



Village Planning Committee Meeting Summary

Z-2-26-6

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| Date of VPC Meeting | March 24, 2026 |
| Request From | R1-10 NCASPD |
| Request To | R1-10 NCASPD HP |
| Proposal | Historic Preservation Overlay for E. H. Coe House |
| Location | Approximately 500 feet south of the southeast corner of Central Avenue and Glendale Avenue |
| VPC Recommendation | Approval, per the staff recommendation |
| VPC Vote | 9-1 |

One member of the public registered to speak on this item, in opposition.

STAFF PRESENTATION

Kevin Weight, with the Historic Preservation (HP) Office introduced himself and stated that he was representing both the applicant and staff regarding the subject property. Mr. Weight provided an introduction and overview of the proposal including the history, context, location, size, applicable policy areas, existing zoning and General Plan designation and the surrounding land uses. Mr. Weight stated the property is located at 6811 North Central Avenue and is known as the E. H. Coe House and is currently owned by the Popat Family Trust. Mr. Weight stated that the request is within the NCASPD (North Central Avenue Special Planning District) and noted the proposal is to add the HP overlay to the property. Mr. Weight displayed the location of the property and noted the size of approximately 45,000 square feet and its location within the Orangewood subdivision. Mr. Weight stated the property contains a primary residence of approximately 4,200 square feet, along with three outbuildings, a swimming pool and a sports court. Mr. Weight displayed an aerial view of the property, photographs of the primary home and details of the three outbuildings. Mr. Weight displayed interior photographs of the main house interior highlighting several historic architectural features. Mr. Weight stated the property is located within the Orangewood subdivision which was established by William J. Murphy in 1895. Mr. Weight stated that the original subdivision was historically bound by Northern Avenue to the north, Bethany Home Road to the south, 7th Street to the east, and 7th Avenue to the west and that Central Avenue bisected the area, with Glendale Avenue running east to west. Mr. Weight said the subdivision originally consisted of eight blocks, with each block containing large parcels ranging from approximately five acres to twenty acres. Mr. Weight stated development accelerated in Phoenix when the Roosevelt Dam was completed in 1911 and many

homes were built as population increased. Mr. Weight stated the neighborhood was subdivided into larger parcels and some lots were subsequently reduced to create additional residential subdivisions within the area. Mr. Weight explained that homes constructed between 1915 and 1940 were substantial in size and reflected a variety of architectural styles, including Craftsman, Pueblo Revival, Spanish Colonial Revival, and Tudor Revival. Mr. Weight discussed the history of the property, stating that in June 1936, Edward H. Coe and his wife, Cornelia Coe, purchased Lot 19, Block 4 of Oranewood, consisting of approximately five acres located along Central Avenue south of Glendale Avenue. Mr. Weight discussed the unique architectural features of the structures including interior bathrooms, the kitchen and a service porch. Mr. Weight discussed the outbuildings that changed overtime but remain in place and are studio and workshop spaces. Mr. Weight stated the historical details of the property include the original owner, Mr. Edward H. Coe, who served as the general manager of the Arizona Light and Power Company, which became Arizona Public Service. Mr. Weight stated an important feature of the property is the architectural style of French Provincial Revival, noting the steep pitched roof, prominent chimney, painted brick exterior with decorative quoining at the corners, and traditional shutters. Mr. Weight stated that over the years the property evolved and some changes were made beginning in 1949 through 1956. Mr. Weight stated that Mrs. Coe died in 1954 which concluded direct family influence on the property. Mr. Weight reviewed the criteria for HP eligibility which include age, significance and integrity. Mr. Weight stated the Coe property meets the criteria and is suited for HP designation. Mr. Weight stated that reviewing historic characteristics items such as construction, style and historical association highlight the importance of preserving the design and context of rural state homes in the region. Mr. Weight stated the Coe property did undergo some changes, but many key elements have remained intact and staff support rezoning of the property. Mr. Weight stated there are no stipulations and a 207 Waiver has been completed. Mr. Weight stated that the Historic Preservation Commission approved this case as requested.

QUESTIONS FROM THE COMMITTEE

Committee Member Jim DeGraffenreid asked if the pool was originally part of the property and if changing the zoning will exempt the property from the ADU (Accessory Dwelling Unit) statute. **Mr. Weight** responded the pool was added in the 1950's and is within the historic era criteria allowance. Mr. Weight stated the zoning regulations would apply and would not change. Committee Member DeGraffenreid asked if the owner could build an ADU. Mr. Weight responded yes but it would have to be the appropriate size and scale. Committee Member DeGraffenreid asked what was the benefit of HP designation for the property. Mr. Weight responded that any changes to the buildings would have to be approved and meet design standards. Mr. Weight stated there is funding available for historic preservation to help with home repairs and homes may also be registered

nationally for historic designation. Mr. Weight stated that there are incentives that reduce property taxes.

