

MEMO

TO: MICHELLE DODDS

FROM: JIM MCPHERSON

DATE: FEBRUARY 12, 2018

RE: FEBRUARY 12, 2018 HISTORIC PRESERVATION COMMISSION MEETING

As I won't be able to attend today's Historic Preservation Commission hearing, I'm passing along my opinions highlighted in red. Thank you.

1. Call to Order Sherry Rampy, Acting HP Commission Chair
2. Introduction of Commission Members and Staff HP Commission and Staff
3. 3. Review of minutes from the December 18, 2017 meeting (Action Requested: Approval of Minutes, HP Commission)
4. 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 16th Street and Portland Street, Action Requested: Approval of HP zoning, Kevin Weight, HP Staff **(POSITION: I SUPPORT)**
5. 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 **(POSITION: I SUPPORT MR. VIGIL'S APPEAL AND TAKE THE POSITION OF THE PHOENIX HISTORIC NEIGHBORHOODS COALITION)**
6. Certified Local Government Review of National Register Nomination for the Luke-Greenway American Legion Post No.1, 364 N. 7th Avenue. Action Requested: Recommendation on National Register Nomination to the State Historic Preservation Office, Michelle Dodds, HP Staff **(POSITION: I SUPPORT RECOMMENDATION FOR NOMINATION)**
7. Certified Local Government Review of National Register, Nomination for the Itule Produce Warehouses, 915-921 E. Madison Street, Action Requested: Recommendation on National Register Nomination to the State Historic Preservation Office, Liz Wilson, HP Staff **(POSITION: I SUPPORT RECOMMENDATION FOR NOMINATION)**
8. Certified Local Government Review of National Register, Nomination for the Abraham House, 6611 N. Central Avenue, Action Requested: Recommendation on National Register Nomination to the State Historic Preservation Office, Jodey Elsner, HP Staff **(POSITION: I SUPPORT RECOMMENDATION FOR NOMINATION)**

9. Update on the Mollie Neal House, 102 E. Willetta Street, Action Requested: Discussion item only. Andrew Slocum, Phillips Group **(POSITION: I SUPPORT FURTHER EFFORTS TO ALLOW ROBERT YOUNG TO REMOVE AND REPOSITION THE STRUCTURE ONTO HIS PROPERTY IN THE GARFIELD NEIGHBORHOOD)**
10. Historic Preservation Warehouse/Threatened Building Program Grant request for the Beth Hebrew Synagogue, 333 (331) E. Portland Street, Action Requested: Recommendation on Warehouse/Threatened Building Program Grant, Michael Levine, Applicant **(POSITION: I SUPPORT THE USE OF PROGRAM GRANT FUNDS)**
11. Update on properties subject to demolition review, Action Requested: Information Only, Michelle Dodds, HP Staff
12. Update from the Subcommittees (Action Requested: Discussion Only)
 - a. Financial and Other Incentives Subcommittee, Bill Scheel, Chair
 - b. Postwar Survey Subcommittee, Christina Noble, Chair
13. Advocacy and outreach update HP Commission
14. Staff updates and requests for information from staff
 - a. WPA Administration Building **(POSITION: I ENCOURAGE CONTINUED DISCUSSION WITH STATE OF ARIZONA ABOUT CONSERVATION EASEMENT TO ENABLE APPROPRIATION AND USE OF FUNDS TO BEGIN ROOF REPAIR; I SUPPORT STAKEHOLDER PARTICIPATION IN THE PROPOSED CHARRETTE IN EARLY MARCH 2018)**
 - b. 2018 Historic Preservation Conference (June 6-8) **(POSITION: I ENCOURAGE PEOPLE TO REGISTER FOR EARLY-BIRD REGISTRATION: AZPRESERVATION.COM)**
 - c. Amendment to 30-day demolition hold (City Council January 10)
 - d. National Preservation Month 2018 - Celebration of our 19th Century Properties (May 10) **(POSITION: I LOOK FORWARD TO ASSIST IN PLANNING AND COMMUNICATING ABOUT THIS EVENT)**
 - e. Recent Certificate of Appropriateness Appeals to City Council
15. Future agenda items HP Commission and Staff
16. Public Comment and Communication Public
17. Adjournment HP Commission

