

Attachment I

December 28, 2017



Re: City Council 12/13/17 Formal Agenda, Item No. 124: Application No. HPCA-1700399

Dear Mayor Stanton and Members of the City Council,

We herewith submit for your review, comments from two of the most notable historic preservation experts in Arizona regarding the above-referenced historic preservation appeal case. Mr. James Garrison, was formerly the State Historic Preservation Officer for more than 25 years and Mr. Robert Frankeberger, was formerly an architect with the State Historic Preservation Office for more than 22 years. Both historic preservation experts support my appeal and agree that the City Historic Preservation Office is not adhering to the *General Design Guidelines* and in doing so will diminish the value of the adjacent properties and adversely affect the District's historic integrity.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeffrey A. Swan".

Jeffrey A. Swan, AIA

Swan Architects, Inc.
833 N. 5th Avenue
Phoenix, AZ 85003

re: Case No. HPCA 1700399

Dear Jeffry,

I'm in support of your appeal; and, I agree the prominent placement of the new building not only diminishes your adjacent historic property, but adversely affects the Historic District by not adhering to the historic set-back as appropriate for new construction within historic districts, as stated in the General Design Guidelines and as an issue of alignment with primary adjacent facades. In the CHPO decision, alignment was with the porch extending beyond, rather than with the primary façade.

A consistent building alignment facing the street defines the public space of the streetscape, which is a significant characteristic of any historic district. Preserving the spatial character of the streetscape is important in preserving the District's historic integrity.

The example cited of the violation of the established setback on an adjacent street, cannot serve as a permissive precedent. Additional incidence of setback violation within an historic district merely compounds the resulting adverse effect to the District.

Sincerely,



Robert R. Frankeberger

Architect, Historic Preservation Consultant

Jeff

It is important to remember that the historic property is the district not the individual buildings and therefore the setback is a significant character defining feature of the district, to be adhered to wherever possible. The only compromise I can think of is to place a porch-like massing at the front of the new building and then articulate it as a porch infill gaining the square footage but not the overcalled massing.

I am in support of your appeal.

James Garrison, Architect
E-mail sent: December 7, 2017