

WALL AND FENCE GUIDELINES SANTA FE HISTORIC DISTRICTS

[ADOPTED 24 AUGUST 1999]

Purpose and intent: These guidelines are offered to promote continuity and harmony of design elements that comprise streetscape in the Santa Fe Historic Districts, including, but not limited to walls, fences, open space and landscaping and their connectivity to the primary structures(s) on the property and the physical character of the street or public façade of the property. These guidelines are consistent with the purpose and intent, and standards in the Historic Districts Ordinance [Section 14-70 SFCC 1987].

SCALE:

Walls should not extend for more than 50 feet in a single, horizontal plane without a plane change of at least one foot.

Wall heights should modulate a minimum of 8 inches, or one block course, at least every 25'.

Walls should include openings such as gates, windows and nichos at appropriate intervals.

Walls and fences in excess of 4 feet in height and having street frontage or visibility shall be brought to the HDRB for review and approval prior to submission for building permit review. Where there is a conflict between this guideline and the allowable height as calculated under Section 14-70.20 SFCC 1987, the latter shall prevail. [This supersedes the HDRB's 8/13/96 policy requiring the same for walls or fences in excess of 3 feet in height. It encourages the construction of lower privacy walls that still allow the structure on the site to make a contribution to the streetscape, and provide for a view shed into the property. This is recommended in response to the proliferation of inappropriately high yard walls that have been and are being constructed throughout the city's historic districts, causing an impact on the historic and visual character of the historic districts.]

Wall heights should be carefully regulated by the HDRB standards as calculable for the particular streetscapes [Section 14-70.20 SFCC 1987]; and should be restricted so as not to increase the allowable height for the streetscape by more than 20%.

Solid fences should be stepped back and modulated the same as walls.

Fences with fenestration, such as coyote fences, may continue in an unrestricted horizontal distance at the same height and in the same horizontal plane.

SETBACK:

Unfenestrated walls and fences (e.g. cedar stake, ponderosa slat) should setback from the front property line an average of 1 foot for every 10 feet of horizontal length of the wall. This could be accomplished in a single plane or with step backs as outlined above.

Open fences (e.g. wire and post, picket) or fenestrated fences (e.g. coyote) may be constructed without setback at the front property line, unless otherwise regulated by the underlying zoning.

Walls with openings comprising 20% of the surface area of a single plane may be constructed at the property line, unless restricted by the underlying zoning.

Side or rear walls or fences may be constructed at the property line as per that allowed by the underlying zoning.

Walls or fences within existing compounds should be restricted to privacy barriers to enclose courtyards, parking and private areas; and should be connected to and not extend more than 25 feet from the main structure. However, walls or fences should not be connected to significant structures. Desired connections may be made to significant structures by way of other means [e.g. Landscaping]. These treatments will help maintain traditional compound common elements, such as open space and the ability to communicate with neighbors, and therefore assist in the preservation of the character of existing compounds.

MATERIAL, TEXTURE AND COLOR:

Walls should be predominantly of the same material, texture and color as the main structure(s) to be located on the property, or may be of material indigenous or traditional for the area such as river rock, limestone, flagstone or slate.

Fences should be of the material, texture and color of fences typical of the existing streetscape or design vernacular if applicable to a particular H-District or streetscape.

GATES:

Vehicular gates should be permitted only at entrances to private driveways or compounds and set back in accordance with the underlying zoning.

Vehicular gating of subdivisions or other large-scale developments is strongly discouraged, and may be prohibited [See City of Santa Fe 1999 General Plan].

Gates should be designed to complement the wall or fence treatment containing them with respect to scale, height, material, texture and color. Fenestrated gates should be encouraged as opposed to solid gates.

LANDSCAPING (Suggested Options)

Walls and fences in excess of 50' in length should install landscaping along the exterior façade within the suggested setback or step back.



Landscaping on top of or over a wall is encouraged to provide for additional screening if desired from the interior of the property.

Terracing of walls is encouraged and should be landscaped.

The use of native, drought resistant plant material is encouraged in all wall, fence or terrace landscaping.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No. _____ District No. _____ NRHP _____ SRCP _____ Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D		
1. Name of property: Beverly A. Averitt House	2. Location: 1302 Cerro Gordo <i>Downtown and Eastside Historic District</i>	3. Local Reference Number: Santa Fe ID #: H 1377 4. County: Santa Fe Parcel # 10126300
5. Property Type: <input checked="" type="checkbox"/> Buildings: House <input checked="" type="checkbox"/> Structures: Wall <input type="checkbox"/> Site <input type="checkbox"/> Object		
6. Date of Survey: June 9, 2021.		
7. Previous Survey Date(s): <input checked="" type="checkbox"/> Yes: <input type="checkbox"/> No:		
8. Name of Project: HDRB status review		
9. Lat/Long: 35.6829005,-105.9125494		
10. Photo Information: Robyn Powell, photographer. View of front, north elevation, facing south.		
11. Brief Description of the Property: Situated on a slight slope on the south side of Cerro Gordo Road is an approximately 1,900-square-foot ranch house constructed in circa 1961. The home sits near the front of its nearly 320-foot-deep lot, below road grade (Photo 1). It is approached along a shared gravel drive from the east. The land is minimally landscaped, consisting of a CMU wall defining the backyard. The back area is divided in two with an axial path. <i>Continued on Page 5.</i>		
12. Who uses the property? Residence		
13. Construction Date: Unknown Date: ca.1961 <input type="checkbox"/> Known <input checked="" type="checkbox"/> Estimated Source: drawings and city directories		
14. Setting: <input type="checkbox"/> Suburban <input type="checkbox"/> Rural <input checked="" 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 type="checkbox"/> Similar <input checked="" type="checkbox"/> Dissimilar – ranch house Comments: N/A		

HCPI Base Form (FORM 1)

(Continued from other side)

16. Additional Perspective: (Photos, drawing, footprint, etc., indicate north arrow when possible)



Source: Office of the Santa Fe County Assessor, 2021

17. Surveyor:
(your name, address, telephone number, and any group affiliation)

John W. Murphey
Architectural Historian
Architectural History Services
505-577-7593/707-583-7819
John@archhistoryservices.com
w/ Robyn Powell

For: Mavrick Lobe and Cristiana Costa

18. Owner (if known) and other knowledgeable people:

Owner: Mavrick Lobe and Cristiana Costa

19. Is Property Endangered? Unknown No Yes How?

20. Significance to Current Community: Unknown None Low Moderate High
Describe: Unknown

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
See Historical Overview.

22. National or State Register:

Is this property individually listed on a historic register? Unknown No* Yes * Beyond boundary of Santa Fe Historic District (SRCP 260)

If yes: State National

If 'no' or unknown, do you think this property is eligible for listing? No Yes
Why? See Evaluation of Historical Status.

23. National or State Historic District: City of Santa Fe

Is this property in a historic district? Unknown No Yes
If yes: Significant Contributing Non-contributing: House No Status:
House and Wall Per City of Santa Fe official designation map.

If 'yes', what is the name of the district? State National City of Santa Fe
Downtown and Eastside Historic District

House and Wall Recommended
Non-Contributing to the Santa Fe
Downtown and Eastside Historic
District, 01/13/2021.

