

ATTACHMENT B



STAFF REPORT

To: City of Phoenix Historic Preservation Commission

From: Crystal Carrancho, Historic Preservation Planner

Subject: Appeal of Hearing Officer's Decision – Application No. HPCA 2200311
711 West Glenrosa Avenue, Woodlea Historic District

This is a report to request the Historic Preservation Commission uphold the decision of the Historic Preservation Hearing Officer to approve Certificate of Appropriateness Application No. HPCA 2200311. The application is for the construction of a 96 s.f. addition to the front of the attached garage, conversion of the garage to living space, and replacement of the roof structure on the garage and damaged part of the house.

Background

The Hearing Officer's March 1, 2023 decision was appealed by Patrick Hallman on behalf of the owner Janice Ashford on March 2, 2023. Staff's findings and recommendations are discussed in the attached staff report. The Hearing Officer approved the application subject to the following stipulations:

1. That the existing height and 4:12 roof pitch of staggered inset gable roof above the garage be preserved and be repaired in kind;
2. That the existing front façade of the garage not be altered to project forward, and if the footprint needs to be expanded, that an addition to the south or east be considered instead;
3. That the siding be repaired or replaced in kind or use a smooth fiber cement siding that matches the width of the existing siding boards;
4. That the proposed faux-garage door use a simplified design or be infilled with a window and siding;
5. That the new vent on the east façade of the remodeled garage match the existing square vent; and
6. That the existing floor plan be revised to accurately depict the bathroom and all documents be reviewed for accuracy.

Recommendation

Staff recommends upholding the hearing officer's decision.

Attachments: Appeal Form (1 page)
Staff Report (11 pages)
Hearing Plans (5 pages)



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT
HISTORIC PRESERVATION OFFICE

Appeal of Hearing Officer's Decision to the HP Commission

The **HISTORIC PRESERVATION (HP) HEARING OFFICER** agenda for 03/01/23 is attached. The decision made by the **HEARING OFFICER** will become final unless a request to appeal that decision is filed in person by the close of business on 03/06/23.

Any member of the public may, within five calendar days of the **HEARING OFFICER'S** action, request a hearing by the **HISTORIC PRESERVATION COMMISSION** on any application. If you wish to request such a hearing, fill out and sign the form below and return it to the Historic Preservation Office in person by the close of business on 03/06/23.

IMPORTANT

The Hearing Officer, Historic Preservation Commission and City Council all act in a quasi-judicial manner for Certificate of Appropriateness hearings. **There is to be no ex parte communication with any of these entities to include phone calls, e-mails, text messages or meetings.** Supplemental materials may be submitted through the Historic Preservation Office to be included in the packet provided to the hearing body. Check with staff on any deadlines for submission of supplemental materials. Materials provided at the hearing should include copies for the hearing body, staff, applicant, and appellant.

APPEAL FORM

I hereby request that the HP Commission hold a public hearing regarding application number ☒ HPCA ☐ HPDA 2200311 for the property at 711 W Glenrosa Avenue which was designated ☒ as a part of the Woodlea Historic District Historic District / ☐ individually as _____.

I am aware that the entire application will be up for review and that the City Council may uphold, reverse, or modify the decision of the HPC.

☐ Opposition ☒ Applicant

Name (please print) PATRICK HALLMAN

Street Address: 1241 E. WASHINGTON STREET #101

City & State PHOENIX ZIP Code 85034

Telephone 602 348-5570 E-mail: p.hallman05@hotmail.com

Signature [Signature] Date 3.2.23

Reason for appeal (attach additional documentation if appropriate):

CITY OF PHOENIX

MAR 02 2023

Planning & Development
Department

FOR STAFF USE ONLY

This decision was appealed from the 03/01/23 hearing to the 04/17/2023 Historic Preservation Commission meeting.

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For more information or for a copy of this publication in an alternate format, contact Planning & Development at 602-262-7811 Voice or TTY use 7-1-1.

