

Status Review Request

310 Lomita St, Santa Fe, NM 87505

Don Gaspar Historical District

Currently Non-Contributing Status

Built 1942

922 Sq Ft primary residence

300 Sq Ft detached garage

6215 Sq Ft Lot

Dear Historic Preservation Division,

We are requesting a historical status review with primary facade designation, if applicable, for all structures on the property.

Architectural Historian, John W. Murphey recently completed the necessary HPCI report and it is included with this letter for your consideration.


Thank you!


Michael Darter & Heidi Volpe

Historic Cultural Properties Inventory (HCPI) Base Form (FORM 1)

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: December 11, 2025

For HPD Office use only:		
HCPI No. _____	District No. _____	Criteria <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D
1. Name of property: Robert and Agnes McBride House	2. Location: 310 Lomita Street Don Gaspar Area Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2551 4. County: Santa Fe Parcel # 11624320
5. Property Type: <input checked="" type="checkbox"/> Buildings: house and garage <input checked="" type="checkbox"/> Structures: retaining wall <input type="checkbox"/> Site <input type="checkbox"/> Object		
6. Date of Survey: November 28, 2025, JWM		
7. Previous Survey Date(s): <input checked="" type="checkbox"/> Yes: August 1982, ET; June 1995, MJH <input type="checkbox"/> No:		
8. Name of Project: HDRB Status Evaluation		
9. Lat/Long: 35.6749705,-105.9496518,		
10. Photo Information: John W. Murphey, photographer. Photo 1: View of front (south) elevation. Camera facing north.		
11. Brief Description of the Property: <p>The house at 310 Lomita Street is a one-story, stuccoed Pueblo Revival residence built in 1941. It is within the Linda Vista Addition, a modest prewar subdivision developed by contractor S. L. Kirk and his long-time bookkeeper and associate, Celia May Grimes. The house occupies a narrow, slightly elevated lot on the north side of Lomita Street and retains its original massing, footprint, and characteristic stepped façade composition. A contemporaneous one-car garage stands at the rear of the lot, and an arroyo-stone retaining wall defines the front terrace. The house and garage are currently designated Non-contributing to the Don Gaspar Area Historic District. The retaining wall has no historical designation.</p> <p>Continued on Page 5.</p>		
12. Who uses the property? Residence		
13. Construction Date: c.1941 <input type="checkbox"/> Known <input checked="" type="checkbox"/> Estimated Source: deed and city directory		
14. Setting: <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Village <input type="checkbox"/> Urban If Urban: <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Public		
15. Relationship to Surroundings: <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Dissimilar Comments: N/A		

<p>16. Additional Perspective: (Photos, drawing, footprint, etc., indicate north arrow when possible)</p> <div style="display: flex; align-items: center;">  <div style="margin-left: 20px;"> <p>Source: Office of the Santa Fe County Assessor <i>parcel lines are not accurate</i></p> </div> </div>	<p>17. Surveyor: (your name, address, telephone number, and any group affiliation)</p> <p>John W. Murphey Architectural Historian Architectural History Services</p> <p>For: Current owner</p> <hr/> <p>18. Owner (if known) and other knowledgeable people:</p> <p>Current owner: Michael Darter and Heidi Volpe N/A</p>
<p>19. Is Property Endangered? <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes How?</p>	
<p>20. Significance to Current Community: <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> None <input type="checkbox"/> Low <input type="checkbox"/> Moderate <input type="checkbox"/> High Describe: Unknown</p>	
<p>21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.) See Historical Overview.</p>	
<p>22. National or State Register:</p> <p>Is this property individually listed on a historic register? <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: <input type="checkbox"/> State <input type="checkbox"/> National</p> <p>If 'no' or unknown, do you think this property is eligible for listing? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Why? See Evaluation of Historical Status</p>	
<p>23. National or State Historic District: City of Santa Fe</p> <p>Is this property in a historic district? <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: <input type="checkbox"/> Significant <input type="checkbox"/> Contributing <input checked="" type="checkbox"/> Non-contributing: house and garage <input checked="" type="checkbox"/> No Status: stone retaining wall Per City of Santa Fe official designation map</p> <p>If 'yes', what is the name of the district? <input type="checkbox"/> State <input type="checkbox"/> National <input checked="" type="checkbox"/> City of Santa Fe: Downtown and Eastside Historic District</p>	
<p>24. Supplemental Forms:</p> <p><input type="checkbox"/> None <input checked="" type="checkbox"/> HCPI Detail Form (FORM 2) <input type="checkbox"/> Continuation Sheets, # pages: _____</p>	

