



**NOTICE OF RESULTS  
HISTORIC PRESERVATION COMMISSION**

Pursuant to A.R.S. Section 38-431.02, notice is hereby given to the members of the **HISTORIC PRESERVATION COMMISSION** and to the general public, that the **HISTORIC PRESERVATION COMMISSION** held a meeting open to the public on **Monday, February 12, 2018, at 4:30 p.m. (or immediately following the 4:00 joint meeting of the Heritage Commission and Historic Preservation Commission)** located in the **City Council Chambers, 200 West Jefferson Street, Phoenix, Arizona.**

Note:

- Agenda items may be taken out of order.
- Any individual wishing to address an agenda item must complete a Speaker Card, mark the appropriate boxes, and submit the card to the Vice Chair.
- Presentation order (staff report/recommendation; applicant presentation (if applicable); questions from committee; community comments; applicant response (if applicable); floor closed for committee discussion, possible motion, and vote).
- Comments may be limited due to time constraints and to ensure all viewpoints are heard.

***The Commission may at any time vote to go into Executive Session pursuant to A.R.S. Section 38-431.03.A.3 for the purpose of receiving legal advice from the Commission's attorney regarding any item on The results of the meeting were as follows:***

The agenda for the meeting is as follows:

<b>1.</b>	Call to order	Sherry Rampy, Acting HP Commission Chair
<b>2.</b>	Introduction of Commission Members and Staff	HP Commission & Staff
<b>3.</b>	Review of minutes from the December 18, 2017 meeting  Action Requested: Approval of Minutes	HP Commission
<b>4.</b>	Public Hearing for Application Z-1-18-8, Request to Establish Historic Preservation (HP) Overlay Zoning for the Sacred Heart Home for the Aged, Northwest Corner of 16 <sup>th</sup> Street and Portland Street  ACTION REQUESTED: Approval of HP zoning	Kevin Weight, HP Staff
<b>5.</b>	Appeal of Hearing officer decision on a Certificate of Appropriateness application  Application No. HPCA 1700451, 2330 N. 12th Street, Coronado Historic District. Seeking approval to construct a new single-family residence (1,918 sf), detached carport (240 sf) and a pool (342 sf) on a vacant lot.	Kevin Weight, HP Staff Joel Contreras, Applicant Representative Artie A. Vigil, Appellant

	Action Requested: Action to Uphold, Reverse or Modify the Decision of the Historic Preservation Hearing Officer	
6.	<p>Certified Local Government Review of National Register Nomination for the Luke-Greenway American Legion Post No.1, 364 N. 7<sup>th</sup> Avenue</p> <p>Action Requested: Recommendation on National Register Nomination to the State Historic Preservation Office</p>	Michelle Dodds, HP Staff
7.	<p>Certified Local Government Review of National Register Nomination for the Itule Produce Warehouses, 915-921 E. Madison Street</p> <p>Action Requested: Recommendation on National Register Nomination to the State Historic Preservation Office</p>	Liz Wilson, HP Staff
8.	<p>Certified Local Government Review of National Register Nomination for the Abraham House, 6611 N. Central Avenue</p> <p>Action Requested: Recommendation on National Register Nomination to the State Historic Preservation Office</p>	Jodey Elsner, HP Staff
9.	<p>Update on the Mollie Neal House, 102 E. Willetta Street</p> <p>Action Requested: Discussion item only</p>	Andrew Slocum, Phillips Group
10.	<p>Historic Preservation Warehouse/Threatened Building Program Grant request for the Beth Hebrew Synagogue, 333 (331) E. Portland Street</p> <p>Action Requested: Recommendation on Warehouse/Threatened Building Program Grant</p>	Michael Levine, Applicant
11.	<p>Update on properties subject to demolition review</p> <p>Action Requested: Information Only</p>	Michelle Dodds, HP Staff
12.	<p>Update from the Subcommittees</p> <ul style="list-style-type: none"> <li>• Financial and Other Incentives Subcommittee</li> <li>• Postwar Survey Subcommittee</li> </ul> <p>Action Requested: Discussion only</p>	Bill Scheel and Christina Noble, Subcommittee Chairs
13.	Advocacy and outreach update	HP Commission

14.	Staff updates and requests for information from staff <ul style="list-style-type: none"> <li>• WPA Administration Building</li> <li>• 2018 Historic Preservation Conference (June 6<sup>th</sup>-8<sup>th</sup>)</li> <li>• Amendment to 30-day demolition hold (City Council January 10<sup>th</sup>)</li> <li>• National Preservation Month 2018- Celebration of our 19<sup>th</sup> Century Properties (May 10<sup>th</sup>)</li> <li>• Recent Certificate of Appropriateness Appeals to City Council</li> </ul>	HP Commission
15.	Future agenda items	HP Commission and Staff
16.	Public Comment and Communication	Public
17.	Adjournment	HP Commission

For further information, please call Bridget Collins, Secretary to the Commission, Historic Preservation Office at 602-261-8699.

For reasonable accommodations, call Elaine Noble at Voice/602-602-495-0256 or 7-1-1 as early as possible to coordinate needed arrangements.