PHOENIX HISTORIC PRESERVATION OFFICER

Staff Report

Certificate of Appropriateness

711 W Glenrosa Avenue – Woodlea Historic District

Case No. HPCA 2200311

March 1, 2023

Background

This is a Certificate of Appropriateness application to approve the construction of a 96 square foot (s.f.) addition to the front of the attached garage, conversion of the garage to living space, and replace the roof structure on the garage and damaged part of the house, at 711 W Glenrosa Avenue in the Woodlea Historic District. The application was filed by the representative Patrick Hallman, architect of C&H Associates LLC, on behalf of the owner is Janice Ashford. The property is zoned R1-6 HP (Single-Family Residential with the Historic Preservation zoning overlay).

Previous Applications

There have been no applications reviewed by the Historic Preservation Office since the property received historic designation in 1999.

Property Description

The property consists of an irregular-shaped residential corner lot measuring 53.71' at the west and 53.63' at the east x 140', with an English Cottage style house constructed in 1949. A small storage building was recently constructed in the rear yard. The house is a contributor to the Woodlea Historic District. The Historic Property Inventory Form and Update Form are attached for more details.

Proposed Work

The project consists of constructing a 96 s.f. addition to the front of the attached garage, which would project approximately 5 ft. forward (north) from the historic front façade of the existing house. The new front façade of the enclosed garage would have a new 8'0" x 1'0" 3 lite fixed vinyl window in the top-center and would utilize James Hardie smooth panel siding with battens at seams to simulate a garage door. On the east façade, a new 3'2" x 3'4" 9 lite single hung vinyl window would replace an existing steel casement window using the same opening, and a new 2'4" x 6'8" painted wood solid core door would replace the existing exterior door. All new windows would be flush with the exterior walls of the building, which would be sheathed with James Hardie fiber cement lap siding.

The roof plan shows the existing side-gabled roof with a ridge height of 13' 2" above finished floor and 4:12 roof pitch. Currently, at the end of each gable on the west and east sides are staggered inset gables with a ridge height of 12' 6¾" above finished floor and a 4:12 roof pitch. As proposed, the roof trusses would be removed above the garage, and replaced with new prefabricated roof trusses that would match the height and pitch of the taller gable roof of the

existing house. A new cross gable with an 11'3" ridge height above finished floor and the same pitch would be constructed above the new addition and faux-garage door, facing Glenrosa Avenue. The ceiling plate height of the addition would match the existing 8' ceiling plate of the main house. Part of the roof on the existing house has been damaged by a tree. Rafters would be replaced, and new prefabricated wood trusses would be installed on this portion of the roof as well. The roof would be sheathed with asphalt shingles to match the existing house.

On the interior, the existing garage would be converted to living space as a new "work room" area. The bathroom would be moved from the existing house footprint to the new addition area and would include a new laundry closet. The location of the existing bathroom in the main dwelling would be incorporated into the kitchen. A new hallway portion and door would connect the main house to the converted garage living space.

The Tufa stone wall sheathing, and steel casement windows would remain on the existing house, and no other exterior changes to the house are proposed.

Findings

The Secretary of the Interior's Standards for Rehabilitation

(<http://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm>) are the ten principles set forth by the U.S. Department of the Interior for the repair and alteration of historic buildings. The proposed work does not meet the following *Standards*:

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The City of Phoenix's "General Design Guidelines for Historic Properties"

(https://www.phoenix.gov/pddsite/Documents/pdd_hp_pdf_00035.pdf), which are based upon the principles set forth by the *Secretary of the Interior's Standards for Rehabilitation*, expressly recommends against incompatible additions:

- Additions should be designed and located in a manner which results in new construction which is subordinate to the primary historic building. Additions or changes to the

primary facades are discouraged. The location of the addition or alteration should conform to the setbacks, spacing, alignment and orientation of the historic building and/or historic buildings in its immediate vicinity.

- Additions should be similar in height and width to the historic building. Its form should correspond to the shape, ridge lines and cornice of the main roof. Doors and windows in the addition should be similar in shape and placement to the openings in the historic buildings. Together, the addition's shape, size and openings should create a directional emphasis (horizontal or vertical) that is similar to the historic building.

