence along the arroyo, as well as the existing stucco yard wall and wood gates leading into the property will remain.

Proposed Finishes – Main House & Carriage House:

1. **Finishes**: The following finishes are proposed, in keeping with the historic nature of the Main House and Carriage House/Garage.
   a. Stucco (primary color): Sto, cementitious, Torreon #1501.
   b. Stucco (beneath Entry Portal & South Portal): Sto, cementitious, Marble White #01008.
   c. Paint (white wood trim – both structures): Sherwin Williams, High Reflective White, #SW7757.
   d. Stain (main entry columns, beams, corbels, viga ends extending past face of structures, and canales): Sherwin Williams, Semi-Transparent Stain, Riverwood, #SW 3507.
   e. Metal at Viga Extensions: Copper that is patinated to a penny brown color to more closely match adjacent wood stain.

Please let me know if you need additional information or have additional questions.

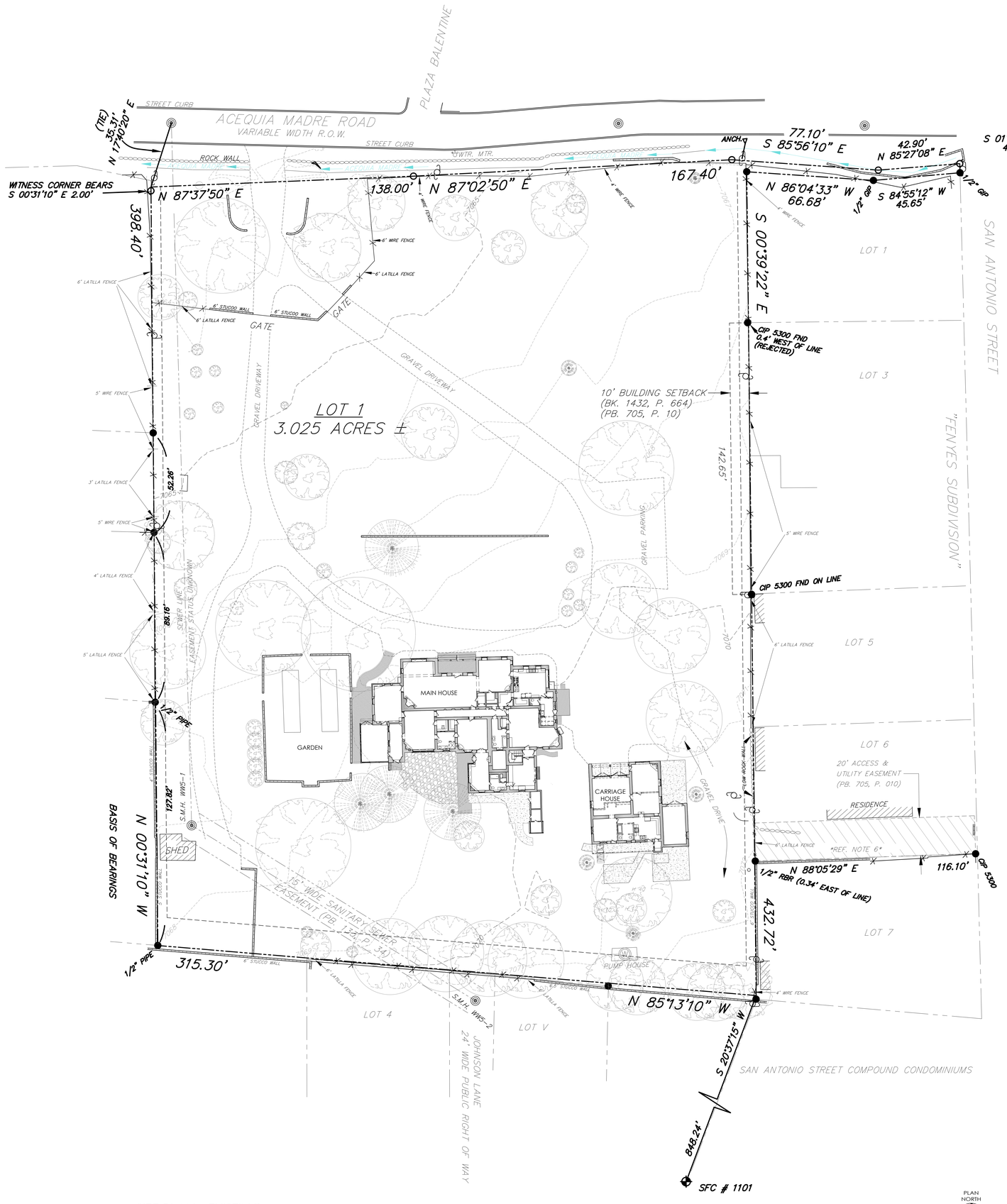
Sincerely,

Barbara J. Felix, AIA
Principal Architect

CC: Michael & Rebecca Jusbasche
File

Attachments:

- Drawings
  - HAS-101 Site Plan – Existing
  - HAS-102 Site Plan – Proposed
  - HGA-101 Proposed Floor Plan – Garage
  - HGA-201 Exterior Elevations – Garage – Proposed
  - HAS-101 Proposed Floor Plan – Studio
  - HAS-201 Exterior Elevations – Studio - Proposed
-



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

PLAN NORTH

0' 10' 20' 40'

SHEET SIZE: 36 x 48

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STATE OF NEW MEXICO
BARBARA J. FELIX
NO. 12277
REGISTERED ARCHITECT
10-01-2026

