

Attachment A

Meeting Date: 10/20/2017

Meeting Time: 4:30 p.m.



STAFF REPORT

To: City of Phoenix Historic Preservation Commission

From: Erika Finbraaten, MA, AICP – Historic Preservation Planner

Subject: Appeal of Hearing Officer's Decision – Application HPCA 1700367
937 East Granada Road, Coronado Historic District

This is a report to request the Historic Preservation Commission uphold the decision rendered by the Historic Preservation Hearing Officer to approve Certificate of Appropriateness application HPCA 1700367, subject to stipulations. The application is to approve the construction of a 2,257-sq. ft., two-story rear addition.

BACKGROUND

This is an appeal of the Hearing Officer's October 10, 2017, decision. The appeal was filed on October 11, 2017, by Arthur A. Vigil III, a resident of the Coronado Historic District. Please see attachment A for the appeal request and accompanying documentation.

The property consists of a lot measuring approximately 50' by 164.7' with a Spanish Colonial Revival style house constructed c. 1925. The property is a contributor to the Coronado Historic District. See the attached staff report more information.

FINDINGS

Staff's findings and recommendations are discussed in the attached staff report. The Hearing Officer, Joe Viola, based on revised drawings submitted at the hearing, found that the proposed work met the *General Design Guidelines for Historic Preservation* and approved the application subject to the following stipulation:

1. That the height of the addition be reduced to 20' to the top of the parapet wall and 22' to the top of the chimney.

RECOMMENDATION

Based on the findings above, staff recommends the Historic Preservation Commission uphold the Hearing Officer's decision.

Attachments: Attachment A: Appeal Request
Attachment B: HPCA 1700367 staff report
Attachment C: Submitted Prior to Hearing
Attachment D: Submitted at Hearing



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT
HISTORIC PRESERVATION OFFICE

Appeal of Hearing Officer's Decision

The **HISTORIC PRESERVATION (HP) HEARING OFFICER** agenda for 10/10/17 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 10/16/17.

Any member of the public may, within five (5) 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 10/16/17.

APPEAL FORM

I hereby request that the HP Commission hold a public hearing regarding application number HPCA 1700367 or the property at 937 East Granada Road which was designated ☒ as a part of the Coronado Historic District ☐ individually as

I am aware that the entire application will be up for review and that the HP Commission may uphold, reverse, or modify the decision of the Hearing Officer.

☒ Opposition ☐ Applicant

Name (please print) ARTHUR A. VIGIL III

Street Address: 2026 N. 10th St.

City & State PHOENIX ZIP Code 85006

Telephone 602-326-3387 E-mail: AV3 DESIGN @ GMAIL. COM

Signature [Signature] Date 10/10/2017

Reason for appeal:

SEE ATTACHED LETTER.

CITY OF PHOENIX
PLANNING & DEVELOPMENT DEPARTMENT
HISTORIC PRESERVATION OFFICE

OCT 11 2017

Submitted for Administrative Review

STAFF [Signature]

FOR STAFF USE ONLY

This decision was appealed from the 10/10/17 hearing to the 11/20/17 Historic Preservation Commission meeting.

Page 1 of 1

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.

**NOTICE OF PUBLIC MEETING
HISTORIC PRESERVATION HEARING**

Pursuant to A.R.S. Section 38-431.02, notice is hereby given to the general public that the **HISTORIC PRESERVATION HEARING OFFICER** will hold a meeting open to the public on **October 10, 2017, at 11:00 A.M.** located in conference room **3B, on the 3rd Floor, Phoenix City Hall, 200 West Washington Street, Phoenix, Arizona.**

The agenda for the meeting is as follows:

11:00 A.M.

- | | |
|------------------------------|---|
| 1. Application # | HPCA 1700367 |
| Property: | 937 East Granada Road |
| Historic District: | Coronado |
| Proposal: | Construct two-story rear addition, 2,257 s.f. |
| Ordinance Section: | 812 |
| Owner: | Grace Sampo & Scott Carpenter |
| Representative: | Joel Contreras – Joel Contreras Design |
| Staff Representative: | Erika Finbraaten, MA, AICP |

For further information, please call Bridget Collins at 602-261-8699.

To request a reasonable accommodation, please contact Tamra Ingersoll at 602-534-6648, TTY: Use 7-1-1.

Si necesita asistencia o traducción en español, favor de llamar lo mas pronto posible a la Oficina de Preservación Histórica de la ciudad de Phoenix al 602-261-8699.



City of Phoenix
Historic Preservation Office

Attachment A: Appeal Request
Certificate Of Appropriateness

**Planning & Development
Department**

200 West Washington Street
Phoenix, Arizona 85003
General Information 602-262-7811

STATUS: OPEN

Review HPCA 1700367

Expires 17-AUG-2018

Plan Description TWO-STORY REAR ADDITION 2,257 SQ FT
Project 06-2578 HURLEY HEIGHTS SUBDIVIDED

Address 937 E GRANADA RD
L 10 B 4 HURLEY HEIGHTS SUBDIVIDED

Q S Q13-29 **APN** 117-32-064

Zoning

Dist 04

Historic District Coronado Historic District

Description/Scope of Work: HISTORIC PRESERVATION REVIEW

Construct two-story rear addition, 2,257 sq. ft.

=====

On October 10, 2017, a public hearing was held regarding this application. Sixteen people, including the property owners and designers attended the hearing. The Hearing Officer, Joe Viola, approved the application subject to the following stipulation:

1. That the height of the addition be reduced to 20 feet to the top of the parapet wall and 22 feet to the top of the chimney.

Subject to these stipulations, the application is consistent with the Standards for Consideration of a Certificate of Appropriateness, as set forth in Section 812 of the City of Phoenix Zoning Ordinance.

EFI 10-OCT-2017

Owner Information

Name GRACE E SAMPO & SCOTT L CARPENTER
Address 937 E GRANADA RD PHOENIX AZ 85006-2151

Contractor Information

Applicant Information

Name JOEL CONTRARAS DESIGN
Address 1730 E EARLL DR
City/St/ZIP PHOENIX AZ 85016

Email joelcontreras17@yahoo.com
Title
Rep JOEL CONTRERAS
Bus. Phone **Ext**

NOTICE: This approval authorizes the above described work to be done in accordance with the approved plans and all applicable City codes and ordinances. The applicant declares that all information submitted is true and accurate to the best of his/her knowledge and belief. The applicant recognizes that if a Historic Preservation Office approval is granted, it is not an actual city of Phoenix building or demolition permit. The applicant will consult with the city's Development Division to determine if a permit is required and will obtain one if necessary. The applicant understands that this Certificate will expire in one (1) year if construction does not begin within that time frame. Architectural plans and engineering reports become the property of the city of Phoenix once submitted and are considered a part of the public record and may be copied as a part of the hearing process. The applicant acknowledges that if the property is enrolled in the State Historic Property Tax Reclassification (SPT) program, the State Historic Preservation Office (SHPO) must be contacted for review and comment or approval prior to project implementation in order to maintain the tax advantaged status. The SHPO is located at 1100 W. Washington St., Phoenix, AZ 85007, (602) 542-4009.

Erika Finbraaten

From: av3design@gmail.com on behalf of Artie A. Vigil III <artie@av3designstudio.com>
Sent: Monday, October 09, 2017 9:57 AM
To: Erika Finbraaten
Cc: Donna Reiner; Michelle Dodds
Subject: Re: HPCA 1700367 -- 937 East Granada Road
Attachments: 937 E Granada Road - request for denial of application for expansion.pdf

Good morning Erika,

Please find attached a letter requesting denial for the Certificate of Appropriateness for the proposed remodel and expansion to 937 E Granada. I will be attending the hearing tomorrow to voice opposition to this request. If the hearing officer approves, i'll be filing an appeal.

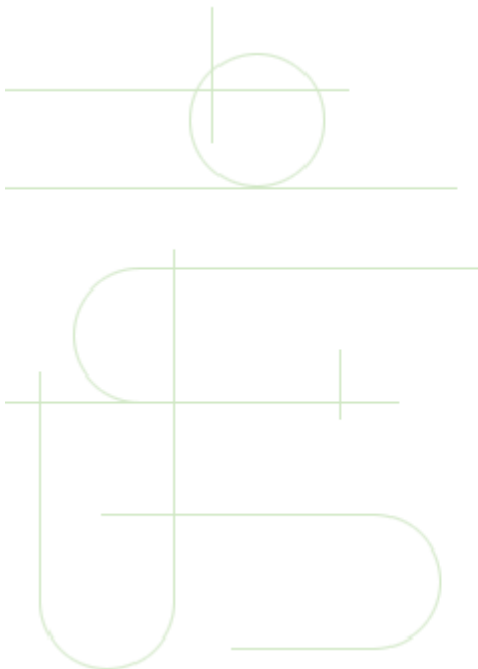
Kind regards,

--

Artie A. Vigil III
architect . leed ap . cnu-a

AV3 design studio
architecture . urban design
602.326.3387

On Fri, Oct 6, 2017 at 4:42 PM, Erika Finbraaten <erika.finbraaten@phoenix.gov> wrote:



Here is the staff report for Tuesday's hearing regarding this project.



October 10, 2017

Planning and Development Services
Phoenix City Hall
200 W. Washington St.
Phoenix, AZ 85003

937 E. Granada Road - Certificate of Appropriateness - neighbor review

Dear Historic Preservation Officer and staff.

After review of Case No. HPCA 1700367, I would like to request denial of the approval based upon the following findings as it does not meet the General Design Guidelines for Historic Properties. There are three elements of this proposal that I object to as they affect the historic character of the neighborhood and set a precedent for "big box" large scale homes within the bungalow neighborhood.

Three Objections:

- 1) The scale of the addition is twice as large as any of the homes in this neighborhood. This would set a precedent for future big box home additions.
- 2) Requesting the owner restore the traditional porch and entry to its historic condition. The enclosed porch is non conforming and different than the historic survey.
- 3) Removal of parking in the front yard setback. Current proposal allocates for up to 7 parking spaces, only 2 are required. This is now becoming a big problem in the neighborhood with cars parking in the front yard setback. The historic character of the neighborhood is to have cars parked on the side or in the alley. Only recently, due to lack of enforcement, new homes and remodels have been placing parking entirely in the front yard setback. With this approval this sets a precedent that the zoning ordinance is not being enforced.

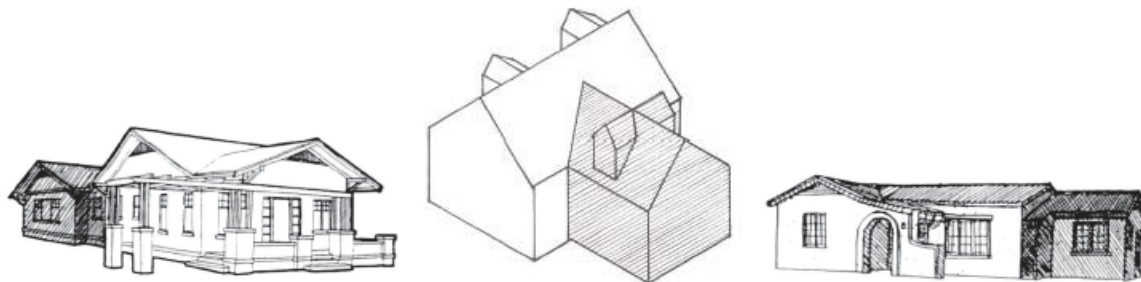
General Guidelines for Additions:

1. (page 10) 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.

The current proposal the addition is twice as large as the existing home and would dominate the residential lot. The size and scale of the home with the addition would be almost three times as large as a typical bungalow. Historically, bungalows ranged from 700 sf to 1200 sf. This would also be the first two story home on the block and the addition is larger than any single home on the block, not including the existing historic home. The two story addition would be the most dominant structure on the entire block.

(see exhibit 1 - neighborhood context aerial with site plan overlay)

2. (page 10) 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. Below are examples of appropriate scaled additions.



The proposed addition does not meet this requirements as it is twice as tall the existing home. The doors and windows are different than the existing home. The directional arrangement of the windows in the addition are random, both horizontal and vertical, Large and Small. A 3d model should be required, with adjacent homes for reference in scale. A buildings scale and impact cannot be understood without showing it in context with adjacent properties and homes.

The Secretary of the Interiors Standards for Treatment of Historic Properties:

3. (page 68) Repairing features in the setting by reinforcing the historic materials, using recognized preservation methods.

I recommend the restoration of the traditional porch and entry court for the Spanish revival home. The traditional pattern of the neighborhood is each home has a front porch and formal entry that is visible from the street, not hidden behind a proposed driveway. At the time of the historic survey, the entry court and formal sidewalk entrance was still in place. The current proposal shows the formal entry enclosed and hidden by two parking spaces in the front yard setback.

4. (Page 78)When an entire interior or exterior feature is missing, such as a porch, it no longer plays a role in physically defining the historic character of the building unless it can be accurately recovered in form and detailing through the process of carefully documenting the historic appearance

The front entry porch and formal entry way was enclosed and should be recovered to its condition prior to non conforming construction which enclosed the porch area along with a sidewalk to the front door and porch which is in conformance with the traditional pattern of the neighborhood.

5. entrances and porches and their functional and decorative features that are important in defining the overall historic character of the building. The materi- als themselves (including masonry, wood, and metal) are signifi- cant, as are their features, such as doors, transoms, pilasters, columns, balustrades, stairs, roofs, and projecting canopies.

Additional emphasis from Secretary of Interior to ensure that the traditional porches and formal entries are preserved and restored. An enclosed porch and entry with parking spaces blocking the entry is not a traditional neighborhood pattern and would set the wrong precedent for future development and restorations in the Coronado Neighborhood.

6. (page 156) Constructing a new addition on a secondary or non-character- defining elevation and limiting its size and scale in relationship to the historic building.

Current scale is twice as large and tall as existing historic home.

