

# GEISLER PROJECTS

## Proposal Letter

**Date:** April 15, 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

We respectfully submit this proposal for the renovation of an existing adobe residence located within the Historic Eastside District of Santa Fe. The project is designed to preserve and reinforce the character-defining elements of the structure while addressing non-conforming conditions introduced by prior alterations.

This renovation focuses on restoring contributing features, removing incompatible elements, and introducing architecturally appropriate modifications that align with the historic character of the district. The design draws from established Pueblo Revival forms while acknowledging the layered and evolving architectural context of the neighborhood.

## Scope of Work

### *South Portal / Primary Façade (Contributing)*

The south-facing elevation will remain unchanged in terms of window and door openings, proportions, and overall composition. Work is limited to repair, restoration, and re-stuccoing of existing elements. Existing portal posts, corbels, and architectural details will be retained and repaired as needed.

### *West Façade Modification (Non-Contributing Condition)*

The project removes an existing bay window addition, constructed in the 1980s, which is stylistically inconsistent with the historic structure and located in close proximity to the primary façade.

This condition will be replaced with a simplified massing that aligns with traditional forms and proportions found within the district. The revised geometry maintains a similar footprint with only a modest increase in area, allowing the structure to function more cohesively while improving architectural compatibility.

The new work is designed to align with the height of the existing structure, maintaining interior continuity and avoiding changes in floor or ceiling levels along the south and west façades.

### *West Portal Addition (Secondary Element)*

A new portal is proposed along the west elevation to provide functional outdoor space and reinforce the relationship between interior and exterior living.

Due to the length of the west elevation, the portal is designed as a lighter, secondary architectural element expressed as a wood post-and-beam (Territorial) porch. This approach reduces visual mass and ensures the addition remains subordinate to the contributing south-facing façade.

The design reflects an established pattern within the Historic Eastside, where Pueblo Revival massing is often paired with lighter porch elements, particularly on secondary elevations. This layered condition contributes to the character of the neighborhood and informs the proposed approach.

### **Garage Conversion**

The existing garage will be converted into a studio space while maintaining the original footprint, scale, and overall massing of the structure.

The south-facing garage elevation will remain consistent in height and composition. Existing openings will be preserved in proportion, and the garage door will be replaced with a divided-light window system designed to be compatible with the surrounding architectural context.

### **Materials**

All materials are selected to align with traditional construction within the district, including:

- Stucco finishes (La Habra Stucco #108 Kokanee or similar)
- Painted wood window systems with appropriate divided lite proportions
- Wood headers and lintels to match existing conditions
- Repair and retention of existing architectural elements where present

### *Fencing and Site Elements*

Existing fencing, including chain link and coyote fence elements, will remain.

### **Project Approach**

The design approach prioritizes preservation of contributing elements while correcting non-conforming conditions and ensuring that new work remains clearly subordinate to the historic structure.

The proposal maintains the architectural hierarchy of the property, reinforces compatibility with the surrounding district, and reflects the heterogeneous character of the Historic Eastside, where multiple vernacular influences coexist.

### **Summary**

This project represents a careful and considered renovation that:

- Preserves the primary contributing south façade
- Replaces an incompatible existing condition with a more appropriate architectural solution
- Introduces a secondary portal that remains visually subordinate
- Reflects established neighborhood patterns and architectural layering
- Supports the long-term viability and integrity of the structure

The intent is to improve architectural coherence while maintaining the historic character of both the property and the surrounding district.

Sincerely,

Evan Geisler



## **1. Section 14-5.2(D)(2)(d) – Addition within 10 feet of a contributing façade**

### **(i) Do not damage the character of the district**

The proposed addition replaces an existing non-conforming bay window that is already located within close proximity—approximately 1–2 feet—from the primary south façade.

Rather than introducing a new encroachment, the project maintains a similar footprint while replacing an incompatible architectural element with a simplified massing that is consistent with traditional forms found within the district.

This approach improves the architectural integrity of the structure and avoids introducing additional visual impact along the primary façade. The work reinforces, rather than diminishes, the character of the district.

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

The requested exception is necessary because the existing non-conforming condition occupies a location within 10 feet of the primary façade, and relocation of this portion of the structure is not feasible without substantial impact to the overall building.

Shifting the addition outside of the 10-foot setback would require:

- Significant reconfiguration of the existing floor plan
- Disruption to the relationship between the south and west façades
- Potential loss of usable interior space and functional layout

The proposed design resolves the existing condition in place, providing a functional and architecturally appropriate solution without introducing greater impacts to the structure.

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### **(iii) Strengthen the unique heterogeneous character of the City**

The project replaces an incongruous and stylistically inconsistent bay window with a massing that aligns with the traditional architectural vocabulary of the district.

By maintaining the general footprint while improving form and proportion, the design supports the layered and evolving character of the Historic Eastside, where buildings reflect a combination of preservation, adaptation, and compatible reinvestment.

This approach reinforces the district’s heterogeneous character by correcting a non-conforming element rather than introducing new inconsistencies.

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**(iv) Due to special conditions and circumstances which are peculiar to the land or structure**

The existing bay window condition—constructed by a previous owner—is located unusually close to the primary façade and is not consistent with the historic architectural character of the structure.

The constrained relationship between the south and west façades limits the ability to relocate this portion of the building without disproportionate impact.

These conditions are specific to this structure and not generally applicable to other properties.

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**(v) Are not the result of actions of the applicant**

The existing non-conforming bay window was constructed prior to the current ownership and is not the result of actions taken by the applicant.

The current proposal seeks to correct this pre-existing condition through a more historically appropriate design.

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**(vi) Provide the least negative impact with respect to the purpose of this section**

The proposed design represents the least impactful solution by:

- Maintaining a footprint similar to the existing condition
- Avoiding further encroachment toward the primary façade
- Replacing an incompatible element with one that is architecturally appropriate

Relocating or removing the addition entirely would result in greater disruption to the structure and would not achieve the same level of architectural coherence

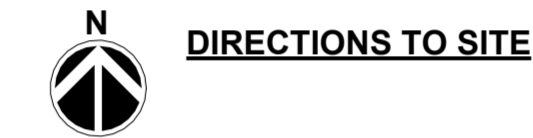
# 539 GARCIA ST ALT/REPAIR

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: 105409845140600000 (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:  
17 APR 2026