24. Supplemental Forms:

None HCPI Detail Form (FORM 2) Continuation Sheets, # pages: _____

HCPI Detail Form (FORM 2)

(Continued from other side)

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 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: Ranch

17. Documents Available and Their Locations

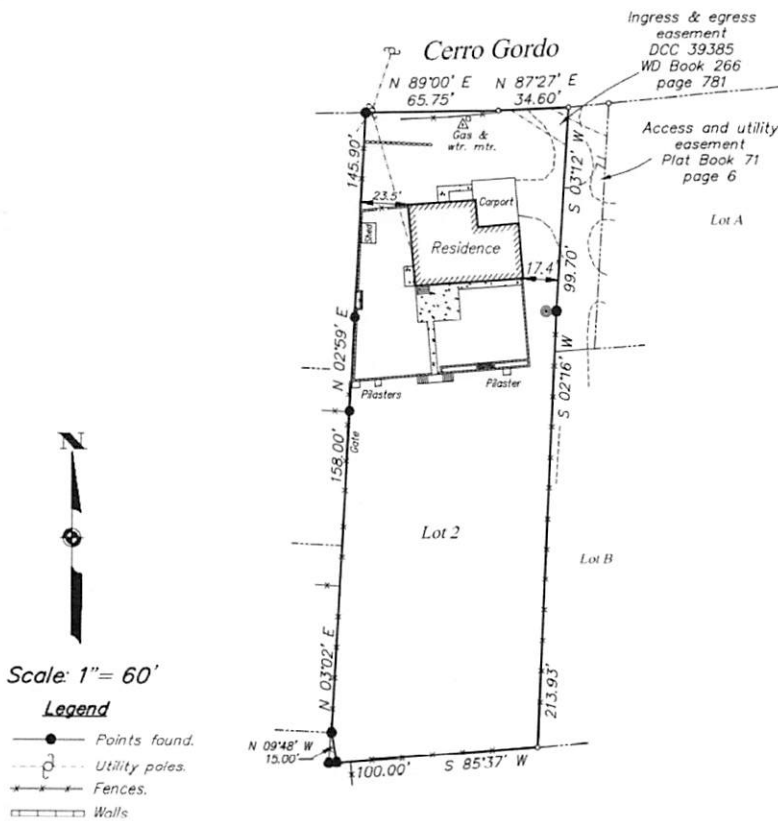
New Mexico Historic Preservation Division
 407 Galisteo Street, Suite 236
 Santa Fe, NM 87501
 (505) 827-6320

Historic Preservation Division
 Land Use Department
 City of Santa Fe
 200 Lincoln Avenue
 Santa Fe, NM 87504
 (505) 955-6605

SITE:

18. Attached or Associated Properties Are associated properties eligible for listing: N/A

19. Site Plan: Portion of 2020 survey, courtesy Sierra Land Surveying, Inc.



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

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		5. Date of Survey: June 9, 2021		

Architectural Description Continued

Setting

North, east, and south are expansive views of Picacho Peak, Cerro Gordo, and Atalaya and Sun and Moon mountains. The house is situated near the north end of its rectangular, roughly 0.7-acre lot

North – Front Façade

This long elevation facing the road is dominated by its carport (Photos 2, 3 & 4). The roughly 472-square-foot structure pushes out from the home by nearly 10' and takes up almost 39% of the façade. The carport was originally designed with a north-facing gable to complement the home's side-gabled form (Figure 8) but in the end, a nearly flat shed roof was selected. Beyond the carport to the west is a concrete walkway leading to the front door (Photo 3). The entry, a multi-panel wood door, is flanked by tall, fixed wood windows. These appear extremely low when viewed from the interior.

East

The awkwardness of the carport is amplified when viewing this side elevation (Photo 2). The flat, simple elevation has a single window near the northeast corner. The window's position differs from the 1961 drawing, which had it closer in line with the gable apex (Figure 9). The roof has a medium pitch, contemporary of its period. However, the play of the roof is marred by a run of painted vertical boards starting at the top plate. The boards, painted barn red, continue north across half of the carport.

The roof is covered with weathered rolled asphalt. A line of sun-bleached plywood sheets rises from its ridge like a dorsal fin (Photo 3). The Historic

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Styles Committee required these to hide solar collectors behind the house on the south slope. The two older solar water collectors are faced with sun-whitened fiberglass panels.

South

The south elevation encloses the private functions of the home. The east third of the elevation is an unarticulated wall punched with three sliding windows of differing size, providing light to bedrooms (Photo 5). As designed in 1961, the windows were large units of a uniform size (Figure 10). The façade's west end was originally open as a roofed patio. The gable carried over the space in the design, with an exposed wood beam and rafters delineating its south opening (Figure 10). As a cutout to the mass, it mirrored the carport. At some point in the late 1980s or early '90s, the space was enclosed with a frame addition faced with stucco. The roughly 274-square-foot area introduced much larger windows than the unaffected portion of the elevation (Photo 6).

West

The enclosed porch became a large part of the west elevation (Photo 7). Designed initially as a windowless wall, the modification introduced large sliding units at the south end. Similar to the east elevation, vertical gable boards run between the top plate and the roof.

Site Improvements

As described earlier, the only site improvements involve sections of concrete walkway and patio and a CMU wall defining the backyard. (Photo 8) The wall is at points covered with stucco on both the interior and exterior; at others on only one side, and along many stretches not stuccoed at all. West of the house (at the north elevation) starts a stuccoed section

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holding double wood gate doors (Photo 9). The section is roughly 24' in length and steps from 4'-7" to approximately 7' in height. The feature is non-historic.

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Historical Overview

Area Context

The subject property is part of an area of east Santa Fe historically beyond the city limits and characterized for many years by its rural setting and agricultural use. The area remains lightly populated, with tracts of relict farmland incorporated into larger residential lots.

Cerro Gordo Roads falls within the Jose Antonio Lucero Grant, a grant awarded in 1732 by Colonel Don Gervasio Cruzat y Góngora, the governor and captain-general of New Mexico. At its initial survey in 1885 the grant stood at 700 acres, but it was reduced in private claims court to a mere nine acres.¹

Starting in the late 19th century, the former Lucero grant was divided into cultivated tracts watered by Acequia Cerro Gordo (Ditch No. 2). The parcels immediately north of the river were arranged mostly as rectangles (Figure 1). In the 20th century most of the land north and south of Cerro Gordo Road, paralleling Armijo Lane, came under the ownership of Abundio Armijo, a farmer and rancher and founding member of La Union Protectiva.²

The ownership of the subject property is identified on the 1917 Hydrographic Survey map (Figure 2). The 3.5-acre plot, then under wheat cultivation, was owned by Cayatono [Cayatano] Gonzalez [Gonzales], a relative of the Armijo family. Gonzales and his neighbors, many from the

¹ U.S. Court of Private Land Claims, Santa Fe District, "Jose Antonio Lucero Grant," 1896-1898, <<https://econtent.unm.edu/digital/collection/catron/id/21041>> Accessed June 11, 2021.

² "Abundio Armijo Dies at 95," *Santa Fe New Mexican*, October 20, 1970, 1; Rose Armijo, telephone conversation with John W. Murphey, January 11, 2021.

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Armijo family, were members of the ditch association and raised alfalfa and corn primarily in the acequia-fed fields.³

The area remained rural and in agricultural production through the Great Depression. Slow changes arrived in the 1950s, including paving portions of Cerro Gordo Road and introducing school bus service.

1302 Cerro Gordo Road

While its origin is unclear, neighborhood lore recalls that the parcel holding the house came as a wedding gift with the marriage of Rosalie Cordova and Max Martinez.⁴ Cordova's parents lived on the adjacent parcel to the east, numbered 1320 Cerro Gordo Road (Figure 3).

In the early 1960s, the young couple began planning a house for the site. By early 1961, the plan had been realized with drawings showing a contemporary ranch house (Figure 12). Reflecting its period, the floor plan separated public and private spaces into a somewhat hybrid open plan. The front (public) portion had a combined living room-dining room, entered from the door on the north elevation. Three adjacent bedrooms, aligned along a hall, formed the private section at the southeast corner. Taking up the southwest corner was a den and kitchen, with a pair of aluminum sliding doors opening to a covered porch and deck.

Again according to neighborhood lore, the couple didn't live in the house long, divorcing soon after its construction. For a time, Earl and Nadine Shelton rented the property. The Sheltons arrived in Santa Fe in 1961, with Earl starting the Capitol Office Equipment company. Nadine died in 1964,

³ State Engineer's Office, "Report: Santa Fe Hydrographic Survey," (Santa Fe: State Engineer's Office, March 13, 1919, no pagination.