7. (page 156) Ensuring that the addition is subordinate and secondary to the historic building and is compatible in massing, scale, materials, relationship of solids to voids, and color.

Relationship to the solids and voids of the addition is different than the existing home.

8. (page 161) Locating new construction far enough away from the historic building, when possible, where it will be minimally visible and will not negatively affect the building's character, the site, or setting.

New building addition will be highly visible and is overwhelming to the size of the existing historic home.

9. (page 162) Considering the design for related new construction in terms of its relationship to the historic building as well as the historic district and setting.

Three aspects of this proposal are out of scale. The average home within a two block radius is 1,100 SF. The current proposal is three times as large.

Building Code / Zoning Code

10. In R3 zoning, the rear setback for two story additions is 20'-0" not 15'-0".

Current proposal is 10'-0" and would require a variance. The proposal is planning a large porch on the second floor apartment which will overlook into the adjacent neighboring properties. The owner is an airbnb operator and it is likely this apartment will be rented as such. This means that the privacy of the adjacent property owners will be in compromised.

11. R3 zoning allows for maximum 40% lot coverage.

After reviewing the dimensions, the building footprint appears to be incorrect and does not include the footprint area of the garage. I'd request that the building areas be measured by staff to ensure accuracy.

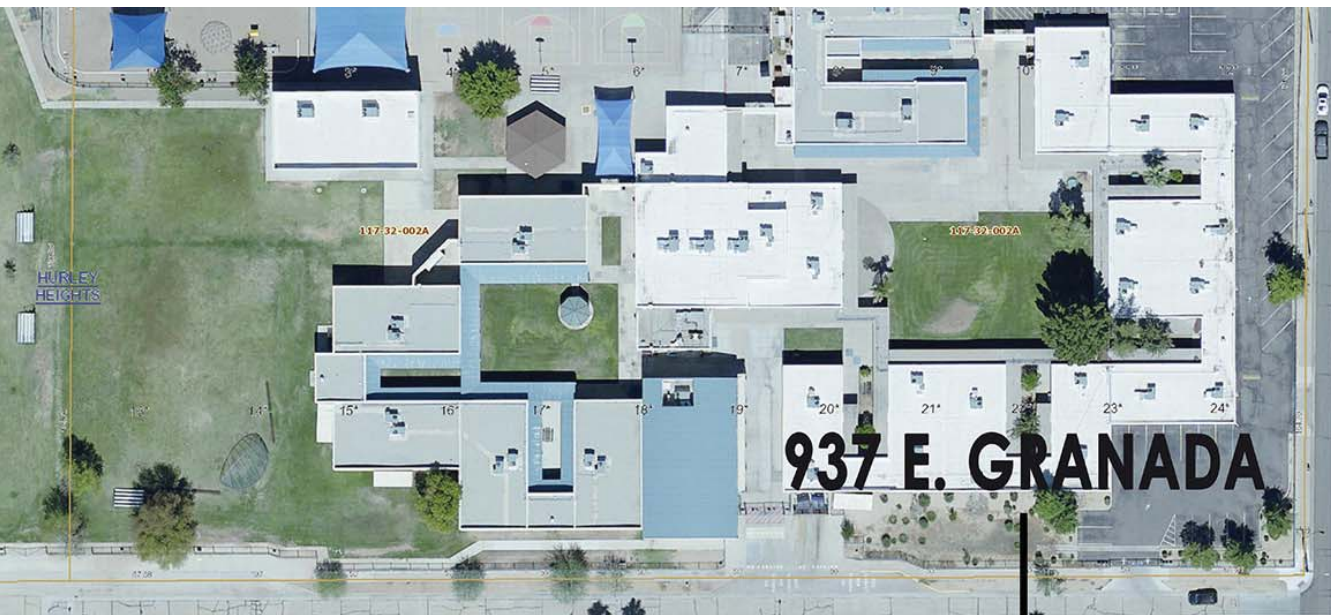
12. A grading and drainage plot plan will be required. On site retention will be required.

Indicate locations for on site retention. Currently many of the new homes are providing all of the on site retention in the front yard, creating essentially large "moats" or "lakes" in the front yard. This fundamentally changes the historic character of the neighborhood. New developments or additions should account for a greater percentage of the required onsite retention in the back and side yards rather than entirely in the front yard.

Kind regards,



Artie A. Vigil III, registered architect





City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT
HISTORIC PRESERVATION OFFICE

Staff Report – Certificate of Appropriateness
937 East Granada Road – Coronado Historic District
Case No. HPCA 1700367

BACKGROUND

This is a Certificate of Appropriateness application to construct a 2,257-sq. ft., two-story rear addition. The lot is zoned R-3 HP (Multi-family residential with the Historic Preservation overlay). The property is in the Coronado Historic District, which is listed on both the Phoenix Historic Property Register and the National Register of Historic Places. The house is considered a contributor and is enrolled in the State Historic Property Tax Reclassification Program. Staff strongly encourages the applicant to review the proposed project with the State Historic Preservation Office to preserve the property's eligibility for the tax-advantaged status.

PREVIOUS APPLICATIONS & PROPERTY DESCRIPTION

There is only one other application for this property (HPDE 1700412). The request to approve the demolition of the three accessory structures was approved September 13, 2017.

This Spanish Colonial Revival house was constructed c. 1925. The street was originally known as Berkeley Road. The brick house has wood casement windows and a flat roof with parapet wall. The existing house is 12' to the top of the parapet wall on three sides, with the north elevation having a parapet wall that reaches 13'. The house is currently 1,017 sq. ft.

PROPOSAL

The applicant proposes construction of a two-story, 2,257-square foot addition in the rear yard with a flat roof with parapet wall, clad in sand finish stucco.

- One-story kitchen/dining room addition to the west of the bedroom on the rear of the house
 - Wall of sliding glass doors on the east side
 - Low, fixed 18" x 120" window on the west side
 - To the top of the roof, 10'9"; ceiling plate: 10'
 - Demolition of 9'3" of exterior wall to access the addition
- Two-story addition, 21' to the top of the parapet wall (23' to the top of the chimney)
 - The rear 38% of the addition will house:
 - One-bedroom apartment, approximately 700 square feet, accessed via exterior staircase on the east elevation
 - One 18" x 84" fixed window on the second floor on the east elevation
 - One 18" x 84" fixed window on the second floor on the south elevation
 - Two-car garage, accessed from the alley
 - One 8' x 16' garage door on the south elevation
 - Two 12" x 36" casement windows on the east elevation
 - The HVAC units for the addition will be adjacent to the staircase leading to the apartment

- The full width of the addition projects 5'8" into the required rear yard setback
- The remaining portion of the two-story addition will include a family room, master bedroom and bathroom, and laundry on the first floor and two more bedrooms, a bathroom and a "flex space" on the second floor.
 - The west elevation has one 19' tall fixed window.
 - The first floor of the east elevation has a pair of French doors, a chimney, two 12" x 36" casement windows and one 18" x 84" fixed window.
 - Ceiling plate: 10' on the first floor
 - The second floor has four 12" x 36" casement windows
 - Ceiling plate: 8' on the second floor
 - The north elevation of the addition will have a 19' wide balcony with a railing and a pair of French doors

FINDINGS

The two-story portion of the addition is separated from the historic house by a single-story transitional element. This reduces the impact to the historic house, where only 9'3" of exterior wall is being demolished. This conforms to the *General Design Guidelines for Historic Properties* by helping to minimize the visual impact of the new construction on the historic building to some extent. However, the *Design Guidelines* state that:

The additions or alterations also should be compatible with the historic structure through similarities in size, shape, materials, building elements and detailing.

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.

The addition as proposed more than twice the size of the historic house and is not subordinate to it. Staff has concerns regarding the size of the addition and recommends that it be reduced so that it no longer projects into the required rear yard setback by 5'8". This projection would require an additional public hearing for a variance to reduce the rear yard setback.

Staff also recommends that the height of the ceiling plate on the first floor be reduced to 9', further reducing the visibility of the addition from the street.

There is a significant problem with the addition that should be addressed prior to a Certificate of Appropriateness being approved for the project. None of the bedrooms in the addition or the apartment meet the requirements of Section R310 Emergency Escape and Rescue Openings of the

2012 International Residential Code. The fixed windows in the master bedroom and the bedroom in the apartment are not only inoperable, but the size and height of the sill is inappropriate. The windows in bedroom two on the second floor are too small. There is no egress window for bedroom three on the second floor.

According to the code, the window openings must have a sill height of not more than 44 inches from finished floor. They must have a minimum net clear opening of 5.7 square feet (0.530 m²). The minimum net clear opening height shall be 24 inches (610 mm) and the minimum net clear opening width shall be 20 inches (508 mm). This represents a substantial change in the elevations as proposed and staff therefore recommends a continuance to allow the alteration of the plans to reconfigure the windows to meet this requirement. A complete redesign of the fenestration on the building could result in a new hearing being required, so staff recommends the continuance to address this issue and avoid that.

As presently depicted, it appears as though the new HVAC units are at the base of the stairs to the apartment. Is this correct or will they be under the stairs?

RECOMMENDATION

Staff recommends that the Hearing Officer continue this application so that the following issues can be addressed.

1. Reduce the size of the addition so that it does not project into the rear yard setback.
2. Reduce the ceiling plate on the first floor to 9'.
3. Reconfigure the window openings and floor plans so that all of the new bedrooms will have the required emergency escape and rescue openings.
4. Clarify the placement of the HVAC units relative to the staircase.



Digitally signed by Erika J. Finbraaten, MA, AICP
DN: cn=Erika J. Finbraaten, MA, AICP, o=Historic
Preservation Office, ou=COP Planning &
Development Dept.,
email=erika.finbraaten@phoenix.gov, c=US
Date: 2017.10.09 14:09:49 -07'00'

Erika Finbraaten, MA, AICP
Historic Preservation Planner / Planner II







"HISTORIC BUILDING FORM"

SHPO INVENTORY NO. _____

ARIZONA STATE HISTORIC PROPERTY INVENTORY

IDENTIFICATION

SURVEY AREA NAME: NHS/Coronado
 HISTORIC NAME: N/A
 ADDRESS/LOCATION: 937 E. Granada
 CITY/TOWN: Phoenix, AZ.
 TAX PARCEL NUMBER: 117-32-064
 OWNER: Lefever, Charles
 OWNER ADDRESS:
 937 E. Granada
 Phoenix, AZ 85006
 HISTORIC USE: Residence
 PRESENT USE: Residence
 BUILDING TYPE: House
 STYLE: Spanish Colonial Revival
 CONSTRUCTION DATE: Circa 1925
 ARCHITECT/BUILDER: N/A
 INTEGRITY: Unaltered
 CONDITION: Good

COUNTY: Maricopa SURVEY SITE: 117-32-064
 USGS QUAD: Phoenix, Arizona 7.5 Minute Series
 T 2N R 3E S 33 / 1/4 OF THE SW 1/4
 UTM

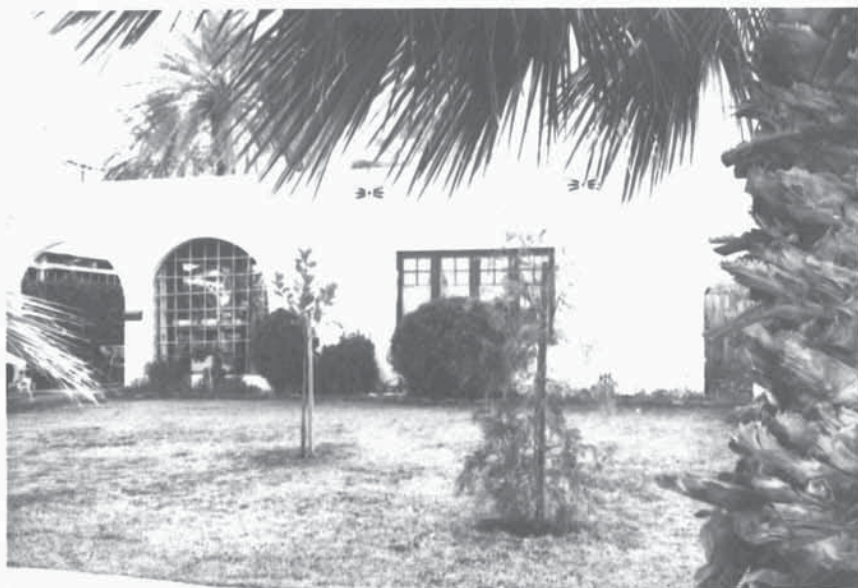
DESCRIPTION (contd.)

ROOF TYPE: Flat
 ROOF SHEATHING: Asphalt rolled
 EAVES TREATMENT: N/A
 WINDOWS: Wood casement, 4/1 lights
 ENTRY: Recessed, offset doorway
 PORCHES: Recessed arch, arched front +
 stepped arch
 STOREFRONTS: N/A
 NOTABLE INTERIOR: N/A
 OUTBUILDINGS: Apartment under construction
 ALTERATIONS: None

DESCRIPTION

STORIES: 1 DIMENSIONS: (l)40(w)30
 STRUCTURAL MATERIAL: Brick
 FOUNDATION MATERIAL: Concrete
 WALL SHEATHING: Stucco
 APPLIED ORNAMENT: N/A

PHOTOGRAPH:
 PHOTOGRAPHER: Linda Laird
 DATE: Jan. '84 VIEW S, 3/4
 NEGATIVE NUMBER: R 3, f 15

SKETCH MAP:

ADDITIONAL DESCRIPTION/ANALYSIS (annotated form):

SIGNIFICANCE:

AREAS OF SIGNIFICANCE: COMMERCE ☐ COMMUNITY PLANNING ☒ ECONOMICS ☒
 EXPLORATION/SETTLEMENT ☐ GOVERNMENTAL ☐ MILITARY ☐ RELIGION ☐
 SCIENCE ☐ THEATRE ☐ TRANSPORTATION ☒ TOURISM ☐ OTHER(specify) ☐

HISTORIC ASSOCIATIONS (be concise):

PROMINENT OCCUPANT/HISTORIC ASSOCIATION(S):

RELATIONSHIP TO LOCAL DEVELOPMENT: Relates to working class suburban development patterns in Phoenix in the first quarter of this century.