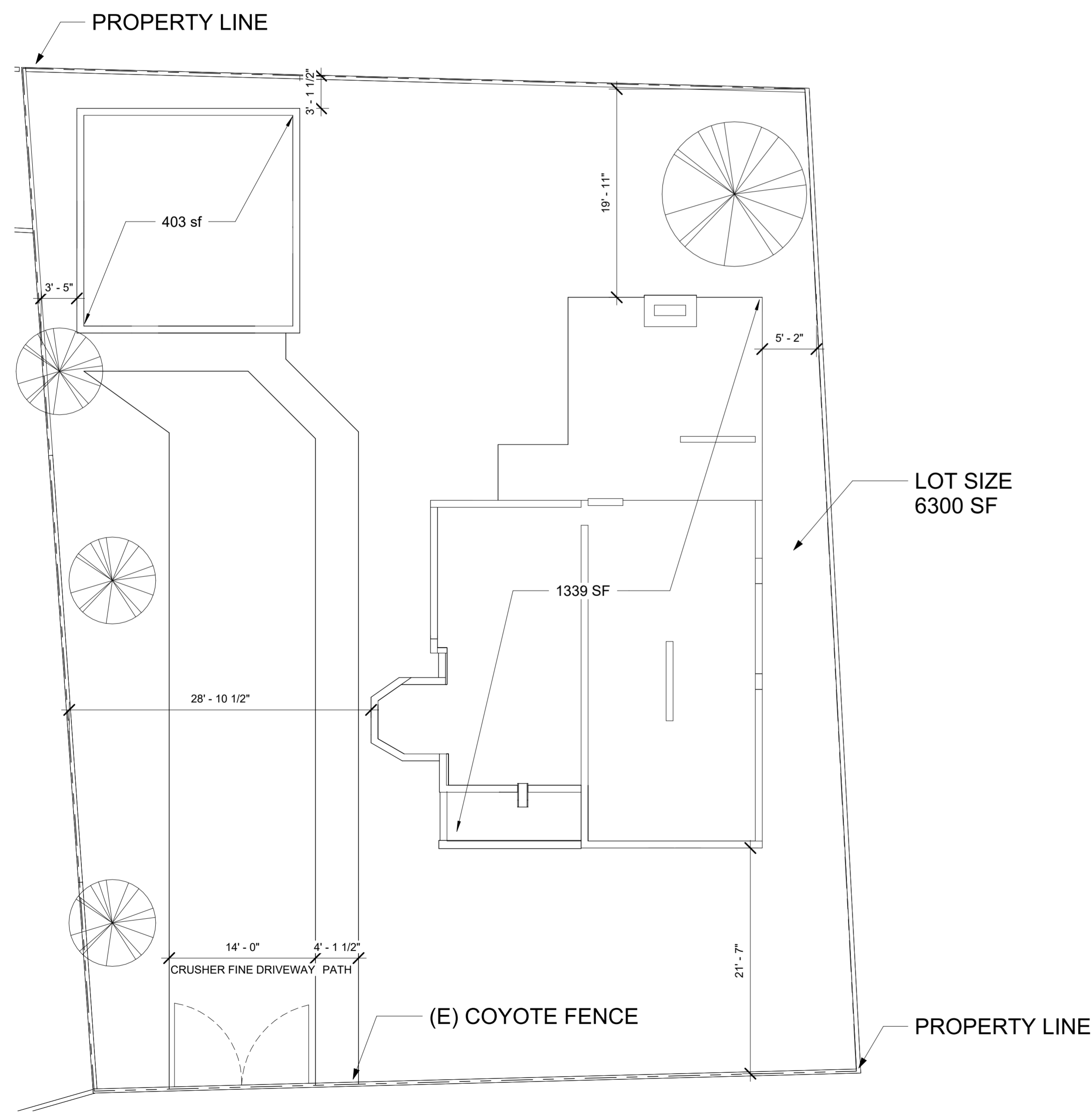
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**A-000**

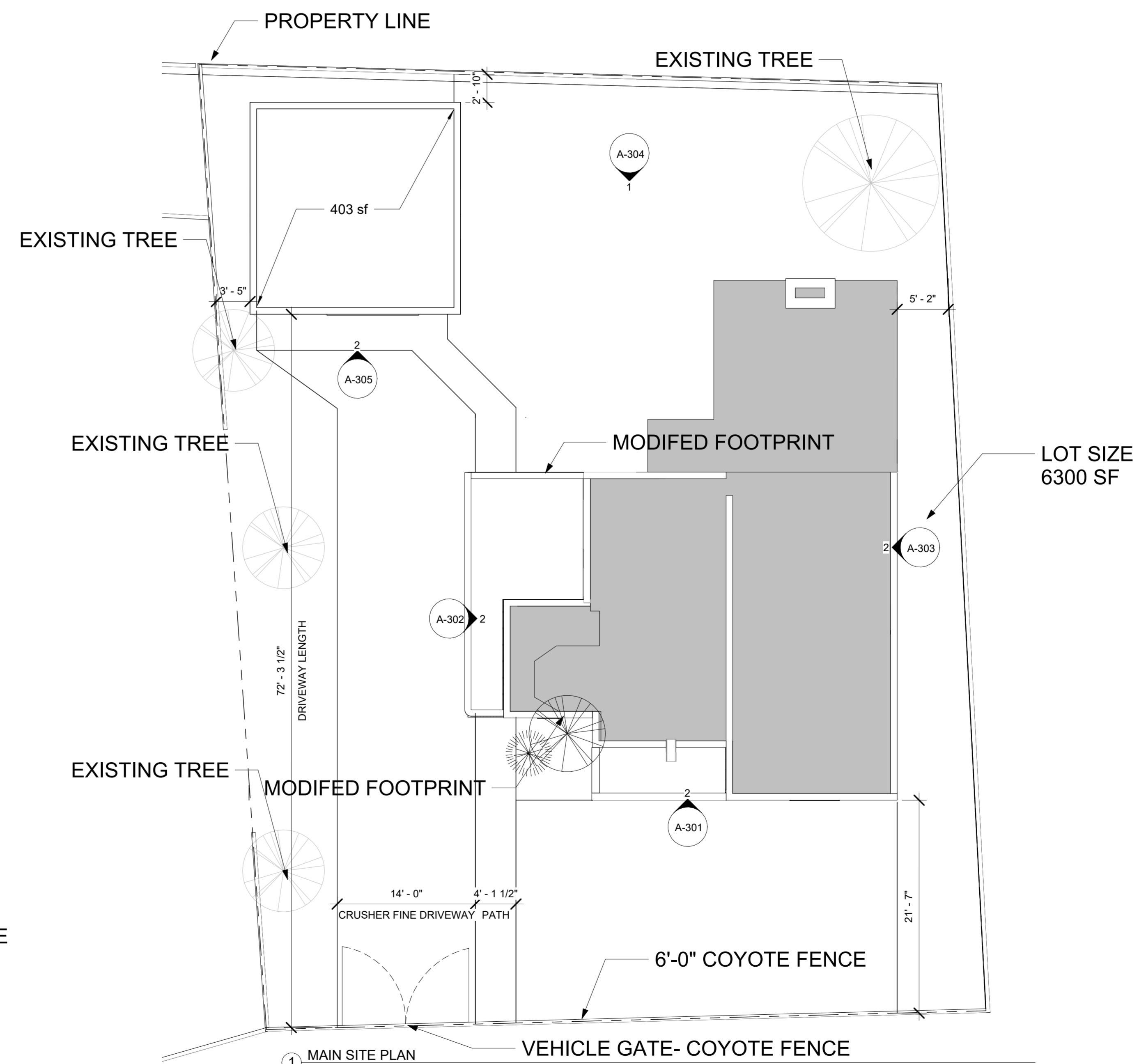
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△ REVISIONS

Revision Date	Revision Number	Revision Description
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② EXISTING SITE PLAN  
1/8" = 1'-0"



① MAIN SITE PLAN  
1/8" = 1'-0"



539 GARCIA

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87505

26-0401

SITE PLAN

DATE:  
17 APR 2026  
SCALE:  
1/8" = 1'-0"  
DRAWN BY:  
EG

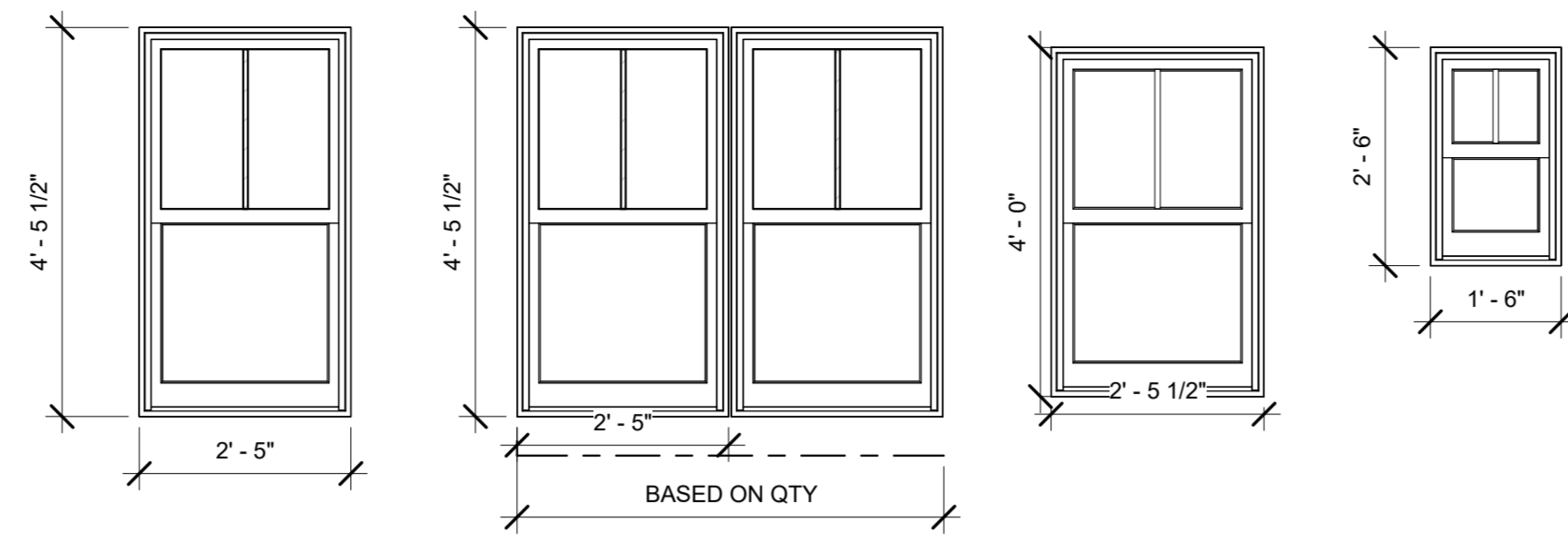
**A-050**

# GEISLER PROJECTS

804 CAMINO ACOMA  
SANTA FE NM 87505  
505 699 5463

## REVISIONS

Revision Date	Revision Number	Revision Description
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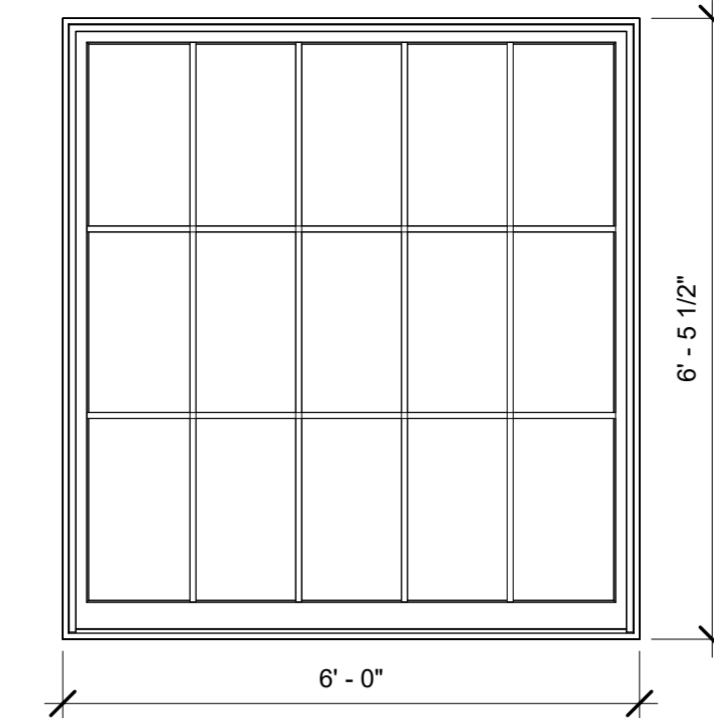


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DOUBLE HUNG  
WHITE EXT  
CLEAR COAT PINE INT

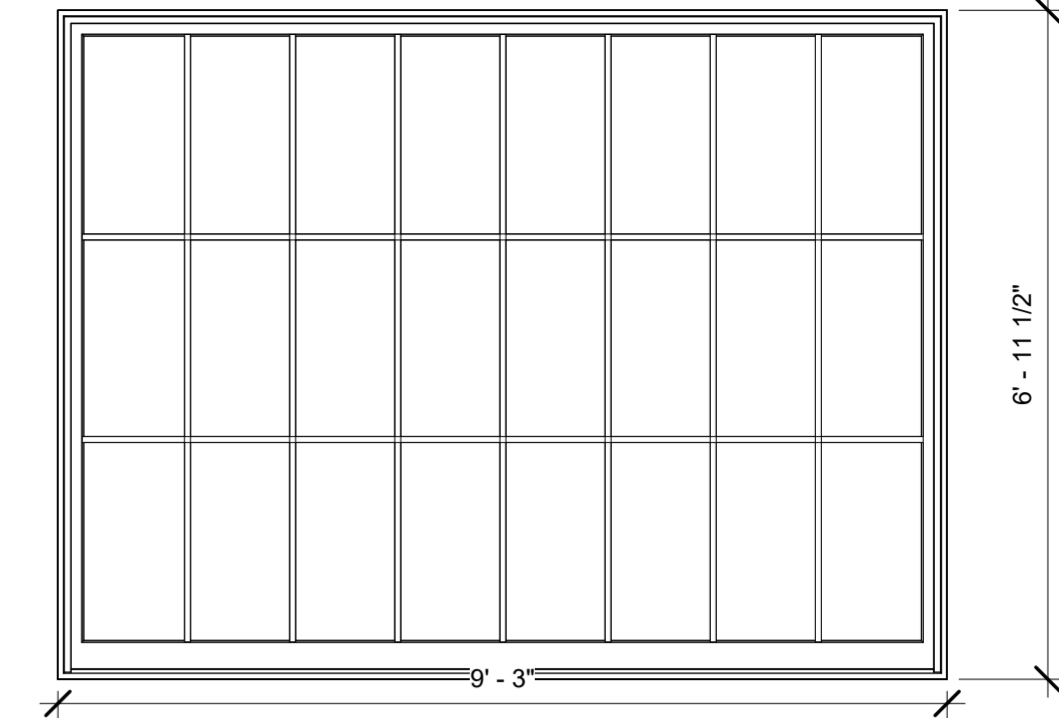
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CLAD WINDOW  
DOUBLE HUNG MULLED  
WHITE EXT  
CLEAR COAT PINE INT

