

Attachment A

PHOENIX HISTORIC PRESERVATION OFFICER

Staff Report

Certificate of Appropriateness

837 N. 5th Ave. – Roosevelt Historic District

Case No. HPCA 1700399

October 24, 2017

Background

This is a Certificate of Appropriateness application to approve the construction of a four unit, two story, 6,185 s.f. multifamily building on the vacant lot at 837 North 5th Avenue in the Roosevelt Historic District. The application was filed by the owner, Danny Bockting of Yosemite Partners LLC. The property is zoned DTC-Roosevelt South HP (Downtown Code-Roosevelt South with the Historic Preservation zoning overlay).

Previous Applications

There have been no previous applications for this property.

Property Description

The property consists of a vacant lot measuring 140' by 50'. A one-story brick house was demolished in 1964.

Proposed Work

The four unit, two story building will be 28' 11.5" tall and set back 25' from the front (west) property line. The roof at the front of the building will be gable-ended, while the rear will be flat with a sloped edge to accommodate the HVAC systems. The roof will be black standing seam metal. The front portion of the building will project 4' from the body of the building, allowing for a porch cover at the entrance to Unit A, which faces 5th Avenue. Units B through D will be accessed on the north façade.

The wall surfaces of the front façade will be brick veneer and smooth finish stucco. The south façade will be sheathed in wood siding. The north façade will be black metal, smooth finish stucco, and wood siding. The rear façade will be smooth finish stucco and wood siding.

The windows on the building will be a bronze anodized aluminum, variously fixed and casement. Exterior doors will have one large glass light.

Four patios will be provided on the south side of the building while the front, north and a portion of the rear will be landscaped common area. A cantilever carport will be provided at the rear of the lot off the alley.

Findings

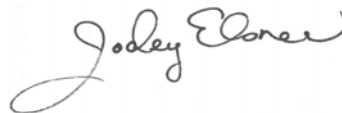
The Historic Preservation Office's *General Design Guidelines for Historic Properties* states on page 13, "Within the historic residential areas, new construction should be similar in height, shape and materials to the historic structures in its vicinity. Where changes in size must occur, the visual impact of the new construction should be minimized by stepping back the new construction from the historic buildings." The proposed building is two stories and almost 29' in height and will dwarf the two one-story buildings flanking it. However, especially in this section of the Roosevelt Historic District, two-story, multifamily buildings are common; three line the west side of 5th Avenue across from the subject property. In order to minimize the proposed building's impact on its lower-slung neighbors, the setback should be increased from 25' to that of its northern neighbor, 841 N. 5th Avenue. The house to the north has a setback of 29' 2" at its front porch, whereas its body measures 36' 8" to the front property line. To the south, 833 N. 5th Avenue is set back 30' at the porch and 38' 3" at its body. Shifting the new build eastward should lessen the impact of the two-story building on the one-story buildings.

Recommendation

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

- 1) That the building be setback to match the porch of the house to the north (841 N. 5th Ave), which is 29' 2" from the front (west) property line per Sec. 1201.C.4 of the City of Phoenix Zoning Ordinance;
- 2) That the backflow preventer be moved from the planting area in the right-of-way onto the property per Phoenix City Code Section 37-144.