Staff finds that the forward projecting addition on the front façade would not meet the *Secretary of Interior's Standards* or HP's *General Design Guidelines*. The 1949 historic house is on a corner lot and has a front façade that faces Glenrosa Avenue. Although, the addition would have a small footprint, it would project the new construction in front of the front façade of the main house. The forward projection and forward-facing gable take away visual focus from the lower broad sides of the gable roof, exposed rafter ends, and cantilevered porch canopies on the front of the main house. The wall sheathing materials will be similar to the wood siding used on the existing attached garage, which may give the appearance of being part of the original construction.

Staff also finds that the proposed alteration to the roof above the garage would not meet the *Secretary of Interior's Standards* or HP's *General Design Guidelines*. Per the 1949 aerial, the roof of the garage is visible, and by 1951, advertisements for the address mention an attached garage. The garage also has a steel casement window on the east façade. The garage may be original or near contemporaneous to the construction of the house. The staggered inset gabled roof over the existing garage is symmetrical with the opposite gabled end over the living room. This appears to be an intentional design feature. Altering the roof would impact the balance of the design and adversely affect the home's historic integrity.

Per Section 702.D of the Zoning Ordinance, surface tandem parking spaces shall have dimensions measuring a minimum of 9 ½' width and 18' depth. With the addition projecting forward into the current legal, non-conforming parking space leaving a depth of 11'9 ¾", there would no longer be sufficient space to support a required parking space. Additionally, conversion of the garage to living space would eliminate the second required parking space for a single-family residence. Additionally, per Section 702.F.1 of the Zoning Ordinance, required parking spaces for single-family residences may not be in the front yard setback, which is the west side. This will necessitate the required parking spaces to be added on other parts of the lot.

Staff finds the remainder of the property is intact. As long as no other changes occur to the exterior and steel casement windows are preserved, the property may remain a contributor to the Phoenix Historic Property Register. However, the State Historic Preservation Office may disagree.

Recommendation

Based on the findings above, staff recommends approval of this application with the following stipulations:

1. That the existing height and 4:12 roof pitch of staggered inset gable roof above the garage be preserved and be repaired in kind;
2. That the existing front façade of the garage not be altered to project forward, and if the footprint needs to be expanded, that an addition to the south or east be considered instead;
3. That all historic steel casement windows including the steel casement window on the east façade of the garage remain on the house and be preserved;
4. That the siding be repaired or replaced in kind or use a smooth fiber cement siding that matches the width of the existing siding boards;
5. That the proposed faux-garage door use a simplified design or be infilled with a window and siding;
6. That the new vent on the east façade of the remodeled garage match the existing square vent;
7. That the existing floor plan be revised to accurately depict the bathroom at the end of the hall with a tub next to the window;
8. That the proposed floor plan be revised to change Note 16 label from "...with painted one coat stucco system..." to reflect fiber cement board shown on elevations, to remove second Note 7 label at window;
9. That all notes and plans submitted for final stamp generally be checked and revised as needed for accuracy.

The application is consistent with the Standards of Consideration for a Certificate of Appropriateness set forth in Section 812.D of the Zoning Ordinance.



Crystal Carrancho
Planner III (acting)

Attachments: Historic property inventory form
Historic property inventory update form
1949 and 2022 Aerial photographs
1952 advertisement
Site-visit photographs
Applicant-provided plans

HISTORIC PROPERTY INVENTORY FORM

Woodlea Historic District

IDENTIFICATION

Address:	711 W. Glenrosa Ave.	City Council District:	4
Tax Parcel Number:	155-39-015	Zoning Map:	H-8
Historic Subdivision:	Woodlea	QS Map:	17-26
Block/Lot Number:	1 / 10	Census Tract:	1089
Owner Name:	Michael Stib	Building Type:	House
Owner Address:	711 W. Glenrosa Ave. Phoenix, AZ 85013	Construction Date:	1949
		Architectural Style:	English Cottage