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

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For HPD Office use only: HCPI No. _____ District No. _____		Please complete HCPI FORM 1 before completing FORM 2																																					
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ARCHITECTURAL AND CONSTRUCTION DETAILS:																																							
6. Visible Construction Material: <input type="checkbox"/> Adobe <input type="checkbox"/> Brick <input type="checkbox"/> Composition <input type="checkbox"/> Concrete: Block <input type="checkbox"/> Concrete: Cast Stone <input type="checkbox"/> Concrete: Poured <input type="checkbox"/> Earth Plaster <input type="checkbox"/> Masonry: Simulated <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Structural Siding <input type="checkbox"/> Metal: V-Crimp <input type="checkbox"/> Stone: Random Ashlar <input type="checkbox"/> Stone: Random Coursed <input type="checkbox"/> Stone: River Rock <input type="checkbox"/> Stone: Rusticated <input type="checkbox"/> Stone: Tabular <input checked="" type="checkbox"/> Stucco: <input type="checkbox"/> Tile: Clay <input type="checkbox"/> Vinyl Siding <input type="checkbox"/> Wood: Board and Batten <input type="checkbox"/> Wood: Horizontal Siding <input type="checkbox"/> Wood: Jacal <input type="checkbox"/> Wood: Log <input type="checkbox"/> Wood: Shingle <input type="checkbox"/> Wood: Tongue and Groove <input checked="" type="checkbox"/> Other: Arroyo stone		7. Number of Stories: <u> </u> N/A Number: <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 1 1/2 <input type="checkbox"/> 2 <input type="checkbox"/> 2 1/2 Other: _____ 8. Foundation: <u> </u> N/A <input type="checkbox"/> Not visible <input type="checkbox"/> None <input type="checkbox"/> At Grade <input checked="" type="checkbox"/> Raised: Materials: <input checked="" type="checkbox"/> Concrete: <input type="checkbox"/> Stone Other: Notes 9. Roof: <u> </u> N/A Shape: <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Gabled <input type="checkbox"/> Hipped <input type="checkbox"/> Pyramidal <input type="checkbox"/> Shed Other: Pitch: <input type="checkbox"/> None <input type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> Steep Features: <input type="checkbox"/> Eave: <input checked="" type="checkbox"/> Parapets Materials: <input type="checkbox"/> Asphalt <input type="checkbox"/> Earth <input type="checkbox"/> Composition shingle <input type="checkbox"/> Metal: Pressed <input type="checkbox"/> Composition Roll <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Standing Seam <input type="checkbox"/> Metal: Standing Seam <input type="checkbox"/> Tile: Terra Cotta <input type="checkbox"/> Wood: Shingle Other: Torch-down BRAI																																					
10. Window Types House and Garage		11. Door Types House and Garage																																					
<table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <thead> <tr> <th>Operation</th> <th>Material</th> <th>Glazing</th> <th>Number</th> </tr> </thead> <tbody> <tr> <td>Casement</td> <td>Steel</td> <td>4-4</td> <td>1</td> </tr> <tr> <td>Casement</td> <td>Steel</td> <td>4 2T</td> <td>1</td> </tr> <tr> <td>Casement</td> <td>Steel</td> <td>6-6 2T</td> <td>1</td> </tr> <tr> <td>Combination</td> <td>Steel</td> <td>6C-6F-6C 6T</td> <td>1</td> </tr> </tbody> </table>		Operation	Material	Glazing	Number	Casement	Steel	4-4	1	Casement	Steel	4 2T	1	Casement	Steel	6-6 2T	1	Combination	Steel	6C-6F-6C 6T	1	<table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <thead> <tr> <th>Type</th> <th>Style</th> <th>Material</th> <th>Number</th> </tr> </thead> <tbody> <tr> <td>Single-Leaf</td> <td>Abstract panel</td> <td>Wood</td> <td>1</td> </tr> <tr> <td>Single-Leaf</td> <td>10-Light</td> <td>Wood</td> <td>1</td> </tr> <tr> <td>Overhead</td> <td>Tilt Up</td> <td>Wood</td> <td>1</td> </tr> </tbody> </table>		Type	Style	Material	Number	Single-Leaf	Abstract panel	Wood	1	Single-Leaf	10-Light	Wood	1	Overhead	Tilt Up	Wood	1
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Note: Based on visibility and access during survey		12. Chimneys <input checked="" type="checkbox"/> Interior, west side																																					
13. Porches <input checked="" type="checkbox"/> N/A Type: <input type="checkbox"/> Entry <input type="checkbox"/> Partial-Width <input type="checkbox"/> Full-Width <input type="checkbox"/> Wrap		14. Other Significant Features N/A																																					
15. Modifications: <input checked="" type="checkbox"/> <input type="checkbox"/> No known modifications																																							
#1 Date: Post-1995; replacement of front and back doors; 1995 HBI form.																																							