Grand Avenue Arts & Preservation

February 6, 2018

Beatrice Moore, Director
Grand Avenue Arts & Preservation
1025 Grand Avenue
Phoenix, AZ 85007

City of Phoenix
Planning and Development Dept.
Historic Preservation Office
200 W. Washington St., 3rd Floor
Phoenix, AZ 85003

Re: COA Appeal HPCA 1700451
Address: 2330 N. 12th Street; Phoenix, AZ
Historic District: Coronado

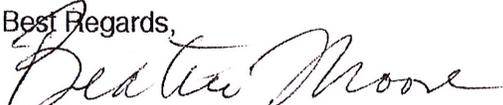
Chairman Horn, Vice Chair Rampy and Members of the Historic Preservation Commission:

This letter is to urge you to support the appeal filed by Artie Vigil and to deny this COA authorization. As an organization involved with preservation in the historic Oakland (University Park) Neighborhood and lower Grand Avenue for several years, we know how one project can create a domino affect and have far reaching consequences on the character of what is left of our historic neighborhoods.

Proposing a project of this type might make sense in a neighborhood that is not designated as historic and that already has a mix of modern and vintage structures. However with a neighborhood such as Coronado, where residents have worked hard to restore, maintain and honor the existing architecture of the area (so much so that it has become the biggest attraction to the neighborhood) this particular design is poorly situated and does not fit with the existing building stock - even in its variety of forms. The austere exterior, lack of street facing windows, no front porch, yard parking, and roofline do not fit with adjacent structures, or others in the area.

Property owners are aware of the existing character of a district when purchasing a lot for new construction and as such should either build something that more closely resembles the existing building stock, and that mimics the vintage qualities that actually add to the neighborhood character, or choose to build in an area where a project of this sort would be beneficial and welcome. There are plenty of other lots not situated in a historic district that would be suitable for this modern architecture.

Best Regards,


Beatrice Moore, Director

1025 Grand Avenue

Phoenix, AZ

85007

Kevin Weight

From: Me <teve266@aol.com>
Sent: Monday, February 12, 2018 4:13 PM
To: Kevin Weight
Subject: Proposed new build in Coronado 2330 N 12th St

Hi Kevin,

As a resident and homeowner in FQ Story I am strongly opposed to this type of residential development being approved in one of our historic neighborhoods. I think that in order to preserve the historic charm and to preserve the existing architecture this type of modern build should not be allowed. I fear that this would set a dangerous precedent that could easily get out of control and erode the preservation of our historic communities.

Please include this email in the official record regarding this matter as I am unable to attend the meeting.

Steve Mott

1313 W Willetta St

Phoenix, Arizona 85007

Sent from my iPhone

Kevin Weight

From: Jennifer Pauly <jagaliscious@gmail.com>
Sent: Friday, February 09, 2018 1:20 PM
To: Historic; Kevin Weight
Subject: RE: COA Appeal HPCA 1700451
Attachments: 27153226_10155350383305017_1883313519_n.jpg; 27399998_10155350383290017_50638534_n.jpg

City of Phoenix
Planning & Development Department
Historic Preservation Office
200 W Washington St., 3rd Floor
Phoenix, Arizona 85003

Phoenix Historic Preservation Commission
HP Dept. Planner: Kevin Weight

RE: COA Appeal HPCA 1700451
Address: 2330 N. 12th St., Phoenix, AZ
Historic District: Coronado

Appeal Hearing Date: February 12, 2018

Attention: Chairman Horn, Vice Chair Rampy, and Members of the Historic Preservation Commission

Dear Sirs and Madams;

During the January meeting of the Phoenix Historic Neighborhoods Coalition, I disagreed with the approval of a Certificate of Appropriateness for an in-fill project at 2330 N. 12th St.

