



City of Santa Fe
Land Use Department
200 Lincoln Ave.
Santa Fe, New Mexico 87504-0909

PROJECT 2025-011550-HDRB. 539 Garcia St. Downtown & Eastside Historic District. Contributing.

DESC: Geisler Projects, agent for Matt and Penelope Rembe, owners, proposes to construct a 108 sq. ft. addition to a height of 10'-6", where the maximum allowable is 10'-10". A 206 sq. ft. portal to a height of 10'-3". Replace windows and doors on the residence, convert the garage to a casita by altering the garage door to a window, and installing a new window, and reroof, and stucco both buildings. An exception is requested to section 14-5.2(D)(2)(d) for constructing an addition within 10'-0" of the primary façade.

CASE NUMBER: 2025-011550--HDRB

PROJECT TYPE: Remodel

LOCATION: 539 GARCIA ST
Santa Fe, NM 87505

CONTACTS: Applicant	Evan Geisler	220 Manhattan AVE W Santa Fe, NM 87501
Property Owner	Penny Rembe	539 GARCIA ST Santa Fe, NM 87505
Property Owner	Matthew Rembe	

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on May 12, 2026. The decision of the Board was to approve the main residence as submitted and all aspects of the garage except the garage vehicle door which was postponed for a redesign.

For further information please call 505-955-6605.

Sincerely,

Lani McCulley

NOTE: Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerk's office (SFCC 14-3.17(D)). Your permit will be denied if any changes on plans that were not approved by the HDRB or if conditions of approval are not met. **Please attach copies of this letter to all sets when submitting for construction permits.**

GEISLER PROJECTS

Proposal Letter (Garage Revision)

Date: June 1, 2026

Architect/Applicant/Agent: Evan Geisler – 505-699-5463

Owner: Penelope Ellen Rembe – 505-350-0354

Project Address: 539 Garcia Street, Santa Fe, NM

Project Name: 539 Garcia House Renovation Project

Project Narrative

This letter is submitted in response to the Historic Districts Review Board's request for a revised design for the former garage door opening associated with the approved garage-to-studio conversion at 539 Garcia Street.

The revised proposal preserves the full width and height of the existing garage opening while replacing the overhead garage door with a recessed wood bifold door system installed within the existing opening.

The proposed bifold system measures approximately 9'-4" wide by 7'-0" high and maintains the original proportions and visual scale of the garage opening. The doors are designed to fold completely open, allowing the opening to function as a flexible studio entrance while preserving the legibility of the original garage opening.

Key design elements include:

- Retention of the existing garage opening dimensions and proportions
- Full-height operable wood bifold doors installed within the existing opening
- Recessed placement of the doors to preserve shadow lines and depth within the wall plane
- Stained and sealed wood finish compatible with the character of the accessory structure
- Divided panel configuration that reinforces the rhythm and scale of traditional garage door openings

The intent of the revised design is to maintain the historic reading of the garage opening while accommodating the approved adaptive reuse of the structure as a studio. Unlike a fixed window installation, the proposed bifold system preserves the operational character of a large opening and allows the structure to retain its utilitarian appearance and scale.

The garage structure will otherwise remain as previously approved by the Historic Districts Review Board.

Thank you for your consideration.

Sincerely,

Evan Geisler



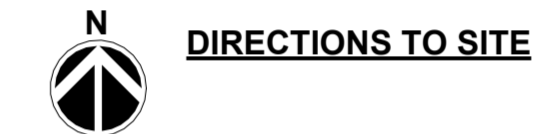
539 GARCIA ST ALT/REPAIR

539 Garcia Street
Santa Fe, NM 87505

SHEET INDEX

ARCHITECTURAL SHEET LIST		
Sheet Number	Sheet Name	Sheet Sorting
A-000	COVER	
A-050	SITE PLAN	
A-200	GARAGE FLOOR PLAN	
A-300	FLOOR PLAN	
A-301	SOUTH ELEVATIONS	
A-302	WEST ELEVATIONS	
A-304	NORTH ELEVATIONS	
A-305	GARAGE ELEVATIONS	

