

# City of Santa Fe, New Mexico

# memo

**DATE:** January 27, 2026

**TO:** Historic Districts Review Board Members

**VIA:** Heather Lamboy, Planning & Land Use Department Director #LL  
Maggie Moore, Assistant Land Use Director *MRM*  
Gary Moquino, Historic Preservation Division Manager GM

**FROM:** Lani McCulley, Senior Planner, Historic Preservation Division *LJM*

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2026-011767-HDRB, 310 Lomita St., Don Gaspar Area Historic District, non-contributing, Michael Darter and Heidi Volpe, owners, request a status review with primary façade designation, if applicable.

**REFERENCE ATTACHMENTS (Sequentially):**

**CITY SUBMITTALS**

District Standards & yard wall & fence standards.

Historic Inventory Form

Zoning Review Sheet

Other:

**APPLICANT SUBMITTALS**

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

Other: [2025 HCPI]

**STAFF RECOMMENDATION:**

Staff recommends the historic status of the residential structure be upgraded to contributing with the south facades (R1, R2, and R3) including the patio yard wall and the west facades (R8 and R6) designated as the primary façades, the historic status of the garage structure be upgraded to contributing with the south facade (G1), excluding the garage door as the primary façade, the historic status of the street facing stone retaining wall be upgraded to contributing, and the historic status of the rear retaining walls designated as contributing per 14-5.2(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

### Sample motions:

Up to four motions will be required in this case.

- a. In case 2026-011767-HDRB, for 310 Lomita Street, upgrade the main residence to contributing, and designate facades (R1, R2, and R3) as primary façade(s).
- b. In case 2026-011767-HDRB, for 310 Lomita Street, retain the main residence as non-contributing.
- c. In case 2026-011767-HDRB, for 310 Lomita Street, upgrade the garage to contributing, and designate facades (G1) as primary façade(s).
- d. In case 2026-011767-HDRB, for 310 Lomita Street, retain the garage as non-contributing.
- e. In 2026-011767-HDRB, for 310 Lomita Street, designate the front retaining wall as non-contributing/contributing.
- f. In 2026-011767-HDRB, for 310 Lomita Street, designate the rear retaining walls as non-contributing/contributing.

The property lies within the Suburban Archaeological Review District. See Chapter 14, SFCC, Article 14-3.13(B)(1). There may be archaeological concerns associated with this project, and archaeological clearance may be required.



Figure 1: Property Location

## **BACKGROUND & SUMMARY:**

### **Streetscape:**

Lomita Street is a 720-foot-long street between Don Cubero Avenue and Galisteo Street and is a part of the 1940s Linda Vista Addition. The north side of Lomita Street is in the Don Gaspar Area Historic District, while the south side of the street is outside of the historic district. The Linda Vista Addition is one of the last subdivisions developed in the Don Gaspar Area Historic District and was developed by Samuel L. Kirk and Celia May Grimes. The street has sidewalks on both sides of the street. The properties have low to medium height stuccoed or rock yard and retaining walls, and latilla fencing along the street. The houses are set back from the sidewalk by twenty feet or more. The residences on the streetscape are in the Spanish Pueblo Revival or vernacular style. The dominant paint colors are blue, white, or brown. Most of the residences have some form of wood element, such as columns or headers at portals.



Figure 2: South Elevation of 310 Lomita

### **Site Description:**

The property at 310 Lomita is approximately 0.13 acres with a 922 sq. ft. residence, one-car garage, and stone retaining walls. The non-contributing residence in the Don Gaspar Area Historic District is a 1941 Spanish Pueblo Revival style building with a single-car garage to the side and rear of the residence. The building is characteristic of many of the buildings within the Linda Vista Addition.

The residence retains its original massing and footprint, and the steel casement windows are original. The south elevation has a stepped planar arrangement, which continues to express the intended design of Mr. Kirk. Only minor changes have been made over time, such as the doors being replaced.

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. It continues to reflect its historic use and relationship with the house.

The stone retaining wall spans the front of the lot and appears to be original to the development of the property. It delineates the elevated terrace that holds the house above the street.

There are additional retaining walls in the rear of the lot that define planning areas. The history of these walls is not provided in the HCPI, but they do appear in the 1969 aerial in a different layout than is present today.

**PREVIOUS CASE SUMMARIES:**

**ARC:**

No archaeological clearance has been issued for this property.

**HDRB:**

No previous cases are on file for this property.

**ADMINISTRATIVE:**

No previous approvals are on file for this property.