**TYPE C-A**  
CLAD WINDOW  
DOUBLE HUNG  
WHITE EXT  
CLEAR COAT PINE INT

**TYPE C-B**  
CLAD WINDOW  
DOUBLE HUNG  
WHITE EXT  
CLEAR COAT PINE INT

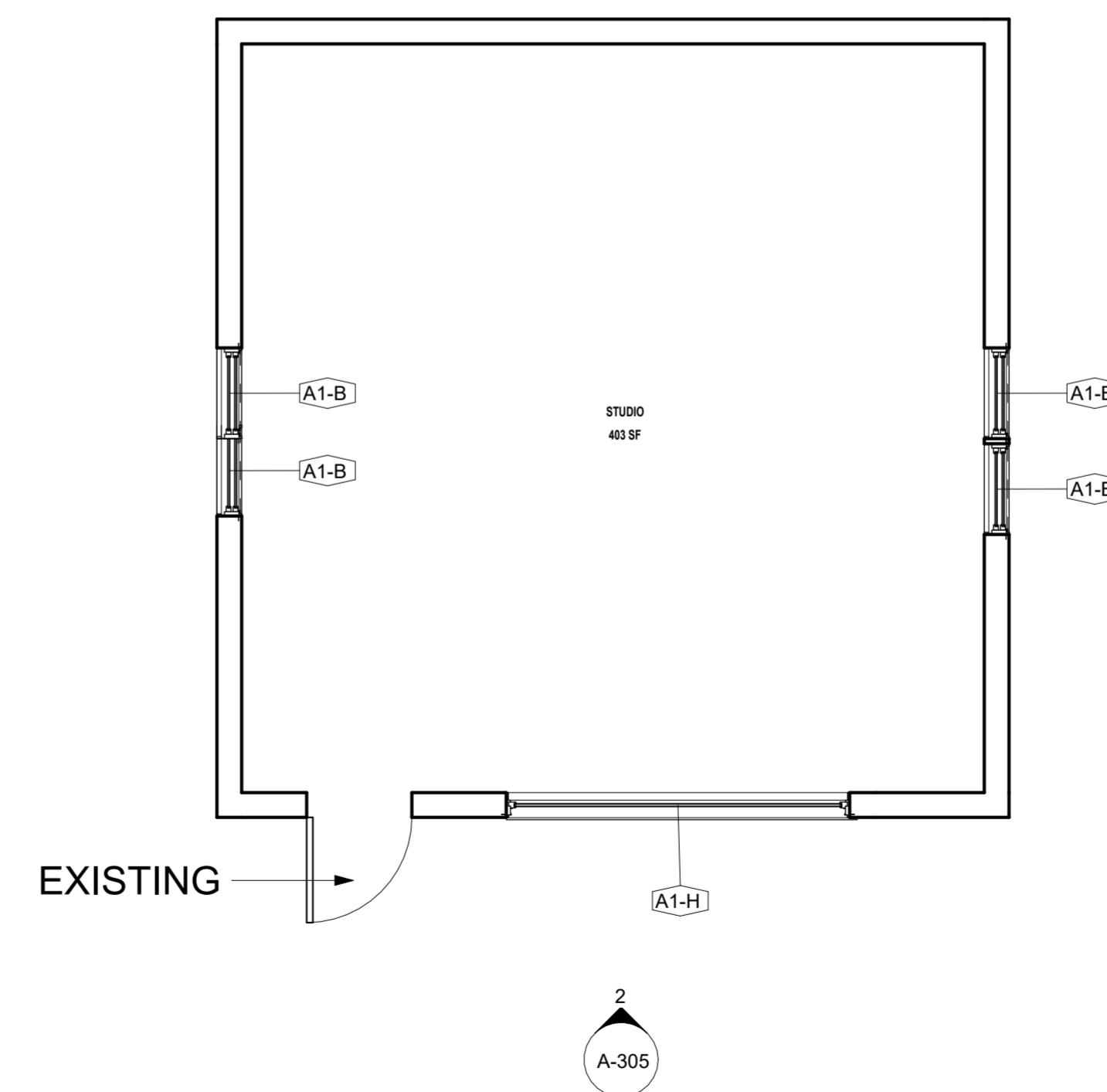
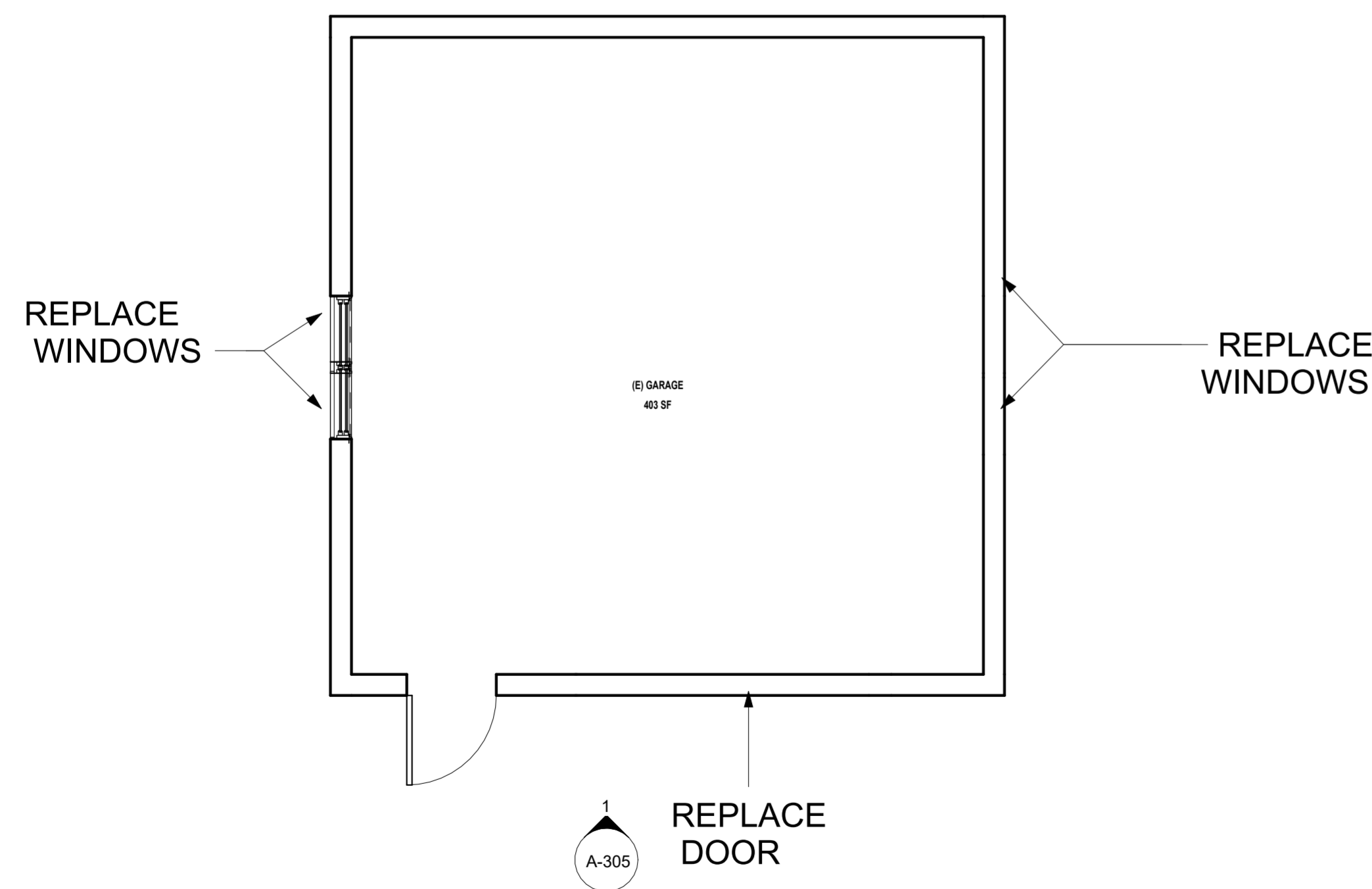