16. Primary Architectural Style Not Applicable

- | | | | | |
|--|---|--|---|--|
| <input type="checkbox"/> Art Deco/Streamline Moderne | <input type="checkbox"/> Gothic Revival | <input type="checkbox"/> Mission Revival | <input type="checkbox"/> Pueblo | <input checked="" type="checkbox"/> Spanish-Pueblo Revival |
| <input type="checkbox"/> Bungalow/Craftsman | <input type="checkbox"/> International | <input type="checkbox"/> Neo-Classical | <input type="checkbox"/> Queen Anne | <input type="checkbox"/> Territorial |
| <input type="checkbox"/> Colonial Revival | <input type="checkbox"/> Italianate | <input type="checkbox"/> Northern NM | <input type="checkbox"/> Ranch | <input type="checkbox"/> Territorial Revival |
| <input type="checkbox"/> Folk Victorian | <input type="checkbox"/> Mediterranean | <input type="checkbox"/> Prairie | <input type="checkbox"/> Spanish-Colonial | <input type="checkbox"/> Tudor Revival |

Notes: Other: Vernacular

17. Documents Available and Their Locations

Historic Preservation Division Land Use Department City of Santa Fe 200 Lincoln Avenue Santa Fe, NM 87504 (505) 955-6605 https://www.santafenm.gov/land-use/historic-preservation	Archaeological Records Management Section Laboratory of Anthropology 708 Camino Lejo Santa Fe, NM 87501 (505) 476-1320 https://nmhistoricpreservation.org/arms.html
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SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing:

19. Site Plan: Not Available **(no plat found at the County Clerk's Office).**



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HCPI No. _____	District No. _____	NRHP	SRCP	Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D	
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Architectural Description Continued

Setting

The house stands on a rectangular lot on the north side of Lomita Street, one parcel west of its intersection with Don Cubero Avenue. It is within the Linda Vista Addition, a 1940–41 subdivision of modest single-family residences set on uniform lots with consistent street setbacks. It sits above street grade, with a low arroyo-stone retaining wall defining the front terrace and a short flight of concrete steps leading to the entry (Photo 2).