HISTORIC DESIGN REVIEW BOARD

NOT FOR CONSTRUCTION

JUSBASCHE RESIDENCE

616 ACEQUIA MADRE
SANTA FE, NM 87501

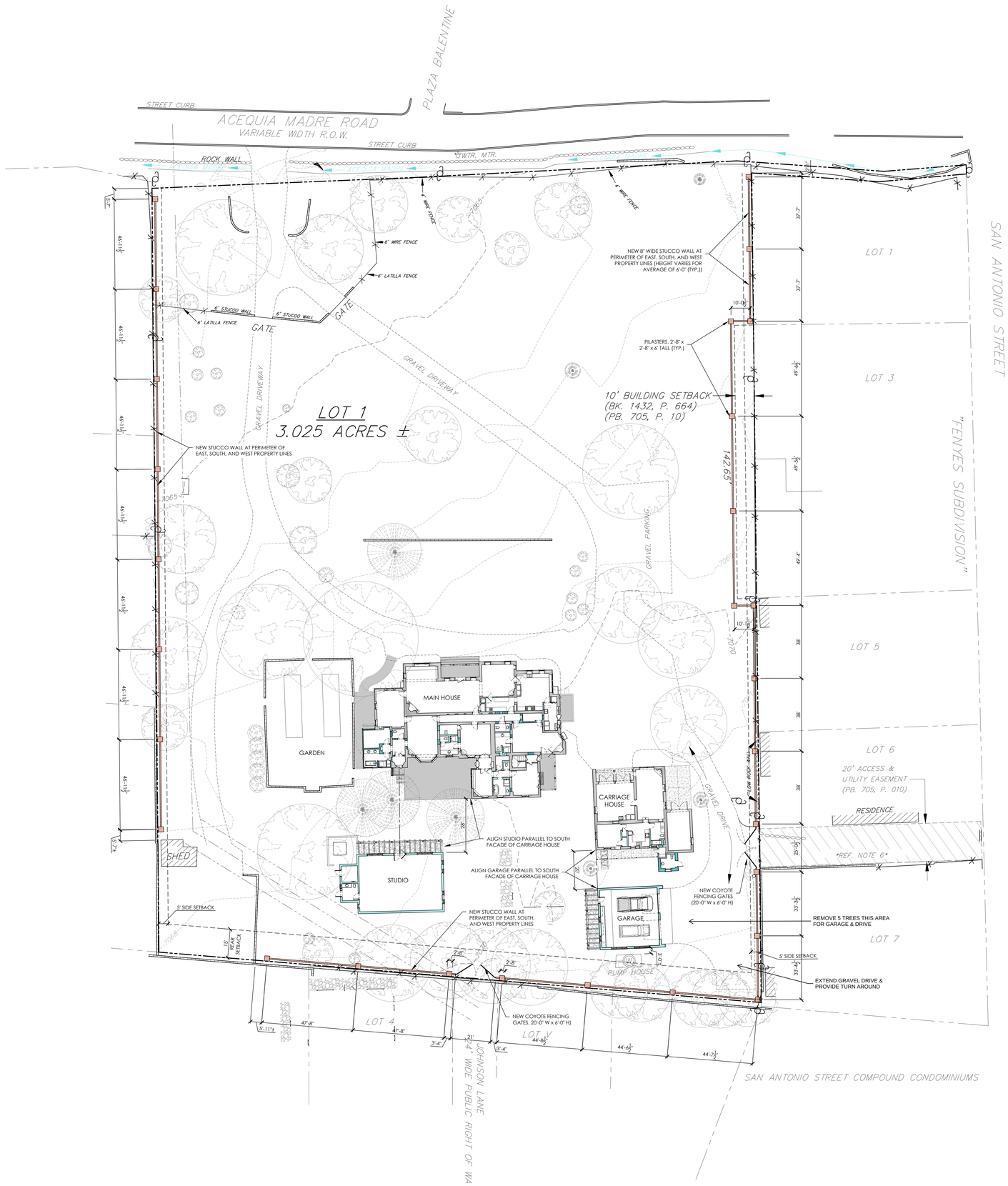
ISSUED

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
PROPOSED NEW WORK
EXISTING SITE PLAN

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

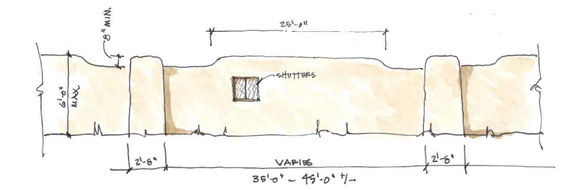


A1 SITE PLAN - PROPOSED
1" = 20'-0"

SQUARE FOOTAGE (HEATED & ROOFED):		
	HEATED	ROOFED
STUDIO	1,024	1,283
GARAGE	1,581	1,876
TOTAL	2,605	3,159

YARD WALL NOTES:

1. WALLS DO NOT EXTEND MORE THAN 50 FEET IN A SINGLE HORIZONTAL PLANE WITHOUT A CHANGE OF AT LEAST ONE FOOT.
2. WALL HEIGHTS WILL MODULATE A MINIMUM OF 8" AT LEAST EVERY 25' (SEE CENTER OF WALL ABOVE).
3. NICHOS AND/OR SHUTTERS OR WINDOWS WILL BE INCLUDED AT APPROPRIATE INTERVALS.
4. AVERAGE HEIGHT OF WALL TO BE MAINTAINED AT 6'-0" MAX (FROM NATURAL GRADE).



E6 YARD WALL - PROPOSED
1/4" = 1'-0"

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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
PROPOSED NEW WORK
PROPOSED SITE PLAN