⁴ Kerry Sharer, telephone conversation with John Murphey, June 2, 2021. Kerry is the second child of Deryll and Beverly Averitt and grew up in the subject house. Rosalie Cordova and Max Martinez's marriage is confirmed in a 1955 newspaper account.

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with Earl leaving the house soon after.⁵ Based on city directories, the property remained vacant for several years.

Beverly A. Averitt: Ranch Girl-School Administrator

The house's strongest association is with Beverly Averitt, a Harding County ranch girl who became a high school administrator (Figure 13). Born in 1943 to Monroe Gabriel and Celeta Alberta Mackey, Beverly grew up on a ranch near Solano. Her father's side, the Mackeys, had their hearth in the Hondo Valley, where her grandfather, John Mackey, had served as a Lincoln County judge.⁶ Her mother's family, the Kidds, originally from Texas, had arrived with the sweep of homesteaders into Harding County in the 1910s and '20s.

Located midway between Mosquero and Roy, Solano began in 1903 as a water tank stop on the Dawson Branch of the El Paso and Northeastern Railroad. With the establishment of a depot — a railroad passenger car without wheels — the community became a jumping-off spot for homesteaders.⁷ Reflecting this trend, Beverly's grandfather, Oscar H. Kidd, was awarded a 640-acre homestead near Solano in 1926.⁸ During this period, Solano emerged as the largest community in Harding County. Today, Solano's population is approximately 45, slightly higher than at the worst part of the Great Depression.

⁵ Shelton later married Rosalie Cordova.

⁶ Information on the Kidds and Mackeys is derived from federal census records and public documents.

⁷ John W. Murphey, "Intensive Level Survey: Commercial Corridors of Roy, Solano, and Mosquero Harding County, New Mexico" (historic context and survey report prepared for New Mexico Main Street, June 2015), 33.

⁸ Serial Patent Record, Accession Number 979293, New Mexico, Issued May 18, 1926 (Bureau of Land Management, General Land Office Records),

<<https://gloreCORDS.blm.gov/details/patent/default.aspx?accession=979293&docClass=SER&sid=2gi5eogy.sh2>> Accessed June 11, 2021.

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Beverly attended Roy Union High School, where she excelled, serving in student government. After graduation in 1961, she enrolled in Eastern New Mexico University to study education. At Eastern, she met Deryll M. Averitt, a Texas native whose family had moved to Los Alamos during the war. The couple married, relocating to California briefly where they had their first daughter.⁹ Upon returning to New Mexico, Beverly completed her studies at Eastern, receiving an outstanding business student award.¹⁰

The young family moved to Santa Fe in 1967. There Deryll took a job as a manager at Claude's on Canyon Road, while Beverly taught in the business department of Loretto Academy during its last year of operation. Beverly then moved on to St. Michaels, where she instructed for 20 years, becoming head of the business department and later the assistant principal. Beverly made history at St. Mike's, becoming the first female wrestling referee in New Mexico.¹¹

The couple moved into the Cerro Gordo home in the late 1960s, raising two daughters.

Deryll, who had gone into teaching as an instructor at the College of Santa Fe, died in 1993. By this time, Beverly had moved on to Española Valley High School, where she again taught in the business department. She became the high school's principal for a time in the early 2000s, putting in nearly 20 years of service.

With her mother's declining health, she commuted between Santa Fe and Roy to care for her.¹² She eventually moved back to Harding County, leaving the Santa Fe house unoccupied.

⁹ Sharer, telephone conversation with John Murphey.

¹⁰ "New Principal is Named for Loretto," *Santa Fe New Mexican*, July 30, 1967, A2.

¹¹ "Lady Ref Gaining Confidence," *Santa Fe New Mexican*, January 14, 1980, B3.

¹² Sharer, telephone conversation with John Murphey.

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Beverly A. Averitt died in 2018, in Las Vegas, at age 74. She is buried along with family members at the Solano Cemetery in Harding County.

Changes to the House

The Averitts made only a few changes to the home, one significant. At some point, Beverly had the house painted pink, with a blue roof and blue trim.¹³ Taking advantage of solar tax credits in the early 1980s, they installed two solar water collectors on the roof, of which the Historic Styles Committee required them to screen with plywood.¹⁴ Both are still found on the roof.

The most significant change came in the late 1980s or early 1990s when the back deck was enclosed with a frame addition (Figure 14). The project added approximately 274 square feet to the house and threw off the balance of the rear elevation's original design. More minor changes include a few replaced windows.

The originally unadorned CMU wall was improved in the ca. the 2000s, with selected areas coated with stucco and an arch opening installed near the home's northwest corner.

¹³ Sharer, telephone conversation with John Murphey.

¹⁴ Ibid.

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Evaluation of Historical Status

The unaltered core of the house likely dates to 1961 and is discernable in a 1966 aerial photograph. In the late 1980s or early '90s, its character-defining rear roofed porch was enclosed. This event changed the home's plan and design and added non-compatible windows. Its suburban ranch house form is typical and is not recognized as an accepted type of "Santa Fe" style within the ordinance.

Conclusion

For the above reasons, the House, perimeter wall, and north gate are recommended as Noncontributing Structures to the City of Santa Fe Downtown and Eastside Historic District.