An Appeal was filed with the City Historic Preservation Commission. The Hearing date is scheduled for February 12th. The meeting begins at 4:30pm in the City Council Chambers.

I am requesting that you review the attached artist rendering, floor plan and plot plan to learn more about the proposed construction of this single-family residential building. The attached City Historic Preservation Department Staff Report, written by Planner Kevin Weight, will provide property background, proposed work, findings and stipulations.

As a resident, I think that development of structures that are drastically atypical of the neighborhood's style undermine the charm and character of the Coronado Historic District neighborhood. I moved to Coronado specifically to live in a historic bungalow home and to be surrounded by similar homes. I moved to Coronado to escape cookie-cutter style stucco homes, mid-century modern ranches, and ultra-modern homes. When homes like this are approved here in this neighborhood, I have to ask "why here?" when there are so many

other locations around the Phoenix area where these homes are easily built every day without distracting from the original architectural style of the surrounding neighborhood.

As the years have passed, real estate investors have chosen to raze the historic homes in the area rather than repair and refurbish. This would be fine if not for the drastically modern and out-of-place dwellings that usually replace run-down homes. I would rather they build obviously new cottages so as to be able to tell they are not historic, but at least in a similar style to match the character of the neighborhood. It seems that designing such cottage-style homes with front porches is not architecturally interesting to many of these firms; they are more interested in leaving their "artistic calling-card" in our neighborhood rather than preserving the historic character of our neighborhood.

The blueprint for this particular property may be a point-of-pride for the architectural firms designing such projects, but the construction location could not be more inappropriate for the following reasons:

Coronado Historic District was developed from 1920 to 1940 as a "Front Porch" oriented neighborhood, consisting of Spanish Revival and Ranch-style bungalows. Construction characteristics included multi-paned double-hung wood and metal casement windows, dormers, gables, flat-roofs with parapets as well as side-yard carports or backyard parking via alley entrances.

The proposed building has none of the above listed features as prescribed by the City Planning Commission guidelines for "new construction on vacant land within a historic district" state: "... the design of new construction should be compatible with and respectful of its historic setting. " (HP/DOC/00035, p. 13)." This guideline was agreed to the Commission and dated 2/26/1996.

The proposed project:

- 1) has the current trend-setting, all-black, austere exterior appearance;
- 2) lacks any street facing windows;
- 3) has no front porch;
- 4) roofline does not harmonize with any other architectural style in the HP District;
- 5) excessive height clerestory windows are side-facing; and
- 6) parking is located in the front yard.

For the above reasons, I urge you to support the Appeal filed by Artie Vigil in this matter and deny the COA authorization.