**TYPE D**  
CLAD WINDOW  
FIXED  
WHITE EXT  
CLEAR COAT PINE INT



**TYPE E**  
CLAD WINDOW  
FIXED  
WHITE EXT  
CLEAR COAT PINE INT

○ WINDOW TYPES NEW  
1/2" = 1'-0"



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26-0401

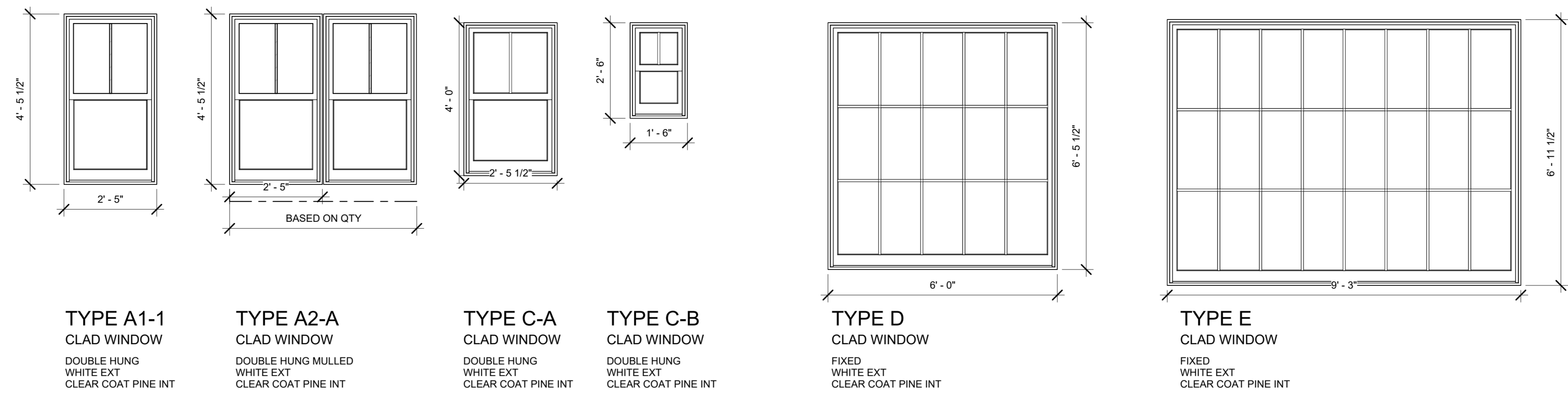
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DATE:  
17 APR 2026  
SCALE:  
As indicated  
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**A-200**