CULTURAL ASSOCIATIONS:

ARCHITECTURAL STYLE: Typical example of 1920's Spanish Colonial Revival style in the Coronado Neighborhood

MAJOR ARCH. FORM/MATERIAL:

ENGINEERING/STRUCTURAL:

DISTRICT/STREETSCAPE CONTRIBUTION: Contributes to streetscape of modest homes built on small lots.

DISCUSSION AS REQUIRED:

CONTEXT: ISOLATED/RURAL ☐ RESIDENTIAL STREET ☒ COMMERCIAL ☐ CENTRAL
 SQUARE ☐ CBD: ☐ OTHER: ☐

BIBLIOGRAPHY/SOURCES:

City Directories
 Kottanger, Michael J., Phoenix Arizona 1920 - 1940

LISTING IN OTHER SURVEYS:

NATIONAL REGISTER STATUS:

LISTED ☐ DETERMINED ELIGIBLE ☐ DETERMINED NOT ELIGIBLE ☐ NOT EVALUATED ☐

COMMENTS/DEVELOPMENT PLANS/THREATS:

SURVEYOR: Laird

SURVEY DATE: January 1984 DATE FORM COMPLETED: 8/1/84

SECTION R310**EMERGENCY ESCAPE AND RESCUE OPENINGS**

R310.1 Emergency escape and rescue required. *Basements*, habitable attics and every sleeping room shall have at least one operable emergency escape and rescue opening. Where *basements* contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches (1118 mm) measured from the finished floor to the bottom of the clear opening. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section R310.3. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. Emergency escape and rescue openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with Section R310.2. Emergency escape and rescue openings shall open directly into a public way, or to a *yard* or court that opens to a public way.

Exception: *Basements* used only to house mechanical *equipment* and not exceeding total floor area of 200 square feet (18.58 m²).

R310.1.1 Minimum opening area. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.530 m²).

Exception: Grade floor openings shall have a minimum net clear opening of 5 square feet (0.465 m²).

R310.1.2 Minimum opening height. The minimum net clear opening height shall be 24 inches (610 mm).

R310.1.3 Minimum opening width. The minimum net clear opening width shall be 20 inches (508 mm).

R310.1.4 Operational constraints. Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools or special knowledge.

GENERAL NOTES

DEMOLITION PLAN IS DIAGRAMMATIC AND MAY NOT SHOW
COMPLETE DEMOLITION REQUIRED FOR ALL NEW INSTALLATIONS

FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY
CONTRACTOR OF ANY CONFLICTS

VERIFY SALVAGE ITEMS WITH CONTRACTOR/OWNER

SUBS AND CONTRACTOR SHALL LEGALLY DISPOSE OF ALL
DEBRIS AND MATERIALS FROM DEMOLITION OPERATIONS

DEMOLITION SCOPE INCLUDES COMPLETE REMOVAL OF
DESIGNATED ITEMS AND OR FINISHES. COMPLETION OF
DEMOLITION INCLUDES CLEANING AND SWEEPING TO BROOM
FINISH.

granada

937 east granada
phoenix az 85018

apn : 117- 32- 064

issued for	rev	date
HISTORIC SUBMITTLE		9-19-17
BUILDING PERMIT		

existing house = 1017
proposed new sf = 2257
total = 3274
lot size = 8235
39% lot coverage

zoning district r-3 hp

CITY OF PHOENIX PLANNING & DEVELOPMENT DEPARTMENT
HISTORIC PRESERVATION OFFICE

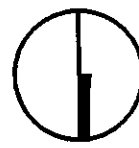
Per the requirements of Arizona State Senate Bill 1598 (A.R.S. § 985 (D)),
this Certificate of Appropriateness application is:

☒ Accepted as Administratively Complete.
☐ Deficient, changes are required for plan acceptance.

DATE 09/20/17

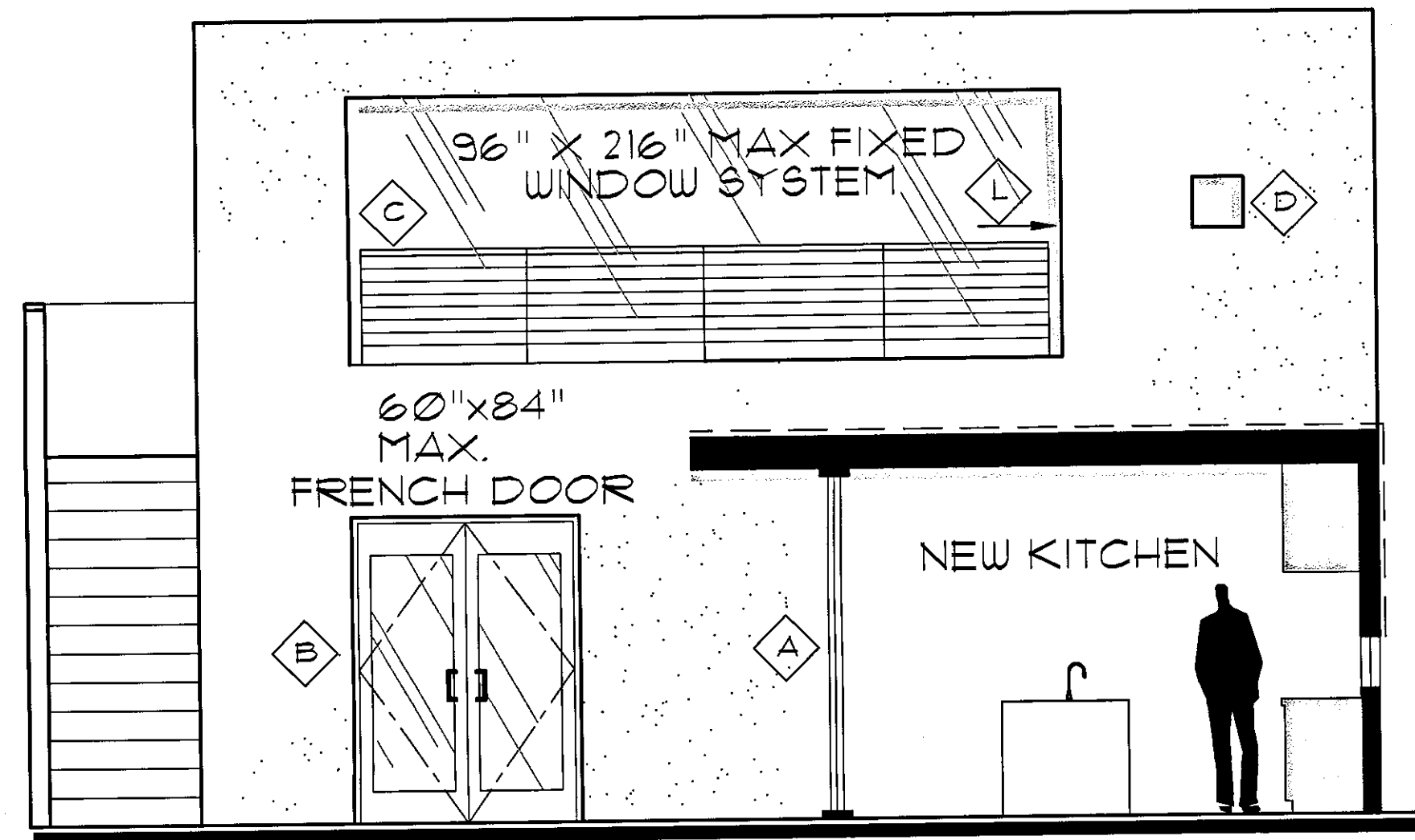
STAFF [Signature]

S. W. - 1 PRELIM SITE PLAN
N. SCALE: 1/8" = 1'-0"

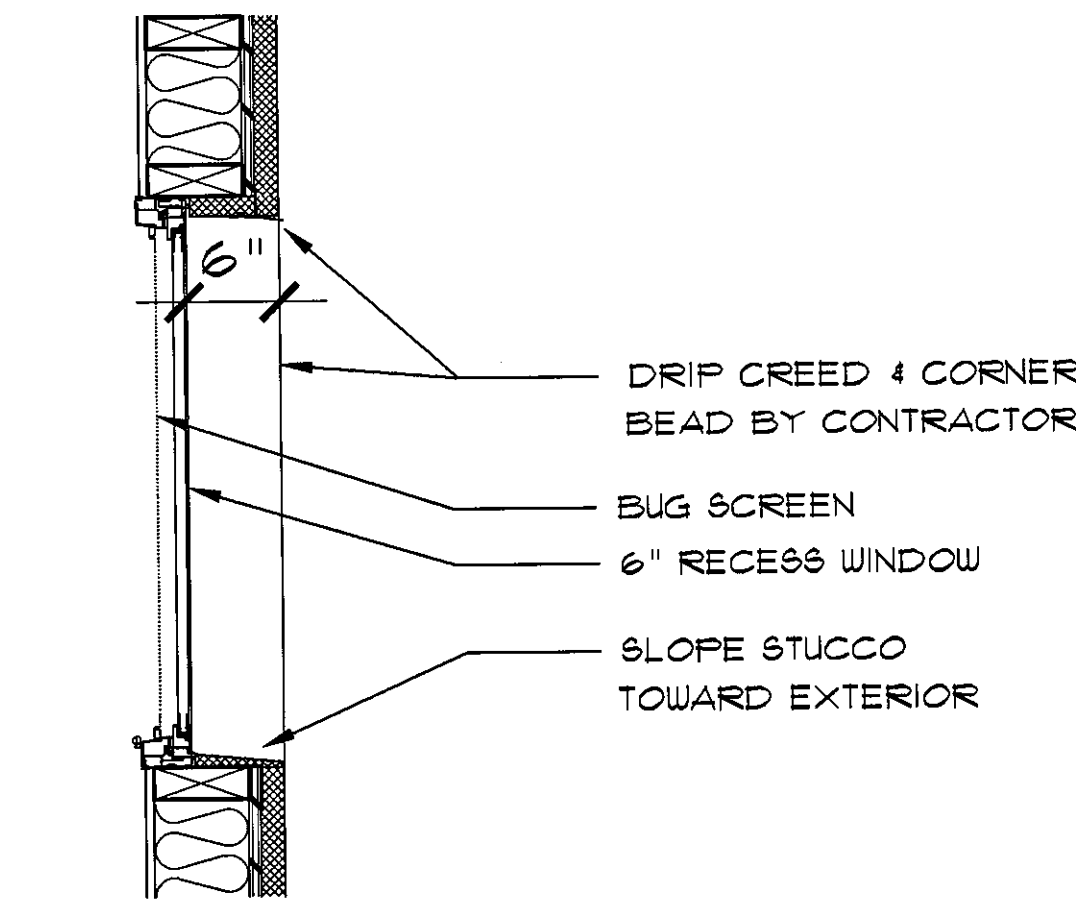


DRAWN BY:
BROCKONEILL
602.578.8706

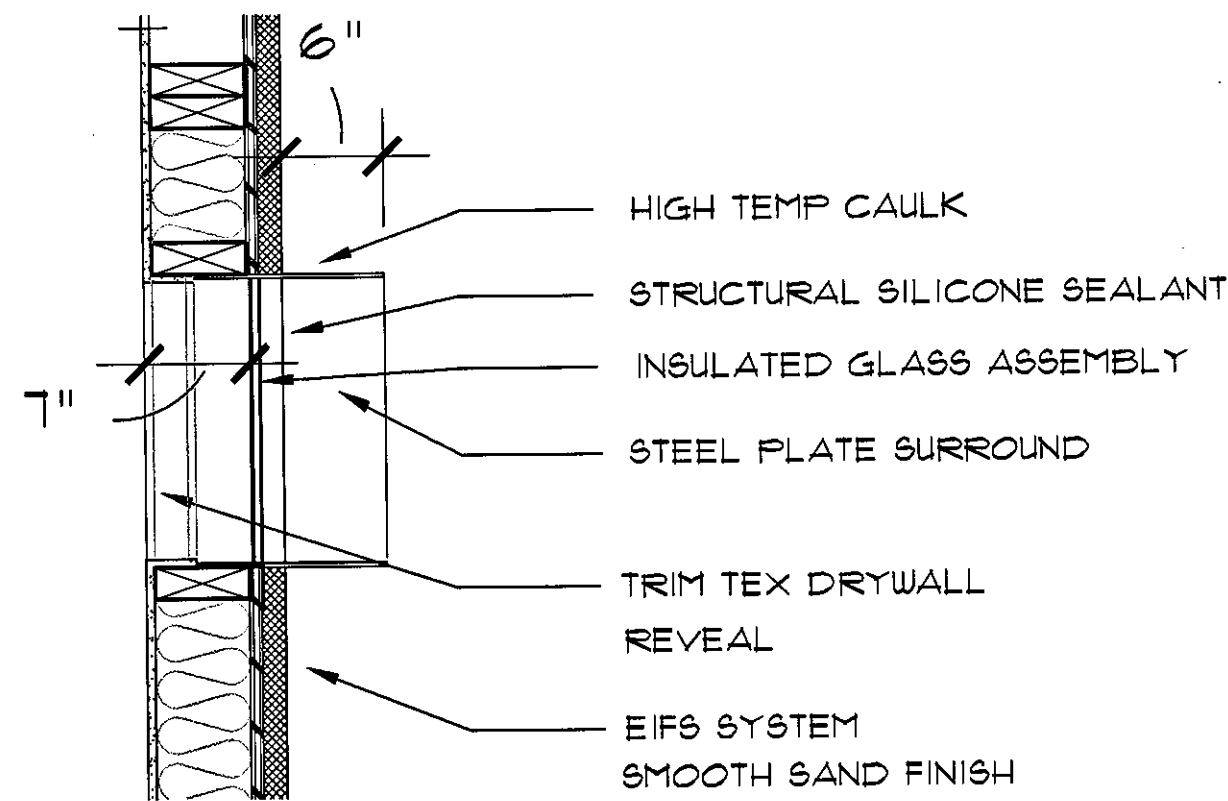




3. REAR SECTION AT NEW
SCALE: 1/4" = 1'-0"



4. TYPICAL WINDOW DETAIL
SCALE: 1" = 1'-0"



5. DETAIL AT BUCKET WNDW
SCALE: 1" = 1'-0"

WINDOW & DOOR SCHEDULE

	H.	W.	NOTE	FINISH
A.	120"	X 252"	S.G.D. SYSTEM	BLACK FIBERGLASS OR ALUM
B.	60"	X 84"	FRENCH DOOR (X2)	BLACK FIBERGLASS OR ALUM
C.	96"	X 216"	FIXED WINDOW SYSTEM	BLACK FIBERGLASS OR ALUM
D.	16"	X 16"	FIXED	BLACK FIBERGLASS OR ALUM
E.	18"	X 84"	FIXED (X2)	BLACK FIBERGLASS OR ALUM
F.	12"	X 36"	CASEMENT (X8)	BLACK FIBERGLASS OR ALUM
G.	18"	X 120"	FLUSH BUCKET AT KITCHEN	BLACK FIBERGLASS OR ALUM
H.	18"	X 120"	FLUSH BUCKET AT STUDIO	BLACK FIBERGLASS OR ALUM
I.	FLOOR TO CLG.		FIXED	BLACK FIBERGLASS OR ALUM
J.	FLOOR TO CLG.		FIXED	BLACK FIBERGLASS OR ALUM
K.	8'	X 16'	GARAGE DOOR	PAINT TO MATCH EXTERIOR
L.	80"	X 36"	MAN DOOR	PAINT TO MATCH