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Illustrations

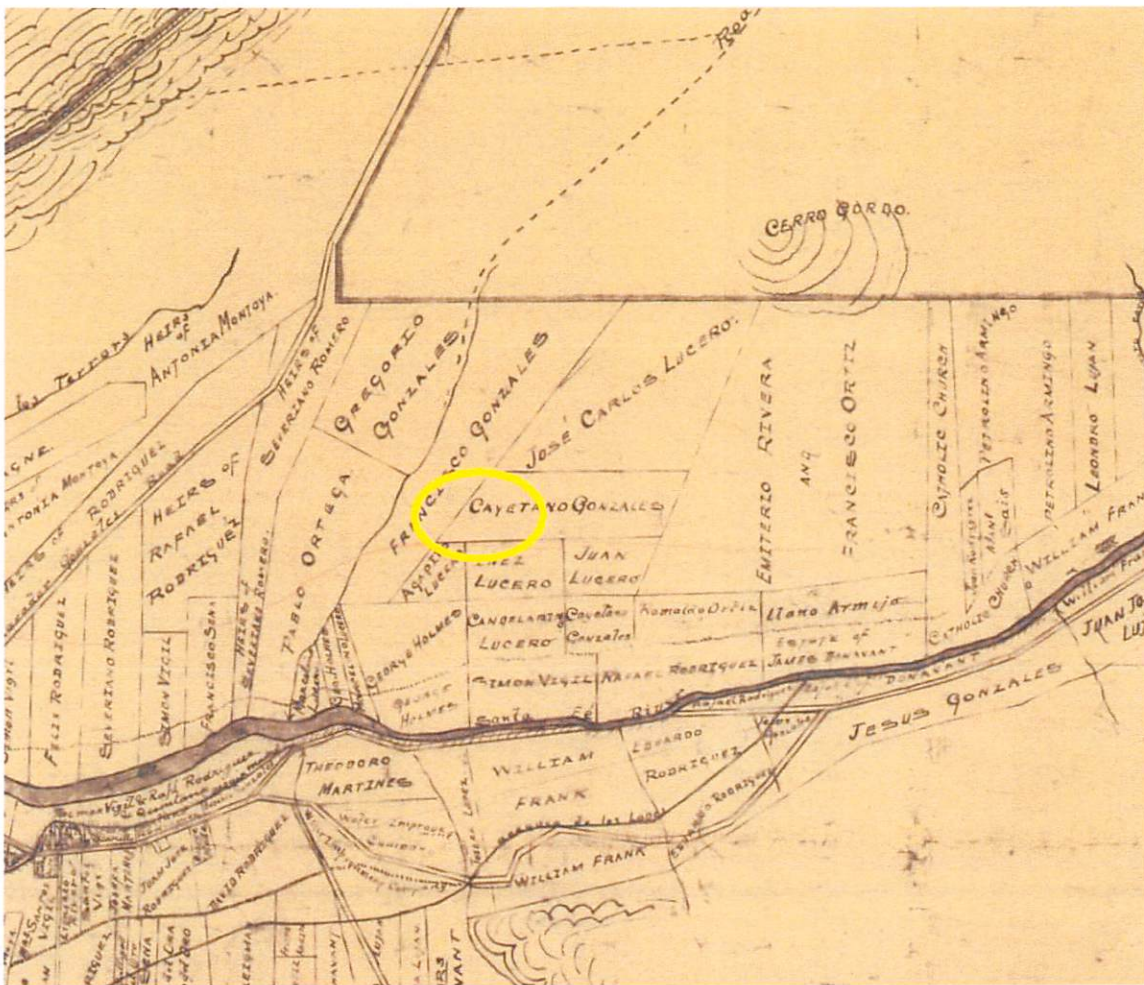


Figure 1: Portion of William White, "Owners of Land Within the Santa Fe Grant Outside the City Limits," 1897-98. Circle indicates general location of subject property.

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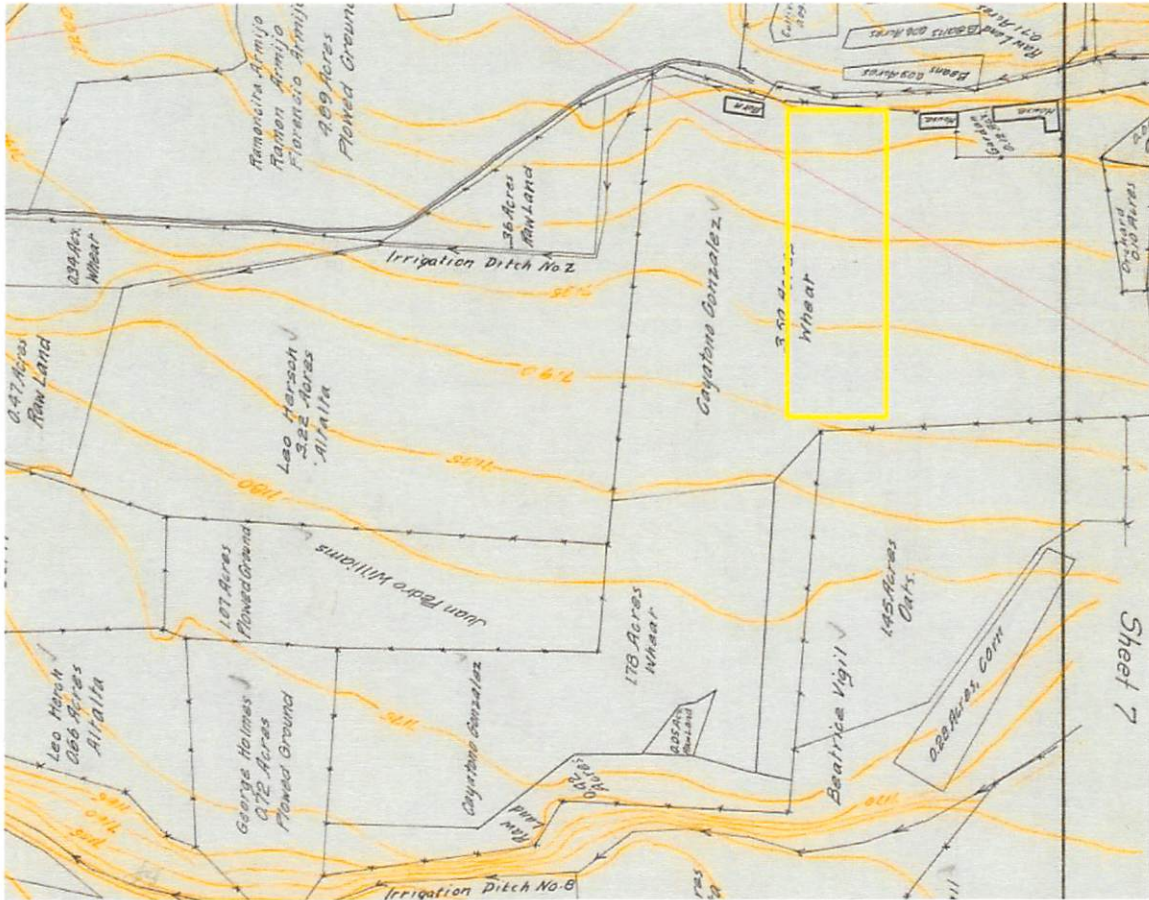


Figure 2: Portion of State Engineer’s Office, “Santa Fe Hydrological Survey,” [series of maps] (Santa Fe: State Engineer’s Office, 1914 (1919), Sheet 8. Yellow rectangle indicates approximate location of current property.

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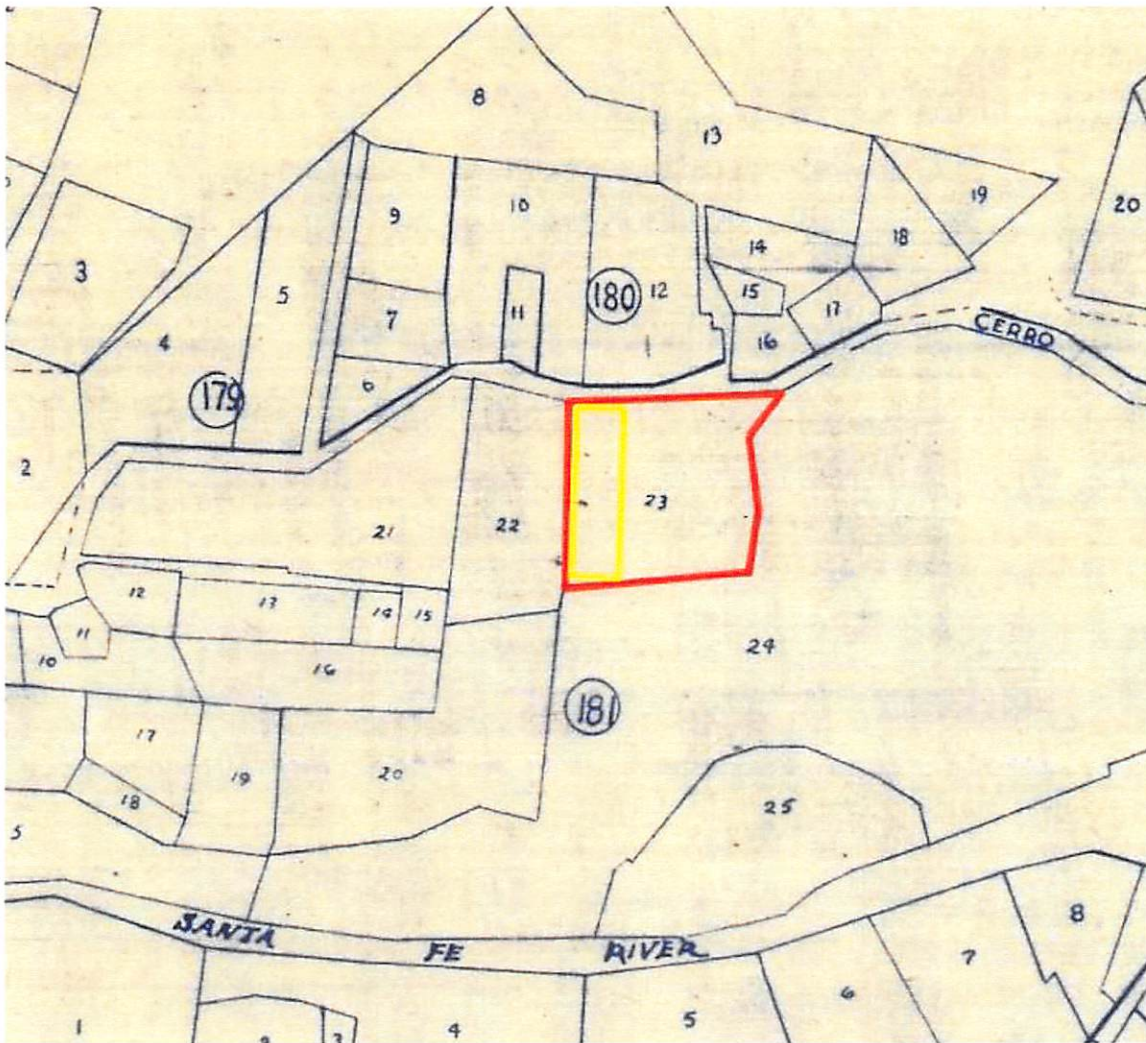