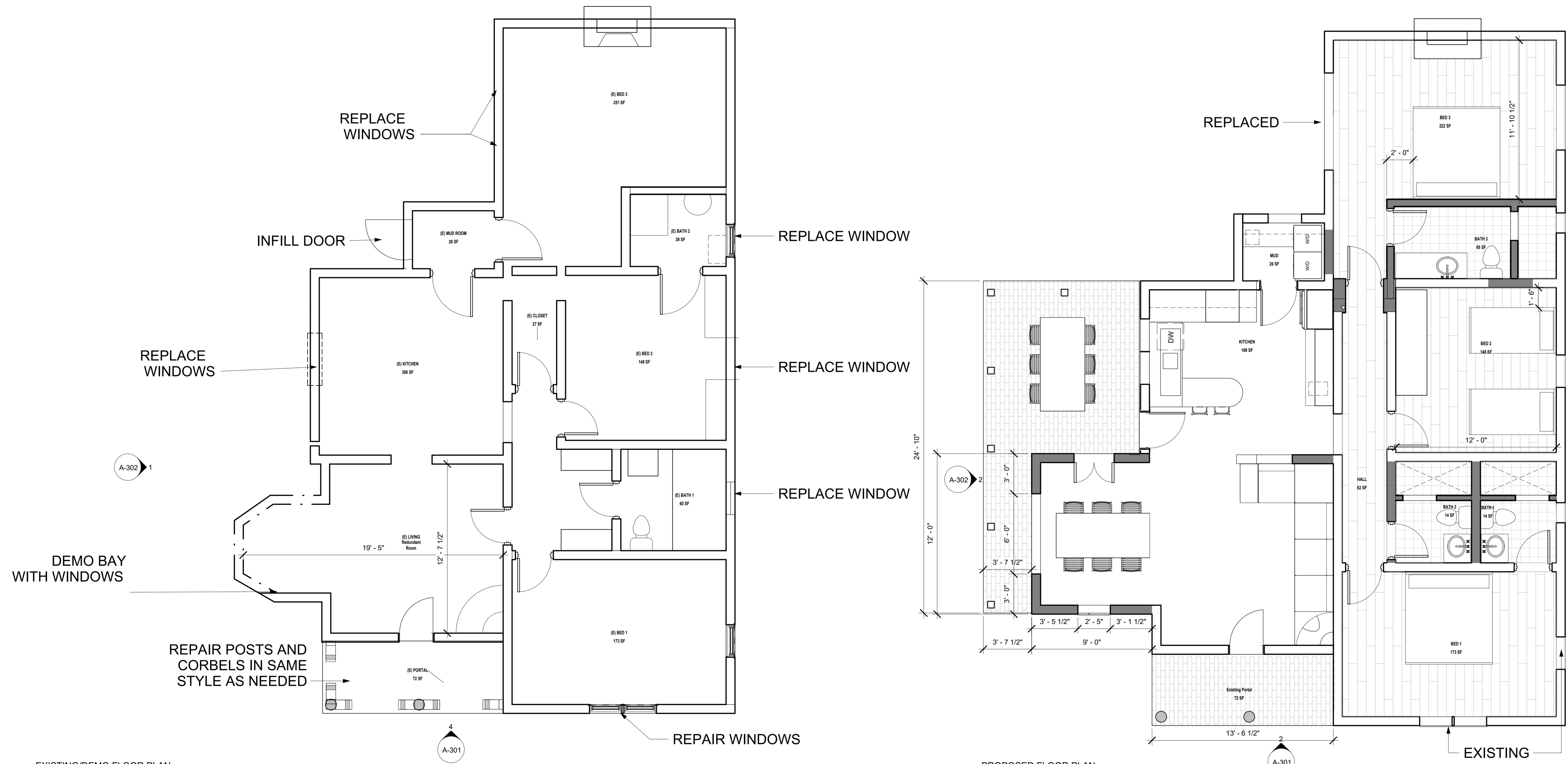
## REVISIONS

Revision Date	Revision Number	Revision Description
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A-304  
2

○ WINDOW TYPES NEW  
1/2" = 1'-0"



A-302  
1

A-302  
2

A-301  
4

A-301  
2

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

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

539 GARCIA

539 GARCIA ST Santa Fe, NM  
87505

26-0401

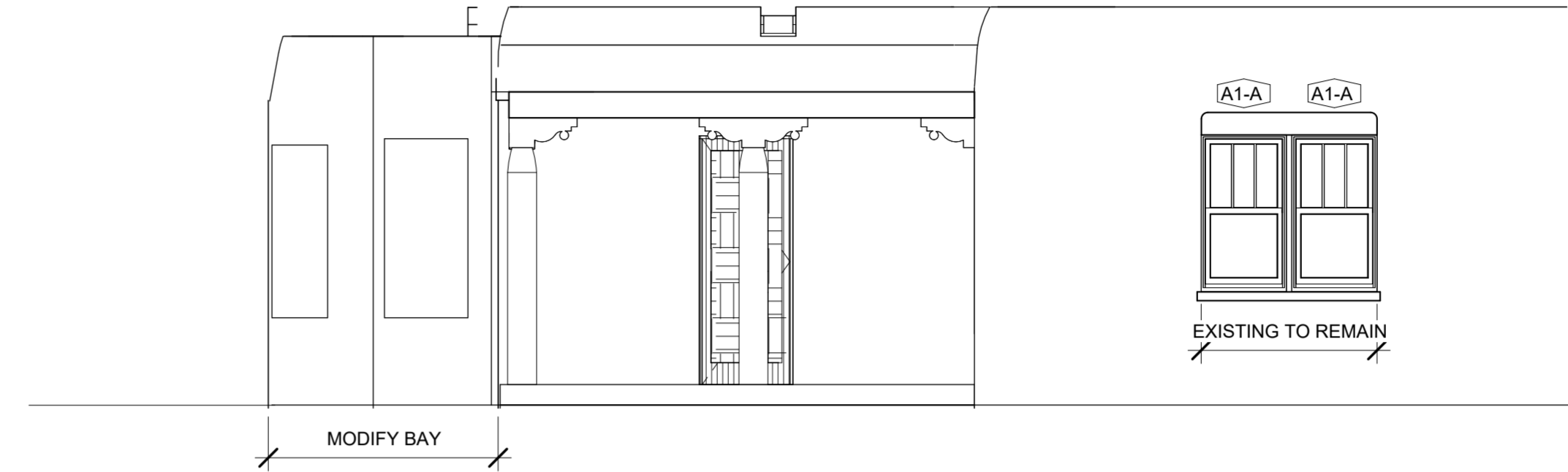
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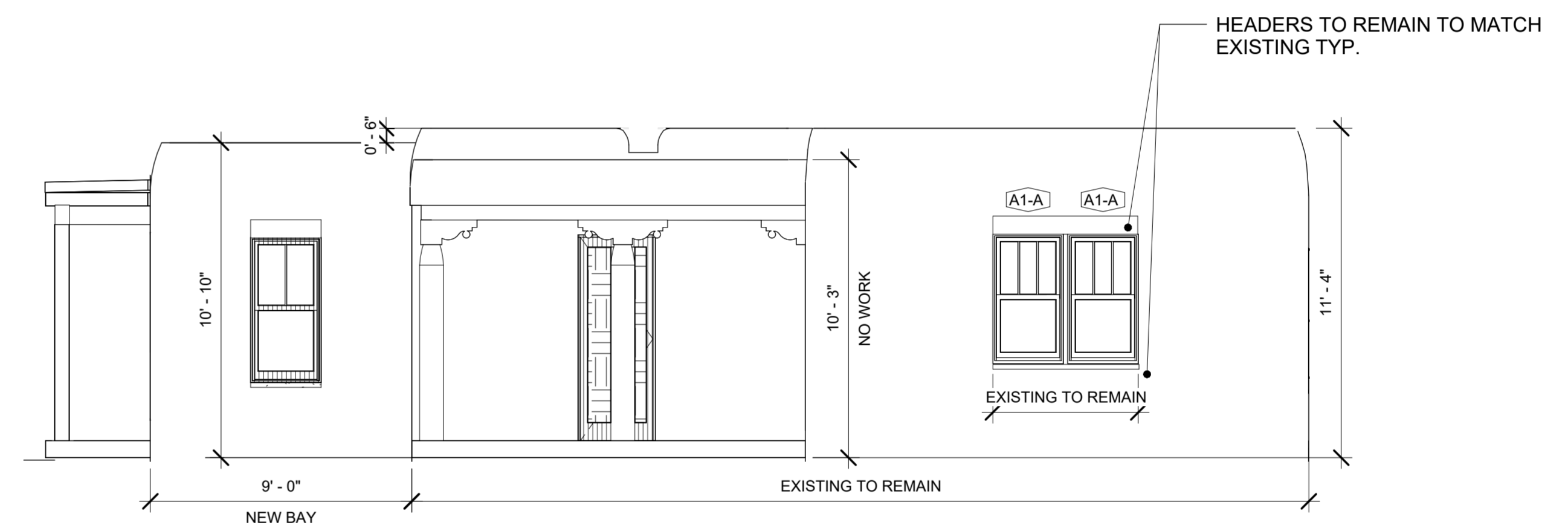
**A-300**

△ REVISIONS

Revision Date	Revision Number	Revision Description
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④ Existing South Elevation-House  
1/4" = 1'-0"