DESCRIPTION

Number of Stories:	1.0	Dimensions:	
Floor Plan/Shape:	Square	Square Footage:	899
Street Orientation:	Broadside	Streetscape Setting:	End/Corner
Roof Type:	Low Pitch Gable	Roof Material:	Asphalt Shingle
Foundation:	Raised, Concrete	Building Material:	
Wall Sheathing:	Random Stone	Windows/Doors:	Steel Casement Corner
		Porches:	Projecting - 1/4 width
Ornamentation:	Exposed Rafters	Porch Features:	Cantilevered Canopy/Hood
		Carports/Garage:	Modified Garage

SIGNIFICANCE

Architect:	Builder:
Architectural Merit:	
Original Owner/Occ.:	C.W. Wagner
Newspaper Citation:	City Directory:
Comments:	

INTEGRITY

Integrity:	Modified Addition
Contributing Potential:	Yes
Individual Merit:	No
Condition:	

PHOTO

Photo Date:	2/00
Disk Name:	
File Name:	
Original Survey Date:	7/26/96
Surveyor:	Betsy



Please type or print clearly. Fill out each applicable space accurately and with as much information as is known about the property. *Use continuation sheets where necessary.* Send completed forms to City of Phoenix Historic Preservation Office, 200 W. Washington, 17th Floor, Phoenix, AZ 85003 for listing on Phoenix Historic Property Register, or Arizona State Historic Preservation Office, 1300 W. Washington, Phoenix, AZ 85007 for listing on Arizona/National Register of Historic Places.

Inventory No: _____ Historic District (if applicable): Woodlea
 Address: 711 West Glenrosa Avenue City or Town: Phoenix

HISTORIC SIGNIFICANCE Note any additional information concerning the property's significance since initial recordation.

Comments: Wood divided light secondary door

CONDITION Describe the current condition of the property.

☒ Good (well maintained) ☐ Fair (some problems apparent) ☐ Poor (major problems; imminent threat) ☐ Ruin/Uninhabitable

Comments: _____

INTEGRITY Describe any modifications/alterations to the property not previously noted on the original Historic Property Inventory Form.

No change

PRIOR PROPERTY STATUS

☐ Listed Individually ☐ Contributor ☐ Noncontributor Date Listed: _____
☐ Determined eligible by Keeper of National Register (date: _____)
☒ Previously recommended eligible ☐ Previously recommended ineligible Date: 1996

If property was previously determined ineligible, briefly state reason (age/integrity) _____

RECOMMENDATIONS OF ELIGIBILITY (opinion of SHPO staff or survey consultant)

Property ☐ is ☒ is not eligible individually.

Property ☒ is ☐ is not eligible as a contributor to a potential historic district.

☐ more information needed to evaluate.

If status has changed, state reason:

PHOTOGRAPH

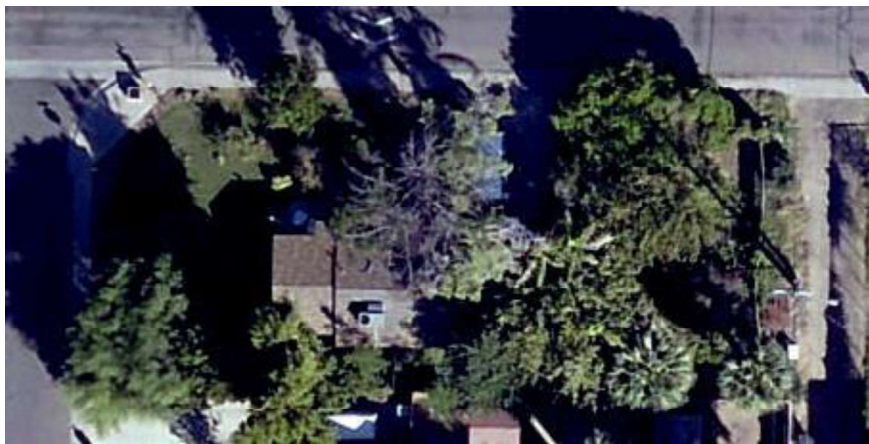
Direction of View: SE

Update Form Completed By:

Brown/McGraw, Preservation Central

Date: April 2008





2022 aerial



1949 aerial

711 West Glenrosa

The house you have dreamed of Built of Tufa stone, this 2 bdrm. home is beautifully furnished in maple. A yard with shade trees and a bar-B-Q. Attached garage. Very conveniently located. Priced right at \$11,250.