Figure 3: Portion of Scanlon-Erwin & Associates, "Block and Parcel Map of Santa Fe," 1957.

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HCPI No. _____	District No. _____	NRHP _____ SRCP _____ Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D
1. Name of property: Beverly A. Averitt House	2. Location: 1302 Cerro Gordo Road Santa Fe: <i>Downtown and Eastside Historic District</i>	3. Local Reference Number: Santa Fe ID #: H 1377
		4. County: Santa Fe
		5. Date of Survey: June 9, 2021



Figure 4: May 26, 1951 aerial photograph.

Rectangle shows structure close to the road which was likely demolished to build the present house. Courtesy EDAC - University of New Mexico.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Figure 6: August 18, 1960, aerial photograph. Previous structure removed. Rectangle indicates ground activity; potentially foundation construction. Courtesy City of Santa Fe, GIS.

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1. Name of property: Beverly A. Averitt House	2. Location: 1302 Cerro Gordo Road Santa Fe: <i>Downtown and Eastside Historic District</i>	3. Local Reference Number: Santa Fe ID #: H 1377 4. County: Santa Fe 5. Date of Survey: June 9, 2021



Figure 7: May 2, 1966 aerial photograph.
 House in place with original configuration. Courtesy City of Santa Fe, GIS.

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		NRHP	SRCP	Criteria <u> </u> <u> </u> <u> </u> <u> </u>
1. Name of property: Beverly A. Averitt House	2. Location: 1302 Cerro Gordo Road Santa Fe: <i>Downtown and Eastside Historic District</i>	3. Local Reference Number: Santa Fe ID #: H 1377		
		4. County: Santa Fe		
		5. Date of Survey: June 9, 2021		

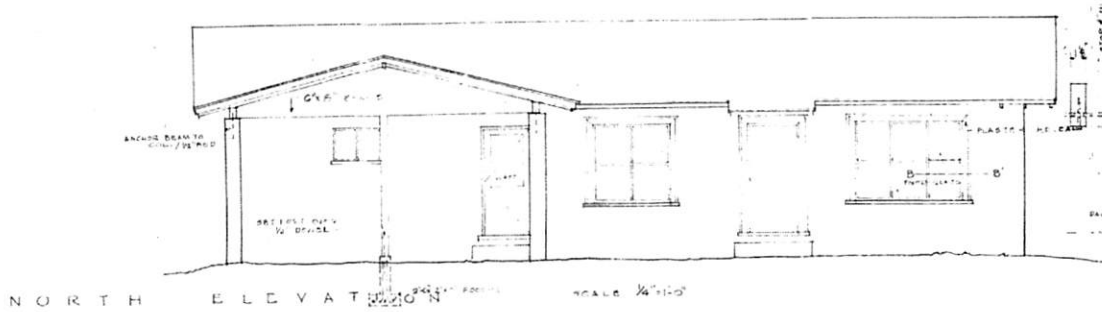


Figure 8: February 1961, north elevation.

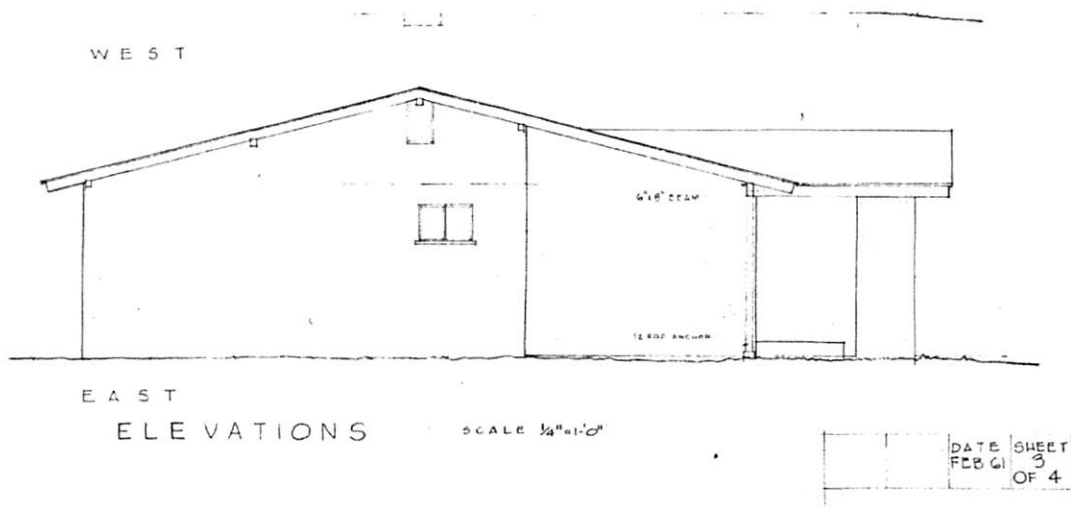


Figure 9: February 1961, north elevation.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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		4. County: Santa Fe			
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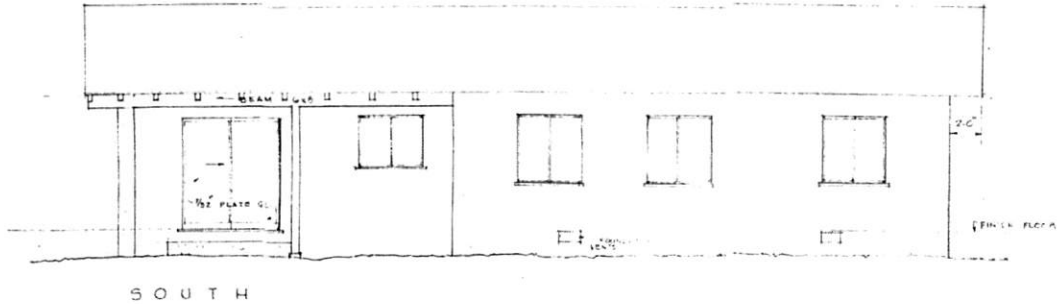


Figure 10: February 1961, south elevation.

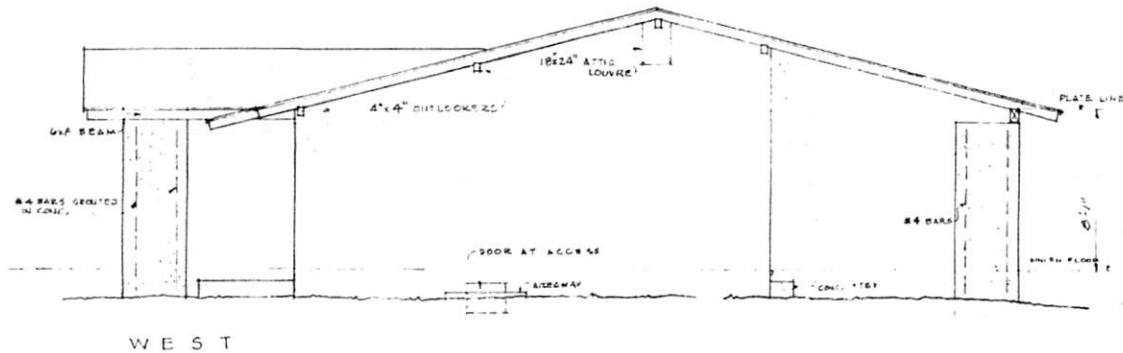


Figure 11: February 1961, west elevation.