ALL WINDOWS TO HAVE .40 -.65 VTR

GENERAL NOTES

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FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY CONTRACTOR OR ANY CONFLICTS

VERIFY SALVAGE ITEMS WITH CONTRACTOR/OWNER

SUBS AND CONTRACTOR SHALL LEGALLY DISPOSE OF ALL DEBRIS AND MATERIALS FROM DEMOLITION OPERATIONS

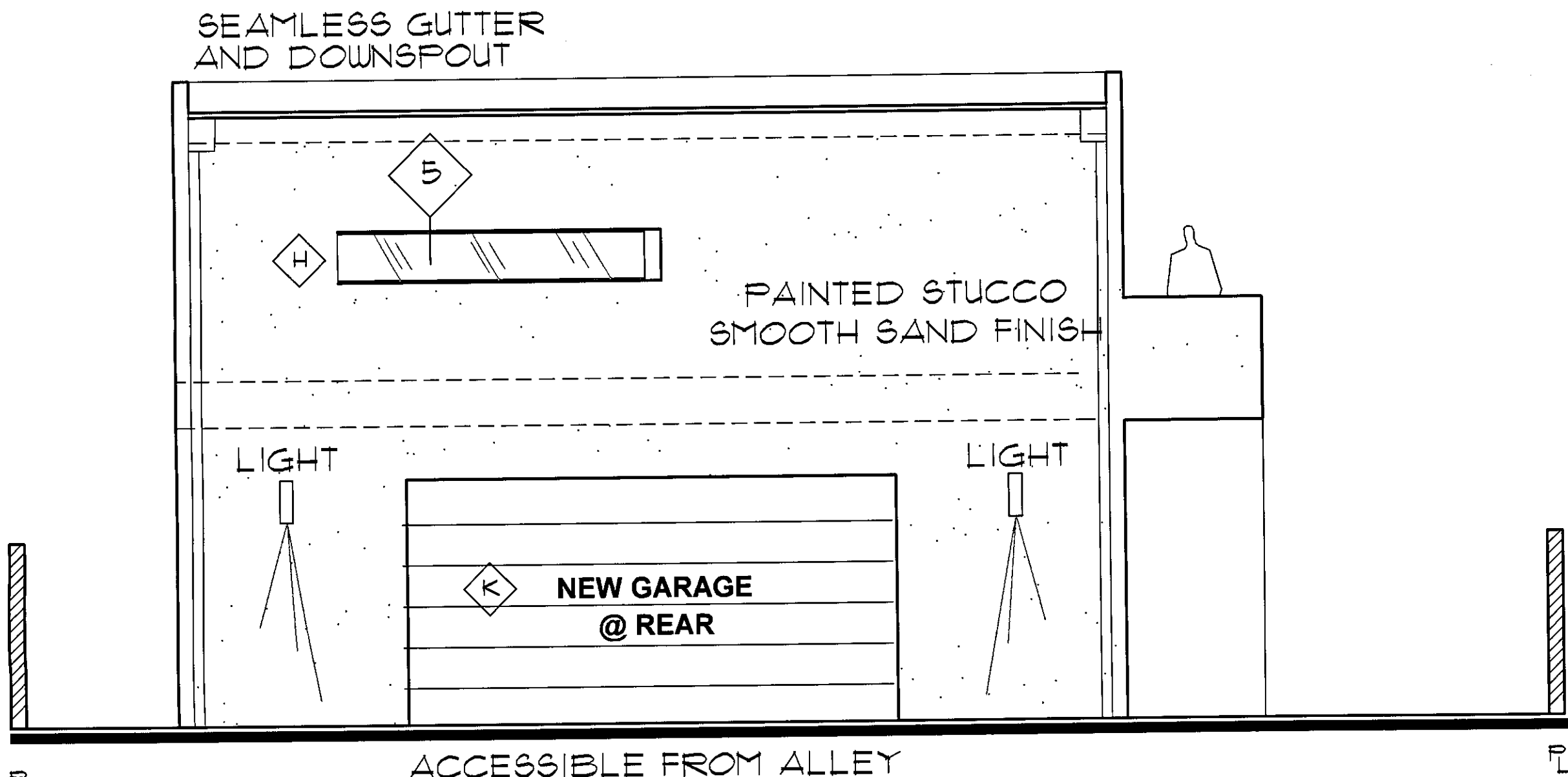
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granada

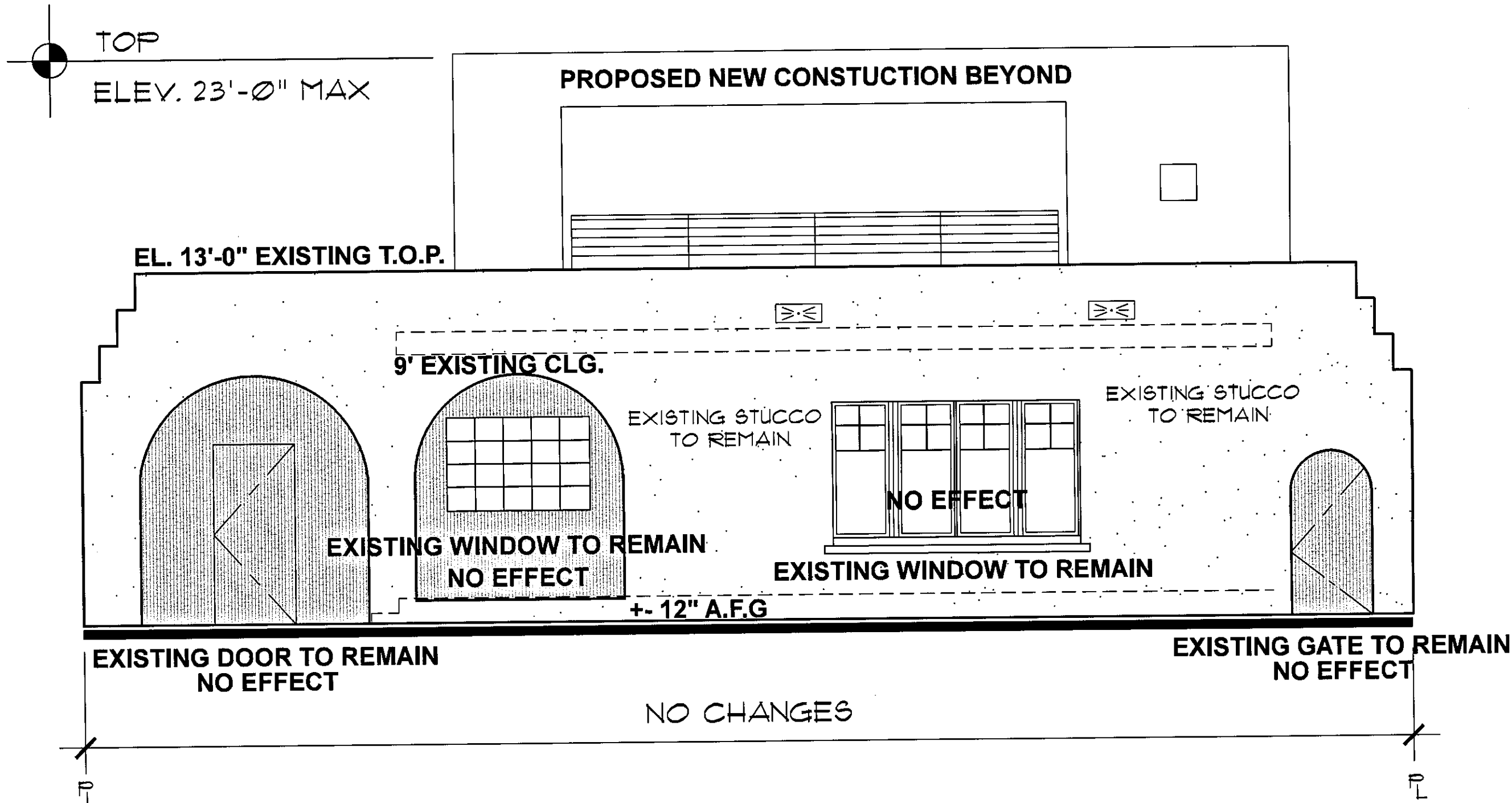
937 east granada
phoenix az 85018

apn : 117- 32- 064

issued for	rev	date
HISTORIC SUBMITTLE		9-19-17
BUILDING PERMIT		



2. REAR ELEVATION
SCALE: 1/4" = 1'-0"

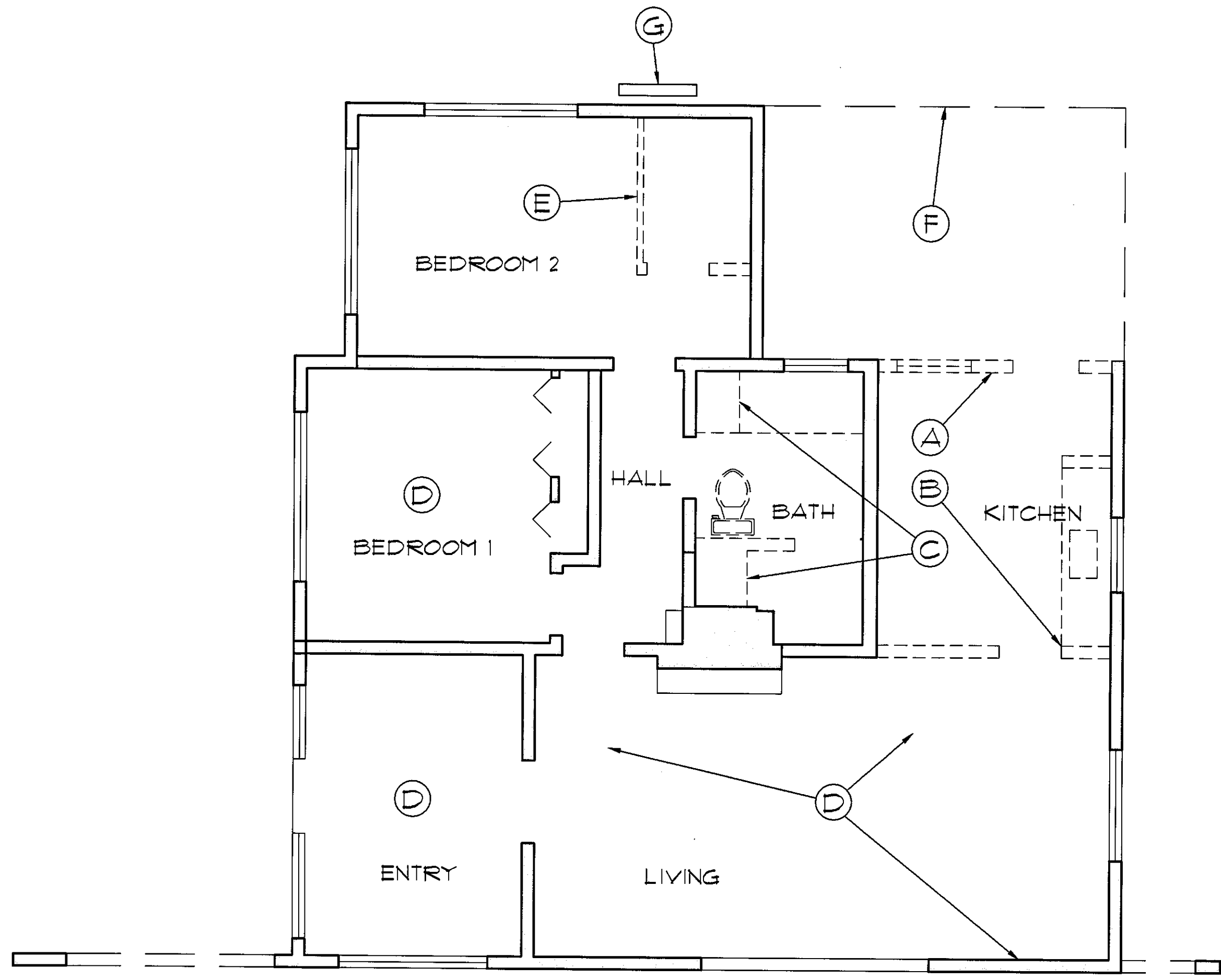


NOTE: NO CHANGES TO FRONT HISTORIC HOUSE

1. FRONT ELEVATION
SCALE: 1/4" = 1'-0"

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1 DEMOLITION FLOOR PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES

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- B. DEMOLISH AND REMOVE KITCHEN CABINETS AND RELATED FINISHES. DEMOLISH INTERIOR NON LOAD BEARING WALL TO INCREASE OPENING WIDTH, VIF. IF LOAD BEARING CONSULT ENGINEER
- C. DEMOLISH AND REMOVE BATH FIXTURES, CABINETS AND WALL FINISHES, SAW CUT FLOOR AS REQUIRED FOR RELOCATION OF BATH FIXTURES AND FITTINGS.
- D. DEMOLISH INTERIOR FINISHES, PATCH AND REPAIR AS REQ.
- E. DEMOLISH CLOSET.
- F. DEMOLISH PATIO OVERHANG AND FRAMING ABOVE FOR NEW FRAMING OF PROPOSED ADDITION.
- G. RELOCATE AND UPGRADE ELECTRICAL PANEL.

granada

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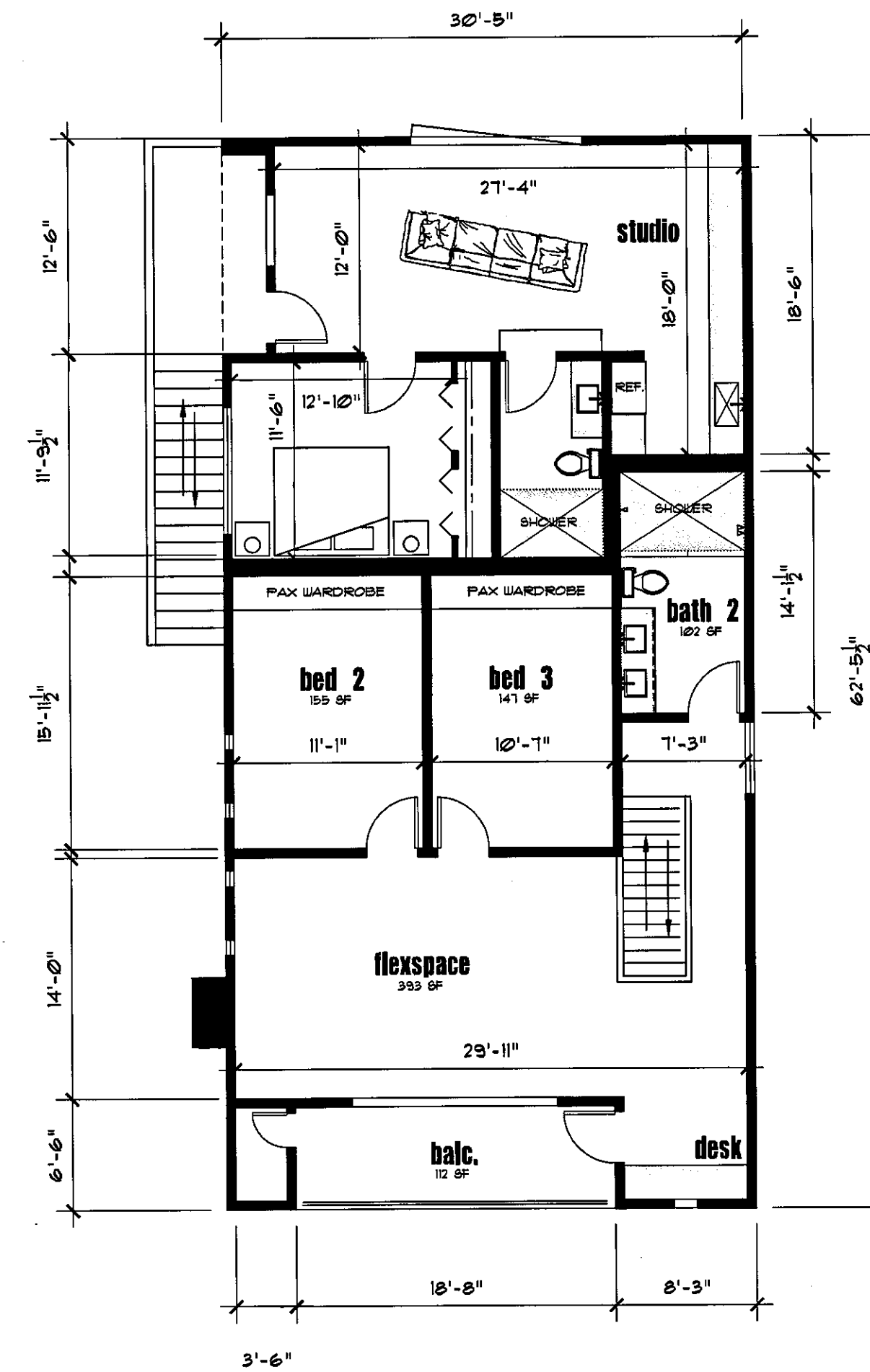
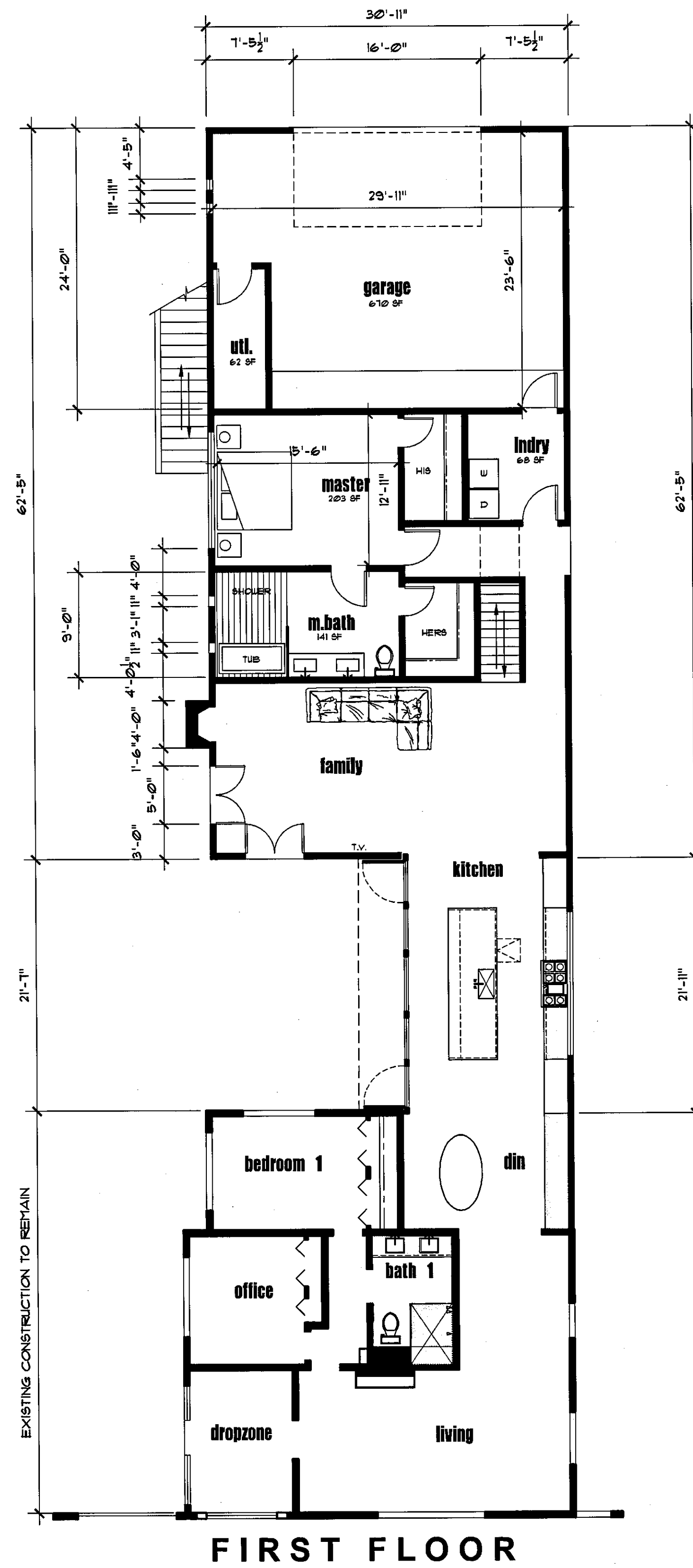
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BUILDING PERMIT	---	---
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demolition plan

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1 PROPOSED NEW FLOOR PLAN
 SCALE: 1/8" = 1'-0"

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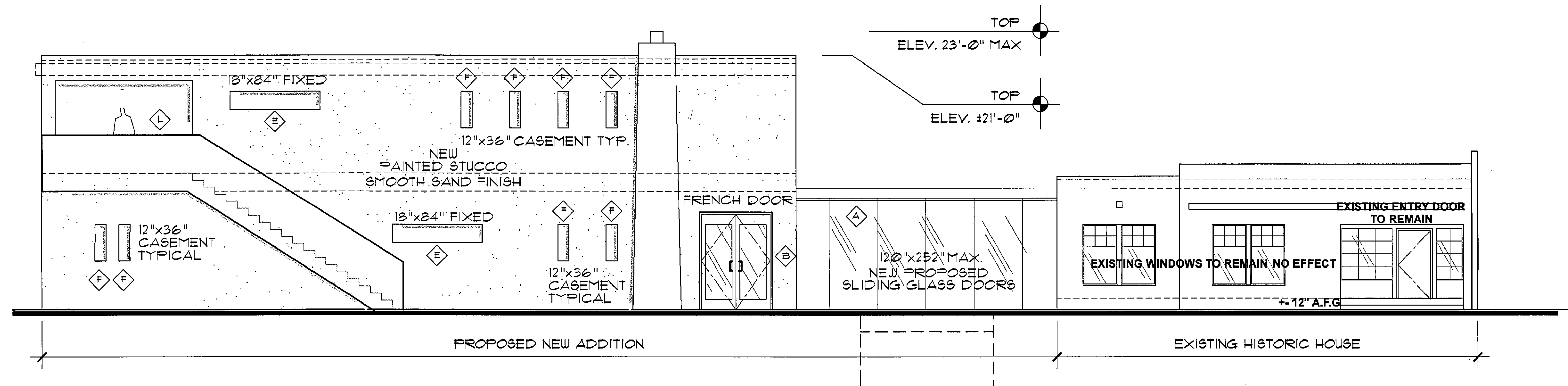
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HISTORIC SUBMITTLE		9-19-17
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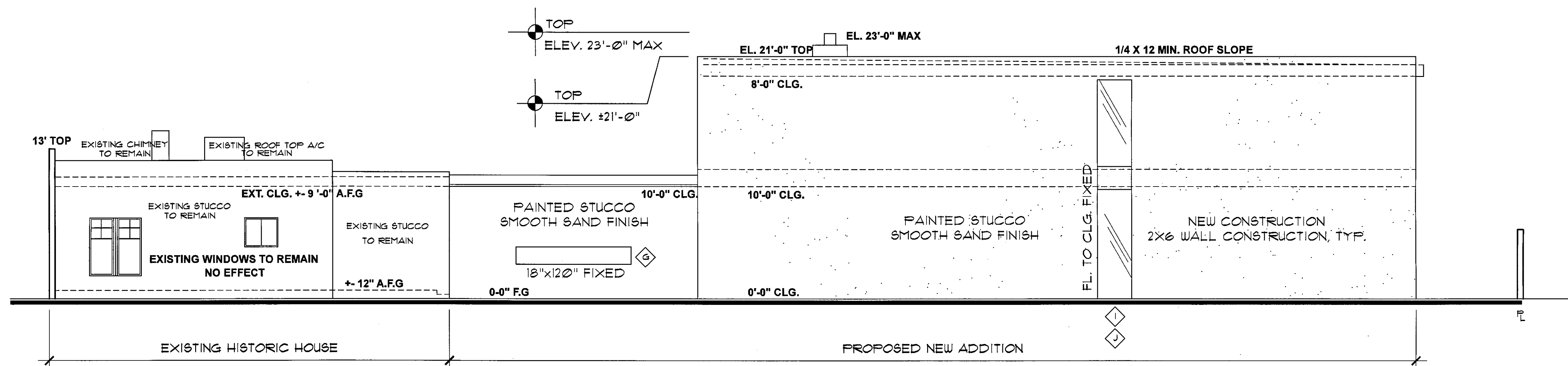
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2. LOOKING WEST
SCALE: 3/16" = 1'-0"