Committee Member DeGraffenreid asked what is the motivation of seeking historic preservation. **Mr. Weight** responded that the owners are interested in the historic value, quality and character of the property and area.

Committee Member Jak Keyser commented that there are many reasons to consider historic preservation including location history and property value.

Committee Member David Krietor commented that the family has had a legacy in the Central Avenue community for a long time, and he had known them personally. Committee Krietor stated the trustees have genuinely cared for the area and history of the neighborhood.

Committee Member Quanta Crews stated the historic preservation does allow tax relief but typically it is offset by the cost of repairs which can be extensive and with appraisals, so the cost of changes for items like windows or other basic features can be very expensive to maintain the historic integrity.

Committee Member Maurita Harris stated that preservation is a good approach and very beneficial to a community and the trustees are very interested in historic preservation. Committee Member Harris asked if there were any adverse challenges to pursuing historic preservation. **Mr. Weight** responded for some owners there are restrictions for demolition and new buildings. Mr. Weight stated historic preservation allows an opportunity for property owners to maintain their property in place.

Committee Member John Owens asked with development and changes in the Orangewood subdivision area how many historic properties remain. **Mr. Weight** responded that it is estimated based on the survey done in 1993 in the North Central corridor there are 20-25 homes that may be eligible, but the number will increase as homes become older. Mr. Weight stated there are about a dozen homes waiting for historic designation. Committee Member Owens asked if there had been any instances where requests for historic designation have been denied. Mr. Weight responded it is very rare that a request is denied.

Committee Member Crews stated that there has been an increasing trend of property owners exploring historic preservation as a means to prevent rapid development in certain neighborhoods.

Committee Member Keyser commented that the Orangewood subdivision area had many unique features like irrigation access and it may have been a plat from Bethany

Home Road to Northern Avenue. Committee Member Keyser asked if the area was plated when it was developed. **Mr. Weight** responded that yes it was plated with Maricopa County but there have been some subdivisions over the years, but the Orangewood name has remained. Mr. Weight stated there was an Orangewood Streetcar line around 1910-1920 which served the area.

PUBLIC COMMENT

David Caliguri introduced himself as a resident on Central Avenue and was present to observe and gain insight into the historic preservation process. Mr. Caliguri stated he was in opposition of the zoning request. Mr. Caliguri noted that the Coe House being discussed is nearly completely deteriorated, and there are no recent photographs presented at the meeting to document its current state. Mr. Caliguri stated concern about a neighboring property to the north, which he reported had been largely rebuilt over the past year and only a few walls of the original structure were kept. Mr. Caliguri noted that the neighborhood has experienced changes, including additions and expansions to neighboring homes, sometimes resulting in two-story structures in areas traditionally characterized by single-story buildings. Mr. Caliguri asked if the preservation efforts would ensure that the deteriorated property would be restored appropriately because any significant changes might impact the surrounding community. **Mr. Weight** responded that for the presentation the photographs of the property are from 2022 and conditions have not changed very much. Mr. Caliguri stated that the existing conditions of the house appear to be deteriorated and paint was peeling off some of the exterior surfaces. Mr. Weight responded that despite the condition of the buildings a review would be conducted and repairs and modifications would be made. Mr. Caliguri asked if the applicant waited one year could the deteriorated buildings be demolished. Mr. Weight responded that to demolish a building a permit would have to be obtained then there was a waiting period, but the applicant has made no indication they would be seeking to demolish any part of the property.

Mr. Caliguri thanked the committee for hearing his comments and stated that with HP designation all the properties on North Central Avenue along the bridal path should be designated HP for preservation. Mr. Caliguri stated he has resided in the North Central area since 1974 and appropriate adjustments should be made that are not so rigid.

STAFF RESPONSE

None.

FLOOR/PUBLIC COMMENTS CLOSED; MOTION, DISCUSSION AND VOTE:

MOTION:

Committee Member Krietor motioned to recommend approval Z-2-26-6 per the staff recommendation. **Committee Member Keyser** seconded the motion.

VOTE:

9-1; motion to recommend approval of Z-2-26-6 passes with Committee Members Camp, Crews, Ender, Harris, Keyser, Krietor, Owens, S. Smith and Sanchez in favor with DeGraffenreid in opposition.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.