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

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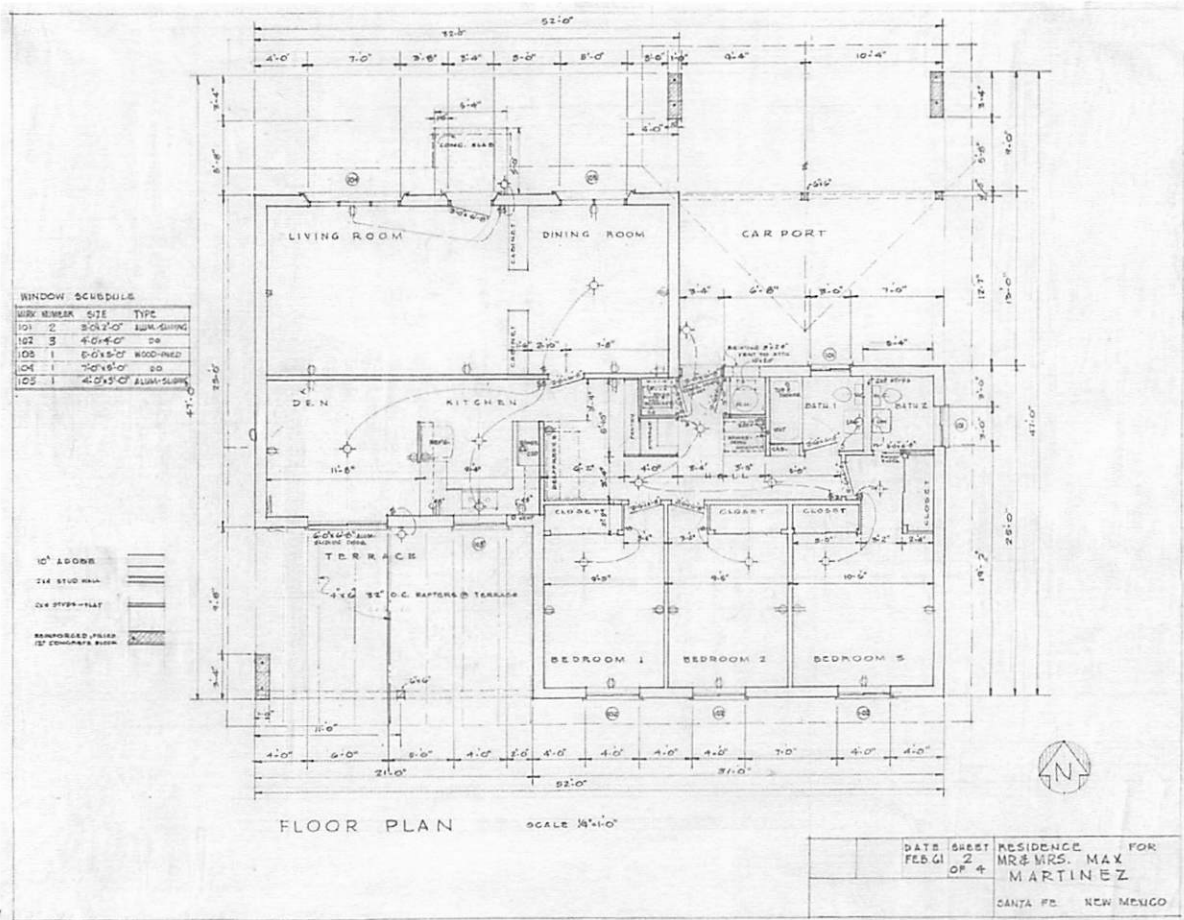


Figure 12: February 1961, floor plan.

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

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Figure 13: Beverly A. Averitt. Top, composite portrait, second grade to high school teacher. Bottom, Beverly (far right) as junior class president, Roy High School, 1960.

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				4. County: Santa Fe				
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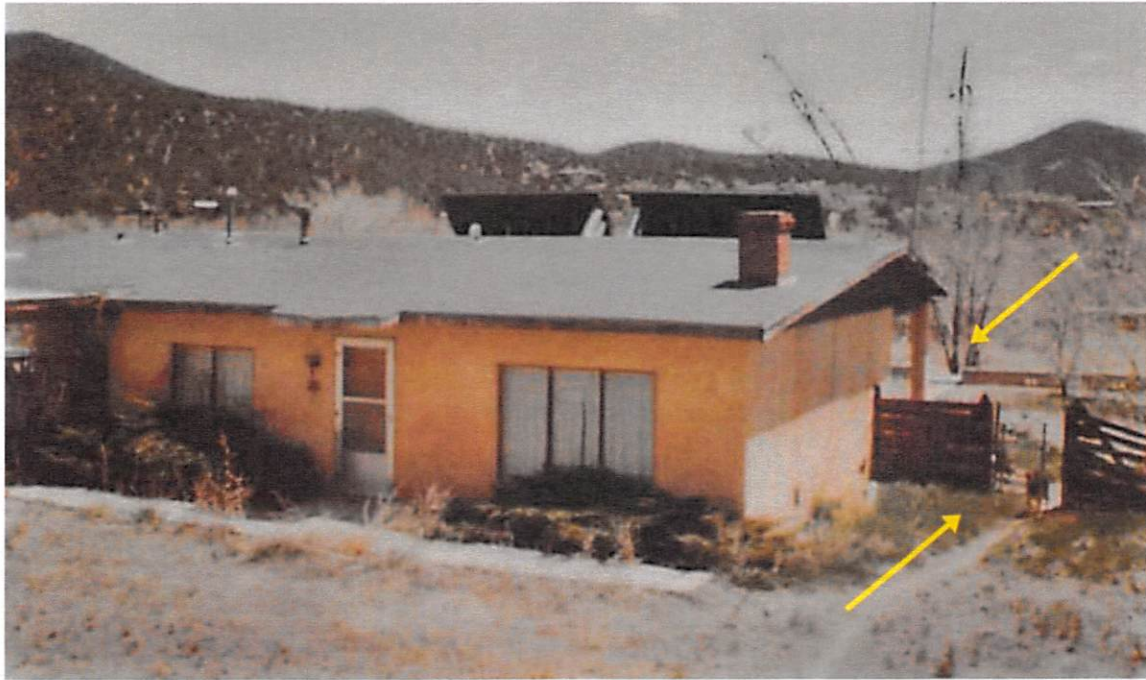


Figure 14: ca. 1983 photograph.

Original open porch configuration present; current stucco gate not in existence.

Courtesy City of Santa Fe Historic Preservation Division.