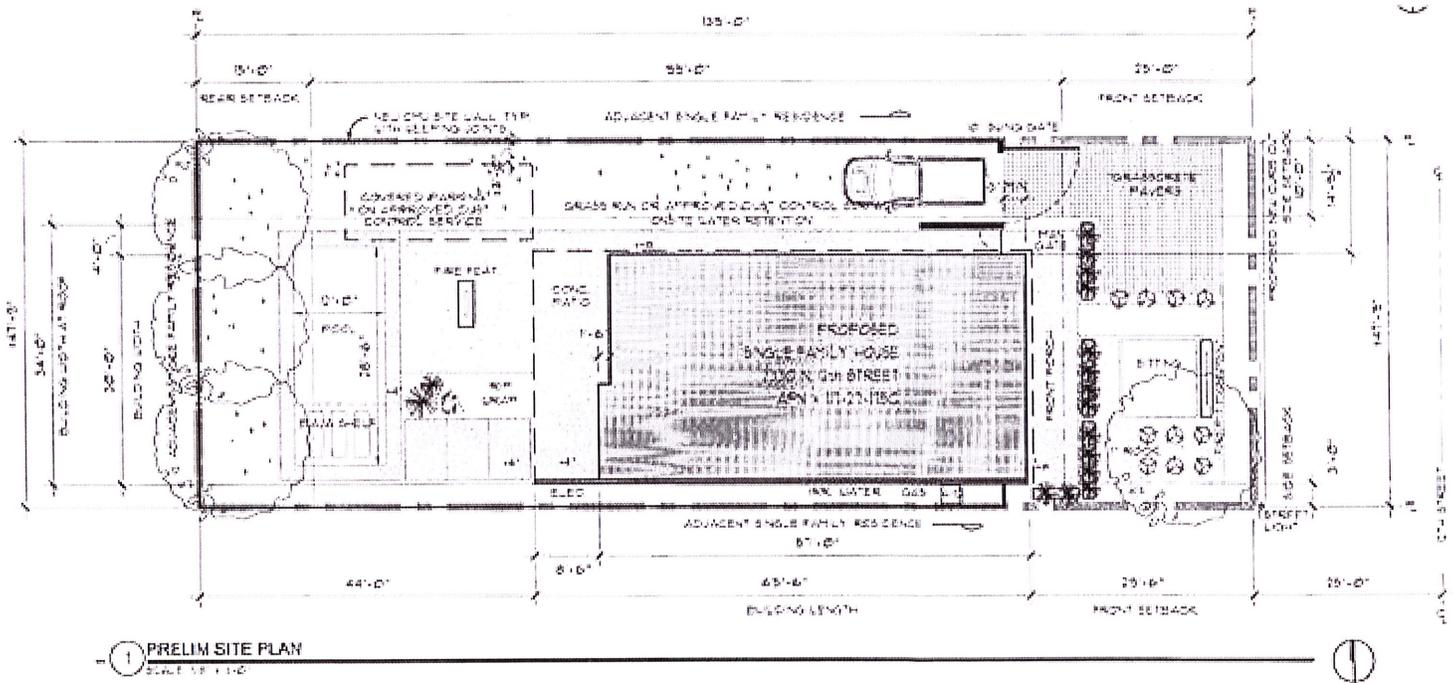
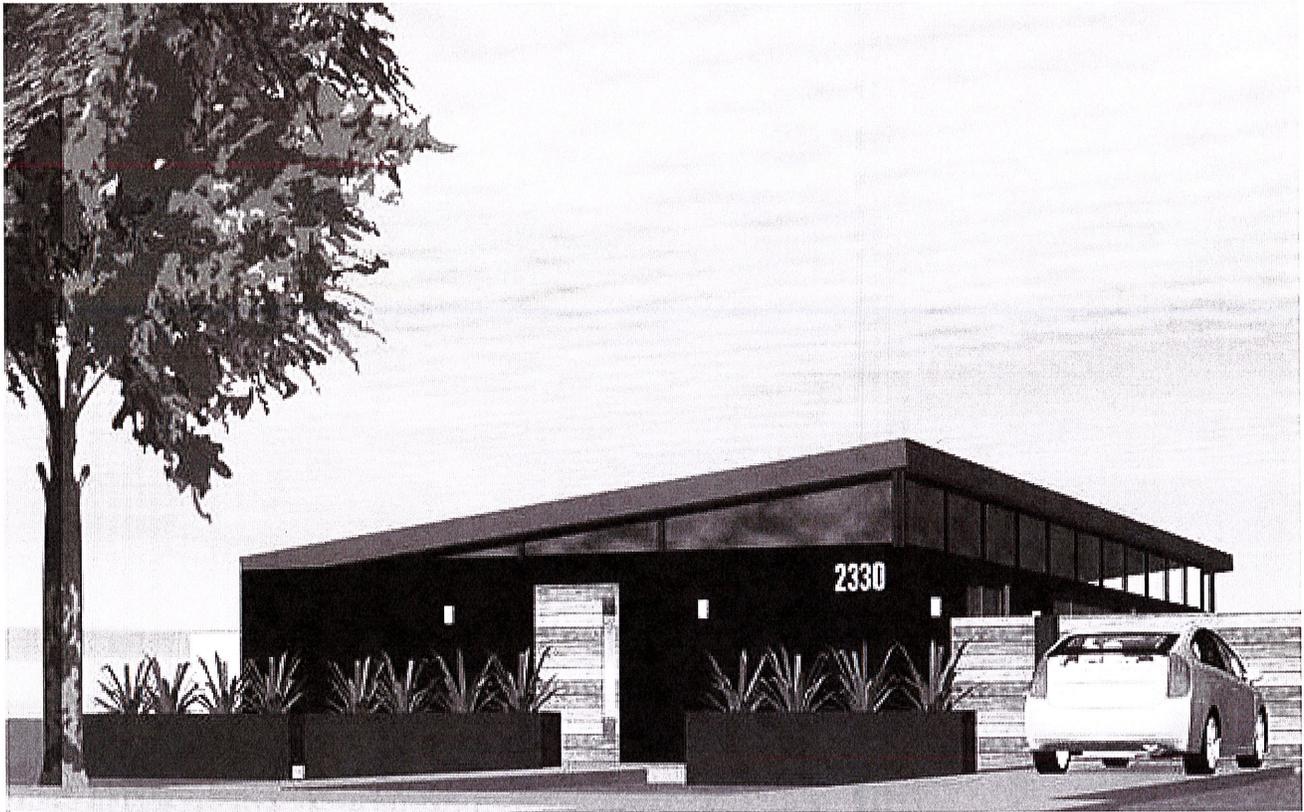
Thank you,