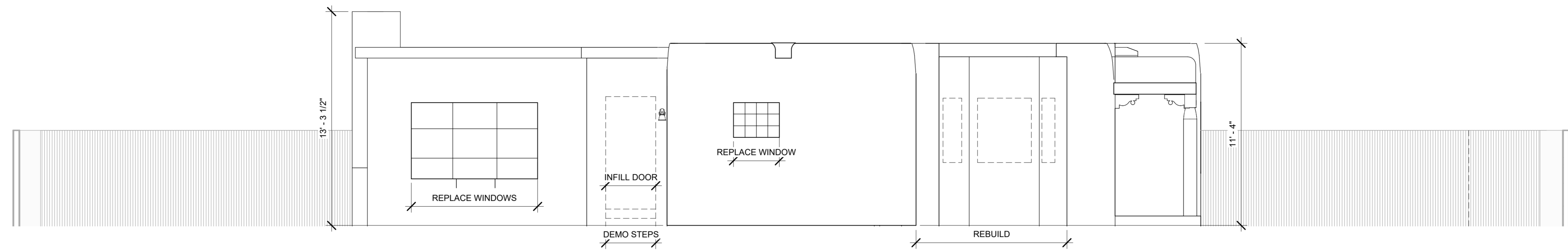
② Proposed South Elevation-House  
1/4" = 1'-0"


539 GARCIA	539 GARCIA ST Santa Fe, NM 87505	26-0401
	SOUTH ELEVATIONS	

DATE 17 APR 2026	A-301
SCALE 1/4" = 1'-0"	
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△ REVISIONS

Revision Date	Revision Number	Revision Description
	-	



① Existing West Elevation Main House  
1/4" = 1'-0"



② Proposed West Elevation Main House  
1/4" = 1'-0"

539 GARCIA

539 GARCIA ST Santa Fe, NM  
87505

26-0401

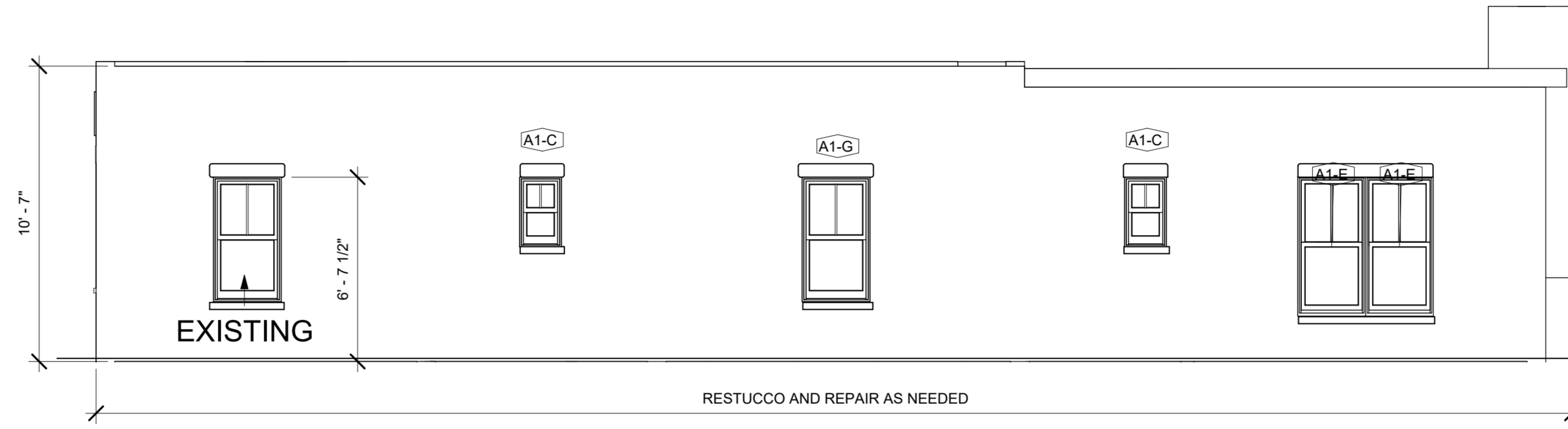
WEST ELEVATIONS

DATE:  
17 APR 2026  
SCALE:  
1/4" = 1'-0"  
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**A-302**

△ REVISIONS

Revision Date	Revision Number	Revision Description
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② Existing East Elevation - No Major Change - Repair Only  
1/4" = 1'-0"