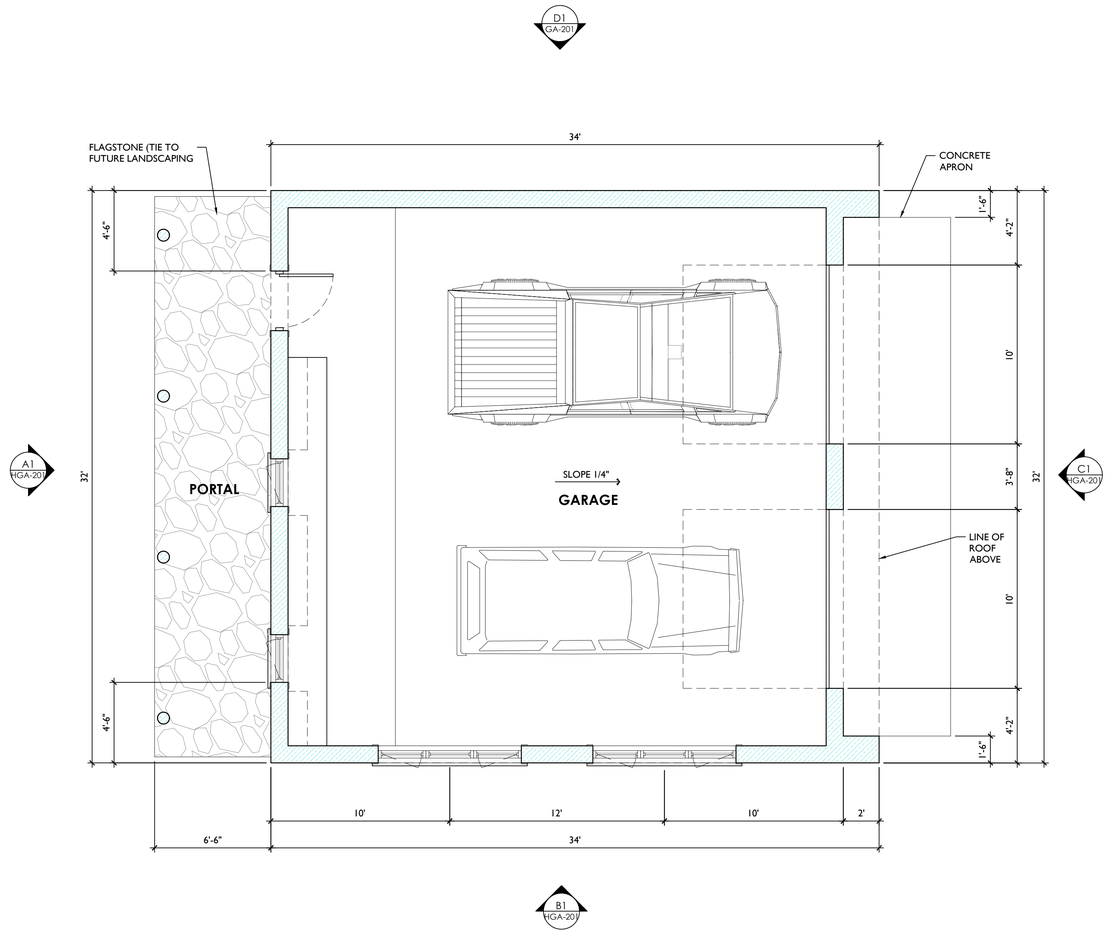
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SHEET SIZE: 36X48

LEGEND & NOTES

FRAME WALL

FLAGSTONE



A1 GARAGE - PROPOSED PLAN

1/4" = 1'-0"

PLAN NORTH

0' 2' 4' 8'

SHEET SIZE: 24 X 36

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

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

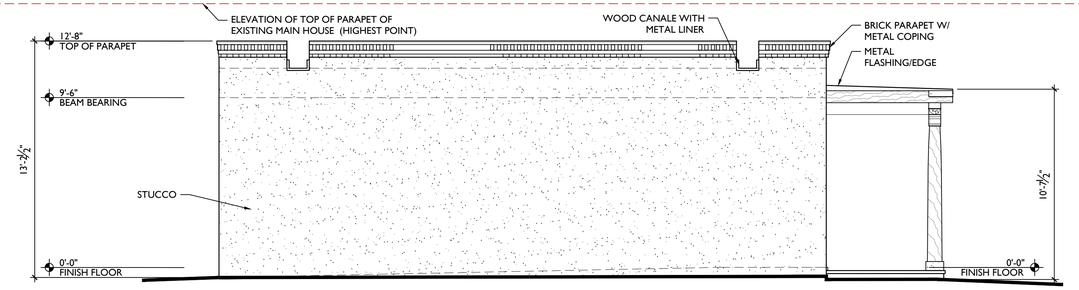
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GARAGE
PROPOSED FLOOR PLAN

Sheet No.

HGA-101

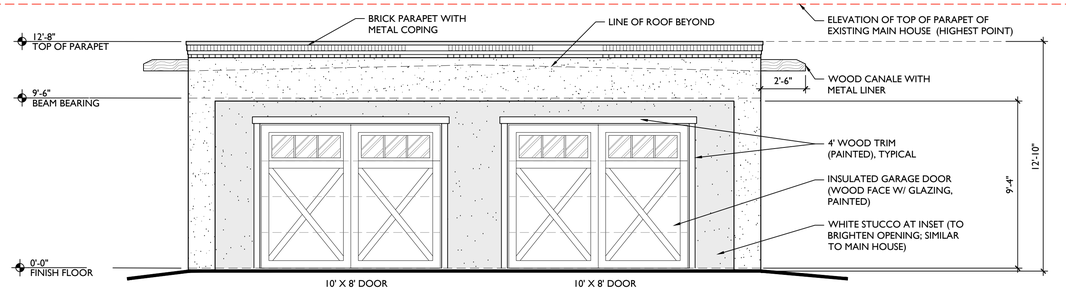
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D1 GARAGE - PROPOSED EXTERIOR ELEVATION - NORTH

1/4" = 1'-0"

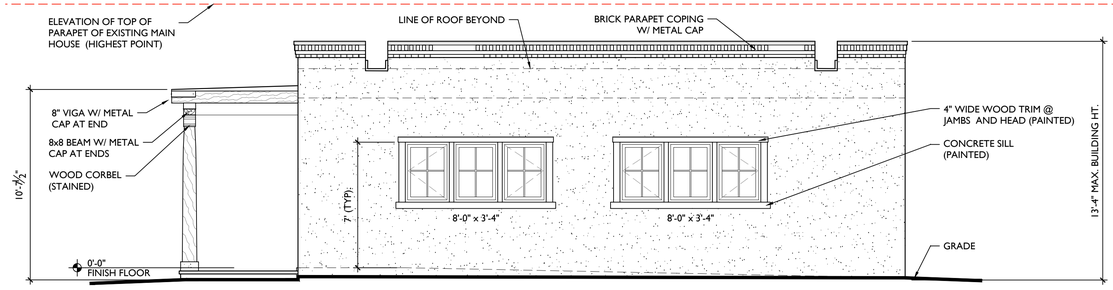
0' 2' 4' 8'