VICINITY MAP



PROJECT INFORMATION

Parcel / UPC

- Parcel Number: 12382336
- UPC: 1054098451406000000 (County Assessor)
- UPC (Permit Set): 12382336

Owner

- Owner Name: Penelope Ellen Rembe
- Owner Mailing Address:
4903 Rio Grande Blvd NW
Los Ranchos, NM 87107-5530

Physical / Site Address

- 539 Garcia St, Santa Fe, NM 87505

Tax / Zoning / Neighborhood

- Tax Code Area: CI-R
- Neighborhood: Acequia Madre
- Tax Year: 2023
- Tax District: 11AM
- Property Class: SRES

Legal Description

- County Assessor Legal Description:
T17N R9E S25, JOSE DOLORES GARCIA S/D,
LOT 2 (Acres: 0.0000 listed)

Deeds

- Current Deed: 2054047 REC 03/05/2025
- Previous Deed: 492/845

BUILDING HEIGHT: + 11'-4"

1. OCCUPANCY GROUP

R-2

3. PLUMBING COUNT

3 WC EXISTING
+ 1 WC NEW (MAIN HOUSE)
+ 1 WC NEW (GARAGE)

5 WC TOTAL

NET AREAS – EXISTING

MAIN HOUSE:

- Heated: 1,386 sq. ft.
- Portal: 72 sq. ft.
- Total Roofed Area: 1,458 sq. ft.

GARAGE:

- Existing Roofed Area: 458 sq. ft.

TOTAL EXISTING ROOFED AREA ON LOT: 1,916 SF

NET AREAS – PROPOSED

MAIN HOUSE – NEW WORK:

- Added Portal: 266 sq. ft.
- Added Heated Space: 60 sq. ft.
- Total Added Roofed Area:
266 SF portal + 60 SF enclosed = 326 SF

GARAGE – NEW WORK:

- Convert garage to studio
- Add new bathroom
- Replace all windows and door
(Roofed area remains same footprint)

TOTAL PROPOSED ROOFED AREA ON LOT: 2,242 SF

HEATED AREA SUMMARY (FOR PERMIT):

- Existing Heated: 1,386 SF
- Added Heated Main House: +60 SF.
- Added Heated Garage: +343 SF.
- Final Heated: 1,791 SF

LOT AREA: 6,300 sq. ft.

LOT COVERAGE:

- Existing: 30.4%
- Proposed: 36.2%

UTILITY DATA:

- Gas: Natural Gas
- Electric: Underground
- Sewer: Municipal
- Water: Municipal

SPECIAL DISTRICTS:

Downtown and Eastside

PARKING REQUIREMENTS:

3 spaces required and provided

BUILDING CODES USED

YEAR	CODE DESCRIPTION
2015	NM Residential Building Code
2015	NM Existing Building Code
2021	NM Plumbing Code
2021	NM Mechanical Code
2020	NM Electrical Code