1. LOOKING EAST
SCALE: 3/16" = 1'-0"

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phoenix az 85018

apn : 117-32-064

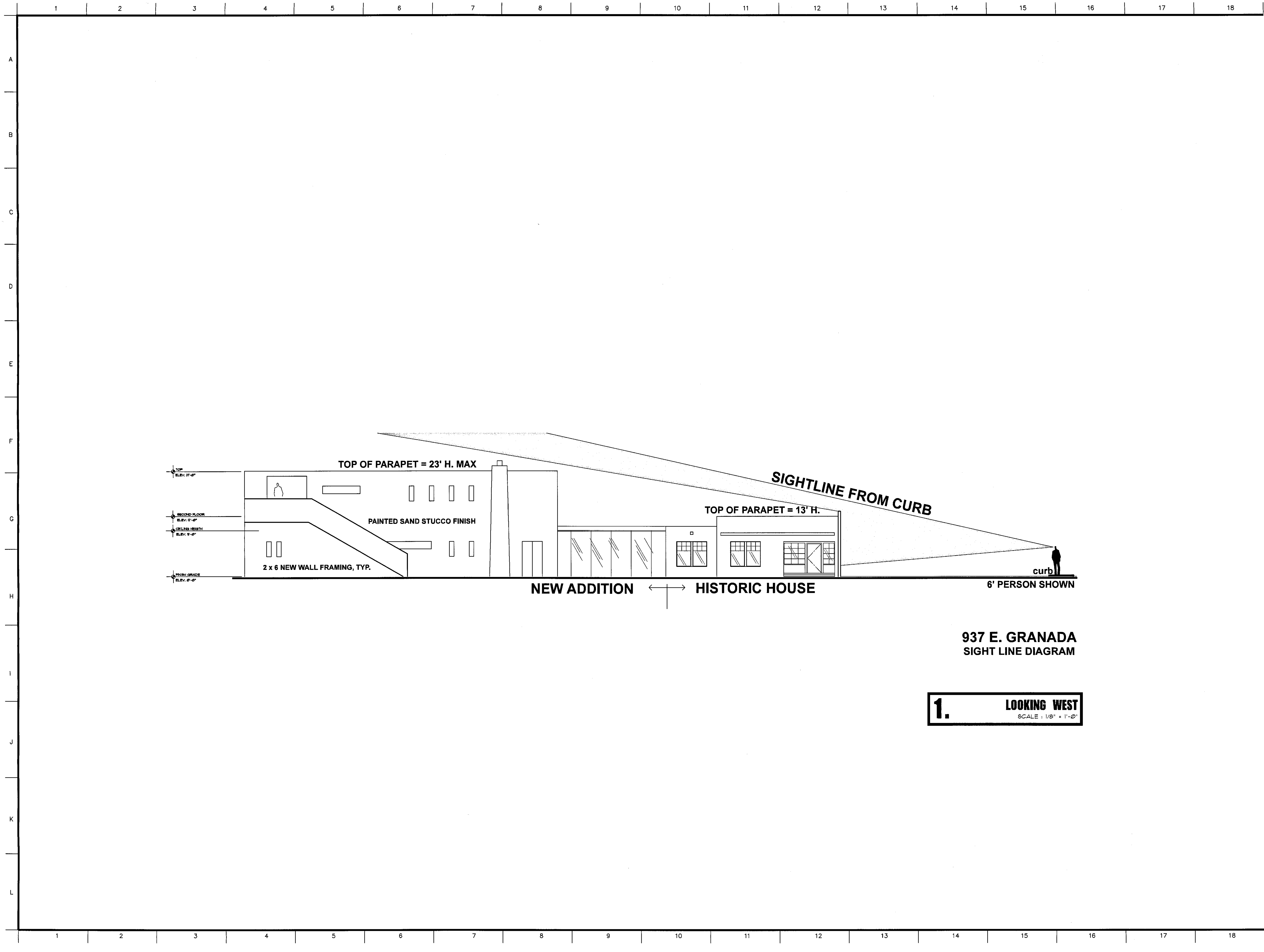
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HISTORIC SUBMITTAL		9-19-17
BUILDING PERMIT		-

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937 E. GRANADA
SIGHT LINE DIAGRAM

1.

LOOKING WEST
SCALE : 1/8" = 1'-0"

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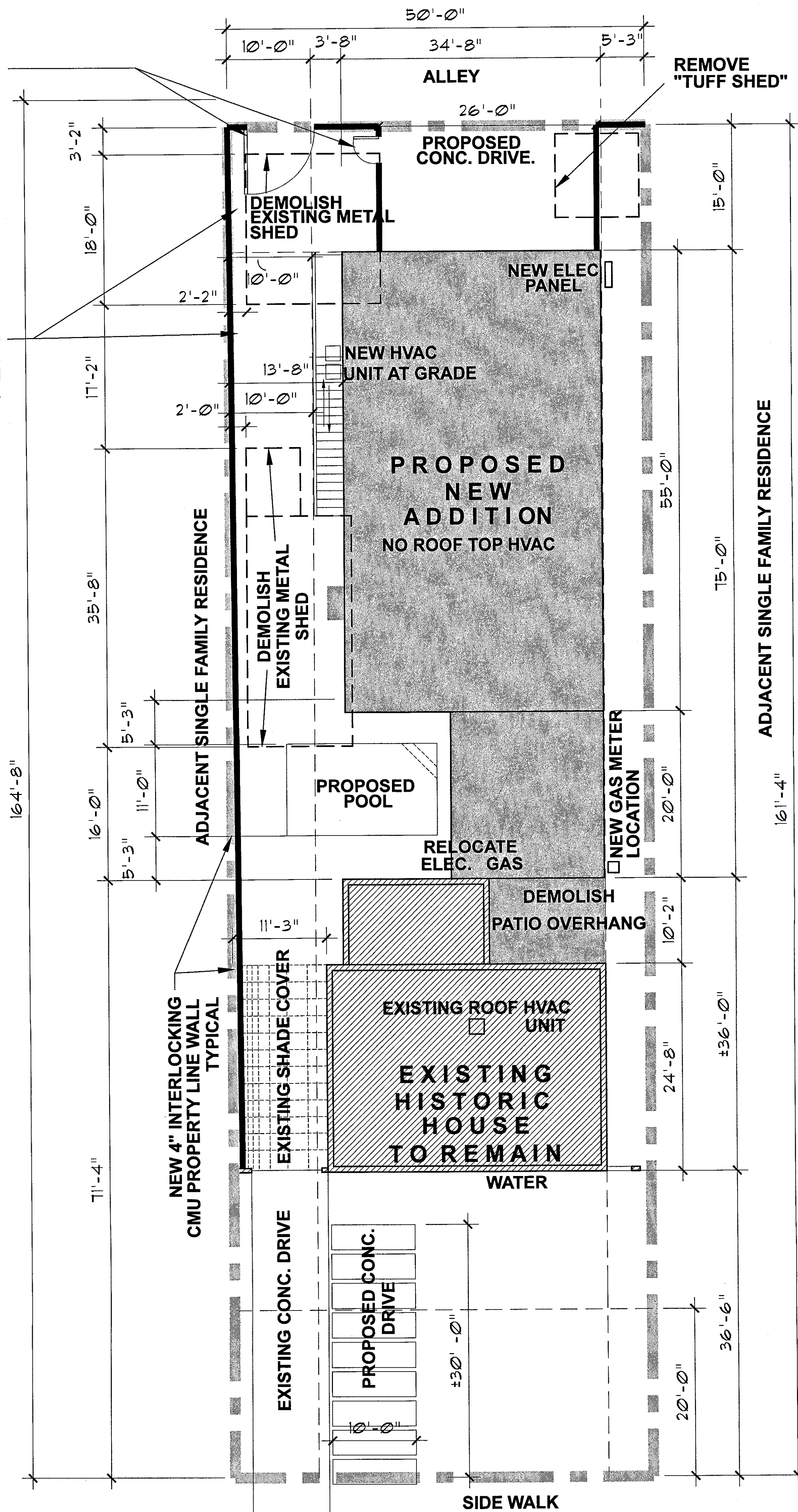
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NEW RV & MAN GATE
CONSTRUCTION TO BE PAINTED
TUBE STEEL WITH VERTICAL WOOD
SLATS PAINT, OR SEALED NATURAL
FINISH

PROPOSED NEW WEST & SOUTH
SITE WALL IS NEW CONCRETE
MASONRY UNIT BLOCK WALL WITH
PAINTED FINISH. 6'-0" H. TYPICAL



GENERAL NOTES

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DEMOLITION INCLUDES CLEANING AND SWEEPING TO BROOM
FINISH.

existing house = 1018
proposed new sf = 2207
total roof area = 3225
lot size = 8235
39.14% lot coverage
45% allowable
zoning district r-3 hp

S. W. - 1 PRELIM SITE PLAN
N. SCALE: 1/8" = 1'-0"

ATTACHMENT D:
Plans Submitted 10/10/2017
at the Hearing

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937 east granada
phoenix az 85018

apn : 117- 32- 064

issued for	rev	date
HISTORIC SUBMITTLE		9-19-17
HISTORIC HEARING		10-11-17

CITY OF PHOENIX
PLANNING & DEVELOPMENT DEPARTMENT
HISTORIC PRESERVATION OFFICE

OCT 15 2017

Submitted for Administrative Review
STAFF

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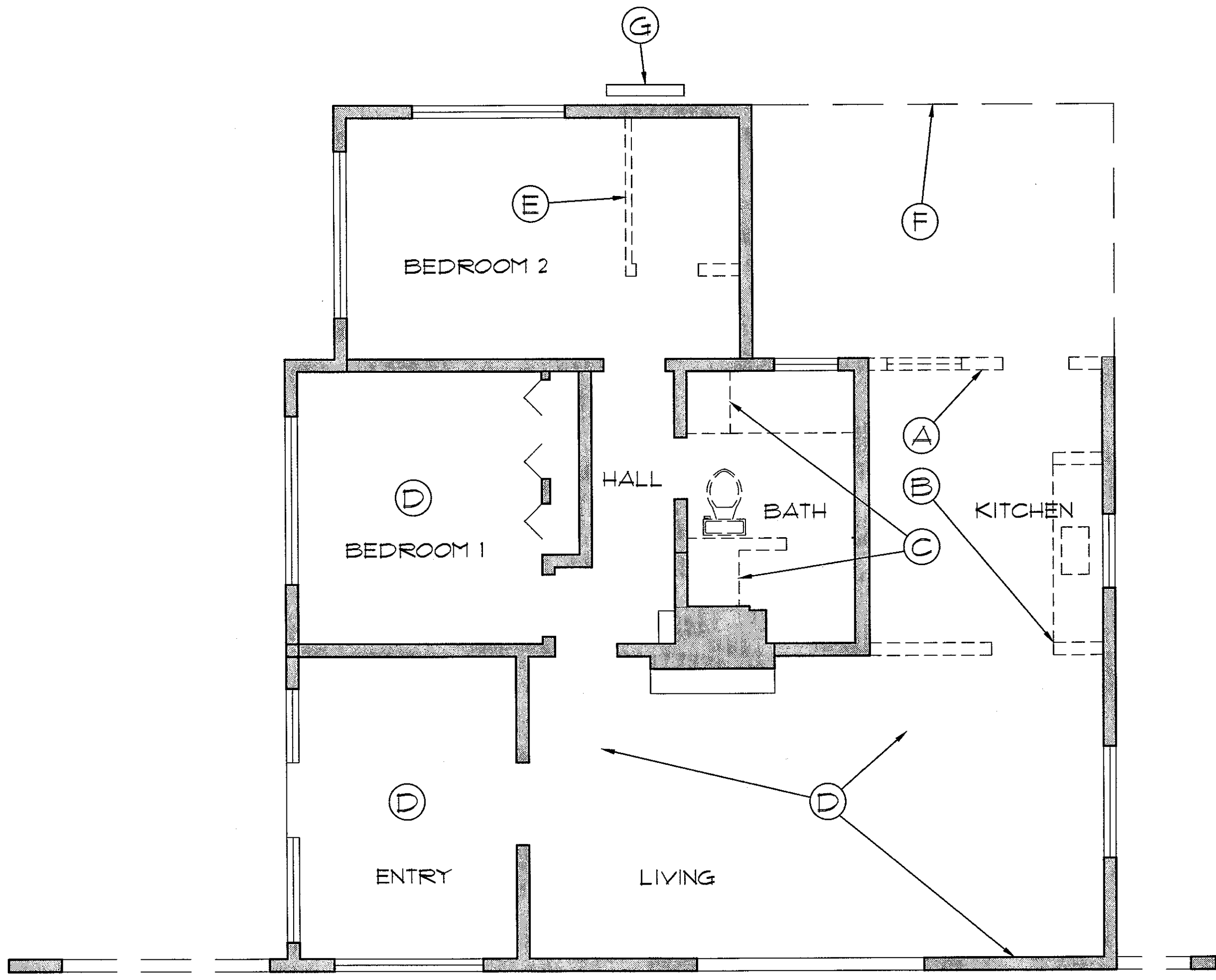
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21-63
Submitted @ Hearing 10/10/17
937 E Granada Road
HRA 1700367



1 DEMOLITION FLOOR PLAN
SCALE: 1/4" = 1'-0"

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- G. RELOCATE AND UPGRADE ELECTRICAL PANEL.

granada

937 east granada
phoenix az 85018

apn : 117- 32- 064

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HISTORIC APPROVAL		
BUILDING PERMIT		