C1 GARAGE - PROPOSED EXTERIOR ELEVATION - EAST

1/4" = 1'-0"

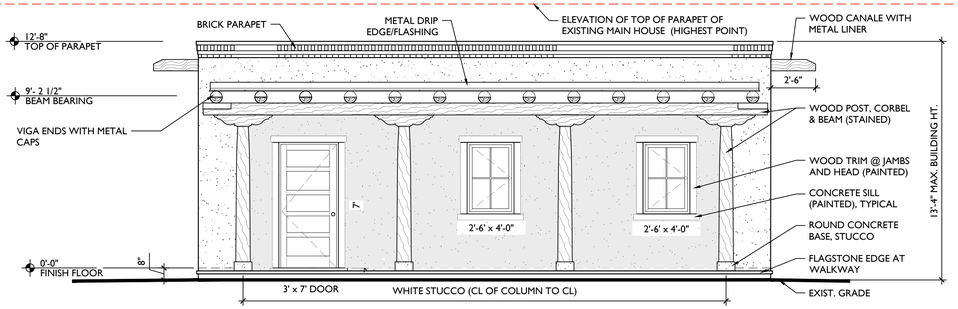
0' 2' 4' 8'



B1 GARAGE - PROPOSED EXTERIOR ELEVATION - SOUTH

1/4" = 1'-0"

0' 2' 4' 8'



A1 GARAGE - PROPOSED EXTERIOR ELEVATION - WEST

1/4" = 1'-0"

0' 2' 4' 8'

SHEET SIZE: 36X48

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

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

Sheet Name

GARAGE
PROPOSED EXTERIOR ELEVATIONS

Sheet No.

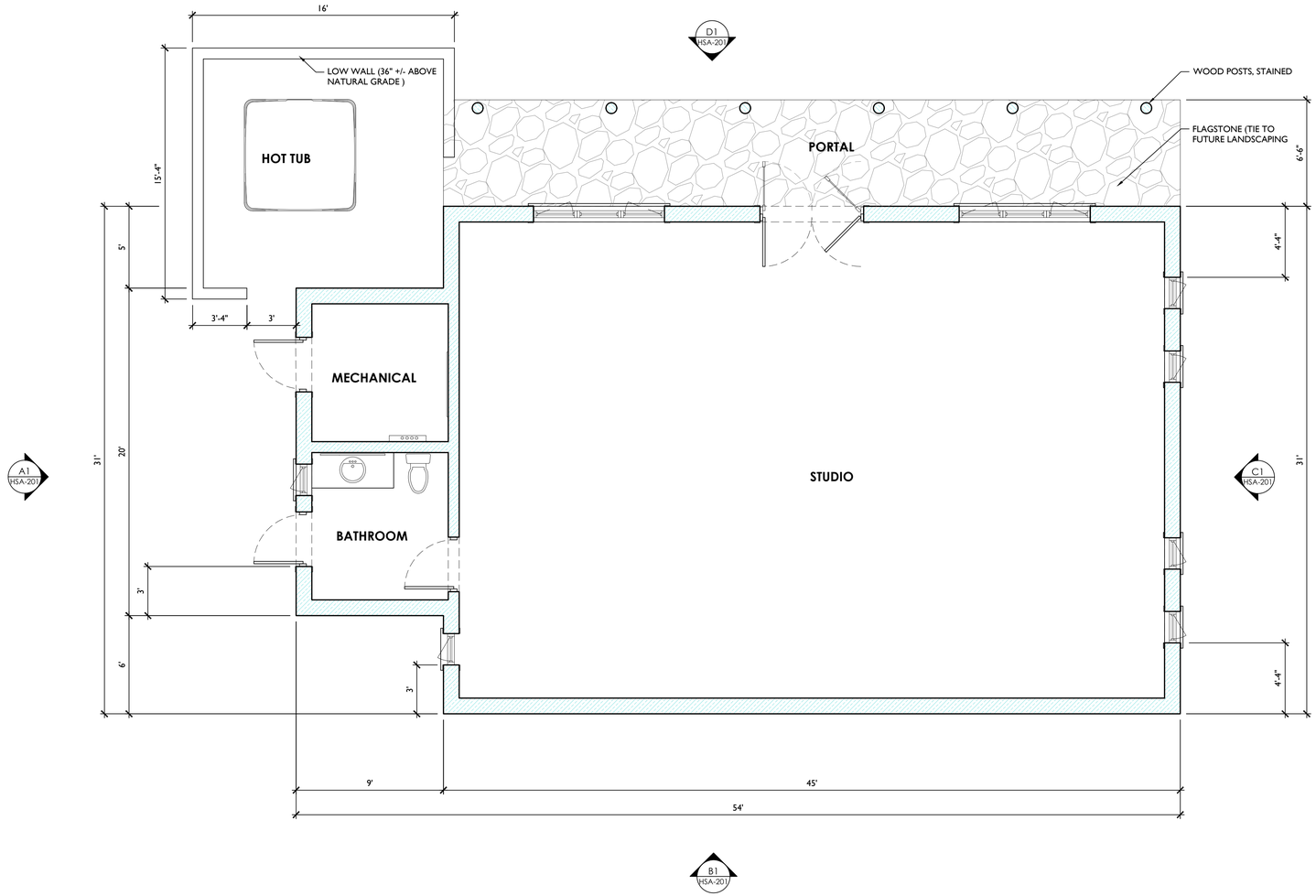
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SHEET NO. ____ OF ____ SHEETS

LEGEND & NOTES

FRAME WALL

FLAGSTONE



A1 STUDIO - PROPOSED PLAN

1/4" = 1'-0"

PLAN NORTH

0' 2' 4' 8'