PERSPECTIVE VIEW



GEISLER PROJECTS

804 CAMINO ACOMA
SANTA FE NM 87505
505 699 5463

REVISIONS

Revision Date	Revision Number	Revision Description
	-	

539 GARCIA

539 GARCIA ST Santa Fe, NM
87505

26-0401

COVER

DATE
28 MAY 2026

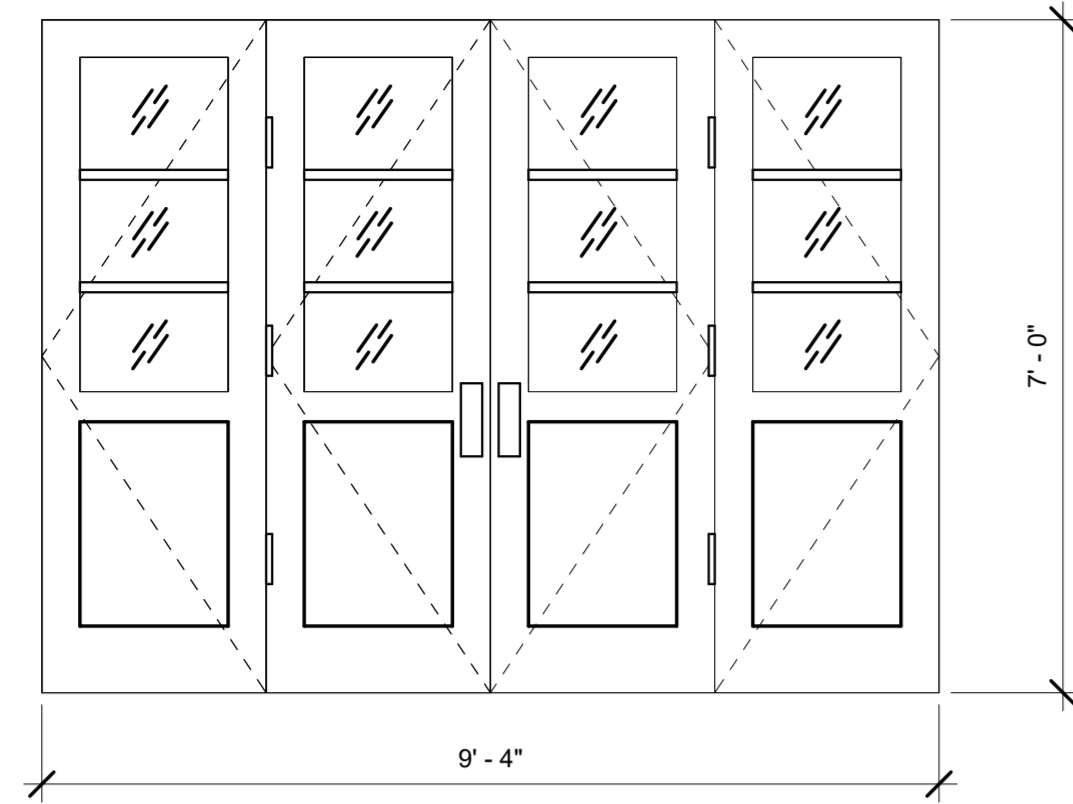
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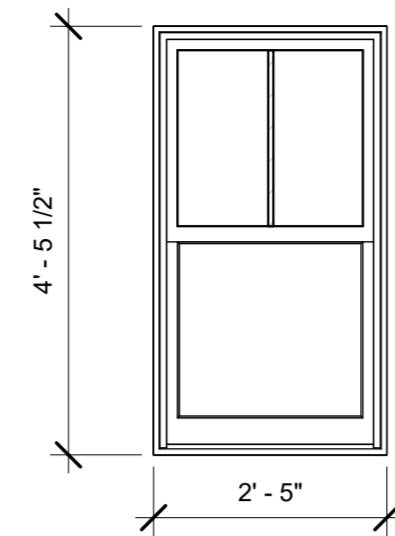
REVISIONS

Revision Date	Revision Number	Revision Description
	-	



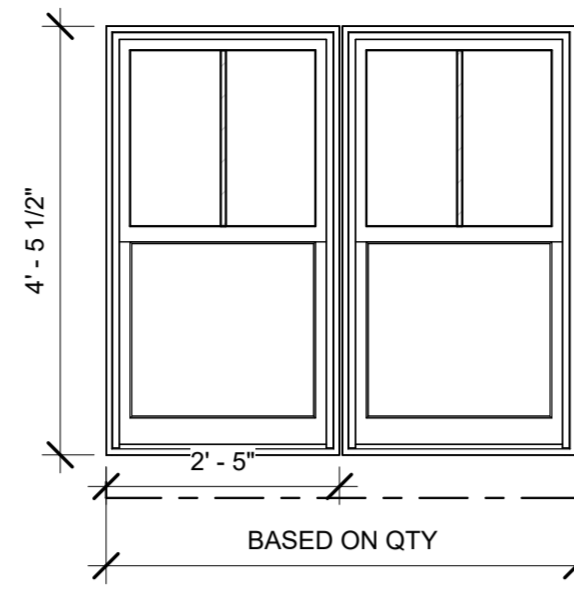
EXTERIOR WOOD BIFOLD
WOOD SPECIES TBD
STAINED AND SEALED

DOOR TYPES
1/2" = 1'-0"