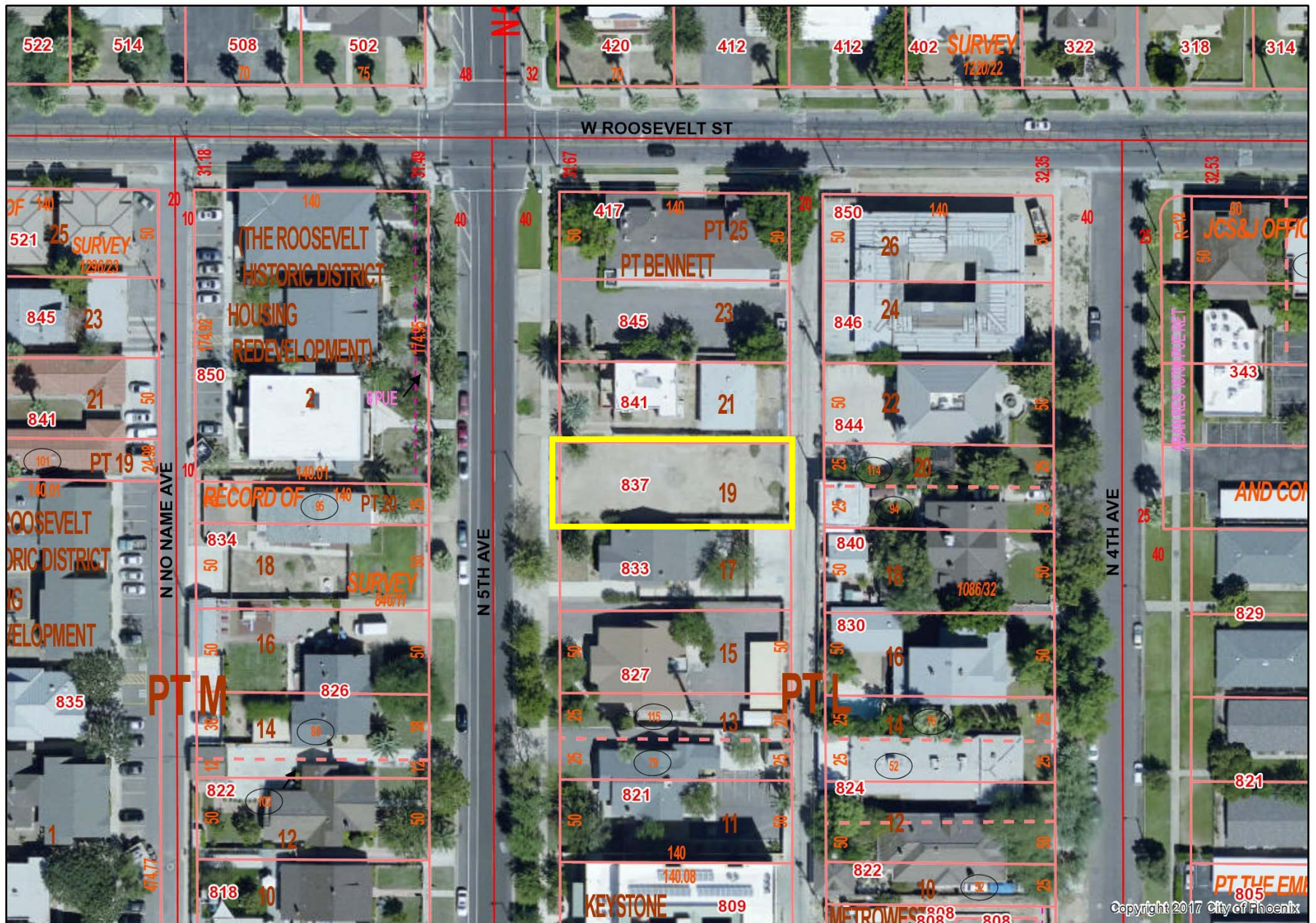
The application is consistent with the Standards of Consideration for a Certificate of Appropriateness set forth in Section 812.D of the City of Phoenix Zoning Ordinance. Three sets of plans should be submitted to Historic Preservation staff for review and approval prior to the issuance of the Certificate of Appropriateness.



Jodey Elsner
Historic Preservation Planner/Planner II

Attachments: Aerial photograph
Site visit photographs

Planning and Development



Disclaimer: The information provided on this map is based on record drawings submitted by others. Users of this information are cautioned that independent verification of actual conditions may be necessary. Printing Water Data is for Internal Staff Only

837 N. 5th Avenue (HPCA 1700399) – Roosevelt Historic District



View looking east – subject property



View looking north/northeast – buildings adjacent to subject property, Roosevelt Street beyond

837 N. 5th Avenue (HPCA 1700399) – Roosevelt Historic District



View looking southeast – buildings adjacent to subject property



View looking northwest – row of historic two story apartment buildings across the street