SHEET SIZE: 24 X 36

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

PROJECT NO.	25010
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DRAWN BY	
CHECKED BY	BJF

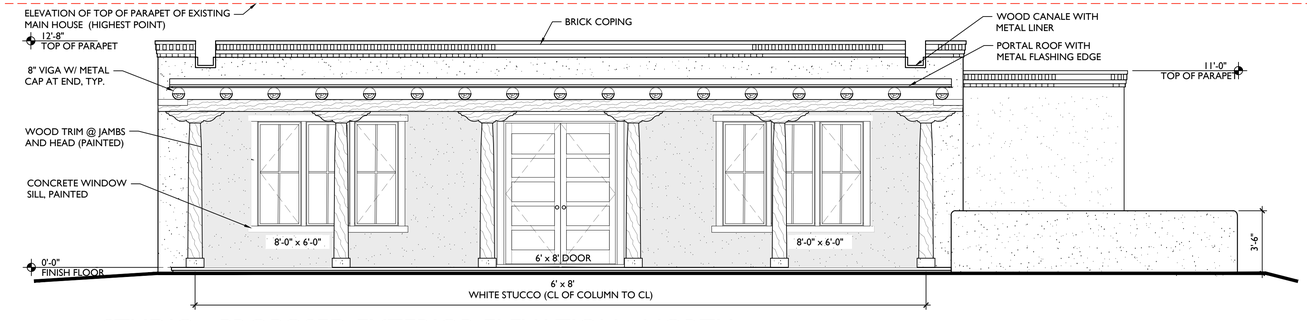
Sheet Name

STUDIO
PROPOSED FLOOR PLAN

Sheet No.

HSA-101

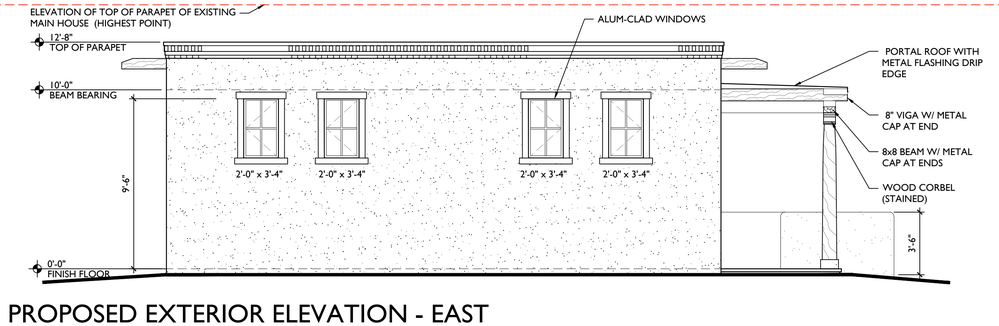
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D1 STUDIO - PROPOSED EXTERIOR ELEVATION - NORTH

1/4" = 1'-0"

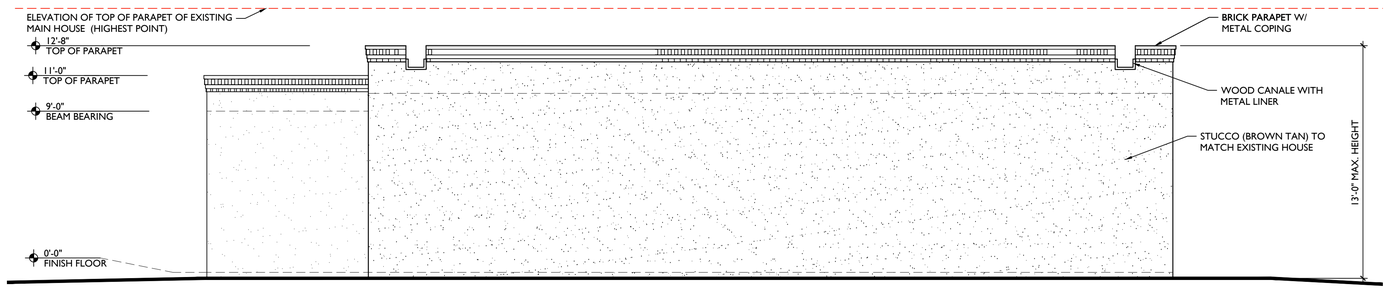
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C1 STUDIO - PROPOSED EXTERIOR ELEVATION - EAST

1/4" = 1'-0"

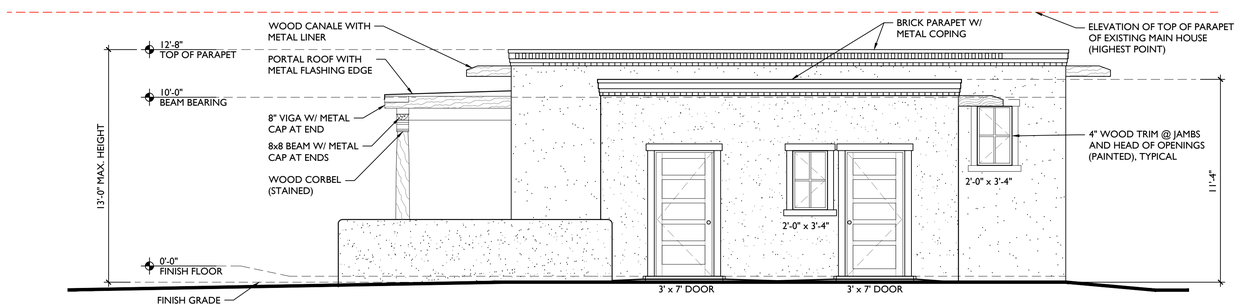
0' 2' 4' 8'



B1 STUDIO - PROPOSED EXTERIOR ELEVATION - SOUTH

1/4" = 1'-0"

0' 2' 4' 8'



A1 STUDIO - PROPOSED EXTERIOR ELEVATION - WEST

1/4" = 1'-0"

0' 2' 4' 8'

SHEET SIZE: 24 X 36

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JUSBASCHE RESIDENCE
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SANTA FE, NM 87501