**APPLICANT'S REQUEST:**

The applicant requests:

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

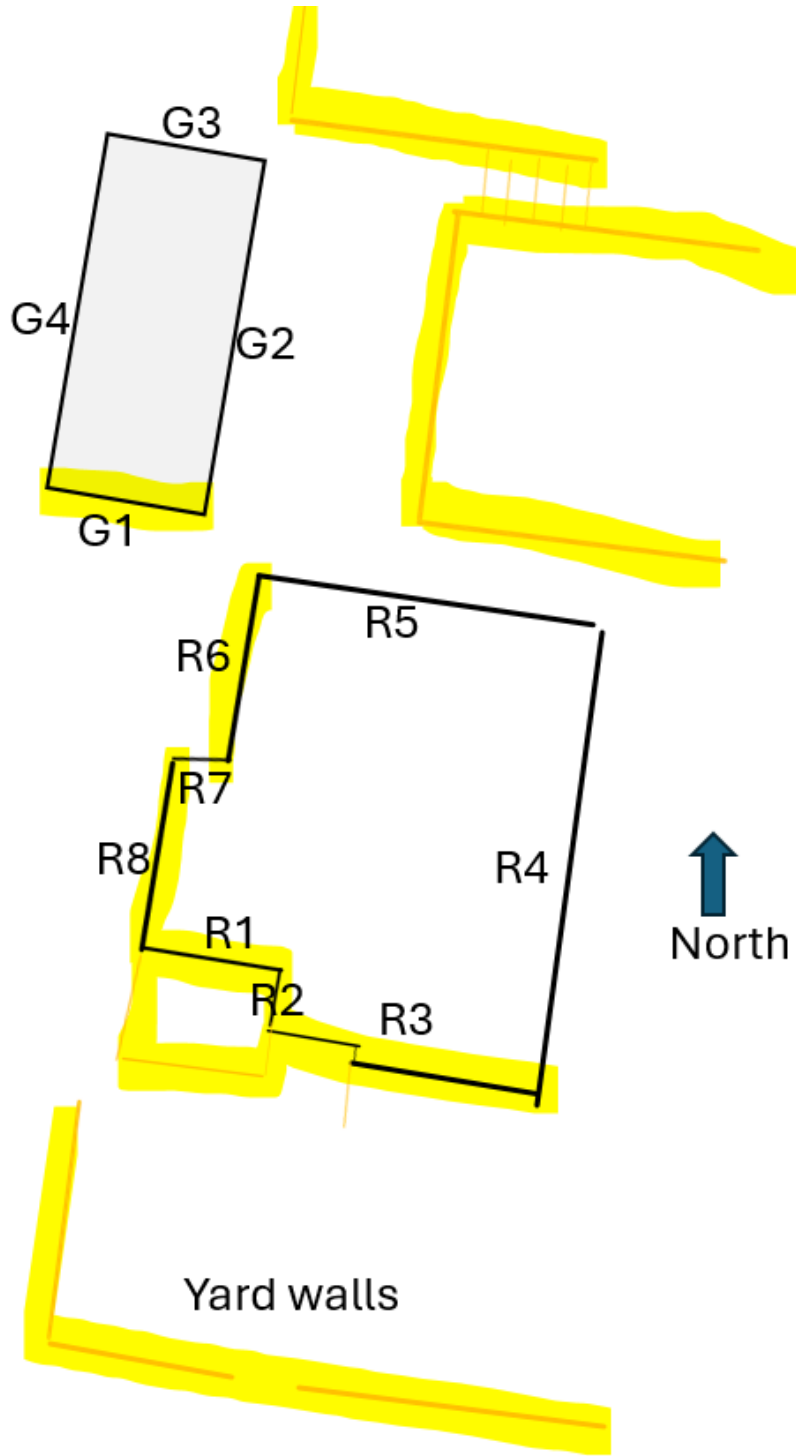


Figure 3: Façade Diagram

## **RELEVANT CODE CITATIONS:**

### **14-5.2 HISTORIC DISTRICTS**

#### **(A) General Provisions**

##### **(1) General Purpose**

In order to promote the economic, cultural, and general welfare of the people of the *city* and to ensure the harmonious, orderly and efficient growth and *development* of the *city*, it is deemed essential by the *governing body* that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve *property* values and attract tourists and residents alike, be preserved, some of these qualities being:

- (a) The continued existence and *preservation* of historical areas and *buildings*;
- (b) The continued construction of *buildings* in the historic styles; and
- (c) A general harmony as to style, form, color, height, proportion, texture, and material between *buildings* of historic design and those of more modern design.

#### **(C) Regulation of Significant and Contributing Structures in the Historic Districts**

(Ord. No. 2004-26)

##### **(1) Purpose and Intent**

It is intended that:

- (a) Each *structure* to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical *development*, such as the addition of conjectural features or architectural elements from other *buildings*, shall not be undertaken.
  - (b) Changes to *structures* that have acquired historic *significance* in their own right shall be retained and preserved, recognizing that most *structures* change over time;
  - (c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a *structure* be preserved; and
  - (d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic *property* and its environment would be unimpaired.
- (2) Designation of Significant, Contributing, or Noncontributing Status within Historic Districts
- (a) Status Designation  

*Structures* within historic districts may be designated a status of "significant," "contributing," or "noncontributing" based upon the definitions of these terms in Article 14-12. Staff shall maintain a record as to the current status of *structures* located in the Historic Districts.
  - (b) Board Authority to Review Status Designation

- (i) The Board is authorized to change the status of a *structure* or to designate a status for a *structure* with no status designated.
- (ii) A change in status or the designation of a status shall be based upon an evaluation of data provided through survey or other relevant sources of information and the definitions of "significant," "contributing," or "noncontributing."