/s/Jennifer Pauly

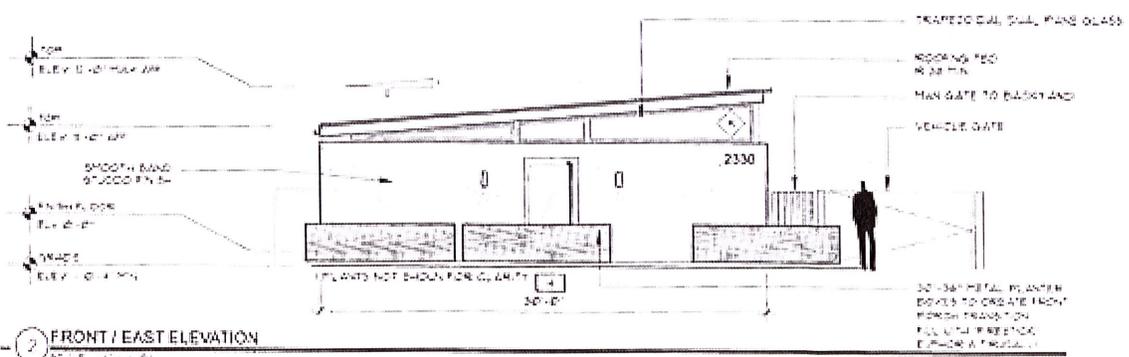
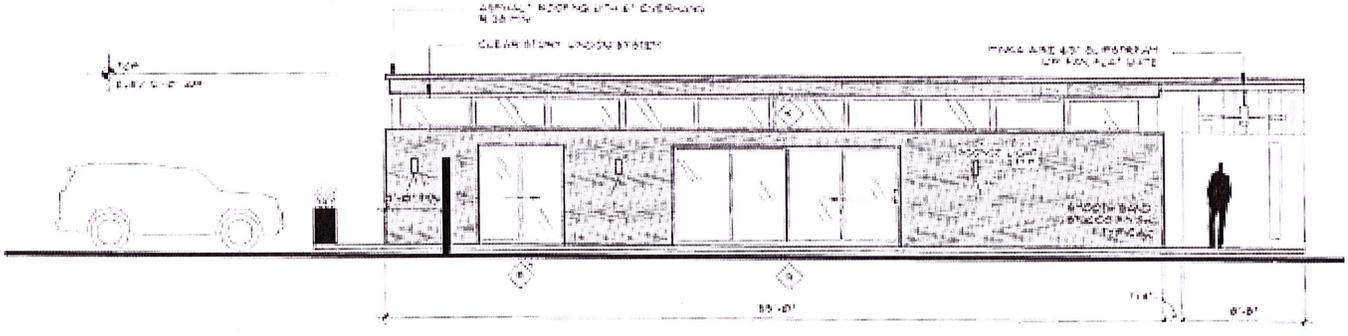