Newspaper advertisement from the Arizona Republic, February 10, 1952.



Front façade of 711 W Glenrosa Avenue (facing south), taken February 24, 2023.



Front façade of existing attached garage (facing south), taken February 24, 2023.



Damaged roof (facing south), taken February 24, 2023.



Another view of the front of the house (facing south), taken February 24, 2023.



View of the west façade of the house (facing east), taken February 24, 2023.



View of the east façade and rear yard (facing southwest), taken February 24, 2023.



Facing southwest, taken February 24, 2023.



Facing southeast, taken February 24, 2023.

Owner: C&H ASSOCIATES LLC
711 WEST GLEN ROSA AVENUE
PHOENIX, ARIZONA 85018

Design: Professional Preparing Plan:
C&H ASSOCIATES LLC
12241 EAST WASHINGTON STREET, SUITE 101
PHOENIX, AZ 85034

Project:
1. 2016-2017
2. 2018-2019
3. 2020-2021
4. 2022-2023
5. 2024-2025
6. 2026-2027
7. 2028-2029
8. 2030-2031
9. 2032-2033
10. 2034-2035

Notes:
1. 2016-2017: 2,500 SF OF 47' ACRES
2. 2018-2019: 12,200 SF OF 300' ACRES
3. 2020-2021: 12,200 SF OF 300' ACRES
4. 2022-2023: 12,200 SF OF 300' ACRES
5. 2024-2025: 12,200 SF OF 300' ACRES
6. 2026-2027: 12,200 SF OF 300' ACRES
7. 2028-2029: 12,200 SF OF 300' ACRES
8. 2030-2031: 12,200 SF OF 300' ACRES
9. 2032-2033: 12,200 SF OF 300' ACRES
10. 2034-2035: 12,200 SF OF 300' ACRES