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Survey Photographs

(All images taken by Robyn Powell on June 9, 2021 unless otherwise noted)



**Photo 1: Cerro Gordo Road; subject house at left.
Camera facing southwest.**

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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**Photo 2: North and east elevations.
Camera facing southeast.**

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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		5. Date of Survey: June 9, 2021		

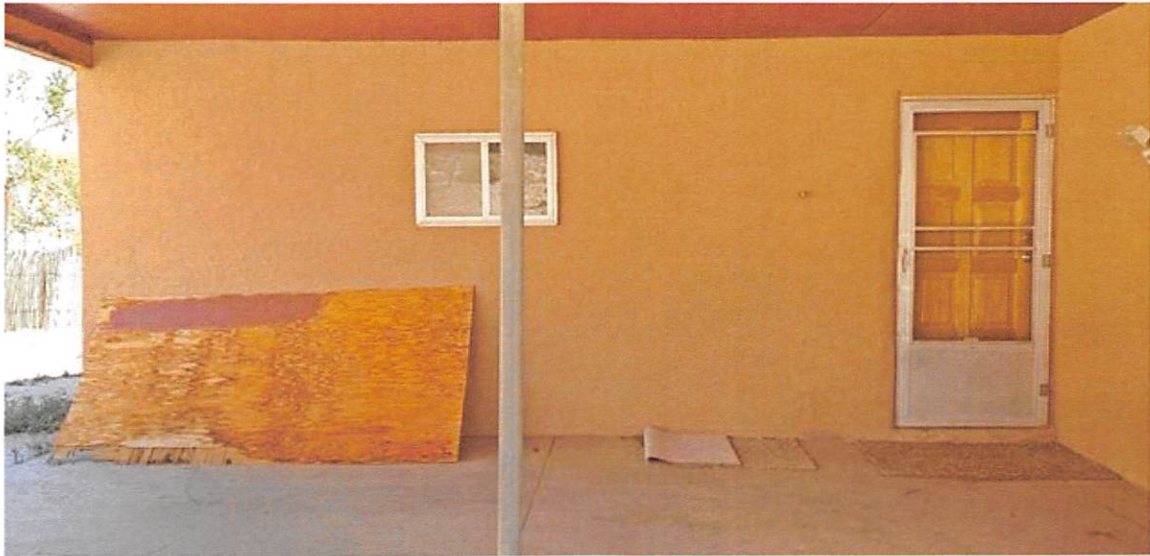


**Photo 3: North elevation.
Camera facing southeast.**

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

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**Photo 4: Carport, north elevation.
Camera facing south.**

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

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**Photo 5: South elevation.
Camera facing northwest.**

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		Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D	
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**Photo 6: West end of south elevation; enclosed porch.
Camera facing north.**

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: <i>Please complete HCPI FORM 1 before completing FORM 2</i>							
HCPI No. _____	District No. _____ NRHP _____ SRCP _____ Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D						
1. Name of property: Beverly A. Averitt House	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%; padding: 5px; vertical-align: top;">2. Location: 1302 Cerro Gordo Road Santa Fe: <i>Downtown and Eastside Historic District</i></td> <td style="padding: 5px; vertical-align: top;">3. Local Reference Number: Santa Fe ID #: H 1377</td> </tr> <tr> <td colspan="2" style="padding: 5px; vertical-align: top;">4. County: Santa Fe</td> </tr> <tr> <td colspan="2" style="padding: 5px; vertical-align: top;">5. Date of Survey: June 9, 2021</td> </tr> </table>	2. Location: 1302 Cerro Gordo Road Santa Fe: <i>Downtown and Eastside Historic District</i>	3. Local Reference Number: Santa Fe ID #: H 1377	4. County: Santa Fe		5. Date of Survey: June 9, 2021	
2. Location: 1302 Cerro Gordo Road Santa Fe: <i>Downtown and Eastside Historic District</i>	3. Local Reference Number: Santa Fe ID #: H 1377						
4. County: Santa Fe							
5. Date of Survey: June 9, 2021							



**Photo 7: West elevation; enclosed porch, right.
Camera facing northeast.**

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

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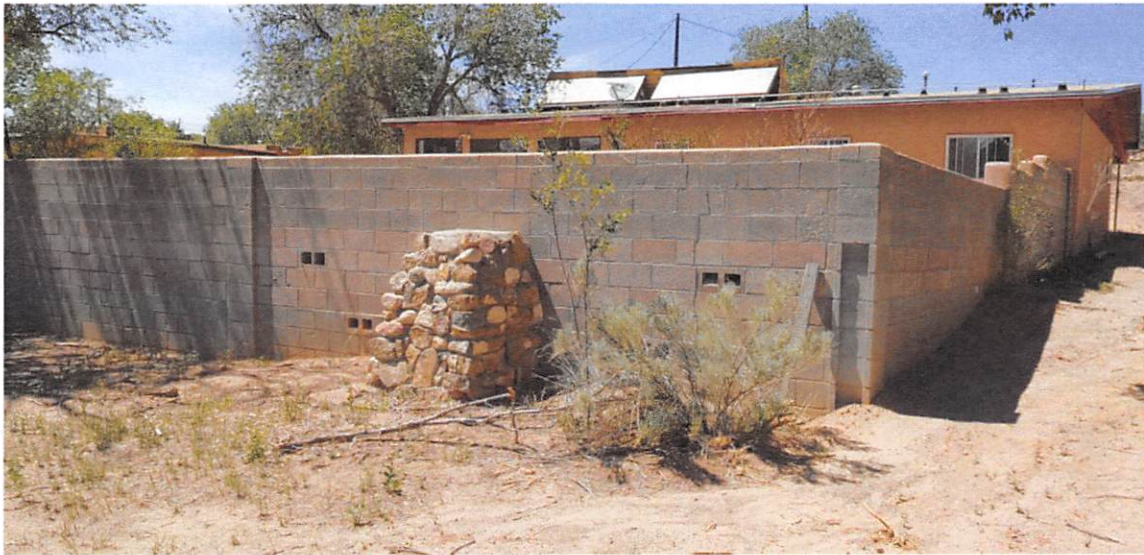


Photo 8: Backyard perimeter wall.
Camera facing northwest.

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

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Photo 9: Non-historic gate.
Camera facing south.

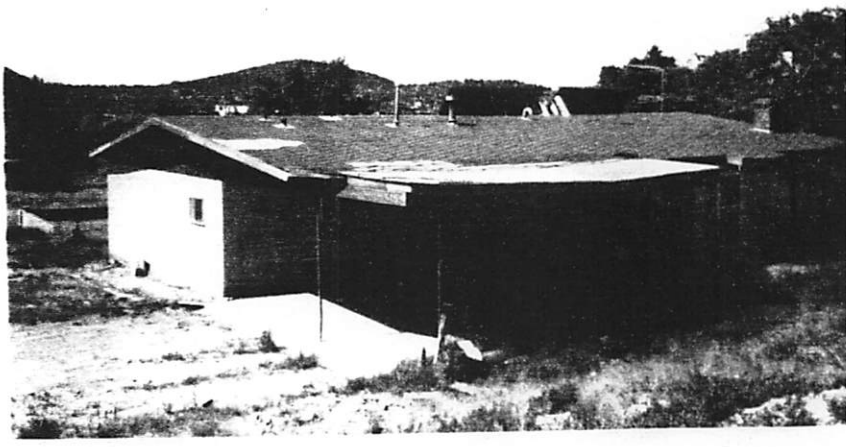
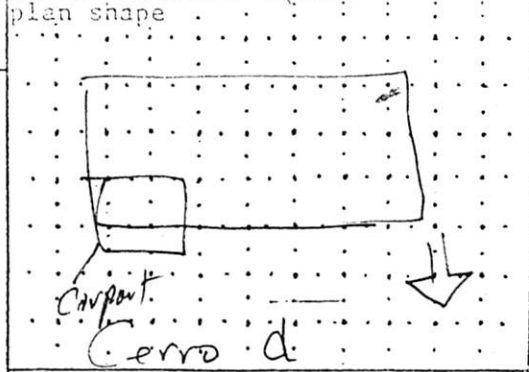
building threatened? yes	surveyed date 6-7-83 by mb	county Santa Fe	ID no. 051600583
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field map Santa Fe, New Mexico	number 1	UTM reference easting zone 12 13	northing
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location description 1302 Cerro Verde	city/town Santa Fe
land grant/reservation	

building name	legal description TNSP 17 N R range 10 E W sec 19 SE SE
---------------	--

film roll by M no. 26	negative nos. 30	loc. of neg. (HPB)	plan shape
--------------------------	---------------------	-----------------------	------------



date of construction	Postwar estimate	actual
	source Directory	

use	present	residential
	other	
historic	residential	
	other	

condition	excellent	good
	<input checked="" type="checkbox"/> fair	deteriorating

style Ranch Vernacular	foundation material Not vis
	wall material/surface Stucco

degree of remodeling	minor	<input checked="" type="checkbox"/> moderate	major
describe:	Carport		

architectural features Solar panels	surroundings Res
--	---------------------

relationship to surroundings	<input checked="" type="checkbox"/> similar	not similar
------------------------------	---	-------------

district potential	yes	<input checked="" type="checkbox"/> no
--------------------	-----	--

significance	eligible	of	<input checked="" type="checkbox"/> none
	interest		

comments

wall

hedge

~~...~~

low slope

street trees

stone curb

o set back

o canopy

Streetscape

why?