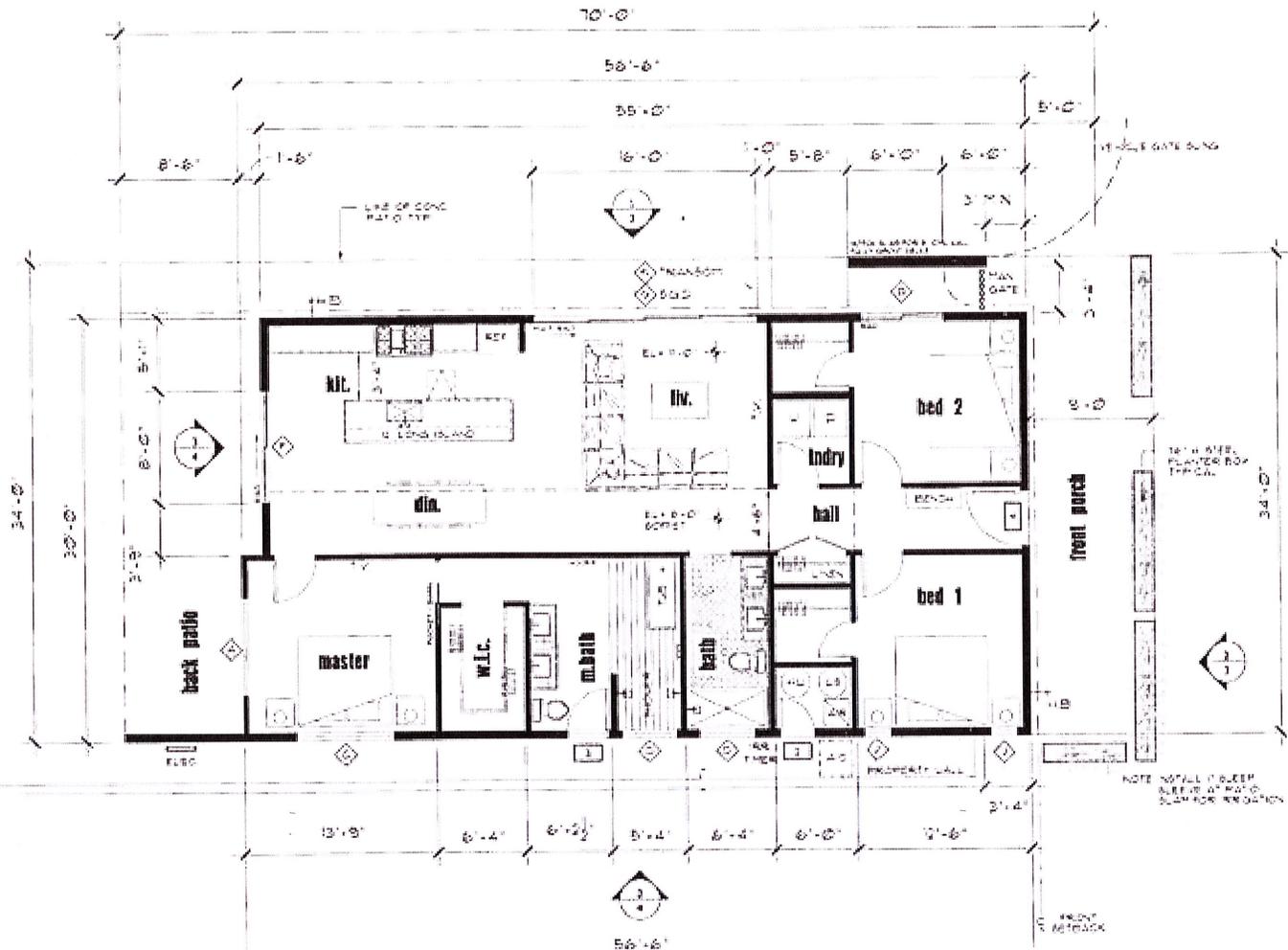
Jennifer Pauly
Coronado Historic District Resident