The front yard is modest and planted in a mixture of native and xeric vegetation. A concrete sidewalk borders the parcel, and a gravel driveway extends along the west side of the lot, terminating at the original one-car garage at the rear. The side and rear yards are enclosed by block walls marking the property boundaries. Surrounding houses—generally of similar scale and constructed during the same period—form a cohesive residential streetscape. Despite incremental changes to plantings and minor alterations to circulation surfaces, the setting retains the spatial organization, lot pattern, and neighborhood character established at the time of the house’s construction.

House

The house is a simple, one-story dwelling of approximately 922 square feet, expressed as a modified rectangle with small offsets and projections that break up its otherwise plain form. It is constructed of hollow clay tile and rests on a vented crawl space. The exterior is finished in a hand-troweled skip-float stucco sometimes described as Spanish-lace. It is a common mid-century texture in Santa Fe. The interior plan consists of two bedrooms and one bathroom.

South (Front) Façade

The house is approached by a short run of concrete steps rising from the sidewalk to the front entry. The south elevation exhibits the greatest architectural articulation, with a sequence of additive volumes creating a characteristic Pueblo Revival façade (Photos 1 & 3). On the west side, a recessed wall plane contains a 24-light steel combination window (Photo 4). This unit, likely original to the house, consists of fixed and casement

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sash with 7-by-11-inch uninsulated glass panes held in place by putty at the muntins. The casements operate on exterior projecting hinges, and the assembly is capped by a fixed transom of smaller panes. Similar steel windows appear elsewhere on the house and on a small number of residences in the Linda Vista Addition.

Projecting forward at the center (and at a lower height than the main wall), is a small volume containing the front door and entry. The original door has been replaced with a decorative panel unit (Photo 5). Stepping out farther still is a larger volume at the height of the principal roof that contains the front room. Its west parapet end rises in a slight “batwing” flare, a form that appears characteristic of Kirk’s residential work in Linda Vista. This space is lit by paired six-light casement windows topped by a fixed transom (Photo 6).

East Elevation

Facing the neighboring property, the east elevation presents as a continuous flat wall plane, fenestrated by two sets of paired six-light steel casement windows serving the bedrooms, with a smaller opaque casement lighting the bathroom between them (Photo 7). The parapet along this elevation contains two openings fitted with modern wood trough canales.

North Elevation

The north elevation overlooks the backyard and contains two steel casement windows of the same type and vintage as those on the south and east sides of the house (Photo 8). The larger window lights the rear bedroom, while a smaller unit illuminates the kitchen. At the northwest corner is an entry door leading directly into the kitchen. The existing ten-light wood door is a replacement and is sheltered by a non-historic wood canopy (Photo 9).

West Elevation

Set along the driveway, the west elevation is defined by a shallow wall recess containing paired six-light steel casement windows lighting the kitchen (Photo 10), with an additional casement serving the living room (Photo 11). A crawl-space hatch is located below the living-room window. At the northwest corner of the living room, a stuccoed

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chimney rises above the roofline; it has been retrofitted to accommodate a metal stove pipe for a wood-burning stove.

Garage

Situated at the end of the driveway is an approximately 300-square-foot, one-car garage, constructed contemporaneously with the house (Photo 12). Its roughly 95-inch-wide opening is fitted with a tongue-and-groove tilt-up door painted yellow. Centered above the opening is a small six-sided carriage light, a common sconce type found on Santa Fe houses of this vintage.

Retaining Wall

Spanning the front of the property is a knee-high stone retaining wall constructed of rounded arroyo stones that hold back the front yard terrace (Photo 13). The wall stands between 22 and 26 inches high and consists of untooled, naturally shaped stones, likely collected from a local arroyo. The stones are laid in seven regular courses set in weathered cement mortar. At the west end, the wall turns to the north, following the driveway. Near the center of the wall is a four-foot-wide opening leading to the concrete steps. The steps and adjoining concrete sidewalk were likely installed by Linda Vista’s developer, S. L. Kirk.