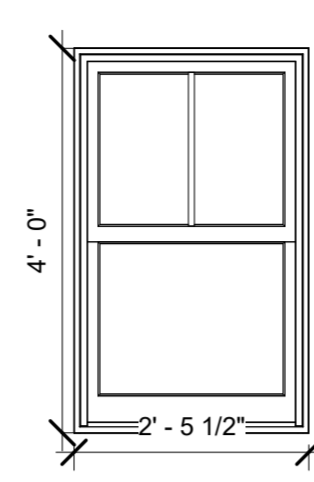
TYPE A1-1
CLAD WINDOW

DOUBLE HUNG
FRENCH VANILLA EXT
UNFINISHED PINE INT
JELD WEN



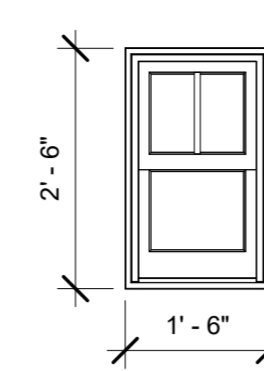
TYPE A2-A
CLAD WINDOW

DOUBLE HUNG MULLED
FRENCH VANILLA EXT
UNFINISHED PINE INT
JELD WEN



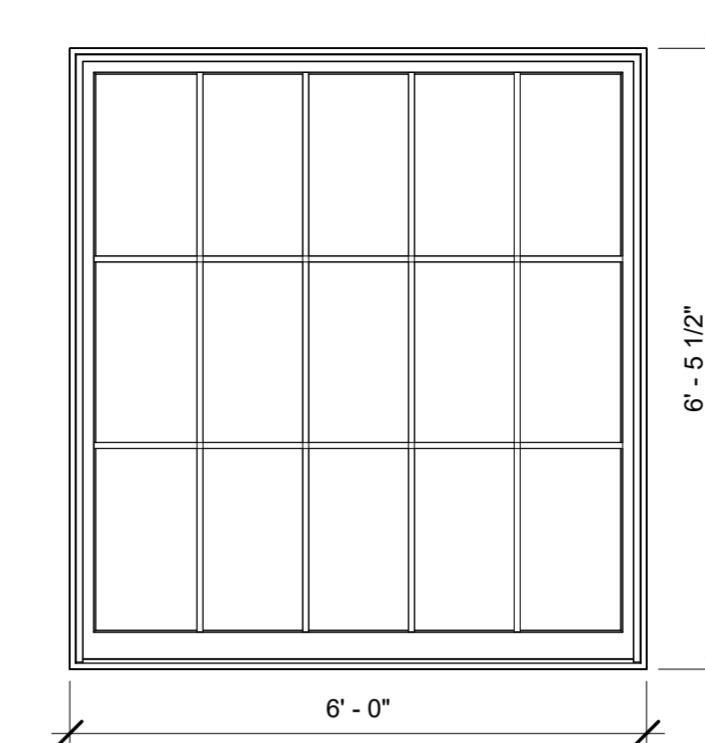
TYPE C-A
CLAD WINDOW

DOUBLE HUNG
FRENCH VANILLA EXT
UNFINISHED PINE INT
JELD WEN



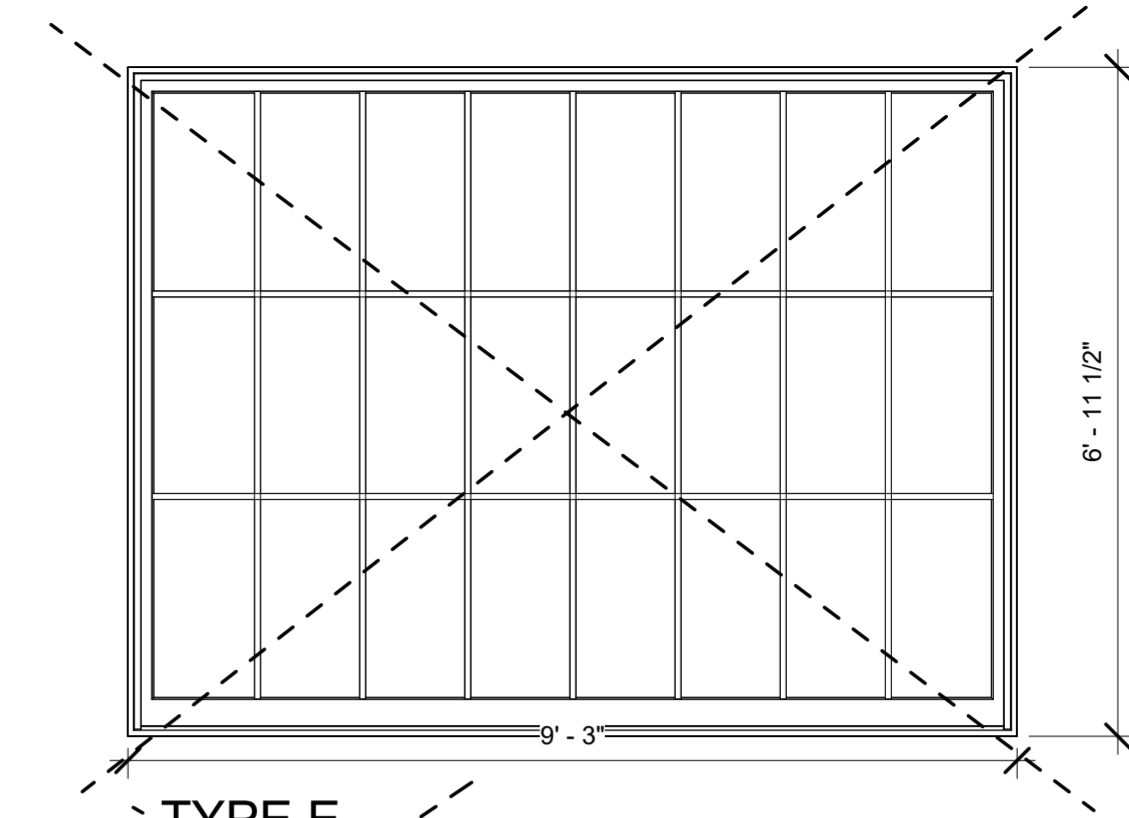
TYPE C-B