Owner: C&H ASSOCIATES LLC
711 WEST GLEN ROSA AVENUE
PHOENIX, ARIZONA 85018

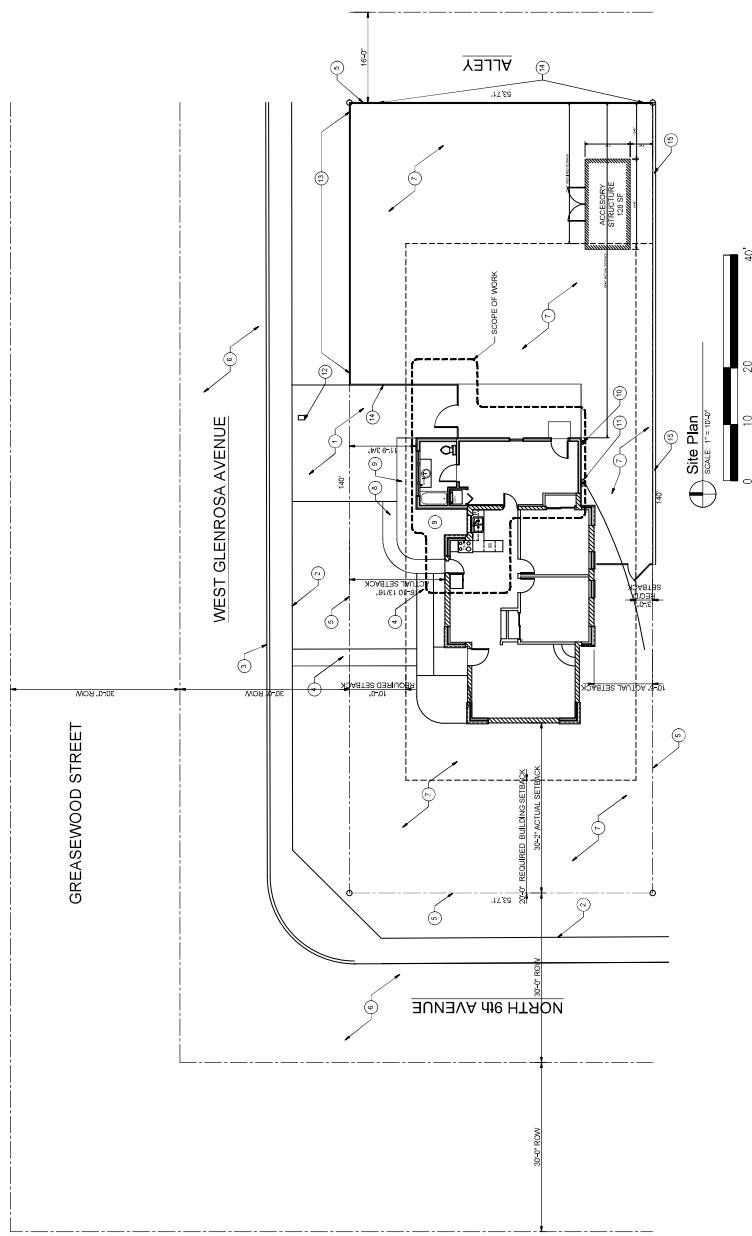
Design: Professional Preparing Plan:
C&H ASSOCIATES LLC
12241 EAST WASHINGTON STREET, SUITE 101
PHOENIX, AZ 85034

Project:
1. 2016-2017
2. 2018-2019
3. 2020-2021
4. 2022-2023
5. 2024-2025
6. 2026-2027
7. 2028-2029
8. 2030-2031
9. 2032-2033
10. 2034-2035

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7. 2028-2029: 12,200 SF OF 300' ACRES
8. 2030-2031: 12,200 SF OF 300' ACRES
9. 2032-2033: 12,200 SF OF 300' ACRES
10. 2034-2035: 12,200 SF OF 300' ACRES

KEY NOTES: SITE PLAN

1. EXISTING CURB AND GUTTER.
2. EXISTING PUBLIC SIDEWALK.
3. EXISTING CURB AND GUTTER.
4. EXISTING CURB AND GUTTER.
5. EXISTING CURB AND GUTTER.
6. EXISTING CURB AND GUTTER.
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11. EXISTING CURB AND GUTTER.
12. EXISTING CURB AND GUTTER.
13. EXISTING CURB AND GUTTER.
14. EXISTING CURB AND GUTTER.
15. EXISTING CURB AND GUTTER.