Historical Overview

Linda Vista Addition

One of the last subdivisions to be developed within the Don Gaspar Area Historic District, Linda Vista emerged in the early 1940s through the efforts of two Indiana natives who capitalized on the expanding Federal Housing Administration (FHA) program to create a modern residential enclave. Their plan offered government-approved house designs, full municipal sewer, gas, and electrical service, concrete sidewalks, and a suite of restrictive covenants that reflected contemporary expectations for orderly, middle-class suburban development.

The two partners, Samuel L. Kirk and Celia May Grimes, appear to have first crossed paths in Vincennes, Indiana, where Kirk had established himself as a successful

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contractor and developer. There he built commercial blocks and theaters and even platted the Kirk Subdivision—an early residential venture that is still recognized locally. His projects carried the familiar promotional tag “Another Kirk-Built,” a slogan he later brought west and deployed in Santa Fe newspapers to signal reliability and modern construction. Before their arrival in Santa Fe, both Samuel L. Kirk and Celia May Grimes were residing in Amarillo, Texas, where Kirk operated as a contractor.

Although the record clearly establishes a long-standing partnership between Kirk and Grimes, the personal nature of their relationship remains unknown. Grimes—Kirk’s long-term bookkeeper and the named grantor for the subdivision and its deeds—followed him from Vincennes to Amarillo and then to Santa Fe, where the two built houses directly across from one another on Don Diego Avenue. Grimes is last documented in a 1956 quiet title suit for Linda Vista and then disappears from public records.

In August 1936, Celia Grimes acquired three adjoining tracts on the west side of Galisteo Street—then little more than a dirt road—that extended westward to an unnamed “old road,” the alignment that would later become Don Diego Avenue. She purchased the land from a mix of local owners (including Berger and Cuthbert families) and out-of-state investors who had likely obtained their holdings during the speculative land boom of the 1880s. For decades the property had remained untouched, its development stalled by the absence of roads, sewerage, and municipal water—an island of unrealized potential on the southern edge of town.

Grimes held the land for two years before taking the decisive step that set Linda Vista in motion. In late 1938 she hired surveyor Walter G. Turley to prepare a formal subdivision plat under the name “Linda Vista.” Turley laid out a conventional but orderly plan of sixty-nine lots, most with direct street frontage, arrayed along portions of Galisteo, Don Cubero, and Don Diego avenues, and introducing two new streets—Lomita, Don Fernando, and Camino de Marquez—that stitched the interior of the tract into the urban grid (Fig. 1). The result was a fully conceived subdivision, ready for the kind of modern services and FHA-era development model that Kirk and Grimes would soon pursue.

Two years later, Kirk negotiated an arrangement with the City of Santa Fe to employ Works Progress Administration (WPA) labor for the construction of Linda Vista’s streets, a practical marriage of federal work-relief programs and private subdivision

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development. That same year, Grimes—then back in Indiana—submitted the Declaration of Protective Covenants for Linda Vista, establishing the regulatory framework under which the subdivision would be marketed and sold.

The covenants embodied the full suite of FHA-era development standards. They limited each lot to a single-family dwelling, prescribed minimum floor areas and construction costs, and established uniform setbacks from the street. Architectural control was vested in a neighborhood committee responsible for approving exterior design and siting, ensuring consistent visual character across the tract.

As was typical of mortgage-backed subdivisions of the late 1930s and early 1940s, the document also included a clause restricting occupancy by race, except for live-in domestic workers:

F) No persons of any race other than the Caucasian race shall use or occupy any building or any lot, except that this covenant shall not prevent occupancy by domestic servants of a different race domiciled with an owner or tenant.

Additional sections governed wall construction, garage placement, and general maintenance of residential character. The covenants were to remain in force through 1956, with automatic ten-year renewals, providing the long-term stability and predictability promoted by federal housing policy. This regulatory structure underpinned Kirk’s advertisements for Linda Vista as a modern, FHA-supported subdivision (Fig. 2).