CLAD WINDOW

DOUBLE HUNG
FRENCH VANILLA EXT
UNFINISHED PINE INT
JELD WEN



TYPE D
CLAD WINDOW

FIXED
FRENCH VANILLA EXT
UNFINISHED PINE INT

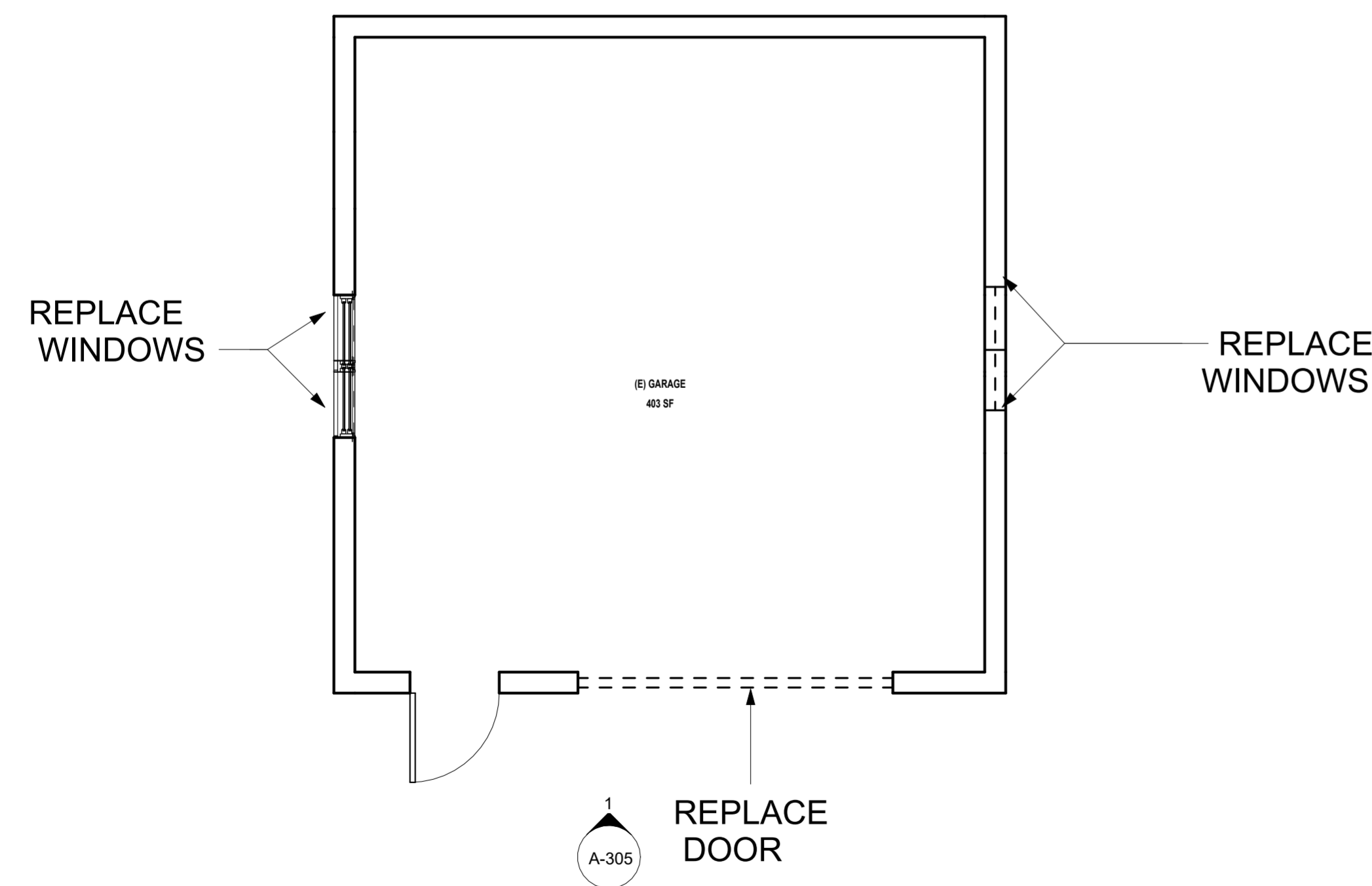


~~**TYPE E**~~
~~CLAD WINDOW~~