ISSUED

MARK	DATE	DESCRIPTION
	10/05/26	HDRB
	06/15/26	HDRB
	05/27/26	

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

Sheet Name

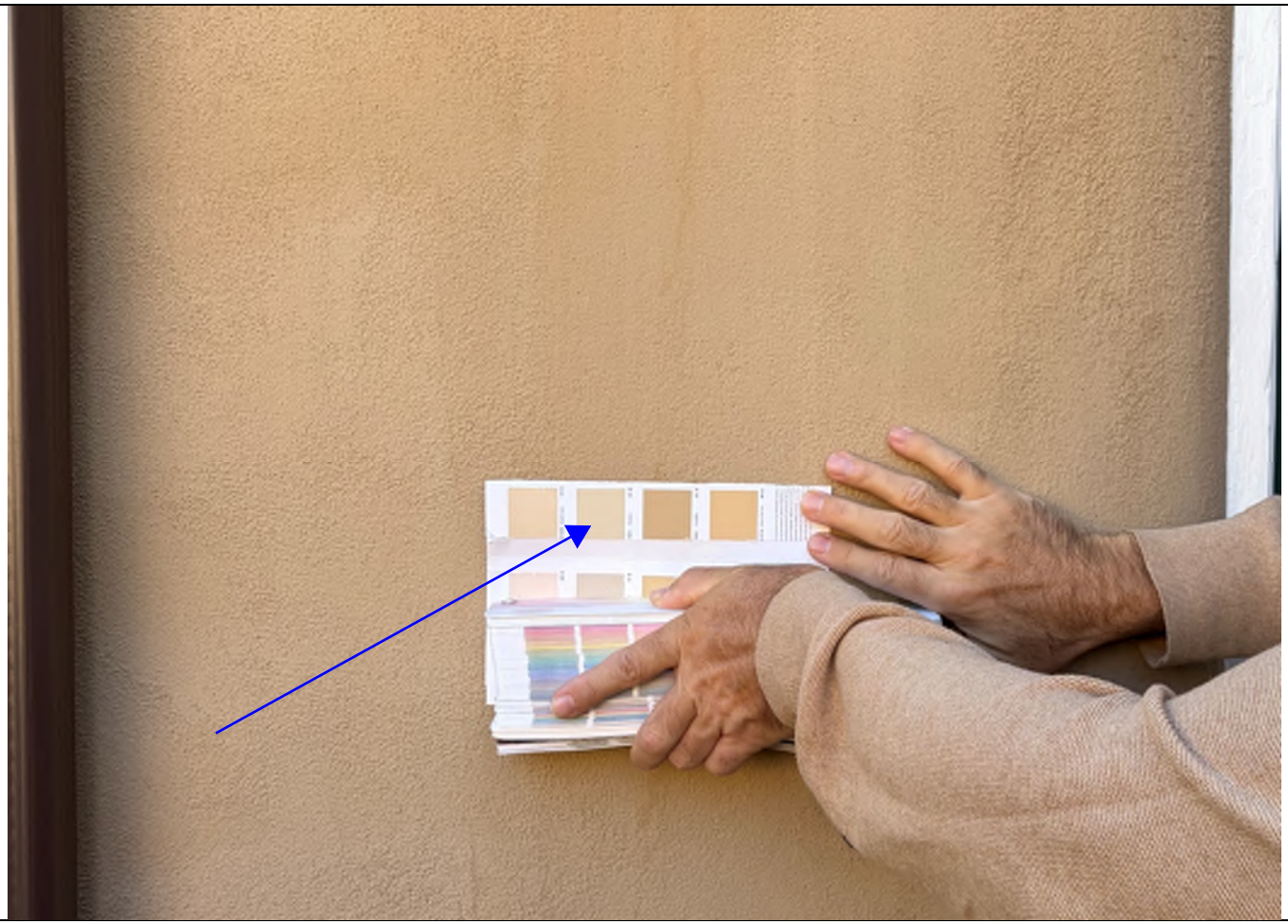
STUDIO
PROPOSED EXTERIOR ELEVATIONS

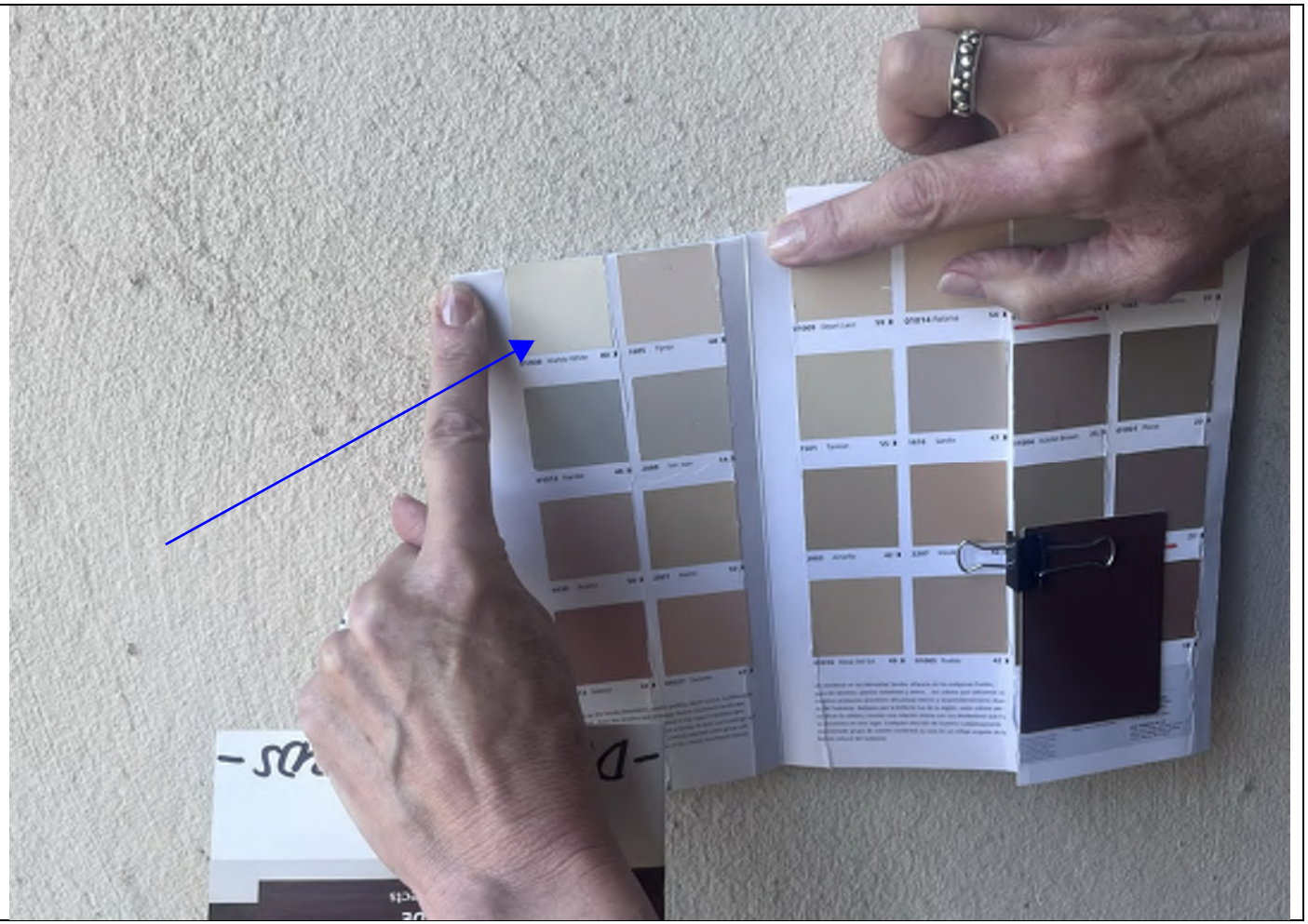
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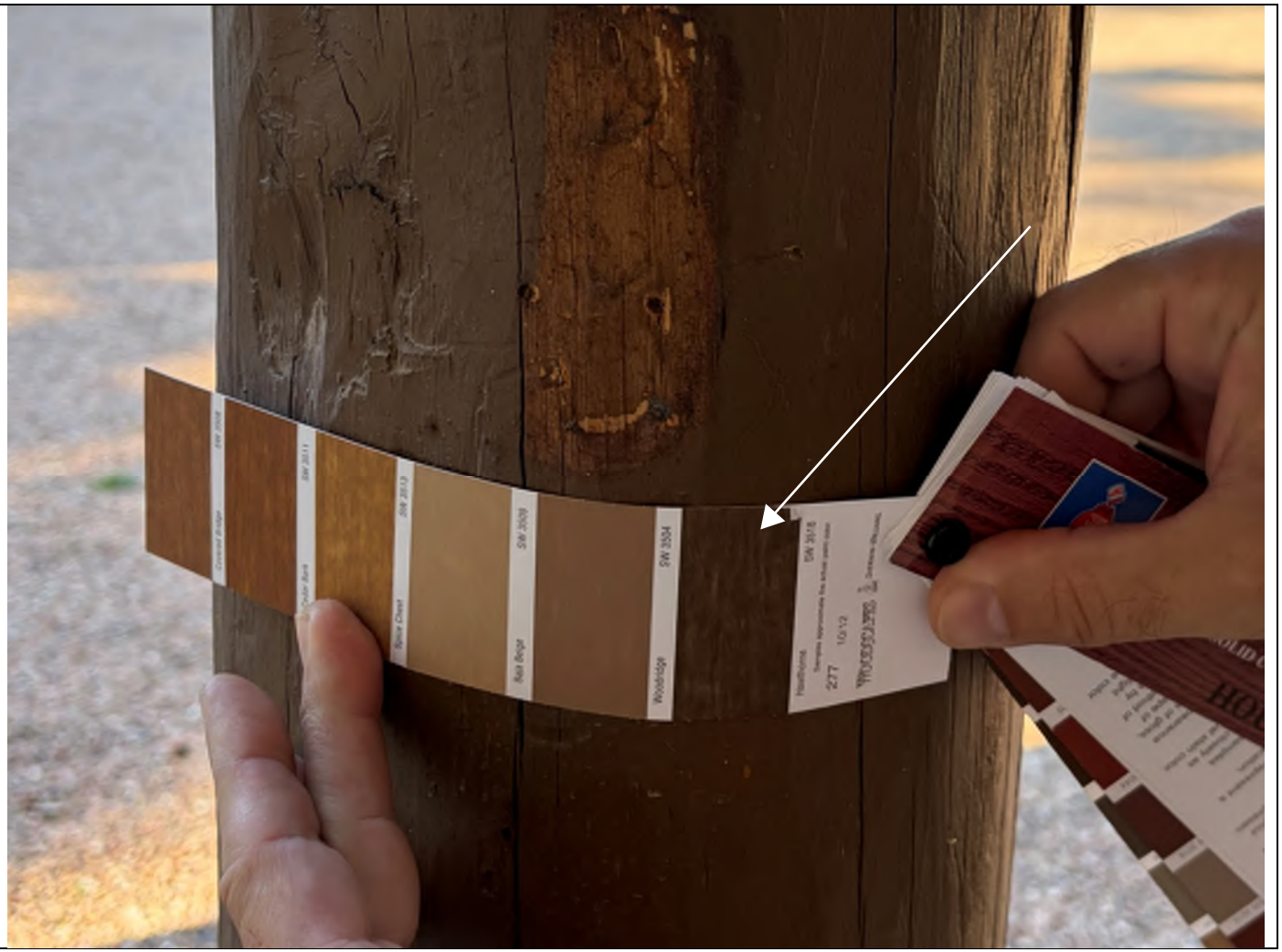
ACCESSORY STRUCTURES & YARD WALL