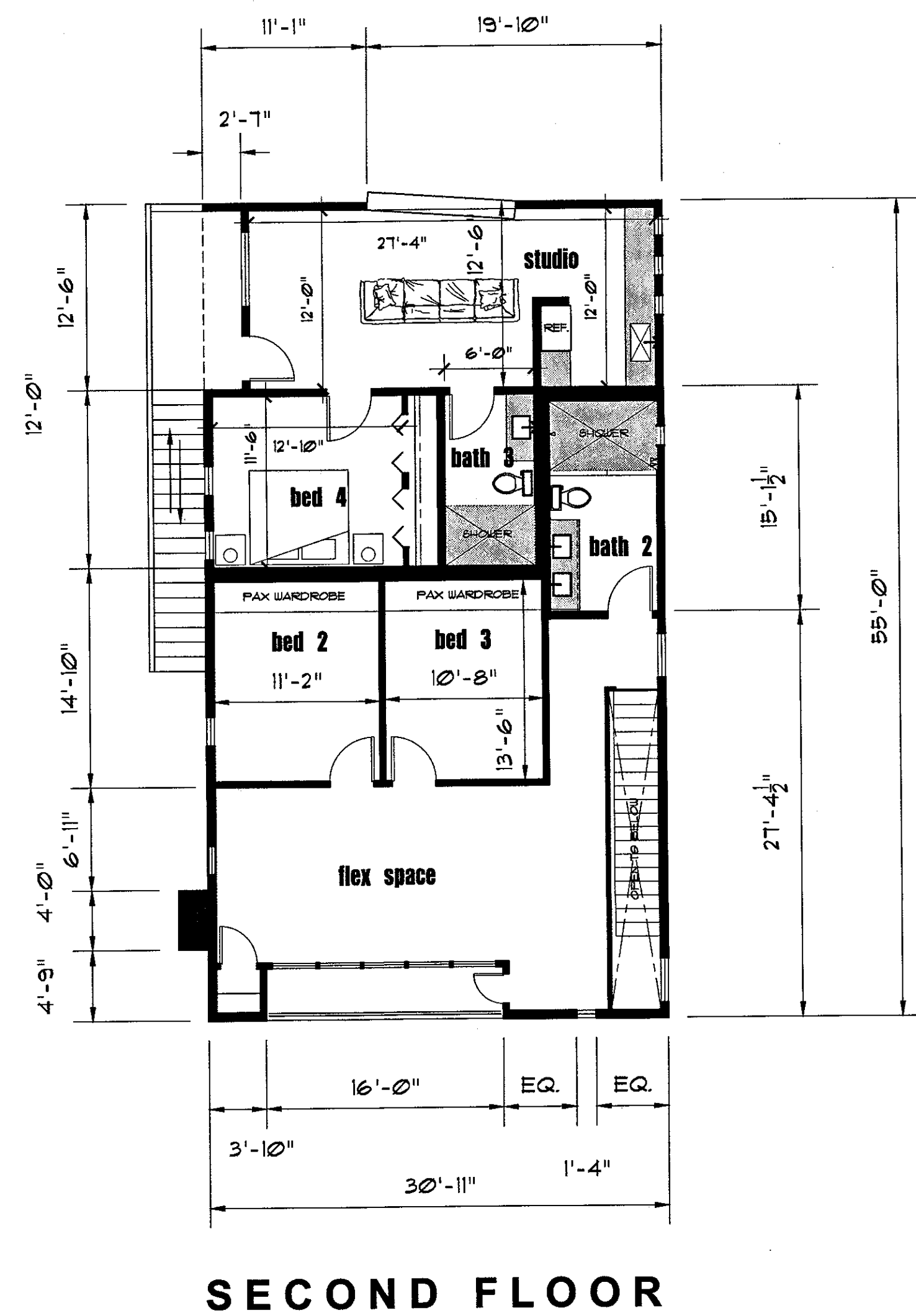
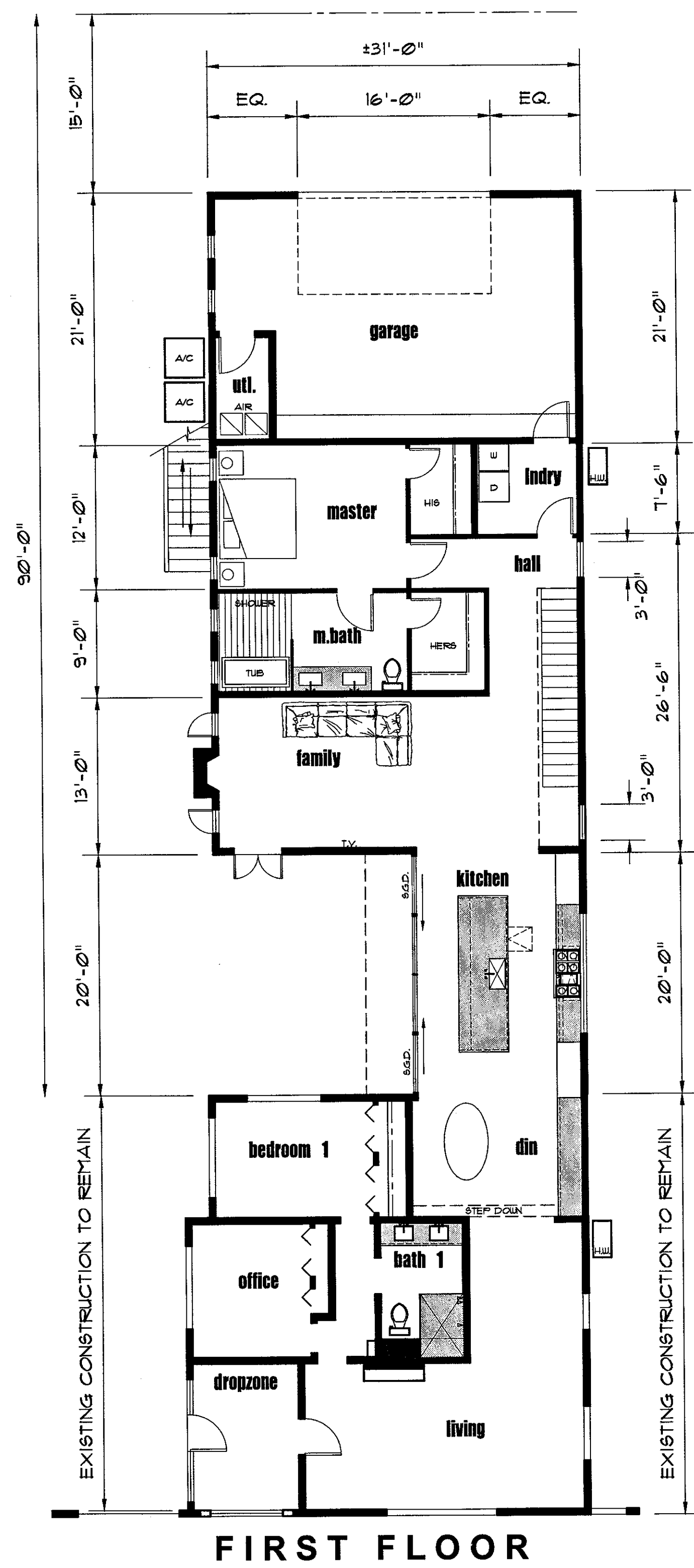
demolition plan

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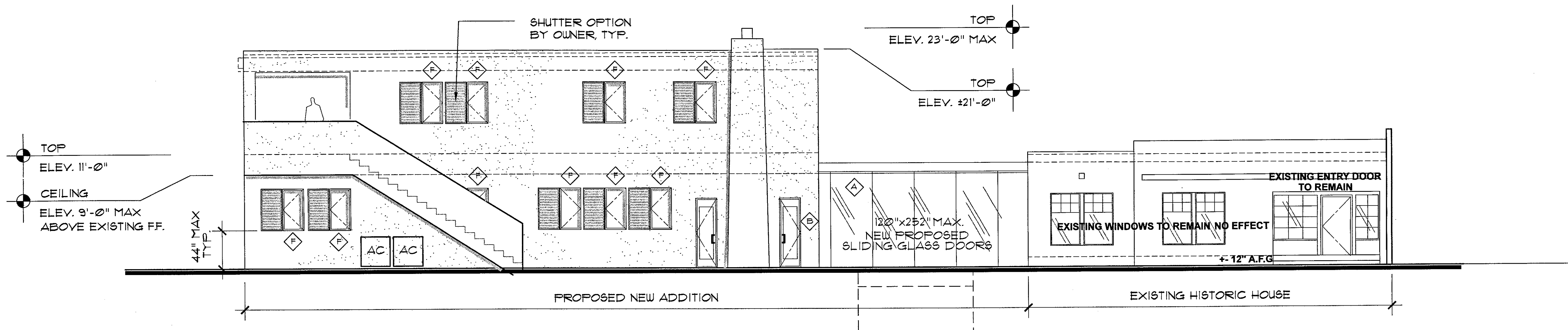
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HISTORIC HEARING		10-11-17

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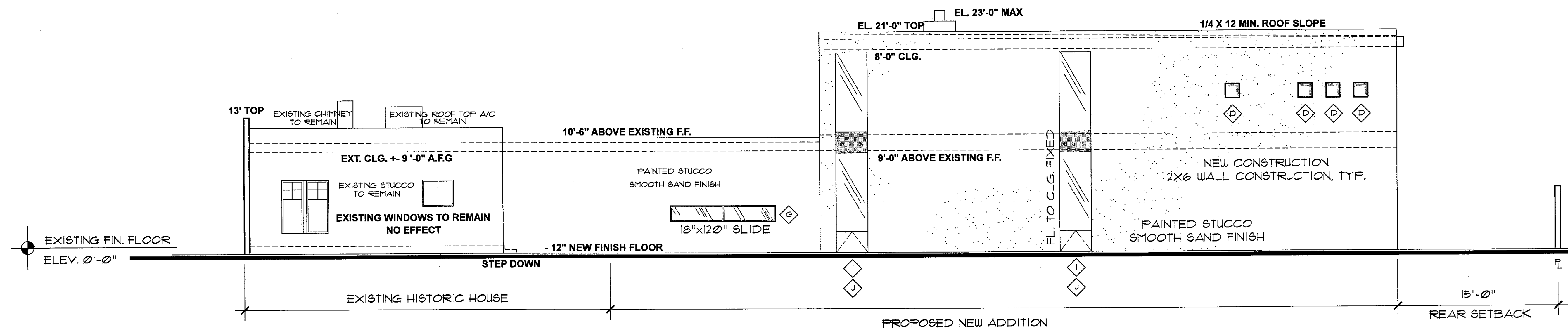
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2. LOOKING WEST
SCALE : 3/16" = 1'-0"



1. LOOKING EAST
SCALE : 3/16" = 1'-0"

granada

937 east granada
phoenix az 85018

apn : 117- 32- 064

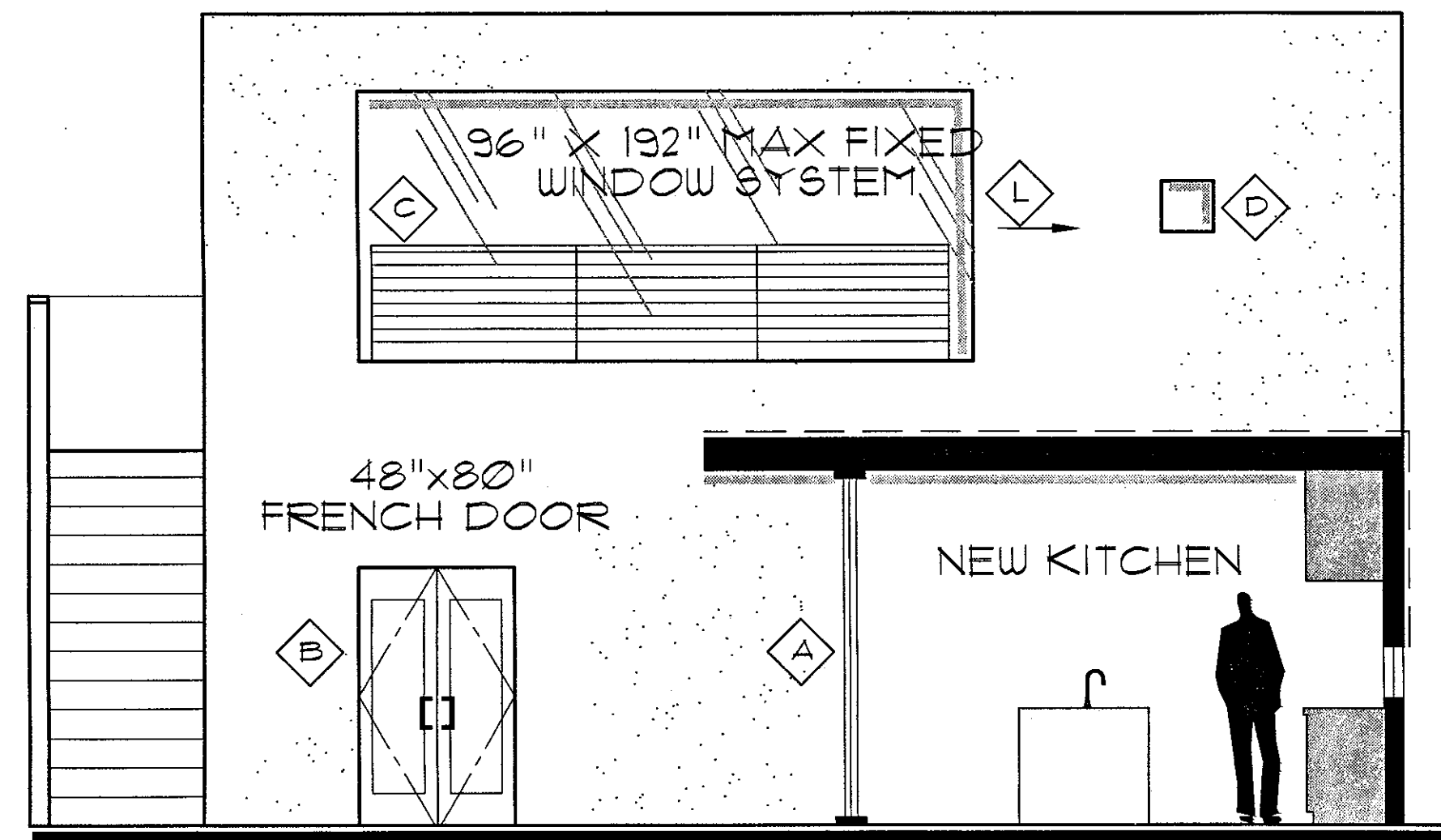
issued for	rev	date
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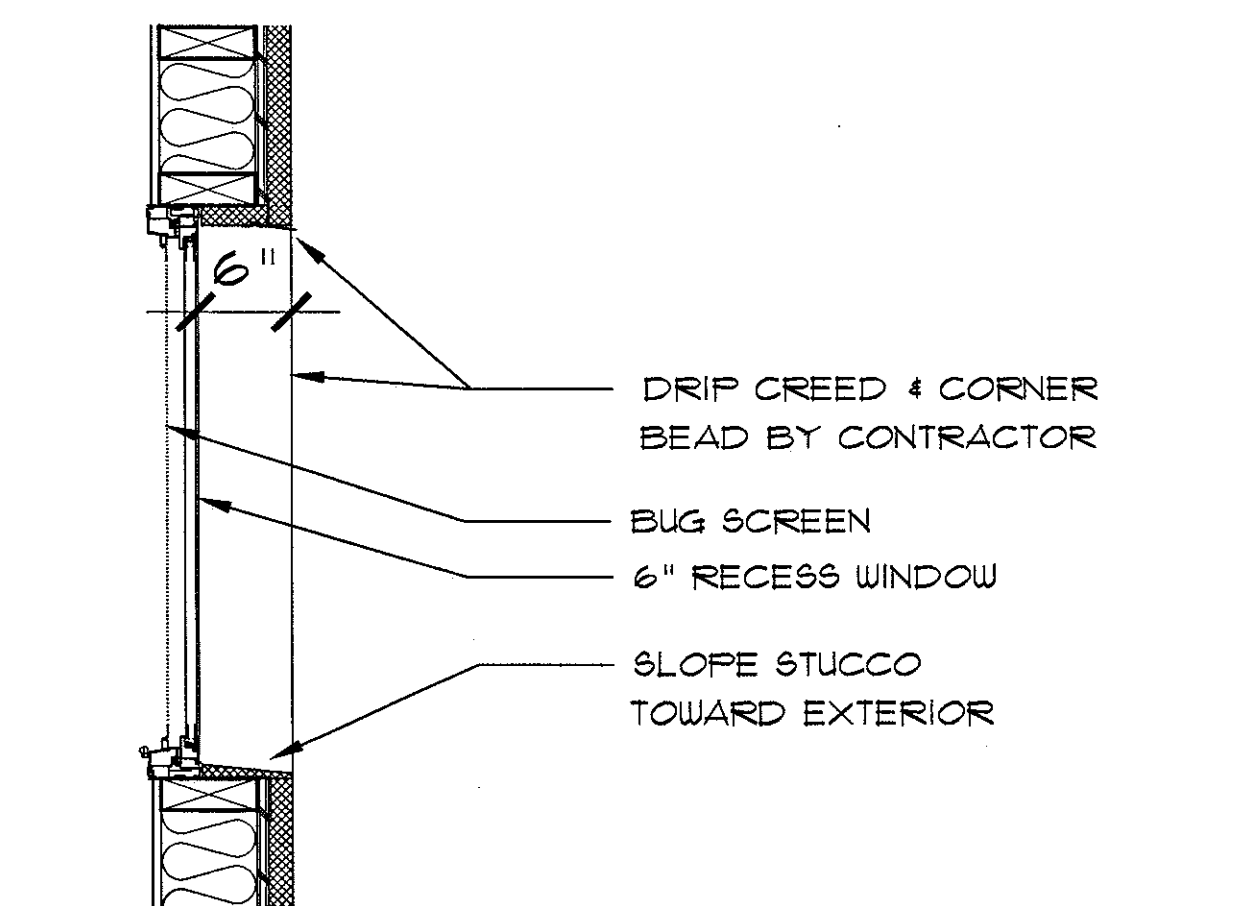
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SCALE : 1/4" = 1'-0"