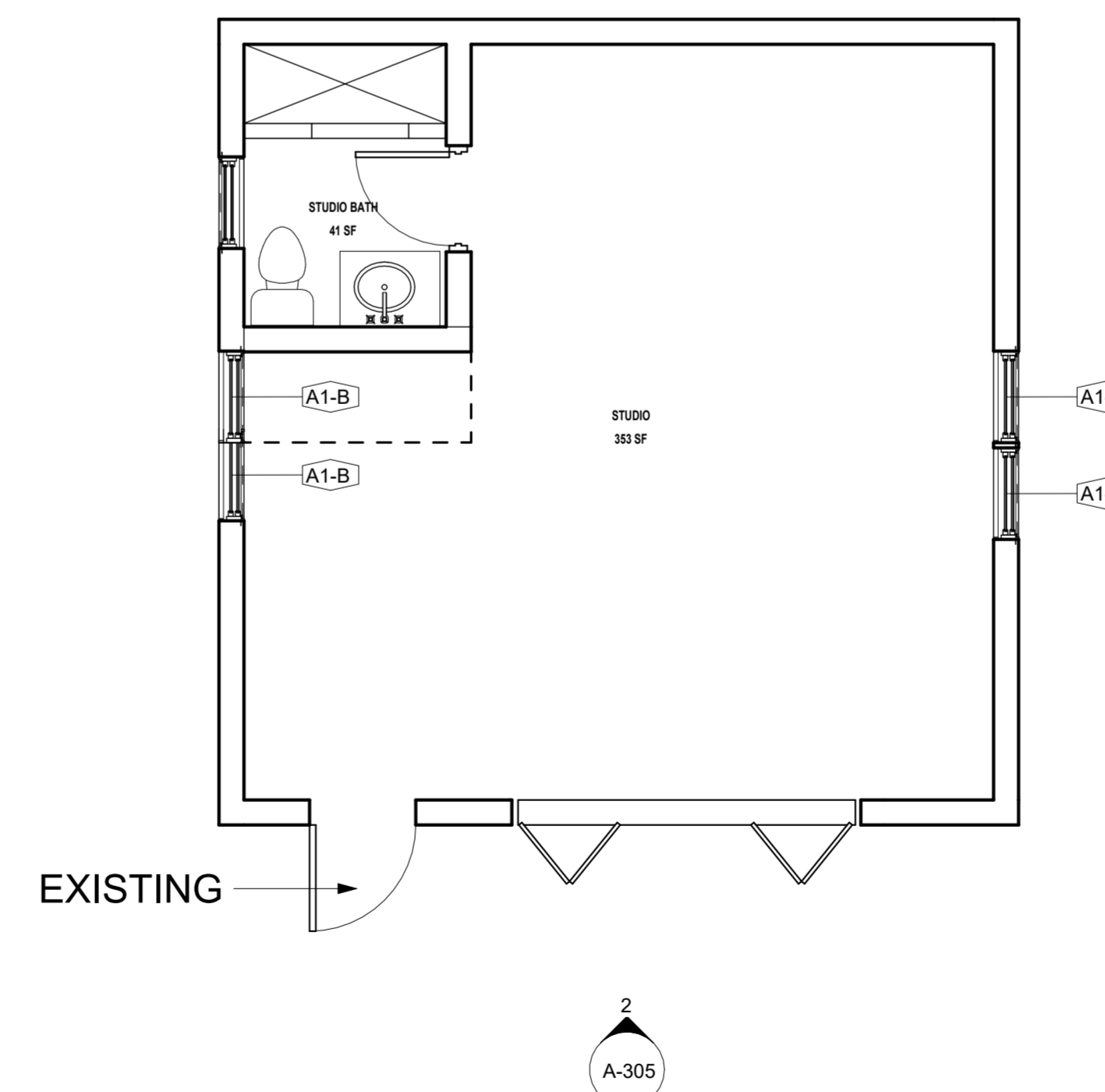
~~FIXED
FRENCH VANILLA EXT
UNFINISHED PINE INT~~

NOT USED

WINDOW TYPES NEW
1/2" = 1'-0"



EXISTING/DEMO FLOOR PLAN GARAGE
1/4" = 1'-0"



PROPOSED FLOOR PLAN STUDIO
1/4" = 1'-0"