539 GARCIA

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87505

26-0401

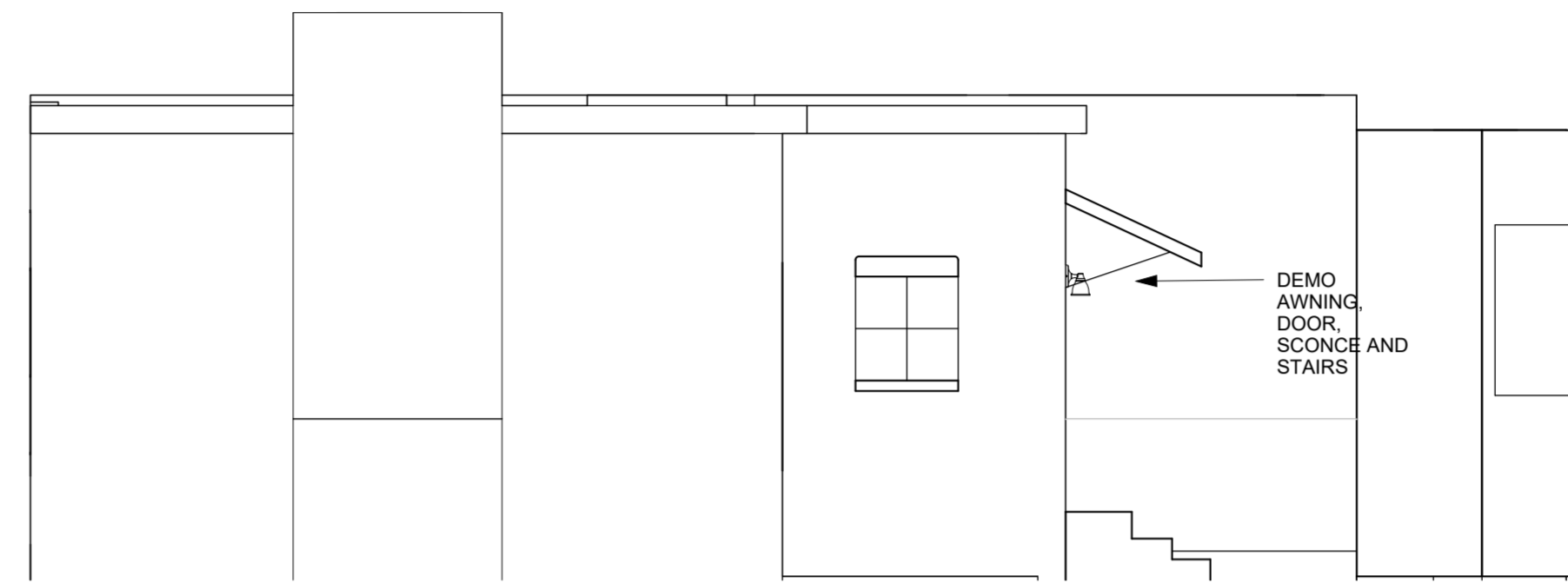
EAST ELEVATION

DATE:  
17 APR 2026  
SCALE:  
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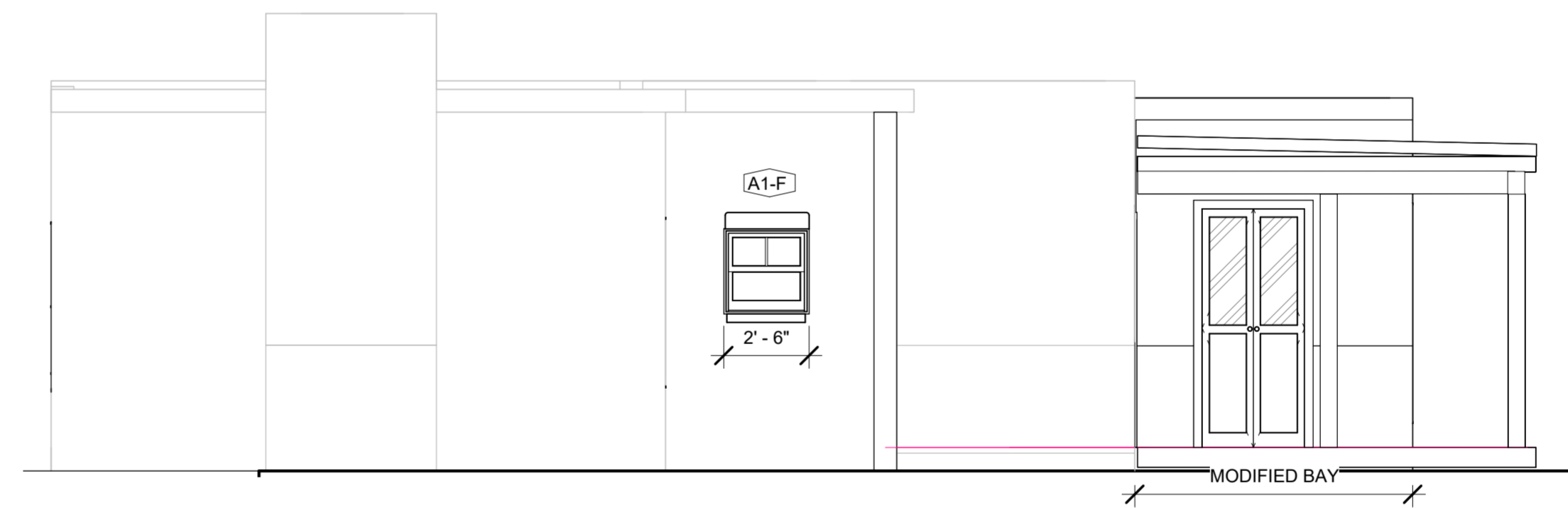
**A-303**

△ REVISIONS

Revision Date	Revision Number	Revision Description
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② Existing North Elevation  
1/4" = 1'-0"



① Proposed North Elevation  
1/4" = 1'-0"

539 GARCIA

539 GARCIA ST Santa Fe, NM  
87505

26-0401

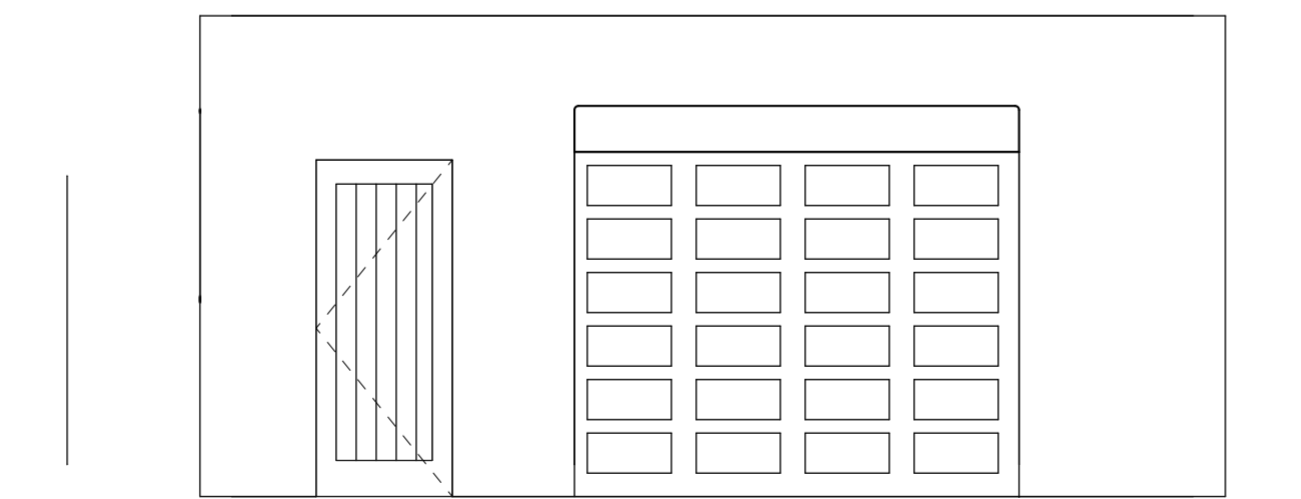
NORTH  
ELEVATIONS

DATE:  
17 APR 2026  
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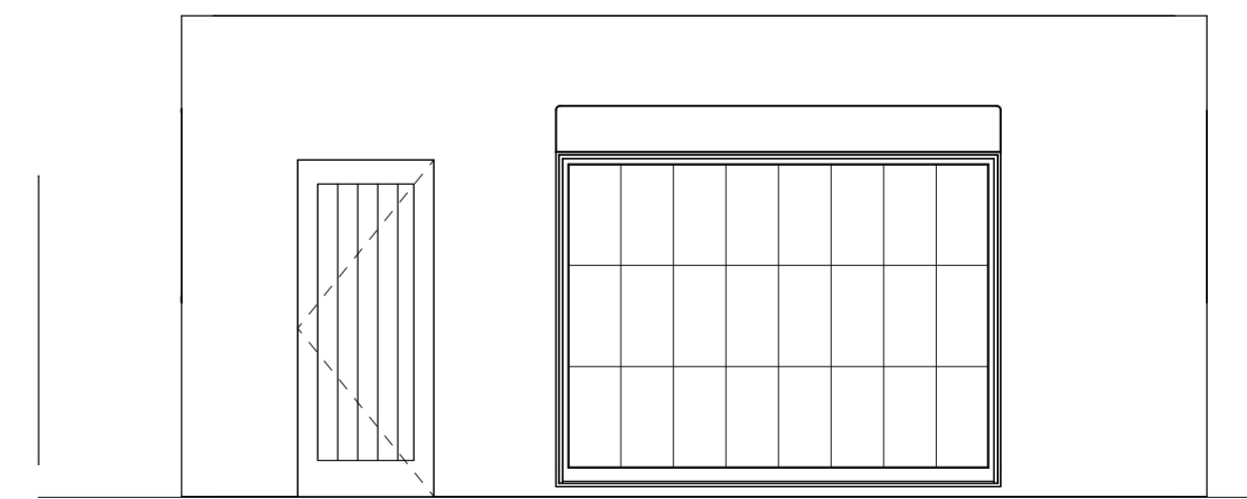
**A-304**

△ 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:  
17 APR 2026  
SCALE:  
1/4" = 1'-0"  
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**A-305**