(e) Appeals (Ord. No. 2009-42 § 16)

Decisions made by the historic districts review board may be appealed to the *governing body* as set forth in Section 14-3.17.

(f) Restoration of Status

If a *property owner* makes changes to a *structure* without the proper *city* approvals, which result in the lowering of the *structure's* status, staff or the board may require the *property owner* to restore the *structure* such that its former status is restored.

14-12 Significant Structure:

A structure located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period, or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant:

- (A) for its association with events or persons that are important on a local, regional, national, or global level; or
- (B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

14-12 Contributing Structure:

A structure, located in a historic district, approximately fifty 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.

14-12 Noncontributing Structure:

A structure, located in an H district, that is less than fifty years old, or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District.

14-12 Primary Façade:

One or more principal faces or elevations of a building with features that define the character of the building's architecture.

14-12 Historic Compound

An identifiable grouping of historic resources, including buildings, structures, and landscaping elements, as described in Section 14-5.2(K)(2)(a). Historic compounds may be comprised of more than one lot.

**(H) Don Gaspar Area Historic District**

(1) District Standards

Compliance with the following structural standards shall occur wherever those exterior features of *buildings* and other *structures* subject to public view from any public *street*, way, or other public place are erected, altered, or demolished:

- (a) Slump block, stucco, brick, stone, or wood shall be used as exterior *wall* materials. Aluminum siding, metal panels, mirrored glass, and unstuccoed concrete block or unstuccoed concrete shall not be used as exterior *wall* materials. The painting of *buildings* with a color that causes arresting or spectacular effects, or with bold repetitive patterns, or using *buildings* as signs, is prohibited. Murals, however, are permitted and may be referred to the city arts board for an advisory recommendation.
- (b) Roof forms, including but not limited to flat, gabled, shed, and *hipped roofs*, are allowed. Folded plate or hyperbolic roofs are not allowed.
- (c) The use of solar and other energy-collecting and conserving strategies is encouraged. The use of large glazed areas on south-facing *walls* for trombe *walls* or other solar collectors, *greenhouses*, garden rooms, direct gain, or other energy-collecting purposes is allowed. When in view from any public *street*, way, or other public place, solar equipment shall be screened by the following methods:
  - (i) raising the parapet;
  - (ii) setting back from the edge of the roof;
  - (iii) framing the collector with wood;
  - (iv) in the case of pitched roofs, by integrating the collector into the pitch;
  - (v) in case of ground solar collectors, by a *wall* or vegetation;
  - (vi) in the case of *wall* collectors, by enclosing on one end or the other *walls*;
  - (vii) other means that screen the collector or integrate it into the overall *structure*.  
Non-glare materials shall be used in solar collectors.
- (d) Mechanical, electrical, telephone equipment, microwave satellite receiving dishes, and other obtrusive equipment shall be architecturally screened by opaque materials by raising the parapet, framing in the equipment, or other appropriate means. The equipment shall be of a low profile to minimize the *screening* problems.
- (e) *Walls* and fences shall be of brick, *adobe*, masonry, rock, wood, coyote fencing, or similar materials. Wrought iron fences and slump block *walls* are allowed. *Walls* of unstuccoed concrete, chain-link, metal wire, or similar materials are prohibited, except where the *wall* or fence is not in view from any public *street*, way, or other public place.
- (f) *Greenhouses*. Attached *greenhouses* that front on the *street* shall give the appearance of being integrated into the *structure* of the *building* or of being a substantive addition rather than having a lean-to effect. The use of corrugated fiberglass or rolled plastic for the external surface of attached or freestanding *greenhouses* that front on the *street* is prohibited. *Greenhouses* with slanting sides

shall be bracketed at the ends, and the *greenhouses* made from enclosed *porches* or *portales* shall maintain the shape of the *porch* or *portal*.

- (g) For *residential* uses, paving with asphalt or parking is not allowed in the front *yard* except on the sidewalk or driveway.
- (h) For commercial uses, zoned C-1 front *yards* are required to be landscaped, and no required front *yard* shall be used for *off-street parking*.
- (i) As a condition of any rezoning, all *applicants* shall provide evidence of sufficient *off-street parking* and an intent to maintain the architectural integrity of the existing *building* or to conform to the architectural style of the district if constructing a *building* on a vacant *lot*.

(2) Walls; Fences; Solar Collectors; Administration

*Applications* for the erection, alteration, or destruction of *walls*, fences, and solar collectors and required submittals shall be reviewed by the planning and land use department. Approval, disapproval, or referral shall be indicated by the division on the *application* for the *building permit* and on each of the required submittals, all of which shall be signed by the division staff assigned to the review. The division shall report approvals, disapprovals, or referrals to the board at its next regular meeting as an informational item. (Ord. No. 2007-45 § 30; Ord. #2020-22, § 16)