



March 17, 2026

Historic Districts Review Board
Planning & Land Use Department
City of Santa Fe

RE: Historic Status Review Request
924 Paseo De Peralta

Chair Rios and Members of the Historic Districts Review Board,

Thank you for the opportunity to discuss the building's historic status at 924 Paseo de Peralta. The property is currently listed as contributing to the Downtown and Eastside Historic District.

On January 27, 2026, the Board heard the status case for the property and assigned two designations to the building: contributing and significant. As discussed during the February 10, 2026, meeting, assigning dual statuses to a single building has created administrative challenges for staff and practical difficulties for the property owner in maintaining, rehabilitating, and modifying the structure.

The challenges associated with dual designations include:

- Reduced clarity in communication with staff regarding permissible work on the building
- The potential for conflicting guidance due to overlapping contributing and significant criteria
- Increased likelihood of requiring exceptions, even for routine maintenance

Collectively, these issues create unnecessary obstacles to effective preservation planning for the property.

For these reasons, we respectfully ask that the building retain its contributing status, in line with Mr. Duran's recommendations in the January 27, 2026, staff report. As defined, a contributing building is over 50 years old and maintains the character of the historic district. By identifying primary façades and key architectural features, the structure's integrity can be preserved with greater clarity about which materials and design elements must be maintained.

Additionally, Isaac Rapp's legacy will be honored by renaming the building the Rapp Building on the El Castillo campus. The property owners are committed to preserving the integrity of their architectural design as part of that recognition.

I appreciate your consideration.

Thank you for considering our request. Please let me know if you need any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Padilla', with a horizontal line extending to the right.

John A. Padilla, AIA
Architect