In July 1940, Kirk pulled the first building permit for a house in the newly platted Linda Vista Addition. Three months later he followed with a permit for his own residence at 1028 Don Diego, and soon afterward an almost uninterrupted run of additional permits signaled the rapid build-out of the subdivision, though it later stalled during the war (Fig. 3).

The earliest completed house was sold in September 1940 to Charles and Melba Hyde under a deed executed by Celia Grimes. Fifteen months later, Grimes conveyed another lot within the addition to a new couple—this one holding a freshly completed Kirk-built house that would become the subject property.

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Robert and Agnes McBride

Robert McBride had been in Santa Fe only a few years when he and his second wife, Agnes, acquired their home in Linda Vista. He had come north from Albuquerque, where he practiced as a pharmacist and lived with his first wife. Born May 23, 1900, Robert Claire McBride spent his early years on a farm in Franklin Township, about thirty miles north of Pittsburgh—an area settled heavily by Irish immigrants, including his own grandfather. His father, Robert Everett McBride, eventually moved the family off the farm to nearby Grove City, where he secured a clerical position with the Bessemer & Lake Erie Railroad. The younger McBride excelled academically and went on to the University of Pittsburgh, graduating in 1923 from the School of Pharmacy, setting the course for his professional life.

He married soon after graduation, taking as his wife Gladys McCandless. Gladys had grown up on a neighboring farm in Franklin Township. For reasons not entirely clear, Robert and Gladys—along with her parents—relocated to Albuquerque, where the two families shared an apartment on Fourth Street. The marriage did not last. In 1933 Gladys filed for divorce on the grounds of abandonment, and Robert soon afterward moved to Santa Fe, where he boarded in private homes and found work at the Huss Pharmacy.

In September 1941, he married Agnes C. Peters. The couple honeymooned in Mexico City, and only a few months later purchased their new house on Lomita Street—a recently completed Kirk-built residence in the Linda Vista Addition that offered them a modern home at the edge of town.

In 1942 Robert enlisted in the U.S. Navy as a Chief Specialist and spent the war in stateside instructional and administrative assignments. After his discharge, he moved into the insurance field, establishing the McBride Insurance Agency by the late 1940s and operating at first from a modest office in basement of the Coronado Building.

The 1950 census recorded the couple still in their Lomita Street home, which they had now occupied for nine years. Robert, age fifty, reported working seventy hours a week in his insurance business. Agnes, then forty-eight, was also employed—serving as a secretary with the federal Bureau of Public Roads, where she reported a full workweek. The couple had no children together and were active in civic life, particularly through

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the Santa Fe Optimist Club, which provided a social and service-oriented outlet during these years.

Through steady postwar expansion, Robert built his insurance enterprise into a district-level Farmers Insurance office, relocating to a new building on Cerrillos Road and supervising affiliated agents in Los Alamos and Santa Cruz (Fig. 4). He managed the agency until its sale in 1966, by which time it had become one of the more established insurance operations in northern New Mexico.

It is unclear how long the McBrides resided in their Lomita Street home. Although deeds show they held title through 1975, city directories from the 1960s and 1970s often list the house as vacant, suggesting periods when they may have lived elsewhere or used the property intermittently. Robert—an active member of American Legion Post No. 1 and the Naval Reserve—died in 1975 at St. Vincent Hospital at age seventy-five.

Thirty-three years and nine months after acquiring the property, Agnes conveyed the house to Michael James and Kathryn Ann Warner. She later moved to Bakersfield, California, where she died in 1987. Both Robert and Agnes are buried at the Santa Fe National Cemetery.

The property has changed ownership four times since 1975, passing to the current owner in 2002. Despite these transitions, the house remains, in all essential respects, the same structure that Agnes and Robert McBride first encountered in 1941.