ADOPTED CODES
2018 INTERNATIONAL RESIDENTIAL CODE



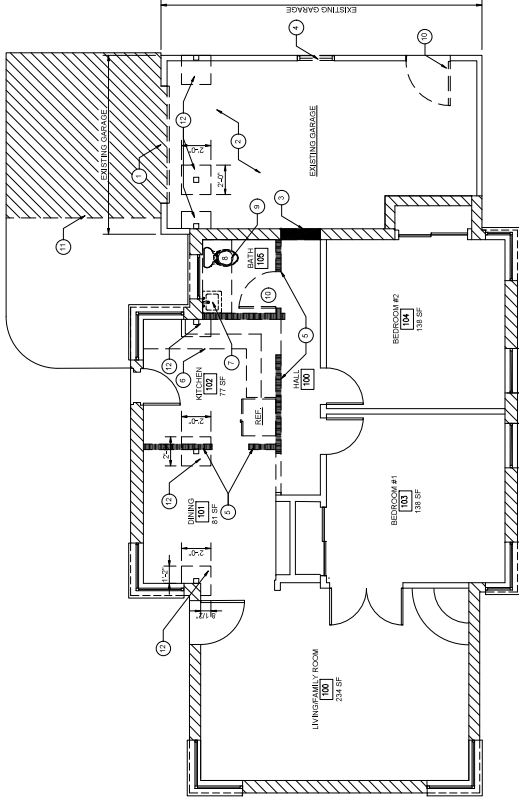
VICINITY MAP
SCALE: NONE



C&H ASSOCIATES LLC
12241 EAST WASHINGTON STREET SUITE 101
PHOENIX, ARIZONA 85034
P. 602-346-5576

ASHFORD RESIDENCE
711 WEST GLEN ROSA AVENUE
PHOENIX, ARIZONA 85018

DATE: 11-21-22
DRAWN BY: P.D.H.
CHECKED BY: P.D.H.



KEY NOTES:
EXISTING DEMOLITION PLAN

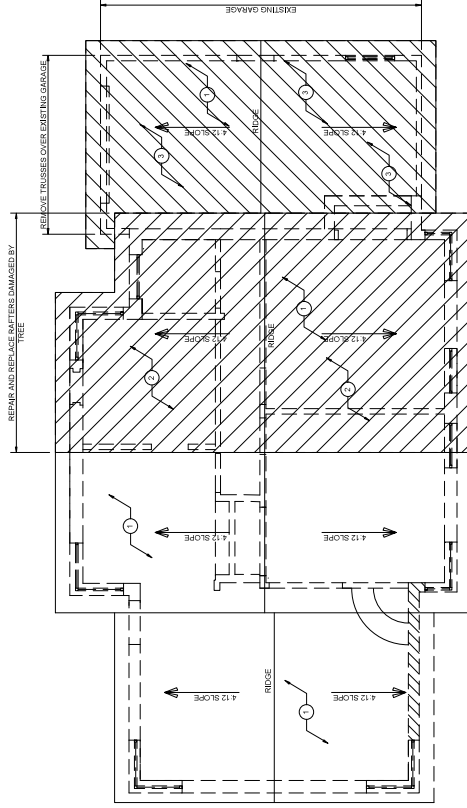
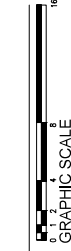
1. EXISTING GARAGE DOOR TO BE REMOVED.
2. REMOVE EXISTING CONCRETE SLAB.
3. REMOVE EXISTING WALL PORTION.
4. EXISTING WALL PORTION TO BE REMOVED.
5. EXISTING WALL PORTION TO BE REMOVED.
6. REMOVE EXISTING WALL.
7. REMOVE EXISTING WALL.
8. REMOVE EXISTING WALL.
9. REMOVE EXISTING WALL.
10. REMOVE EXISTING WALL.
11. REMOVE EXISTING WALL.
12. SAWCUT SLAB FOR NEW FOOTING.

GENERAL NOTES:
EXISTING DEMOLITION PLAN

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PHOENIX.
2. DEMOLITION AND REMOVAL OF EXISTING STRUCTURE SHALL BE COMPLETED PRIOR TO THE START OF NEW CONSTRUCTION.
3. THE GENERAL CONTRACTOR SHALL PROTECT ALL UTILITIES FROM DAMAGE DURING DEMOLITION AND REMOVAL.
4. THE GENERAL CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES AT ALL TIMES.

DEMO FLOOR PLAN

SCALE: 1/4" = 1'-0"



KEY NOTES:
EXISTING DEMOLITION PLAN

1. REMOVE EXISTING ROOF SINGLES.
2. REMOVE EXISTING ROOF SINGLES.
3. REMOVE EXISTING ROOF SINGLES.

DEMOLITION ROOF PLAN

SCALE: 1/4" = 1'-0"



C.H. ASSOCIATES LLC
1241 EAST WASHINGTON STREET SUITE 101
PHOENIX, ARIZONA 85004
P. 602-946-6576

ASHFORD RESIDENCE
7701 EAST WASHINGTON AVENUE
PHOENIX, ARIZONA 85033

2016-8 P.D.H. 01-05-16

DEMOLITION PLANS

D1