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SCALE : 1" = 1'-0"



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C.	96"	X 192"	FIXED WINDOW SYSTEM	BLACK FIBERGLASS OR ALUM
D.	16"	X 16"	SQ. FIXED	BLACK FIBERGLASS OR ALUM
E.	NOT USED		NOT USED	BLACK FIBERGLASS OR ALUM
F.	48"	X 24"	CASEMENT (X10)	BLACK FIBERGLASS OR ALUM
G.	18"	X 120"	SLIDING	BLACK FIBERGLASS OR ALUM
H.	18"	X 120"	FLUSH BUCKET AT STUDIO	BLACK FIBERGLASS OR ALUM
I.	FLOOR TO CLG.		FIXED	BLACK FIBERGLASS OR ALUM
J.	FLOOR TO CLG.		FIXED	BLACK FIBERGLASS OR ALUM
K.	8'	X 16'	GARAGE DOOR	PAINT TO MATCH EXTERIOR
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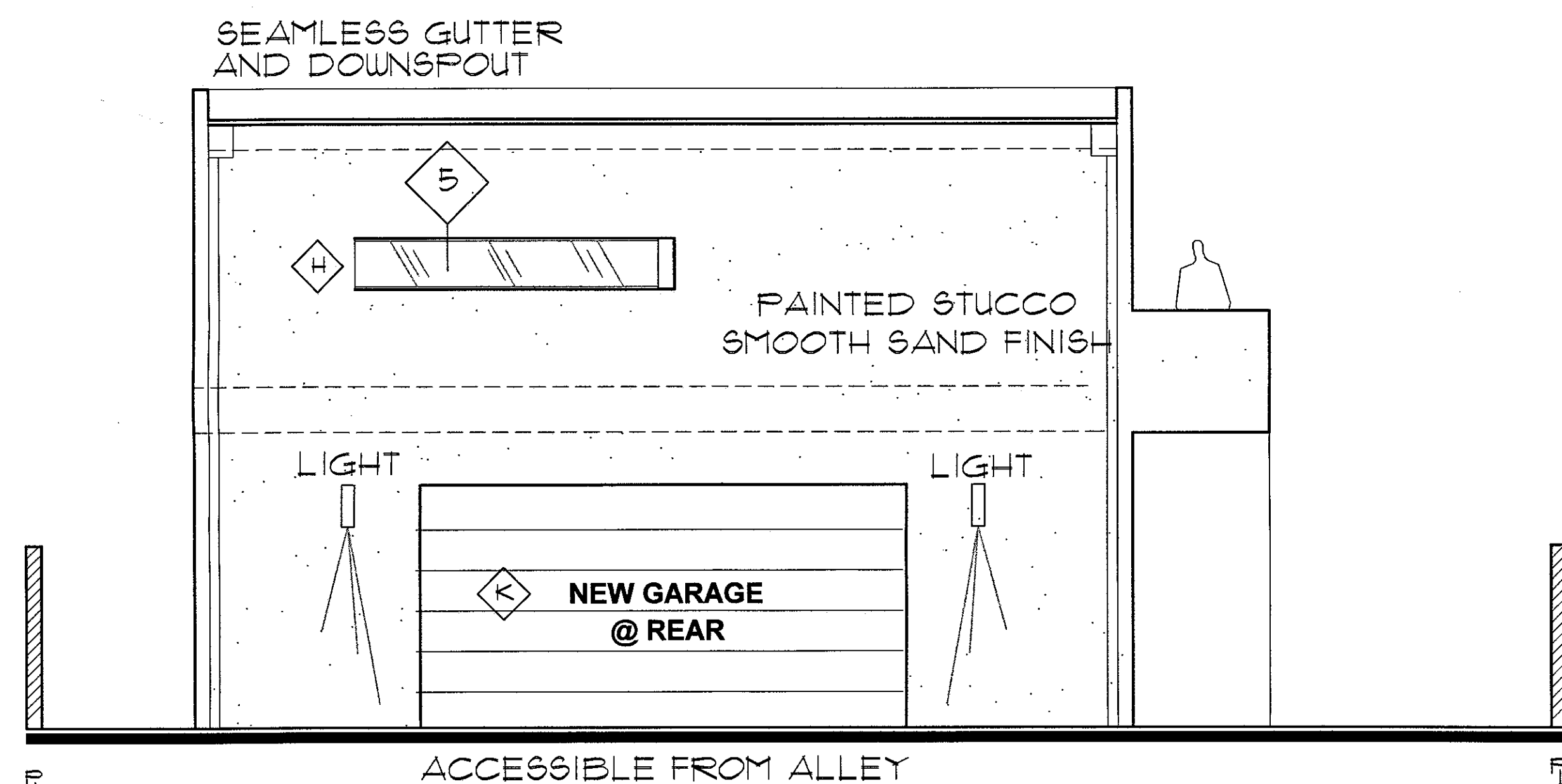
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granada

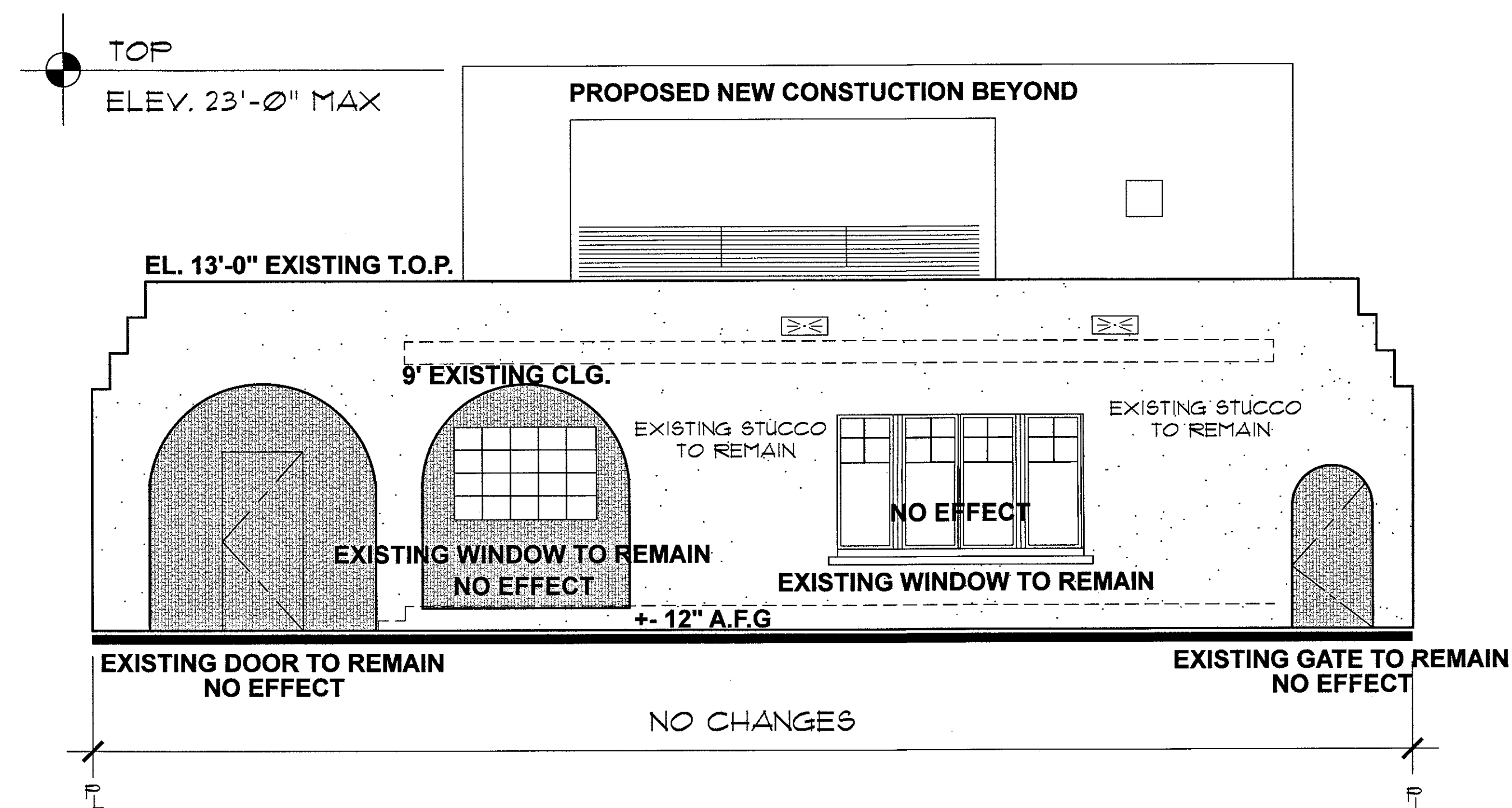
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HISTORIC HEARING		10-11-17



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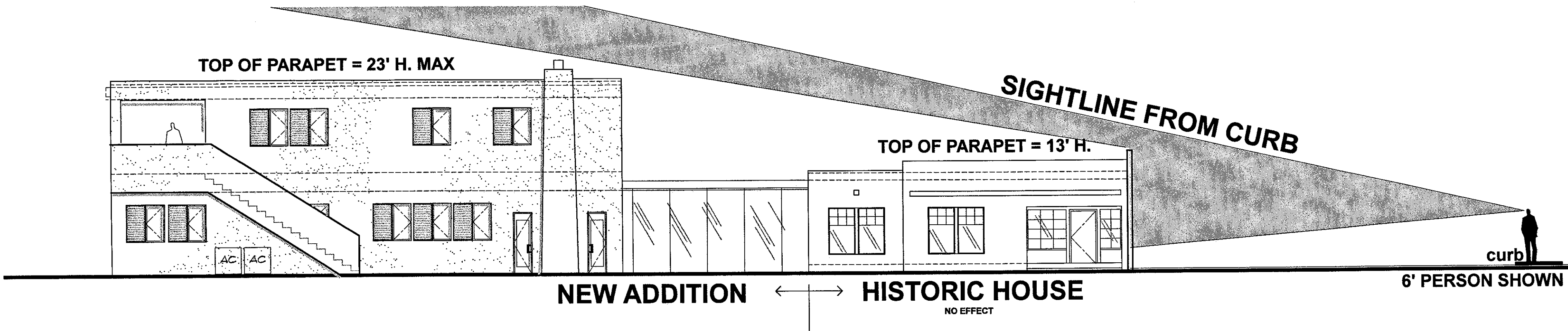


NOTE: NO CHANGES TO FRONT HISTORIC HOUSE

1. FRONT ELEVATION
SCALE : 1/4" = 1'-0"

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937 E. GRANADA
SIGHT LINE DIAGRAM

1. **LOOKING WEST**
SCALE : 1/8" = 1'-0"

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phoenix az 85018

apn : 117- 32- 064

issued for	rev	date
HISTORIC SUBMITTLE		9-19-17
HISTORIC HEARING		10-11-17

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