2229 North 11th Street
Phoenix, AZ 85006

2330 N 12th street



2330 N 12th street



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Phoenix Historic Preservation Commission
HP Dept. Planner: Kevin Weight

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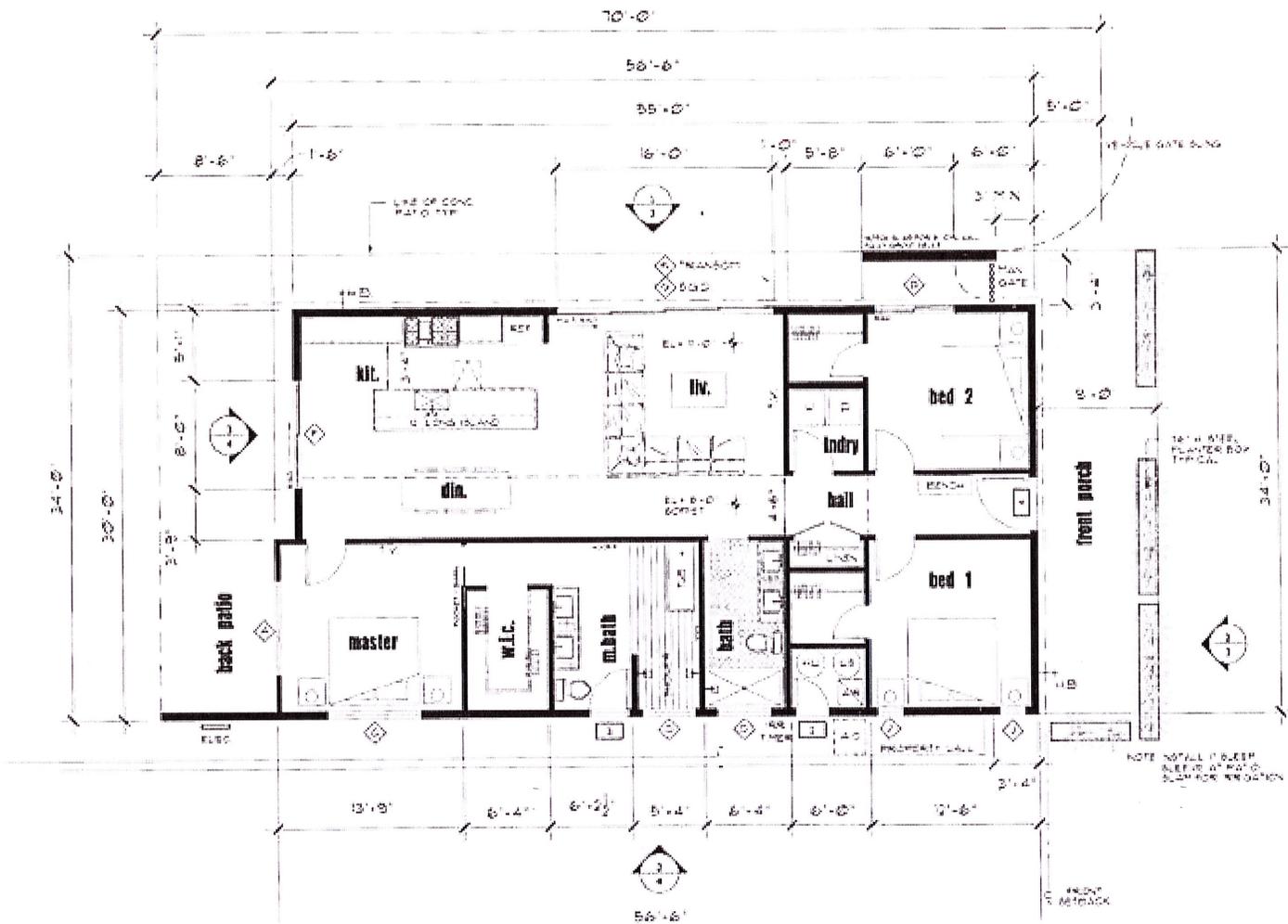