539 GARCIA

539 GARCIA ST Santa Fe, NM
87505

26-0401

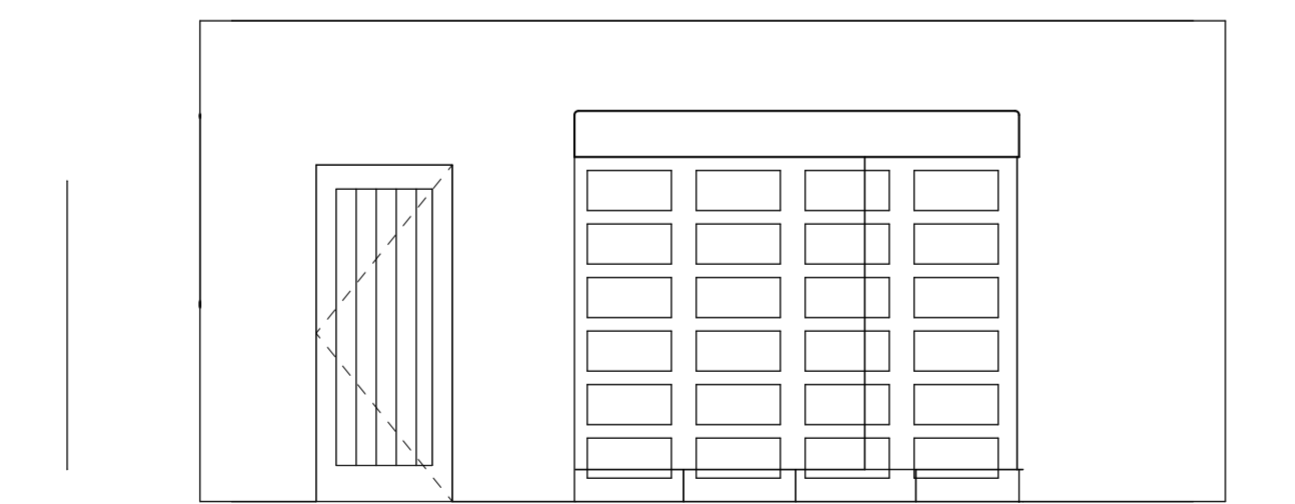
GARAGE FLOOR PLAN

DATE
28 MAY 2026
SCALE
As indicated
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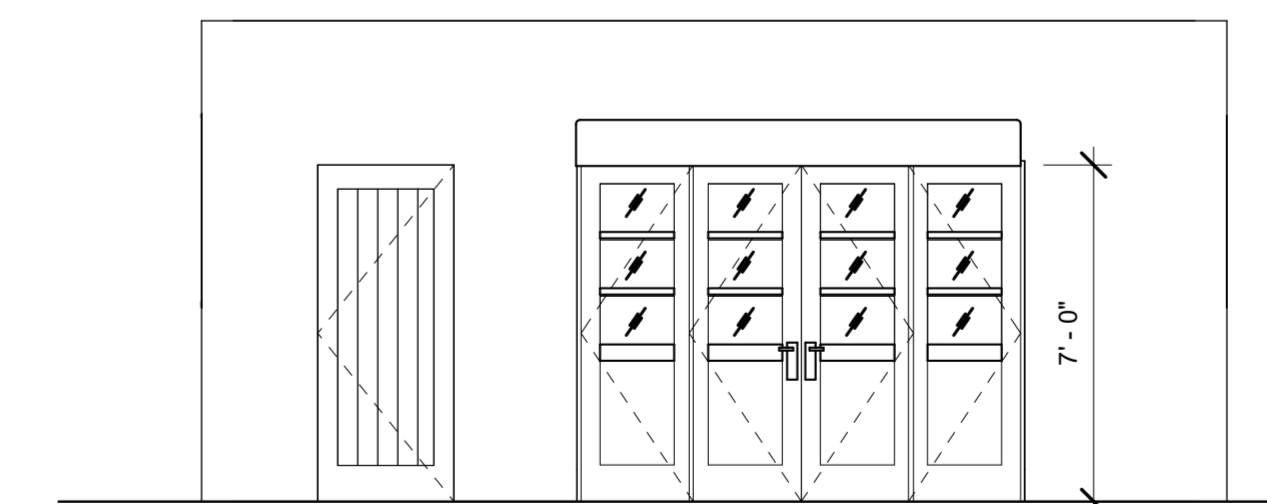
A-200

△ REVISIONS

Revision Date	Revision Number	Revision Description
	-	



① Garage Elevation Existing
1/4" = 1'-0"



② Garage Elevation Proposed
1/4" = 1'-0"

539 GARCIA

539 GARCIA ST Santa Fe, NM
87505

26-0401

GARAGE
ELEVATIONS

DATE
28 MAY 2026
SCALE
1/4" = 1'-0"
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A-305





1,920 × 2,560

[Side Folding and Bi Folding Doors - American Carriage Door bifold carriage garage door](#)

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