Evaluation of Historical Status

House

Built in 1941 as part of the Linda Vista Addition, the house retains its original massing, footprint, and overall Pueblo Revival façade composition. The steel combination windows appear original, and the stepped planar arrangement of the south elevation continues to express the design intent of its builder, S. L. Kirk. Aside from door replacements and minor site changes, the building has experienced little alteration, and its essential historic character remains intact. For these reasons, the house is recommended as Contributing, with the articulated south elevation designated as the primary façade.

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Garage

The detached one-car garage at the rear of the lot appears to date from the original construction period and retains its form, footprint, and characteristic tongue-and-groove tilt-up door. Because it continues to reflect its historic use and relationship to the house, the garage is recommended as Contributing, with the south elevation identified as its primary façade.

Stone Retaining Wall

The arroyo-stone retaining wall spanning the front of the lot appears original to the development of the property and defines the raised terrace that visually sets the house above the street. Its material, form, and workmanship remain intact. The retaining wall is recommended as Contributing.

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Illustrations

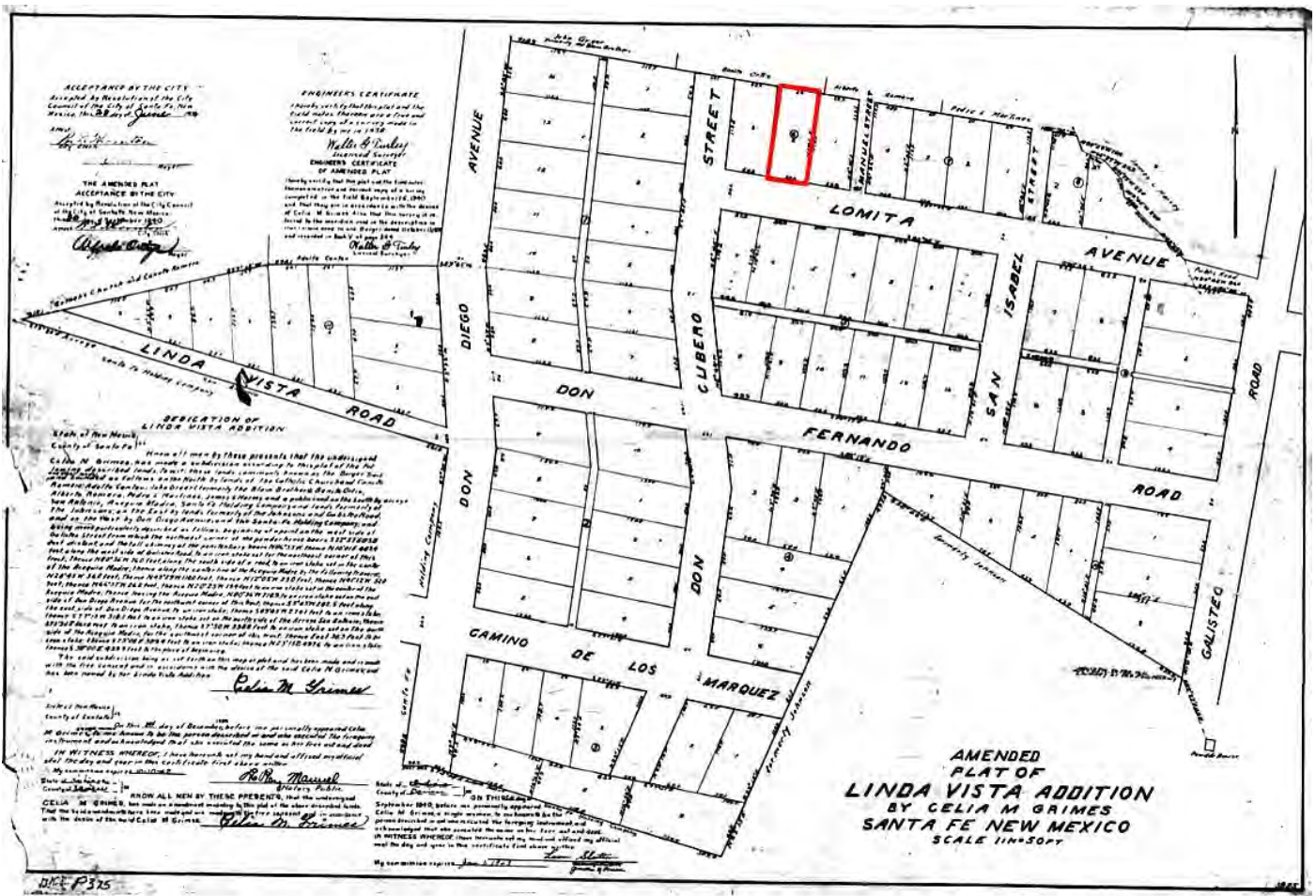


Figure 1: Linda Vista Addition, amended plat, 1939/1940. Subject parcel highlighted.

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69 LOTS TO CHOOSE FROM

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This Sign Means QUALITY:--

ANOTHER KIRK BUILT

S. L. KIRK

2 El Torreon Bldg.
Phones 1526 or 1767

We Have Only One Home That Is Not Sold---

We Are Starting Construction of Ten More Immediately

If the remaining home is purchased before the others are started we will be glad to make any minor changes to suit.

DRIVE OUT AND SEE OUR LINDA VISTA ADDITION

"ANOTHER KIRK BUILT"

S. L. KIRK, Contractor

Phone 1526 Rm. 2 El Torreon Bldg.

Figure 2: S.L. Kirk/Linda Vista Addition advertisements; left, August 1940; right, March 1941.

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Figure 3: 1948 aerial photograph capturing the Linda Vista Addition. Subject parcel highlighted.

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In Farmers Insurance Exchange

**PLUS 10% discount
 if you
 can say:**

"I have not reported any claim on my car for the past 12 months!"

You get this 10% Claim-Free discount on your entire auto insurance premium if you are now insured with the