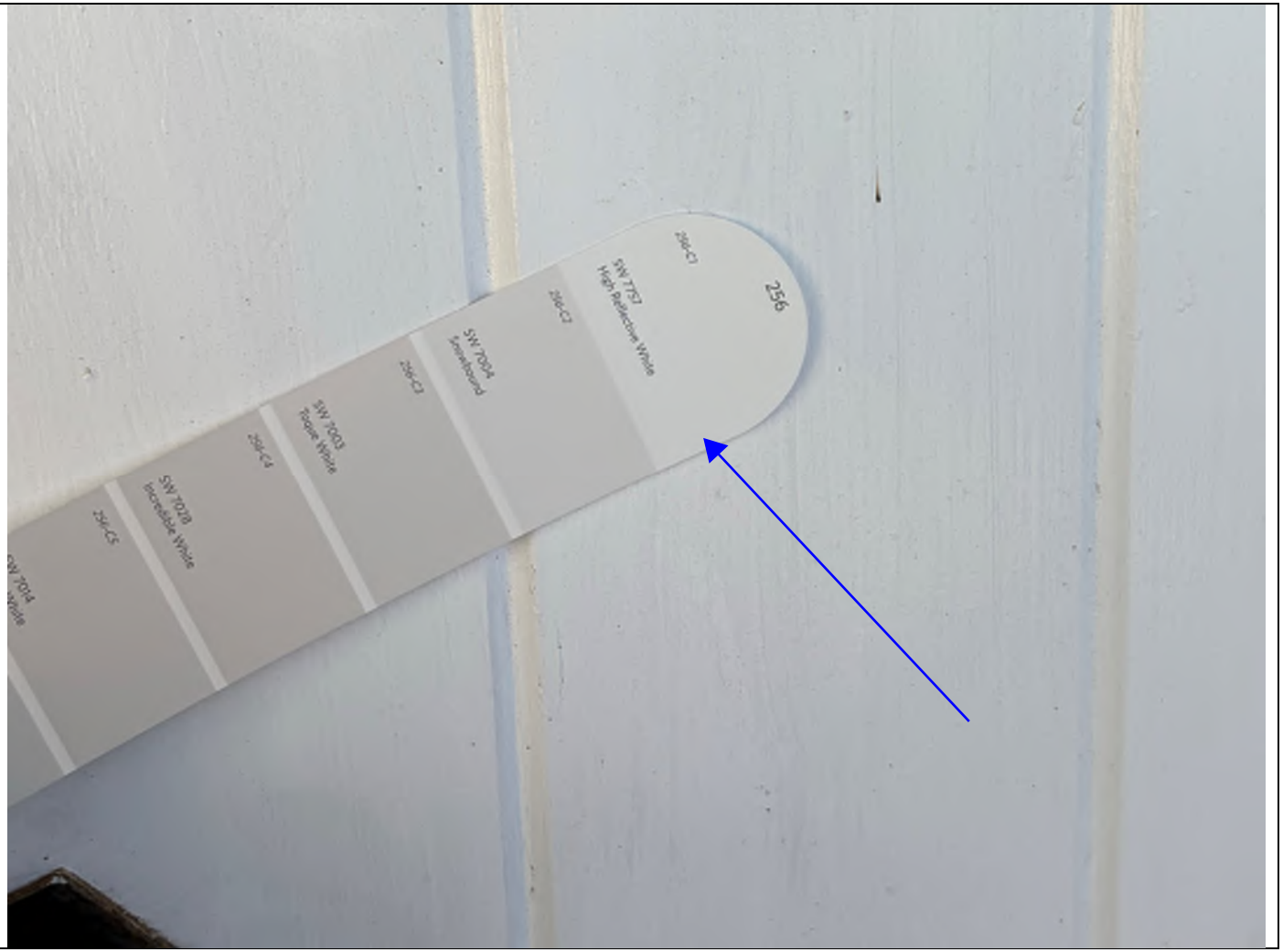
Stucco Color #1 (Field) – All Structures: Sto, Cementitious Torreon #1501	

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

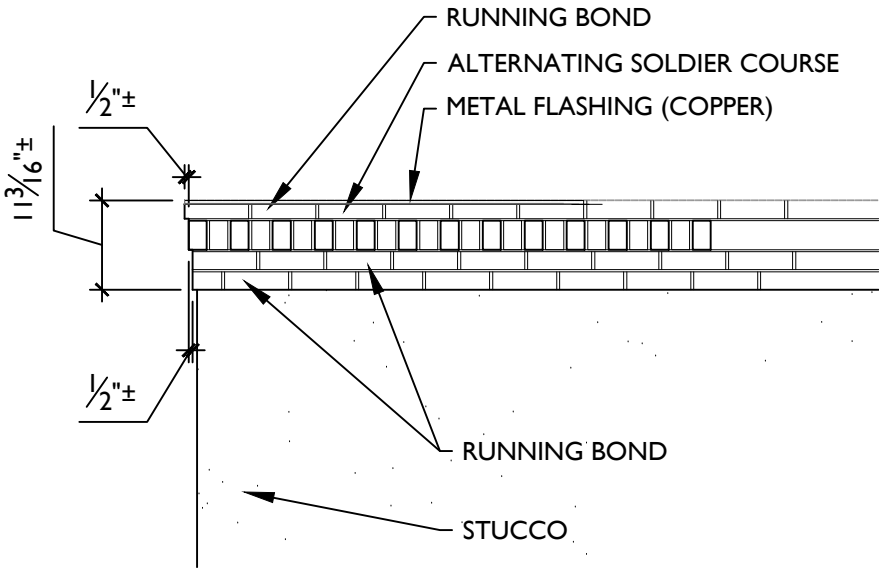
Stain (All Structures):

Dunn Edwards
Enchanting Ivy, #DEA179



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

616 Acequia Madre Street
Proposed Parapet
Studio + Garage



BRICK PARAPET DETAIL

1/2" = 1'-0"



MAIN HOUSE - EXISTING PARAPET



BRICK :: KINNEY BRICK, MEDIUM RED