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



February 20, 2018

Historic Preservation Office  
Phoenix City Hall  
200 W. Washington St.  
Phoenix, AZ 85003

**RE: 2330 N. 12th street - Certificate of Appropriateness - appeal of HP commission  
HPCA 1700451 - Coronado Historic District**

Dear Mr. Kevin Weight,

Please find the reason for appeal to city council for the proposed new infill house at 2330 N 12th street.

Goal of the appeal:

1) To deny the certificate of appropriateness. Request that the owner/designer start over with the design process to incorporate a design that is compatible within the historic district as outlined in the general design guidelines.

*(Page 13) of the general design guidelines:*

*" Within the historic residential areas, new construction should be similar in height, shape and materials to 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. "*

2) direction to city Planning staff and Historic Preservation Commission to enforce the design guidelines with an emphasis on compatibility rather than starkly different design proposals. Look at reform to 1996 general design guidelines to remove conflicting language.

**City of Phoenix Planning & Development Department**  
**General Design Guidelines for Historic Properties - Page 13 of 16** HP/DOC/00035

**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 style 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. It is recognized that new construction can occur that is similar in scale to the pattern of historic building or, in selected circumstances, new construction may involve development that is of substantially greater scale. Consequently, two types of guidelines have been prepared to assist in the planning of new construction relative to historic buildings and areas.

**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.

**Objections to current design:**

1) The shape (roof line) of the house is not compatible with historic homes in the vicinity.

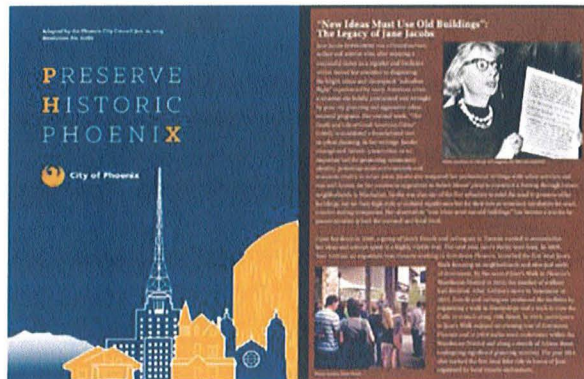
Proposed Home:



Adjacent Historic homes and cottages:



2) Window and door openings are not in harmony with adjacent historic homes. There are no front windows facing the street. They transom windows are not a historic pattern within the historic district and starkly contrast with its adjacent historic cottages. Living spaces and windows should have windows facing the street. "eyes on the street" Jane Jacobs.



3) The proposal does not provide a front porch. This is a defining character of the neighborhood. Typically front porches are elevated off the ground about 1'-0" to provide presence where neighbors sitting the porches have an eye level view of those walking on the sidewalk. By stepping up, there is a clear delineation from the sidewalk (public) into the (private) porch space. Porches less than 6'-0" deep will not be used and should be anywhere from 6'-0" - 8'-0" deep.

4) The color, (black stucco) is not a compatible within the neighborhood. This is neither a color found in the historic district for the building mass, but its also unsustainable. Black retains and holds heat which is a contributing factor to the increase heat island affect. The director for development and design, Ed Soltero has provided extensive research which proves that dark buildings are not sustainable in a desert environment.

5) Location of Parking. Required parking is not allowed in the front yard setback. Cars should be located on the side of the home or rear of the property.

**Zoning Ordinance (702.F.1.a off street parking, residential lots)**

***"Required parking spaces for single-family and duplex residential uses may not be located in the required front yard."***

Thank you,



**Arthur A. Vigil III**, ra . leed ap . cnu-a

## Support Research:

### Secretary for Interior Standards Page 79

#### New Exterior Additions and Related New Construction

*" New additions should be designed and constructed so that the character-defining features of the historic building, its site, and setting are not negatively impacted. Generally, a new addition should be subordinate to the historic building. A new addition should be compatible, but differentiated enough so that it is not confused as historic or original to the building. The same guidance applies to new construction so that it does not negatively impact the historic character of the building or its site."*

Additionally, there are examples from similar municipalities that indicate that new construction should be compatible within historic neighborhoods.

### Denver, Colorado:

(page72, DESIGN GUIDELINES FOR LANDMARK STRUCTURES & DISTRICTS, CITY OF DENVER)

*"When planning new construction in a historic district, it is important to carefully review the district's character-defining features. See "AppendixA: The Characterdefining Features of Denver's Historic Districts" for more information."*

(page73, DESIGN GUIDELINES FOR LANDMARK STRUCTURES & DISTRICTS, CITY OF DENVER)

*"A key objective is to retain the overall character of the district while accommodating creative, yet compatible, new buildings. It is important to understand how new construction will affect the ability to perceive the historic district's sense of time and place. Ideally, a new building will contribute to an understanding of the district, or at least incorporate a neutral design that has little impact."*

(page74, DESIGN GUIDELINES FOR LANDMARK STRUCTURES & DISTRICTS, CITY OF DENVER)

Intent:

*4a To respect the character-defining features of the historic district when designing a new building*

*4b To promote new construction that is compatible and harmonious with the historic context*

*4c To ensure that new buildings can be differentiated from the surrounding historic context and recognized as current construction, or incorporate a neutral design that has little impact.*