McBride Insurance Agency
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R. J. "Bob" BRIGHTMAN
 Ph. 3-3394 or 2-1120

LOS ALAMOS MELBA RAUB
 Phone 2-2505

SANTA CRUZ JOHN TORRES
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If you are not now insured with Farmer's—and your safe driving entitles you to this additional discount—contact your neighborhood Farmers Insurance Group agent and learn how you can get this 10% saving.

FARMERS INSURANCE GROUP
Symbol of Superior Service

AUTO, TRUCK, FIRE, LIFE - ALL YOUR INSURANCE NEEDS

Figure 4: May 1954 ad for McBride Insurance Company.

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Figure 5: November 10, 1958, aerial photograph. Subject house highlighted.

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Figure 6: February 27, 1969, aerial photograph. Subject house highlighted.

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Survey Photographs

(All images taken by John W. Murphey, November 28, 2025)



Photo 2: Property setting. Camera facing northeast.

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Photo 3: South (front) façade composition. Camera facing northeast.

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Photo 4: South (front) façade. Living room window. Camera facing north.

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Photo 5: South (front) façade. Camera facing north.

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Photo 6: South (front) façade. Front bedroom window. Camera facing north.

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Photo 7: East elevation. Camera facing west.

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Photo 8: North elevation. Camera facing south.

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Photo 9: North elevation. Kitchen entry door. Camera facing south.

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Photo 10: West elevation, north end. Camera facing east.

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Photo 11: West elevation, south end. Camera facing east.

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Photo 12: Garage. South elevation. Camera facing north.

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Photo 13: Stone retaining wall. Camera facing northeast.

310 Lomita - Aerial Photo 1 - 12/2024



12/08/2024

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310 Lomita - Aerial Photo 4 - 12/2024



12/08/2024

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310 Lomita - Aerial Photo 5 - 05/2006



310 Lomita - Aerial Photo 7 - 05/2006



310 Lomita - Aerial Photo 8 - 05/2006



310 Lomita - Aerial Photo 9 - 11/2024

