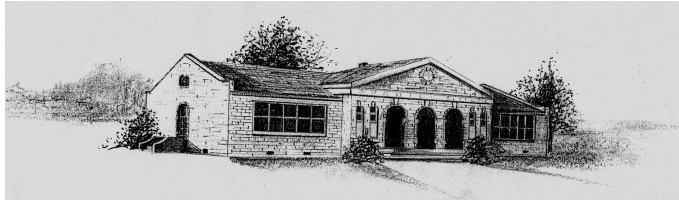


Phoenix Historic Neighborhoods Coalition



HISTORIC FRANKLIN SCHOOL

December 26, 2017

Mayor Greg Stanton
District 1: Thelda Williams
District 2: Jim Waring
District 3: Debra Stark
District 4: Vice Mayor Laura Pastor
District 5: Daniel Valenzuela
District 6: Sal DiCiccio
District 7: Michael Nowakowski
District 8: Kate Gallego

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Via Email:
Michelle Dodds
michelle.dodds@phoenix.gov

Re: HPCA-1700399: 837 North 5th Avenue

Dear Mayor and Council,

I am writing to you on behalf of the Phoenix Historic Neighborhoods Coalition. We are a coalition of people who live throughout the historic neighborhoods within the City of Phoenix. We come together because we value the history of Phoenix and we seek to share our love of our City's historic neighborhoods to preserve not only the buildings but to help stabilize and build strong communities.

We oppose the proposed 1) **front set back** of this proposed new construction as well as 2) the proposed **two-story front façade**. The entire structure should be set back an additional 10 feet, and the second story should be further set back and incorporate design cues from other buildings in the area. We do not oppose the proposed use, density or height; we oppose the proposed placement and style of the new construction that is completely inconsistent with the applicable zoning code provisions for a historic neighborhood in Phoenix.

Phoenix now celebrates and protects its historic neighborhoods. Of course, this was not always the case. The movement to save our older neighborhood gained momentum in the early 1980s. In 1982 the *F.Q. Story Historic District Survey Report* explained:

The final danger to properties in the neighborhood comes in the form of non-compatible new buildings constructed as infill on vacant land. While such development does not harm historic properties individually, it does erode the streetscape image and visual character of the historic district. **Unless developers are sensitive to contextual design or a design review process is enacted, it is difficult to control such intrusions.**

At 105 (Emphasis added).

Phoenix did adopt changes to its zoning code to protect historic neighborhoods. The City of Phoenix *General Design Guidelines for Historic Properties* were adopted in 1996 (HP/DOC/00035) As to this matter, they provide:

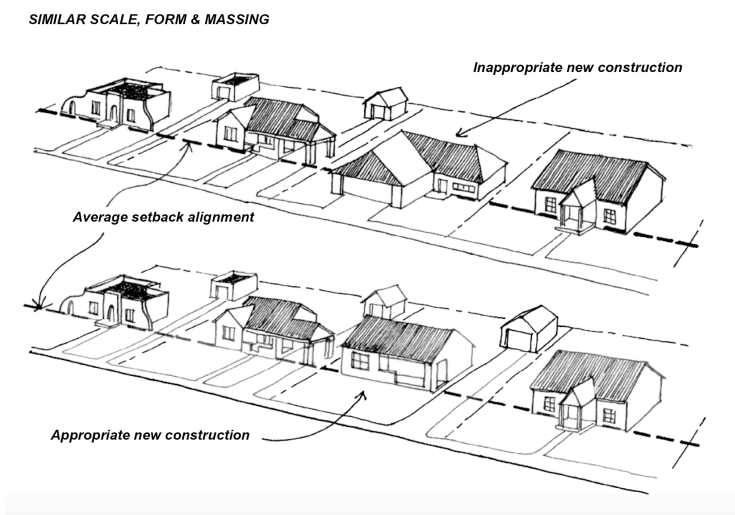
NEW CONSTRUCTION

New construction, located on vacant land within historic districts or adjacent to historic buildings, is encouraged when appropriately sited and designed. New construction should be clearly discernible as "new" and reflect the technology, building materials and design ideas of the present era. However, like additions to existing buildings, the design of new construction should be compatible with and respectful of its historic setting.

Similar Scale New Construction

- 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.
- Building features, such as roof lines, window and door openings, porches, entrances, pergolas, porte-cocheres or carports should resemble those related forms found on adjacent or surrounding historic structures.

At 16. The *General Design Guidelines for Historic Properties* even includes a helpful graphic.



At 16.

It appears that City Staff and the Historic Preservation Commission have both failed to reasonably consult the *Historic Homes of Phoenix, An Architectural & Preservation Guide* (1992) which is an entire book dedicated to helping explain the Historic Preservation Ordinance to ensure that construction within our historic districts does not negatively impact the surrounding historically significant structures:

The purpose of this design review, as well as the objective of the ordinance, is to ensure that alterations to historic structures and new construction within historic districts are compatible with the original architectural character of these buildings and areas.

In general, design review is based on maintaining architectural compatibility and conformity to the existing homes or historic features associated with particular architectural styles.

Other review concerns are related to building setbacks from the property line and distances from adjacent structures for proposed alterations and additions. The potential visibility of the modification or addition from the public right-of-way is also an important consideration because of the visual impact which it can have on the overall appearance of the historic district.

at 123

The Applicant's proposal violates the letter and spirit of the historic guidelines. The proposed placement of the new construction is approximately ten feet in front of adjacent historic properties on either side, a violation of not only the written describing but also an obvious violation of the **actual graphic contained within** the *General Design Guidelines for Historic Properties*.

Furthermore, the proposed new construction has improper size and massing by placing a dominating second story flush with the face of the new construction. All of the design principals call for the second story to be stepped back from the first story's front façade. The proposed new construction also fails to adopt design cues from the adjacent properties, so even if it was properly situated on the property, properly had the second story step back from the first story's front façade, it is still inappropriate.

Thank you for your consideration of this matter.

Sincerely,

Phoenix Historic Neighborhoods Coalition

/s/ G.G. George
President