associated buildings? yes

what type?

if inventoried, list ID nos.

see back? yes

H-83-123
1302 CERRO GORDO ROAD



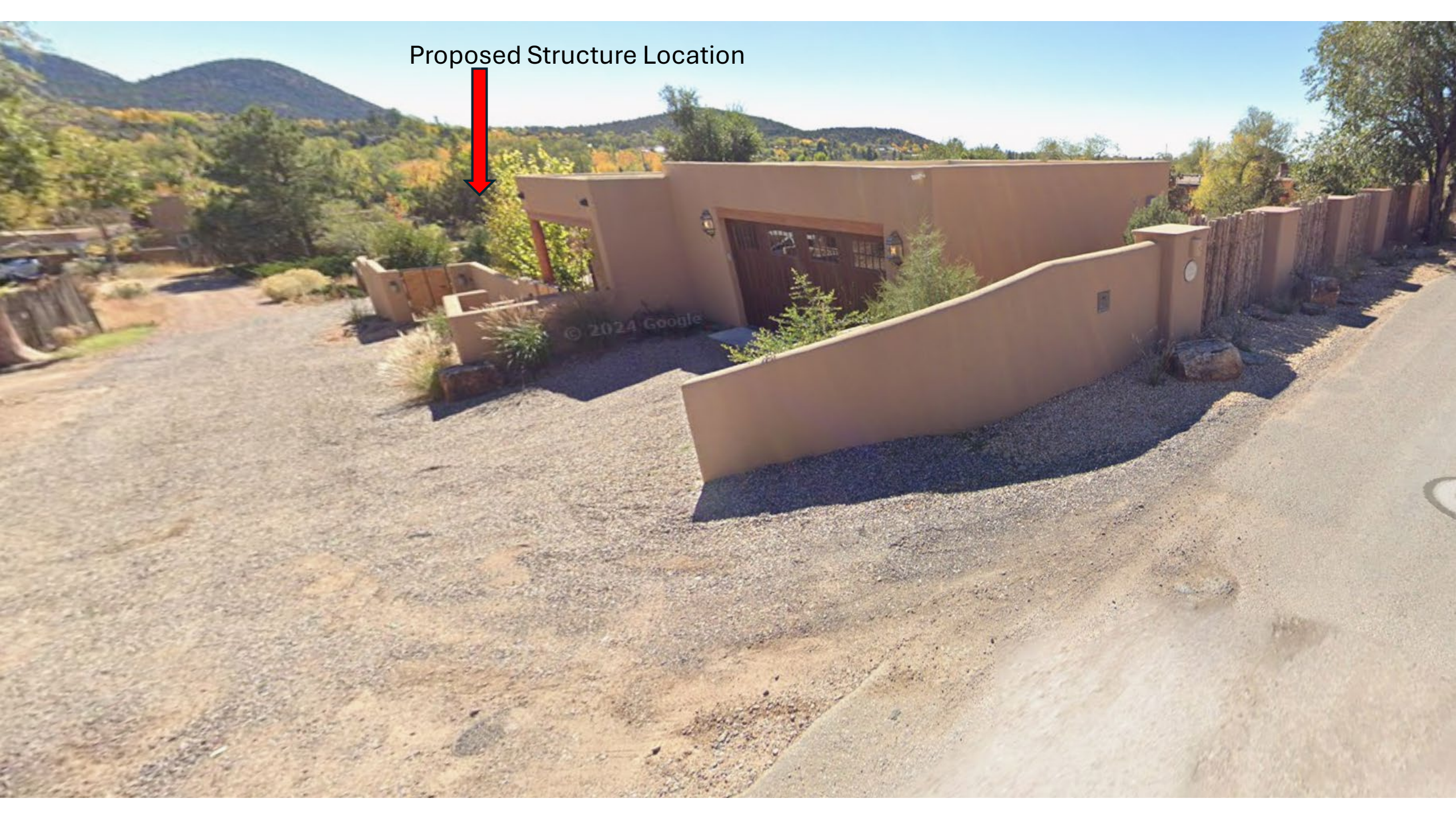
H-83-123
1302 CERRO GORDO ROAD





1302 Cerro Gordo as of October 2024

Proposed Structure Location





PURPOSE AND INSTRUCTIONS

Prior to a public hearing in front of the Historic District Review Board (HDRB) all applicants must obtain Historic Districts Preliminary Zoning Review (HPZR) from the Current Planning Division. The HPZR does not grant zoning approval. Following design approval from the HDRB, final zoning review will be performed at the time of building permit.

Applicants must submit complete and accurate information for review. Incomplete submittals will not be processed. All HPZR requests must be submitted to Current Planning via zoning.courtesy@santafenm.gov

PROJECT INFORMATION

Date	10-24-25	Property Owner of Record	Dr. MAVEICK LOBE		
Applicant/Agent Contact	Dr. MAVEICK LOBE				
Site Address	1302 Cerro Gordo Rd.				
Suite or Space #	Subdivision Name				
Lot #	2	Block #	Total Roof Area (square feet)		3,698
Lot Coverage %	Lot Size (square feet) 18,300 sq. ft.				
Proposed Construction Description	New Single Family Residence 3 Bedrooms / 3.5 Bathrooms				
The following documents are required for review as applicable:	<input checked="" type="checkbox"/> Legal Lot of Record	<input type="checkbox"/> Building Plans	<input type="checkbox"/> Existing site plan w/ setbacks		
	<input checked="" type="checkbox"/> Proposed site plan w/ setbacks	<input checked="" type="checkbox"/> Existing & Proposed Elevations	<input type="checkbox"/> Development Plan		
Zoning District	Overlay Districts	Escarpment	Flood Plain	<input checked="" type="checkbox"/> Other Historic	
Proposed Setbacks	Front	Rear	60'	Left Side	15'
				Right Side	15'
Required Setbacks	Front	Rear		Left Side	Right Side
Proposed Height	Max Height	23'6"	Parking Required	Provided	Bike Parking
				Provided	

Historic Planning Case Manager _____

If you selected "other," please write in the name of your case manager. _____

ADDITIONAL SUBMITTALS (IF APPLICABLE)

<input type="checkbox"/> Y	<input type="checkbox"/> N	Affidavit Restricting Use of an Accessory Structure Containing a Bathroom or Kitchen			
<input type="checkbox"/> Y	<input type="checkbox"/> N	Setback Affidavit and Agreement			
<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> Y	<input type="checkbox"/> N
Site Visibility Triangle	Escarpment Slope Analysis	Flood Plain Grading Plan			

This hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting the Land Use Department staff prior to HDRB hearing.

 Owner Applicant Agent

To Be Completed by Land Use Department Staff

PRELIMINARY REVIEW STATUS

<input checked="" type="checkbox"/> Preliminarily Reviewed	<input type="checkbox"/> Reviewed w/ conditions	<input type="checkbox"/> Denied
Comments/Conditions: Must comply w/ ch. 14 LOC at time of development.		
Preliminary Zoning Review completed by	Date 11/18/2025	
Preliminary Zoning Review #	2025-011552-PAR	

