City of Santa Fe
Historic Districts Review Board
Findings of Fact and Conclusions of Law

Case # 2026-11767-HDRB
Address – 310 Lomita St.
Agent's Name – Michael Darter
Owner/Applicant's Name – Michael Darter and Heidi Volpe

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on January 27, 2026.

BACKGROUND

Lomita Street is a 720-foot-long residential street truncated by intersecting Don Cubero Avenue on the west and Galisteo Street on the east, and is part of the 1940s Linda Vista Addition. The property at 310 Lomita St. is approximately 0.13 acres with a 922-square-foot residence, a one-car garage and stone retaining walls. The residence is a 1941 Spanish Pueblo Revival style building with a single-car garage to the rear; both have a non-contributing status in the Don Gaspar Area Historic District. The building is characteristic of many of the buildings in the Linda Vista Addition. It is a modified rectangle with small offsets and projections, built of hollow clay tile finished in a hand-troweled, skip-float stucco sometimes described as Spanish lace, a common mid-century texture in Santa Fe.

The residence retains its original massing and footprint, and the steel casement windows are original. The south elevation has a stepped planar arrangement, which expresses the intended design of developer Samuel L. Kirk. Only minor changes have been made over time, such as replacement of the doors. As with the lot at 310 Lomita St., many of the properties in this development have low to medium height stuccoed or rock yard and retaining walls. The detached garage to the rear is most likely constructed in the early 1940s at the same time as the residence and retains its original form, footprint, and characteristic tongue-and-groove tilt-up door. The stone retaining wall spans the front of the lot and delineates the elevated terrace that holds the house above the street. There are additional retaining walls in the rear of the lot, but the history of these walls is not provided in the Historic Cultural Property Inventory, but they appear in the 1969 aerial in a different layout than is present today.

The Applicant requests:
1) Status review with primary façade designation, if applicable, for the residential structure.
2) Status review with primary façade designation, if applicable, for the garage.
3) Status review for the front property retaining wall.
4) Status review for the rear property retaining walls.

FINDINGS OF FACT

After conducting a public hearing and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

1. Historic Preservation Division City staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code ("SFCC") requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the application.
2. Historic Preservation Division Staff Recommendation: Staff recommended the historic status of the residence be upgraded to contributing with the south facades (R-1, R-2 and R-3), including the patio wall, and west façades (R-8 and R-6) designated as primary; the garage be upgraded to contributing status with the south facade (G-1), excluding the garage door, as primary; the street-facing stone retaining wall be upgraded to contributing status; and rear retaining walls designated contributing, per SFCC Section 14-4.6(C)(2), Designation of Significant, Contributing or Non-Contributing Status.
3. The project is subject to SFCC Section 14-4.6(C), Buildings with Significant or Contributing Historic Status.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-4.6(E), General Design Standards for All Historic Districts.
5. The property is located in the Don Gaspar Area Historic District and is subject to the district design standards set forth in SFCC Section 14-4.6(G)(1).
6. SFCC Section 14-4.6(C)(2)(II) gives the Board authority to review and approve "significant," "contributing," or "non-contributing" status designations and to designate primary façades of contributing structures.
7. Under SFCC Section 14-9.3, the definition of a "contributing structure" is "a structure, located in a historic district, approximately 50 years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains."
8. Under SFCC Section 14-9.3, the definition of "primary façade" is one or more principal faces or elevations of a building with features that define the character of the building's architecture.
9. Under SFCC Section 14-9.3, the definition of "non-contributing structure" is a "structure, located in a historic district, that is less than 50 years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the historic district."
10. Based on the information set forth in the Staff Report, and the exhibits, testimony and evidence presented at the hearing, the Board finds that the residential structure meets the definition of a "contributing structure," as recommended by Staff. The Board finds the building has substantial historic integrity, and it exemplifies the Linda Vista Addition and the designs of its developer Samuel Kirk.
11. The Board finds that the south-facing (R-1, R-2 and R-3) façades, including the patio wall, east façade (R-4), and west façades (R-6, R-7 and R-8) are the primary elevations of the structure with the features that define the character of the structure's architecture.
12. Based on the information set forth in the Staff Report, and the exhibits, testimony and evidence presented at the hearing, the Board finds that the garage meets the definition of a "contributing structure," as recommended by Staff. The Board finds the garage retains its original form and footprint, and it is characteristic of the neighborhood development.
13. The Board finds that the south (G-1) façade is the primary elevation of the garage, with

the features that define the character of the structure's architecture.

14. Based on the information set forth in the Staff Report, and the exhibits, testimony and evidence presented at the hearing, the Board finds that the stone retaining yard wall meets the definition of a "contributing structure," as recommended by Staff. The Board finds the wall to be original to the development of the property, in its original form, characteristic of the streetscape, and that it exemplifies the Linda Vista Addition.
15. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the retaining wall, stairs and patio walls in the north yard meet the definition of a "non-contributing structure." The Board finds that the date of their construction is unknown and they have no historic or architectural relationship to the residence.
16. The information contained in the application and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board acted upon the application as follows:

1. The Board has the authority to review and approve the application.
2. The Board grants the Applicant's request to review historic status.
3. The Board designates the residential structure as a contributing structure.
4. The Board designates the following elevations of the residential structure as the primary façades: south (R-1, R-2 and R3), east (R-4), and west (R-6, R-7 and R-8).
5. The Board designates the garage structure as a contributing structure. The Board designates the following elevations of the garage as the primary façade: south (G-1).
6. The Board designates the south stone retaining yard wall as a contributing structure.
7. The Board designates the north yard wall, stairs and patio wall as non-contributing.

IT IS SO ORDERED ON THIS 13th DAY of OCTOBER, 2026, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
Geralyn Cardenas, City Clerk Date

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney