



STAFF REPORT

To: City of Phoenix Historic Preservation Commission

From: Kevin Weight, Planner III

Subject: Appeal of Hearing Officer's Decision – Application No. HPCA 1700451
2330 N. 12th Street (Lot 11), Coronado Historic District

This is a report to request the Historic Preservation Commission uphold the decision of the Historic Preservation Hearing Officer to approve Certificate of Appropriateness Application No. HPCA 1700451, subject to stipulations. The application is to construct a new single-family residence (1,918 sf), a detached carport (240 sf), and a pool (342 sf).

Background

The Hearing Officer's January 16, 2018 decision was appealed on January 19, 2018 by Artie A. Vigil, a Coronado Historic District resident. Staff's findings and recommendations are discussed in the attached staff report. The Hearing Officer approved the application subject to the following stipulations:

1. That the plans specify that the new CMU site wall will be 6 feet in height or lower; and
2. That a detail be provided of the proposed curb cut to ensure its compatibility with existing curb cuts on 12th Street.

Recommendation

Staff recommends the Historic Preservation Commission uphold the Hearing Officer's decision.

Attachments: Appeal Form from Artie A. Vigil (2 pages)
Staff Report (5 pages)
Applicant Submittals (9 pages)



Appeal of Hearing Officer's Decision

The **HISTORIC PRESERVATION (HP) HEARING OFFICER** agenda for 01/16/18 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 01/22/18.

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 01/22/18.

APPEAL FORM

I hereby request that the HP Commission hold a public hearing regarding application number HPCA 1700451 or the property at 2330 N. 12th STREET which was designated as a part of the CORONADO Historic District individually as NEW CONSTRUCTION.

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) ARTIE A. VIGIL
 Street Address: 2026 N. 10th STREET
 City & State PHOENIX AZ ZIP Code 85006
 Telephone 602-326-3387 E-mail: AV3DESIGN@GMAIL.COM
 Signature [Signature] Date 1-19-2017

Reason for appeal:

1. COMPATABILITY WITHIN CONTEXT
2. PARKING IN FRONT YARD
3. FRONT PORCH
4. ROOFLINE
5. NO WINDOWS ON FACADE "EYES ON THE STREET"

FOR STAFF USE ONLY

This decision was appealed from the 01/16/18 hearing to the _____ Historic Preservation Commission meeting.

→ Received 1/19/18 at 12:55pm, by Liz Zindson / HP Planner 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 **January 16, 2018, 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. *Continued from January 10, 2018*

- | | |
|------------------------------|---|
| 1. Application # | HPCA 1700451 |
| Property: | 2330 N 12 th Street |
| Historic District: | Coronado |
| Proposal: | New single-family residence (1,918 sf),
detached carport (240 sf) and pool (342 sf). |
| Ordinance Section: | 812 |
| Owner: | Lilia & Lawrence Coburn |
| Owner Representative: | Joel Contreras – Joel Contreras Design |
| Staff Representative: | Kevin Weight, Historic Preservation Planner |

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.

PHOENIX HISTORIC PRESERVATION OFFICER

**Staff Report
Certificate of Appropriateness
2330 North 12th Street (Lot 11) – Coronado Historic District
Case No. HPCA 1700451**

Background

This is a Certificate of Appropriateness application to allow the construction of a new single-family residence with a detached carport and pool at the subject property. The application has been filed by Joel Contreras of Joel Contreras Design on behalf the property owners, Lilia & Lawrence Coburn. The property is zoned R-3 HP (Multi-family Residential with the Historic Preservation overlay). It is also located within the boundaries of the Coronado Neighborhood Special Planning District (SPD).

Previous Applications

The following applications have been reviewed by the HP Office since the property received historic designation in 1986:

Application Number	Application Type	Scope of Work	Decision	Date
HPCA 1600118	Certificate of Appropriateness	New single-family residence with attached carport, 2,472 sq ft (Lot 9, address later changed to 2336 N. 12 th St.)	Approved	5/31/2016
HPCA 1600068	Certificate of Appropriateness	New single-family residence with attached carport, 2,472 sq ft (Lot 11)	Approved	5/31/2016
HPDE 1600065	Request for Demolition Approval	Demolish three buildings - noncontributing to historic district (Lots 9 and 11)	Approved	2/29/2016
HP-137-02-8	Certificate of Appropriateness	Construction of new front porch and enclose garage (Lots 9 and 11)	Approved	9/18/2002

Property Description

The subject property consists of a vacant residential lot measuring approximately 48' x 139'. A noncontributing single-family residence, built in 1976, sat on both Lots 9 and 11 until it was demolished in 2016. The 1949 Sanborn fire insurance map shows two small dwellings on the rear half of each lot but no structures on the front half. Please refer to the attached photos for more information.

Proposed Work

The proposed residence would be a one-story house of Modern design, with approximately 1,918 sq. ft. of livable space. The three-bedroom, two-bathroom home would be set back 29'-6" from the front property line, 44' from the rear property line, 14'-9 1/2" from the north property line, and 3' from the south property line. The new home would have an open porch at the front, set behind 3-foot-tall planter boxes, and a covered patio at the rear. A 240-sq. ft. detached carport would be located in the rear yard, along with a 342-sq. ft. pool. A 10-foot-wide driveway would be located on the north side of the house, with grasscrete pavers at the front and a grass run or approved dust control surface further to the rear, leading to the carport. A new curb cut would be required for the driveway. A new CMU site wall with weeping joints would be constructed at the perimeter of the lot, with a gate at the driveway. Other landscape features would include a firepit monument at the front and a fire feature in the rear yard.

The house would have a shed roof with a 1/12 pitch, sloping down from the north to the south. The maximum height would be 12 feet at the north and 9 feet at the south end. The roof, which would have a 6-inch overhang at the north end, would be sheathed with asphalt roofing. Clerestory windows would be present at the top of the wall. Exterior walls would be stuccoed with a smooth finish. The front entrance would be centrally located, flanked by sconce lights. Keeping with the modern aesthetic, no other openings would be present on the front façade. The north, south and east façades would feature additional sliding glass doors, man doors, fiberglass or aluminum windows of various configurations, and additional sconce lights. A detail provided in the plans shows the windows would be recessed within the openings, as is typical in historic districts.

Additional information provided by the applicant shows the height of adjacent historic structures ranging from 11'-2" to 15'-2", the front porch setback ranging from 20'-0" to 26'-6", and the front wall setback ranging from 25'-0" to 35'-4".

Findings

The proposed work appears to meet the Standards for Consideration of a Certificate of Appropriateness (as set forth in Section 812.D of the Zoning Ordinance). The proposed setbacks, spacing, alignment and orientation of the new buildings are consistent with prevailing patterns in the historic district. The materials, consisting primarily of smooth-finish stucco, are compatible with those commonly found in the neighborhood. Although the roof form is unusual, it is mitigated by the low pitch and overall low height, which is in keeping with the height of adjacent historic structures. While the building is modern in appearance with a somewhat austere front façade, this is not uncommon in the historic district, as several homes from the 1930s, particularly Art Moderne- and Pueblo Revival-style residences, have minimal porches, ornamentation and fenestration. The carport would be appropriately sited, with its size and location making it subordinate to the house and consistent with the historic pattern of development.

Recommendation

Based on the findings above, staff recommends approval of this application subject to the following stipulations:

1. That the plans specify that the new CMU site wall will be 6 feet in height or lower; and
2. That a detail be provided of the proposed curb cut to ensure its compatibility with existing curb cuts on 12th Street.

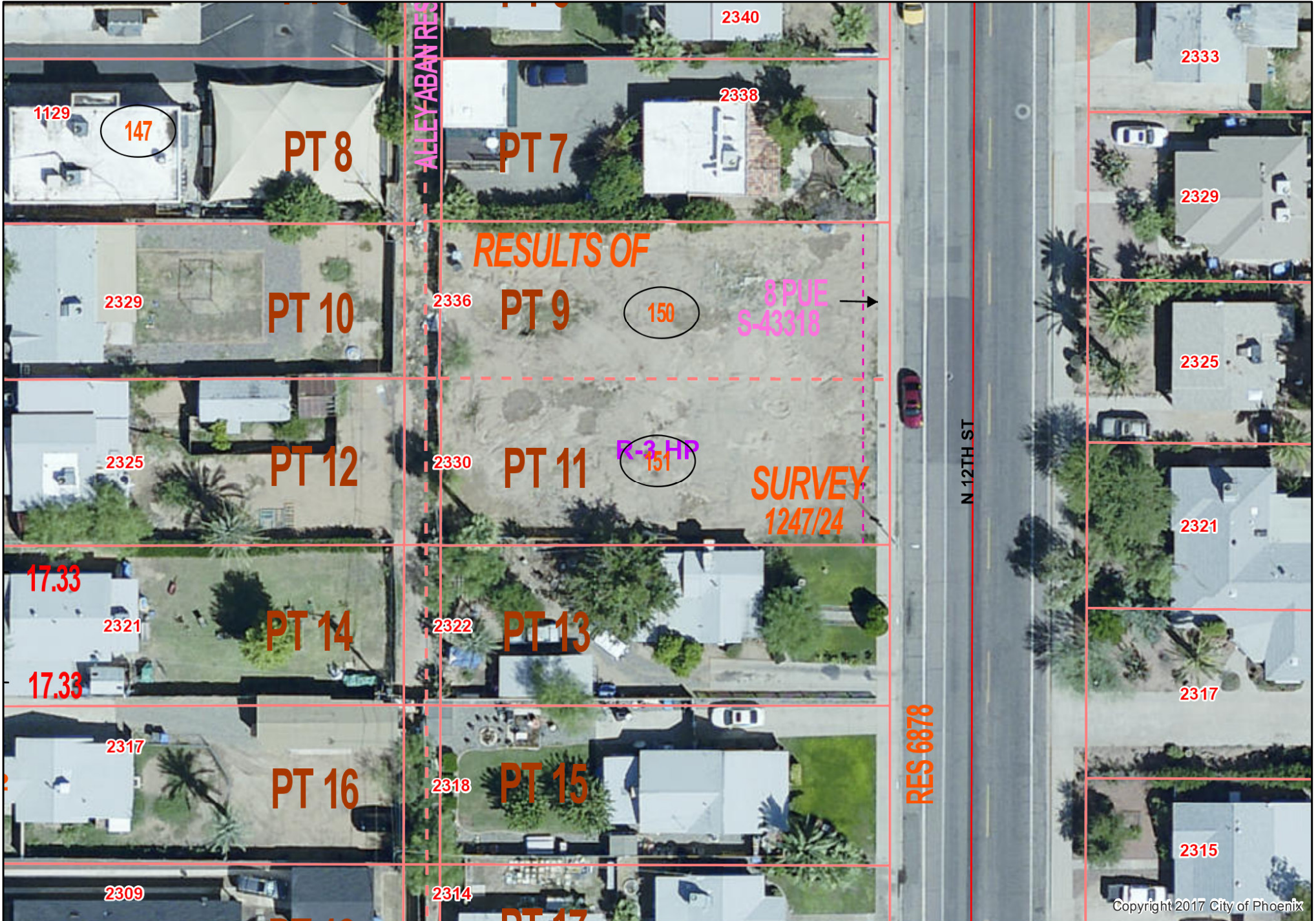
Subject to these stipulations, the application is consistent with the Standards for Consideration of a Certificate of Appropriateness set forth in Section 812.D of the Zoning Ordinance.



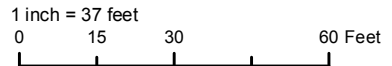
Kevin Weight
Planner III

Attachments: Photos (3 pages)

Planning and Development



Disclaimer : The information provided on this map is based on record drawings submitted by others. Users of this information are cautioned that independent verification of actual conditions may be necessary. Printing Water Data is for Internal Staff Only



Date: 1/12/2018



HPCA 1700451
2330 North 12th Street (Lot 11)



Photo 1. View of subject property, looking west from 12th Street.



Photo 2. View of subject property, looking northwest from adjacent property.



Photo 3. View of neighboring property to the north, looking west from 12th Street.



Photo 4. View of next neighboring property to the north, looking west from 12th Street.

HPCA 1700451

2330 North 12th Street (Lot 11)



Photo 5. View of neighboring property to the south, looking west from 12th Street.



Photo 6. View of next neighboring property to the south, looking west from 12th Street.



KIVA # HPCA HPCO 1700451 PERMIT NAME: New single-family residence

An applicant may receive a clarification from the city of its interpretation or application of a statute, ordinance, code or authorized substantive policy statement. To request clarification or to obtain further information on the application process and applicable review time frames, please call 602-261-8699 or visit our website at <https://www.phoenix.gov/pdd/licensing-time-frames>.

Application for a: Certificate of Appropriateness Certificate of No Effect

Conservation Easement: Yes No

Property Address: 2330 N. 12th street (Lot 11)

Historic Property/District: Coronado

Application Filed By: Owner Owner's Representative

Owner's Name: Lilia & Lawrence Coburn

Mailing Address: 2330 N. 12th street

City & State: Phoenix, AZ Zip Code: 85006

Telephone: na

E-mail: lawrence@doubledutch.me

Representative's Name: Joel Contreras

Representative's Firm: Joel Contreras Design ROC# (If Applicable) _____

Mailing Address: 1730 E. Earll Dr.

City & State: Phoenix, Az Zip Code: 85016

Telephone: 602 578 8706

E-mail: joelcontreras17@yahoo.com

- I am the owner (or an authorized agent acting on behalf of the owner) of the property at the address listed on this application.
- I declare that all information submitted is true and accurate to the best of my knowledge and belief. I acknowledge that any error in my application may be cause for delay in scheduling or approval.
- 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 therefore subject to requests for copies by citizens.
- I understand that if a Certificate of Appropriateness or No Effect is granted, it is not an actual city of Phoenix building permit. I will consult with the city's Development Division to determine if a permit is required and will obtain one if necessary.
- I acknowledge that the Certificate of Appropriateness or No Effect will expire in one (1) year if construction does not begin within that time frame.
- I acknowledge 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. The SHPO is located at 1100 W. Washington St., Phoenix, AZ 85007, (602) 542-4009.

Signature: Joel Contreras Date: 12/6/17

GENERAL NOTES:

PLANS ARE DIAGRAMMATIC AND MAY NOT SHOW COMPLETE SCOPE OF WORK REQUIRED FOR ALL NEW INSTALLATIONS OR FINISHES. PLUMBING AND ELECTRICAL INFORMATION CONTAINED ON THESE SHEETS ARE SUGGESTIONS ONLY. DESIGNER TO VERIFY EXACT TYPE AND LOCATION OF FEATURES PRIOR TO INSTALLATION.

FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY DESIGNER OF ANY CONFLICTS.

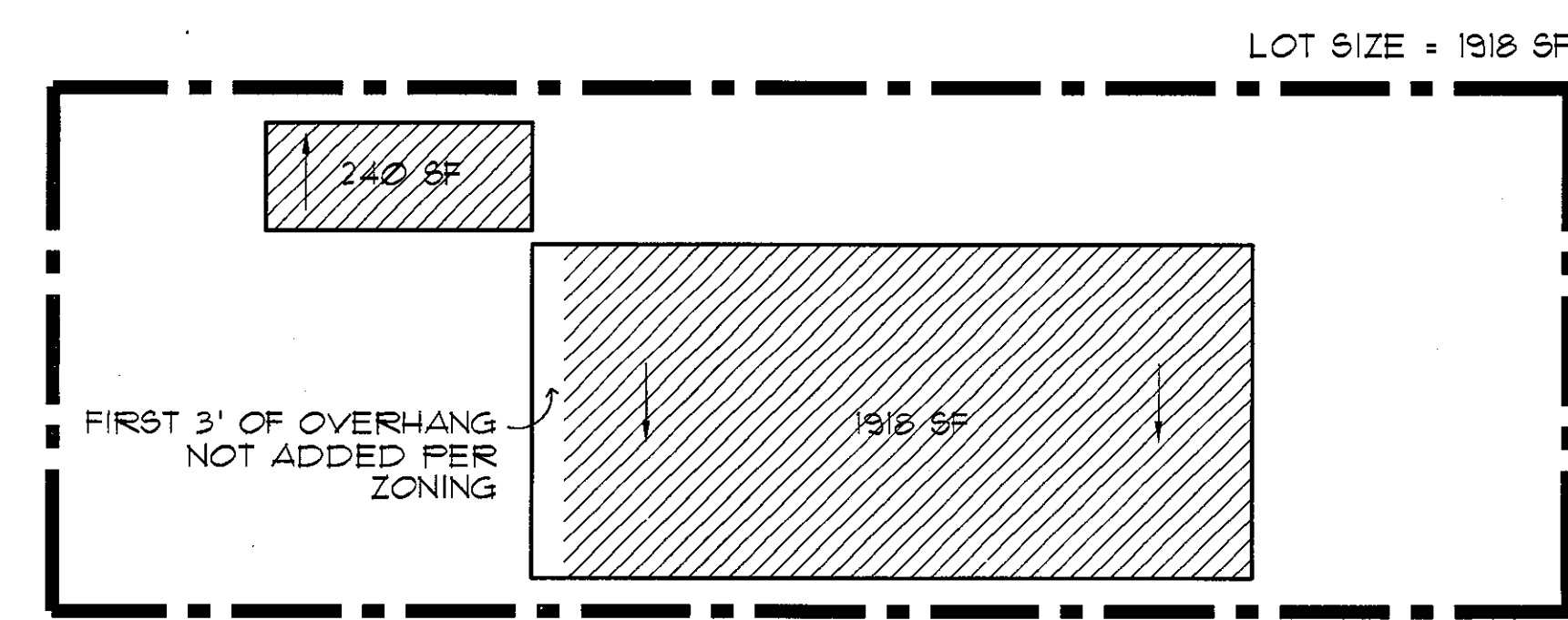
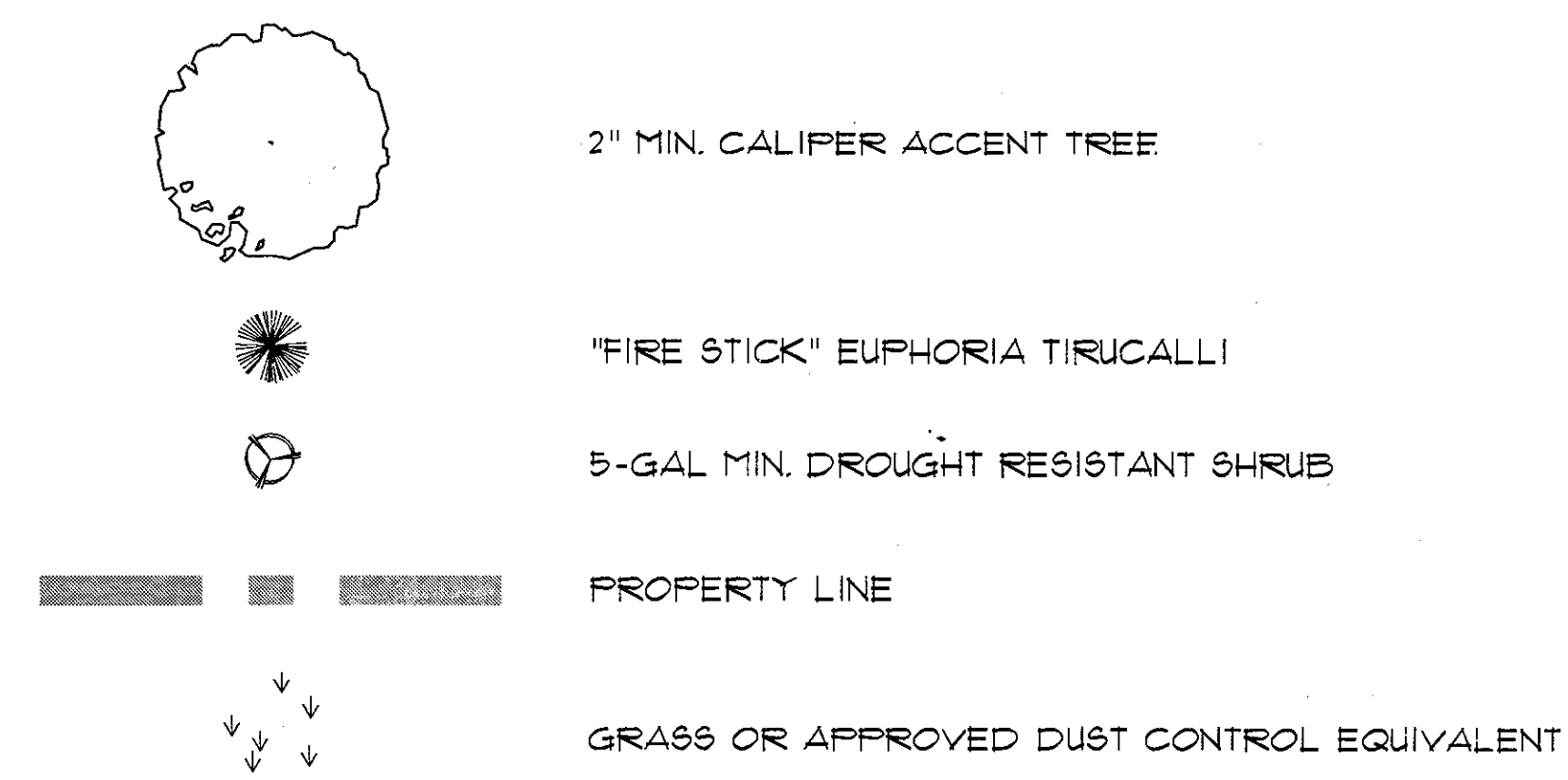
PLANS MEET INTERNATIONAL ENERGY CODE ADOPTED BY CITY OF PHOENIX

SITE TO INCLUDE IRRIGATION SYSTEM CONTROLLED BY AN ELECTRIC TIMER

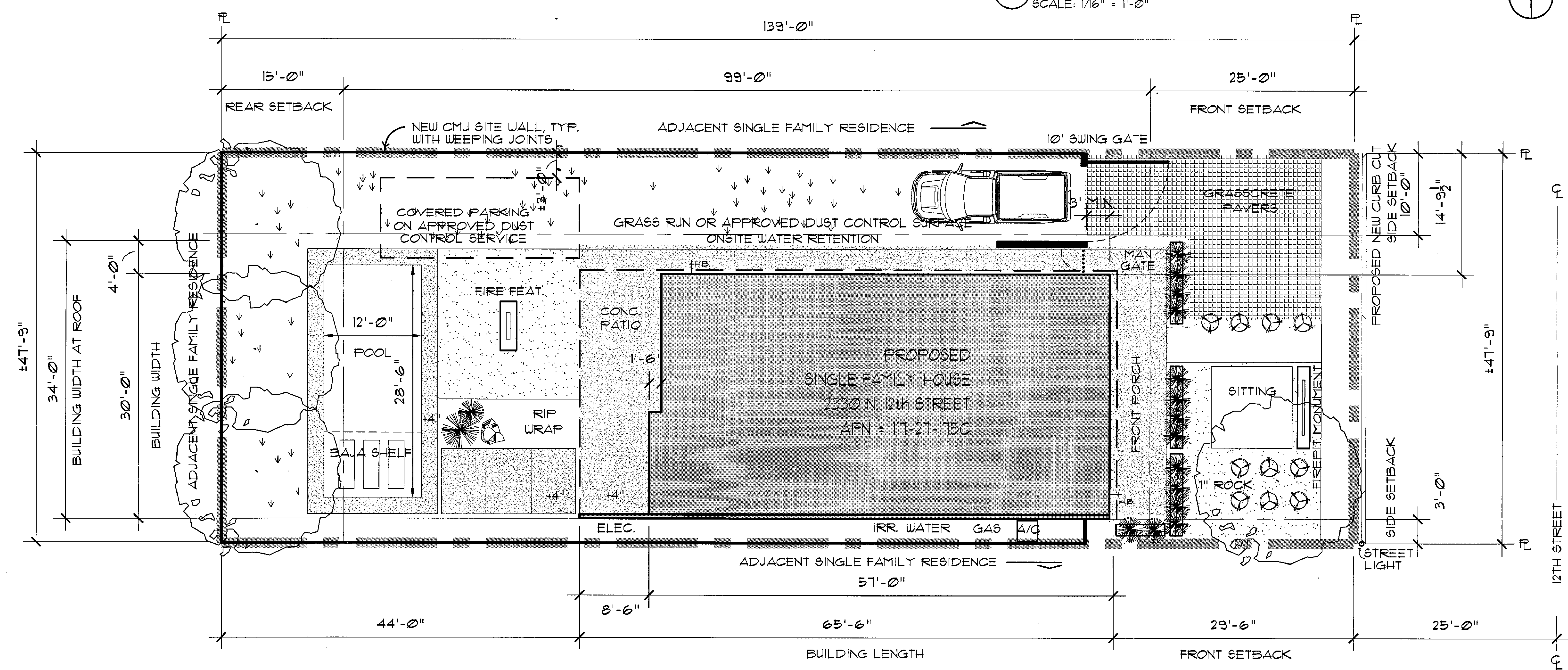
NO ROOF TOP HVAC EQUIPMENT

ROOF AREA = 2158sf
NET LOT = 6665sf
32% lot coverage allowable = 45%

zoning district = R-3 HP



2 LOT COVERAGE DIAGRAM / ROOF PLAN
 SCALE: 1/16" = 1'-0"



1 PRELIM SITE PLAN
 SCALE: 1/8" = 1'-0"

12th st.

2330 n. 12th street
 phoenix az
 apn : 117-27-175 c

issued for	rev	date

1
 site plan

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FRAMING NOTES

- ALL EXTERIOR STUD WALLS SHALL BE 2X6 STUDS AT 16" O.C. TYPICAL WOOD STUD WALL FRAMING DETAIL UNO.
- ROOF SHEATHING SHALL BE 1/2" PLYWOOD WITH 8d NAILS AT 6" O.C. EDGES AND 12" O.C. FIELD. PROVIDE 2 X WOOD BLOCKING AT ALL UNSUPPORTED EDGES.
- USE (2) 2 X 6 STUDS MINIMUM UNDER ALL BEAM, HEADER AND GIRDER BEARING POINTS UNO. ON PLANS.
- SHEATH ALL EXTERIOR WOOD STUDS WITH 3/8" PLYWOOD AND ATTACH WITH 8d NAILS AT 6" O.C. EDGES AND 12" O.C. FIELD TYPICAL UNO.

12th st.

2330 n. 12th street
phoenix az
apn : 117-27-175 c

issued for	rev	date

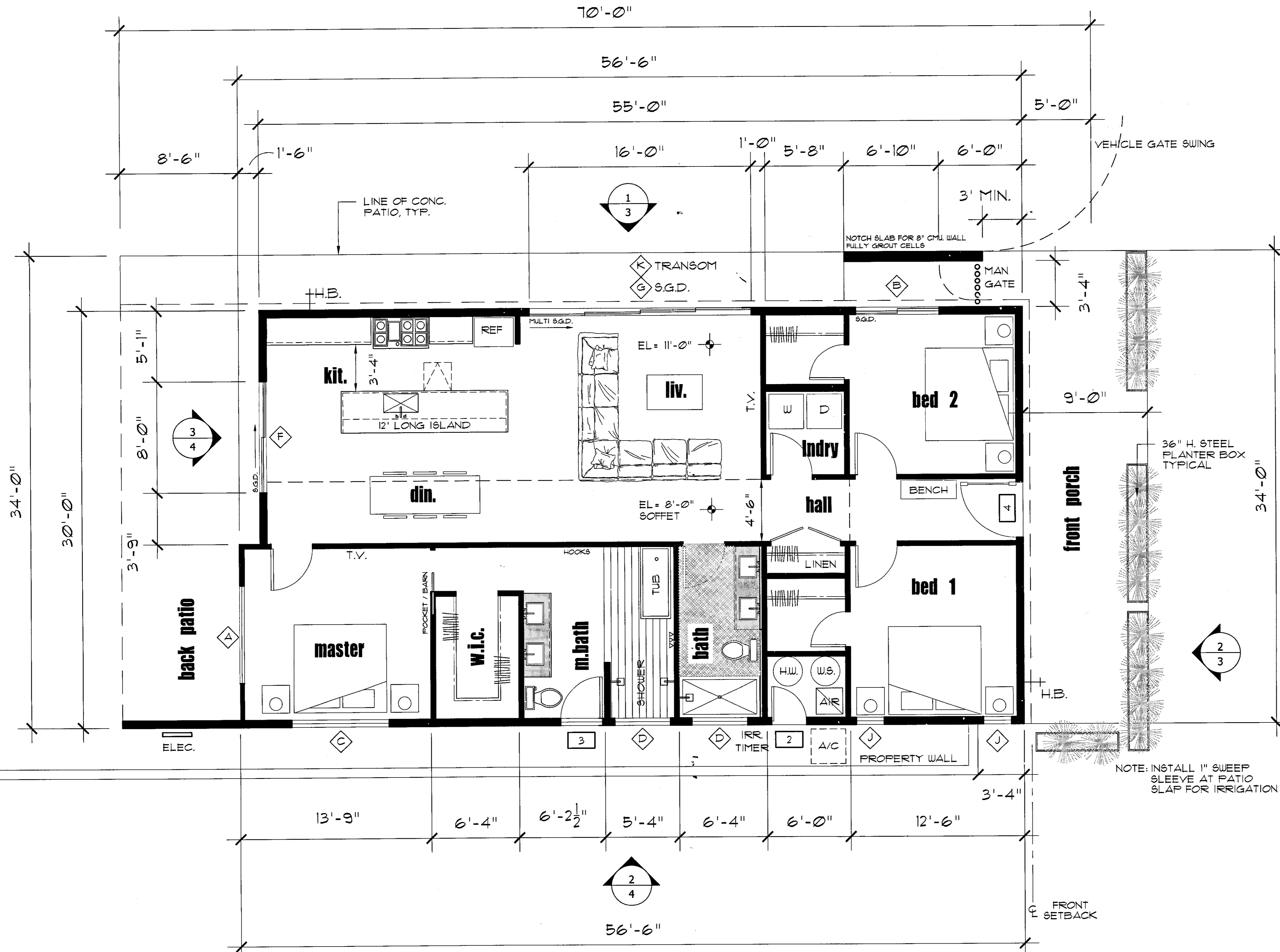
2 floor plan

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

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12th st.

2330 n. 12th street
phoenix az
apn : 117-27-175 c

issued for	rev	date


3

elevations

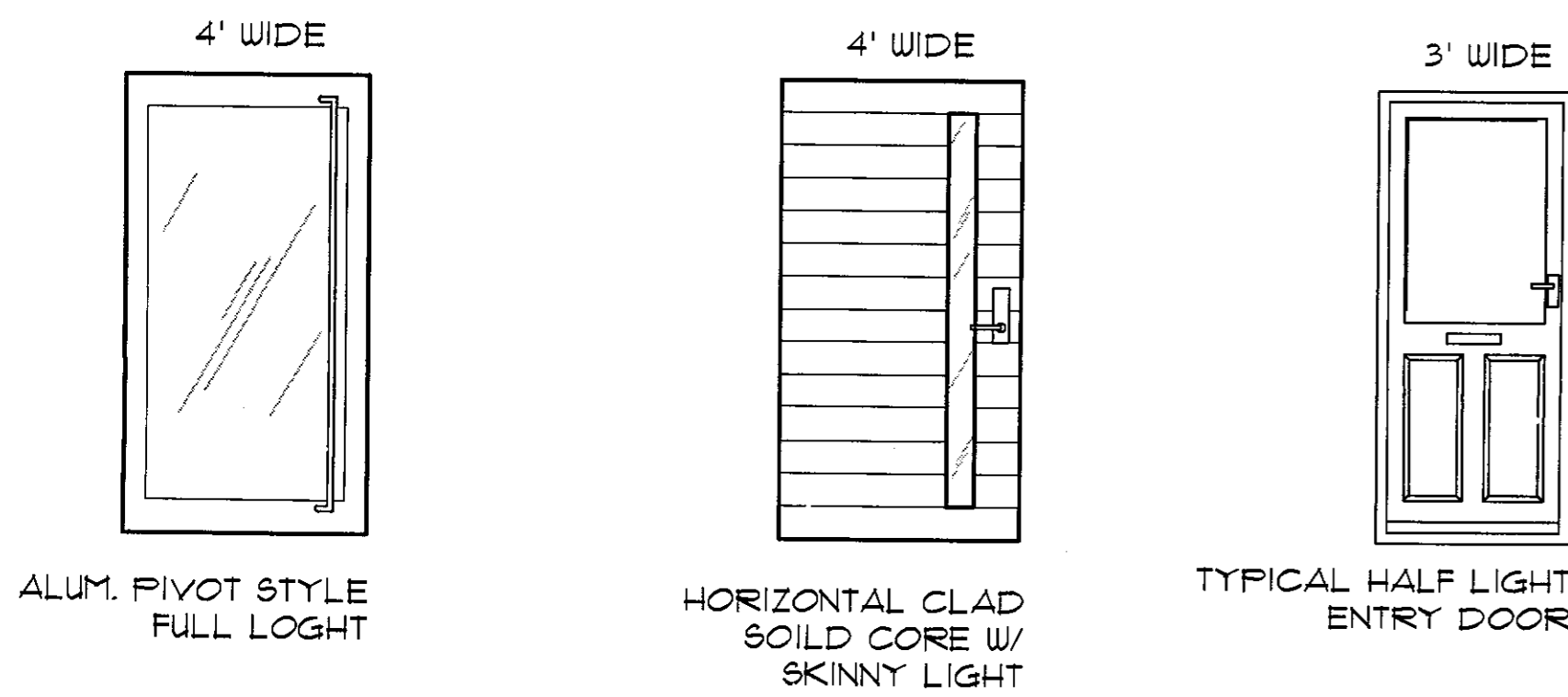
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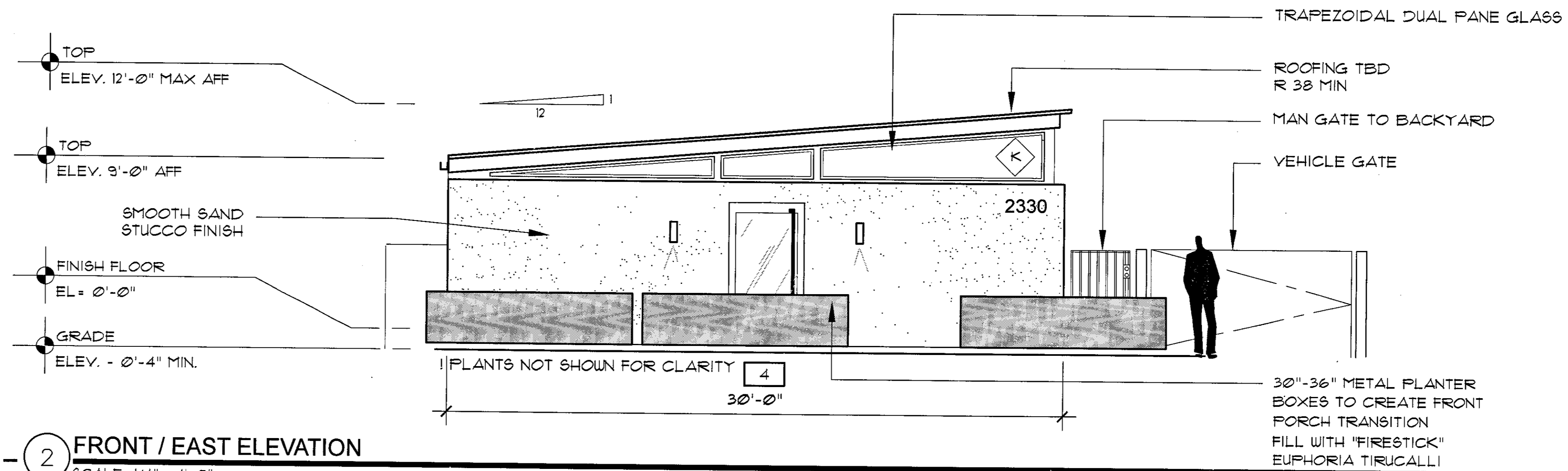
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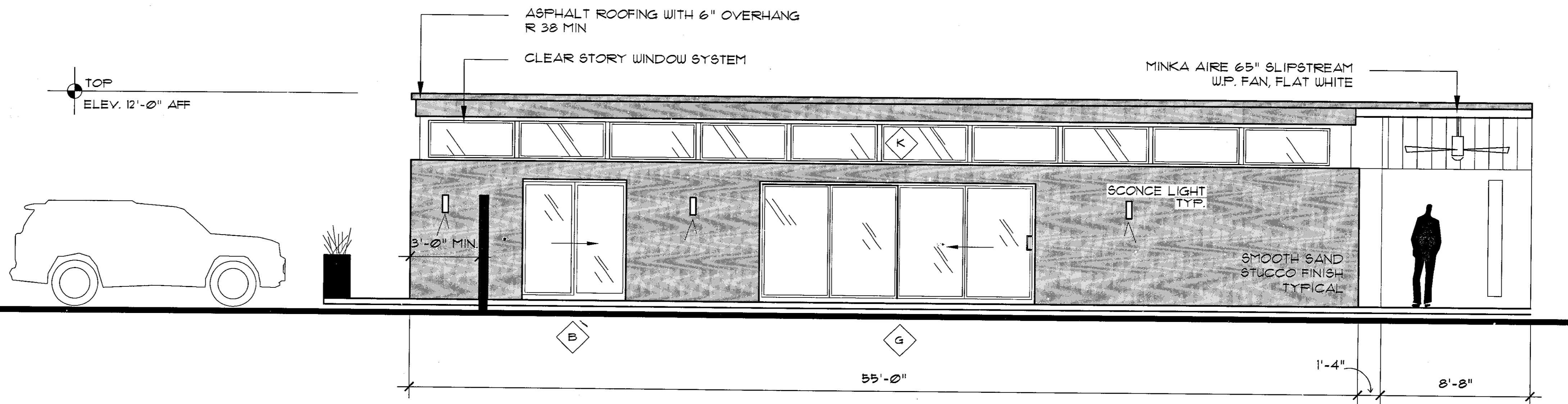
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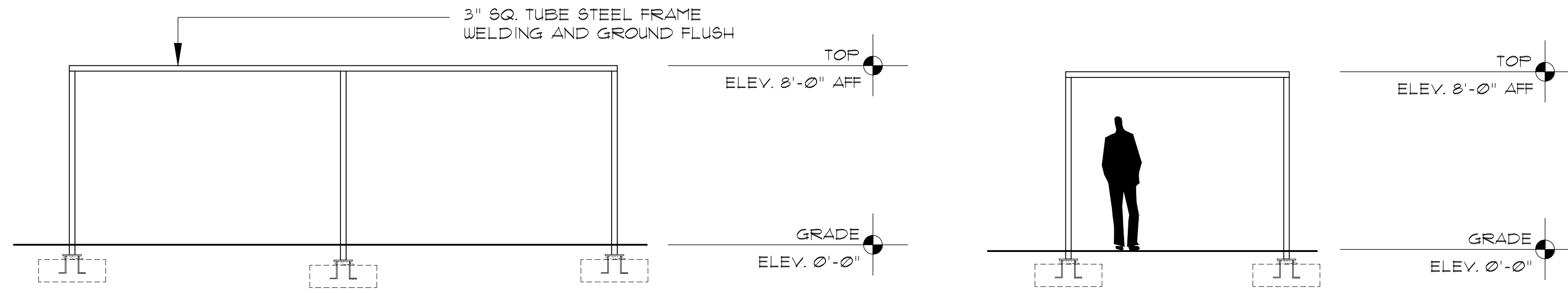
3 FRONT DOOR OPTIONS
SCALE: 3/8" = 1'-0"



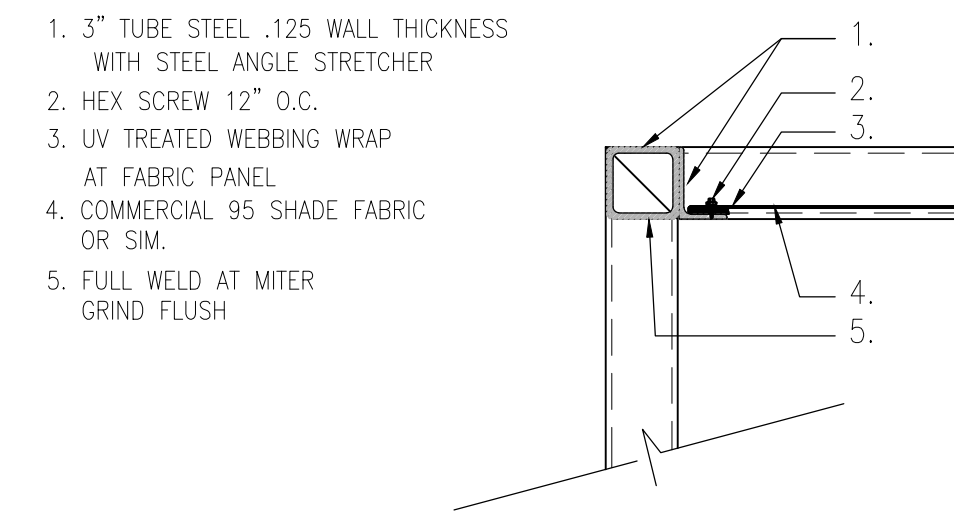
2 FRONT / EAST ELEVATION
SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

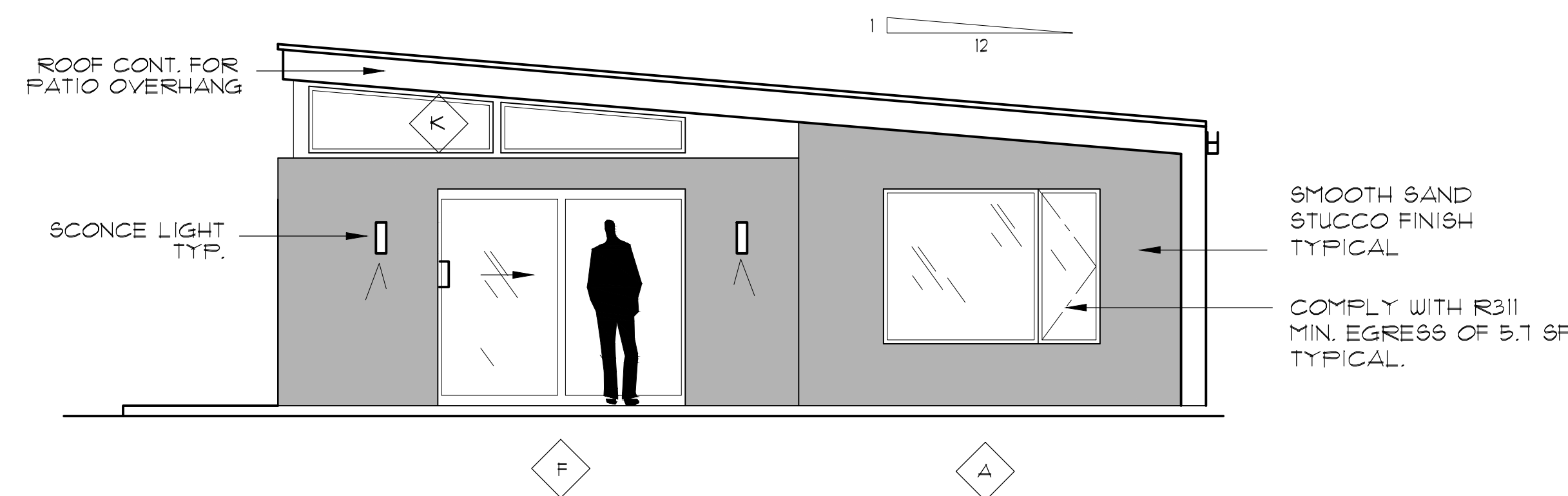


3 COVERED PARKING ELEVATIONS
SCALE: 1/4" = 1'-0"



3 COVERED PARKING DETAIL
SCALE: 1 1/2" = 1'-0"

1. 3" TUBE STEEL .125 WALL THICKNESS WITH STEEL ANGLE STRETCHER
2. HEX SCREW 12" O.C.
3. UV TREATED WEBBING WRAP AT FABRIC PANEL
4. COMMERCIAL 95 SHADE FABRIC OR SIM.
5. FULL WELD AT MITER GRIND FLUSH



3 REAR / WEST ELEVATION
SCALE: 1/4" = 1'-0"

ALL WINDOWS TO HAVE .35-.65 VTR TYPICAL HEAD HEIGHT OF 1'-0" TYPICAL, UNO

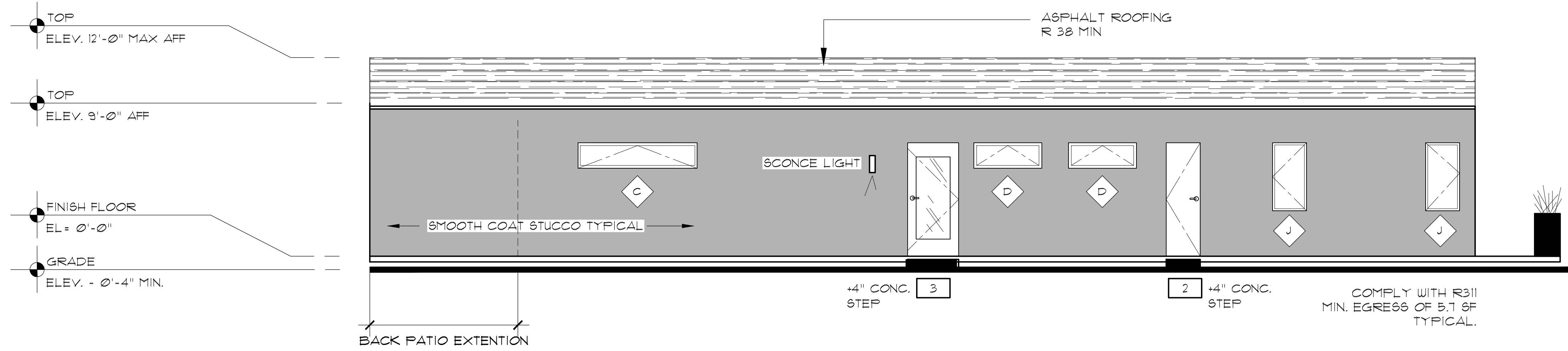
WINDOW & DOOR SCHEDULE

H.	W.	NOTE	FINISH
A.	60" X 84"	FIXED W/ CASEMENT	BLACK FIBERGLASS OR ALUM
B.	80" X 72"	S.G.D.	BLACK FIBERGLASS OR ALUM
C.	18" X 84"	AWNING	BLACK FIBERGLASS OR ALUM
D.	18" X 48"	AWNING	BLACK FIBERGLASS OR ALUM
E.	80" X 8"	FIXED	BLACK FIBERGLASS OR ALUM
F.	80" X 36"	S.G.D.	BLACK FIBERGLASS OR ALUM
G.	80" X 192"	MULTI SLIDE S.G.D.	BLACK FIBERGLASS OR ALUM
H.	24" X 192"	TRANSOM	BLACK FIBERGLASS OR ALUM
I.	NOT USED		
J.	24" X 48"	CASEMENT	BLACK FIBERGLASS OR ALUM
K.	MEASURE IN FIELD	CUSTOM CLEAR STORY/TRANSOM	
L.	NOT USED		
M.	NOT USED		

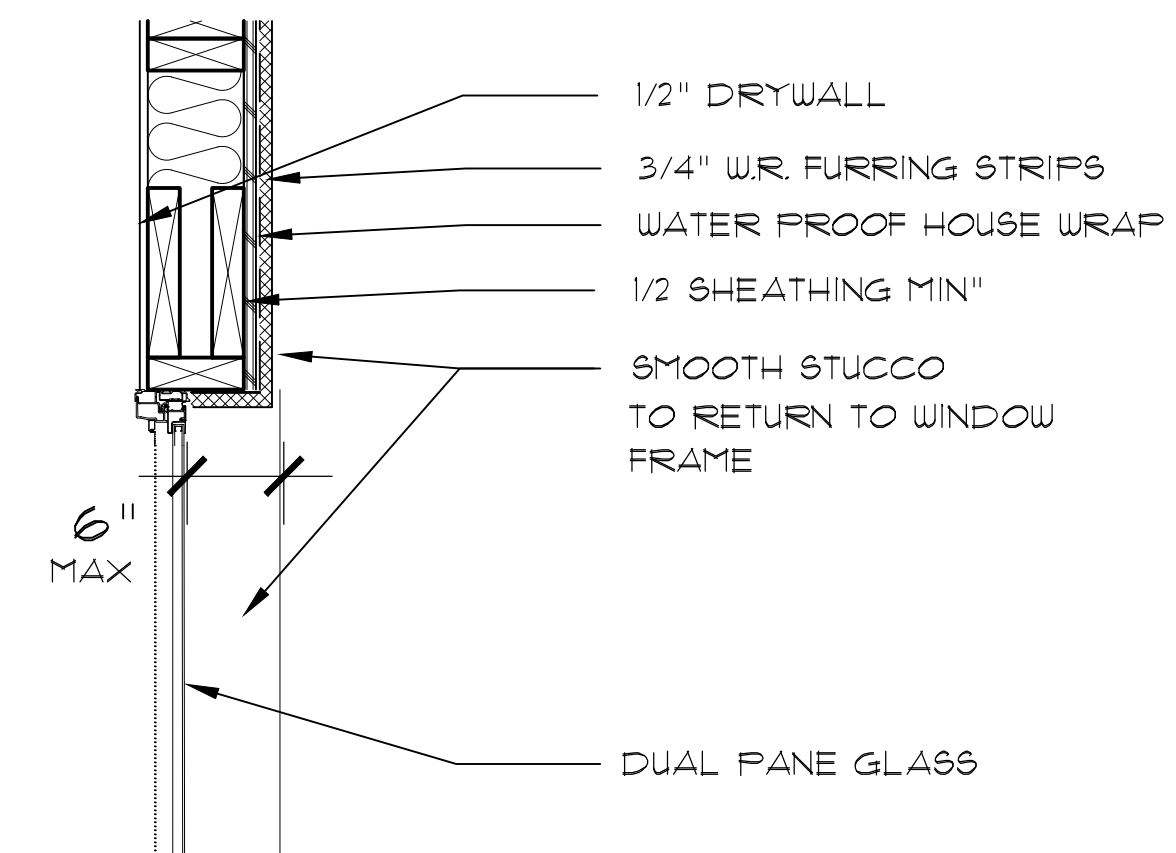
12th st.
2330 n. 12th street
phoenix az
apn : 117-27-175 c

issued for	rev	date

4
elevations



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



1 WINDOW DETAIL
SCALE: 1" = 1'-0"

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**2330 n. 12th street
apn: 117-27-175c
"lot in question"**



2318

height a.f.f.

15'-2" aff

setback to porch

26'-6"

setback to wall

35'-0"

ceiling plate

8'-0"

height of grade to f.f.

12"-16"



2338

height a.f.f.

11'-2" aff

setback to porch

20'-0"

setback to wall

25'-0"

ceiling plate

8'-0"

height of grade to f.f.

4"



2322

height a.f.f.

11'-2" aff

setback to porch

20'-0"

setback to wall

35'-4"

ceiling plate

8'-0"

height of grade to f.f.

16"-18"