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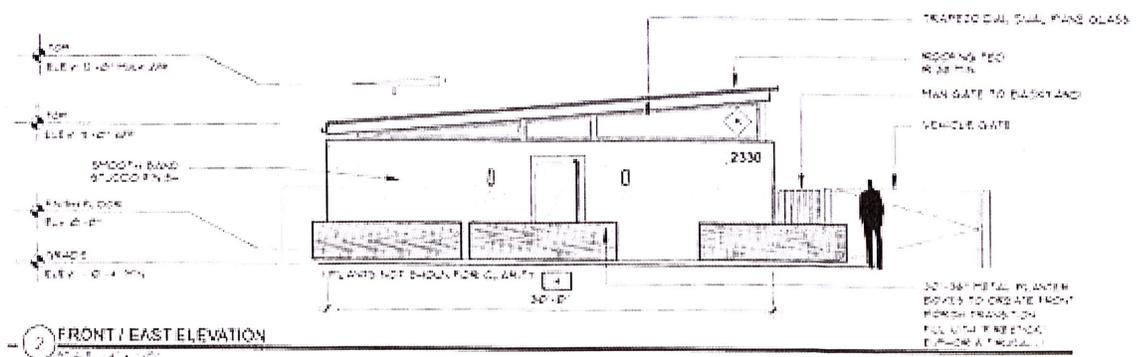
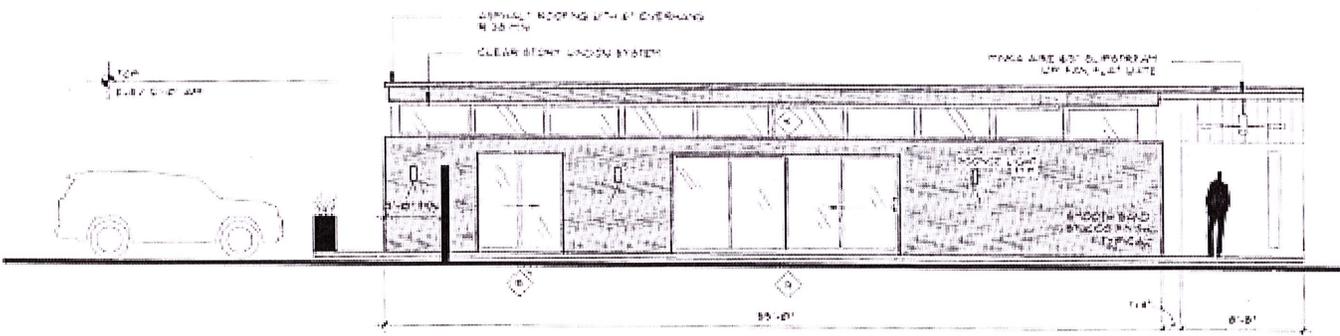
Jennifer Pauly
Coronado Historic District Resident

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Phoenix, AZ 85006

2330 N 12th street



NOTE: TOTAL 11 SLEEP
NEEDS AT LEAST
SLOTTED FOR PROTECTION



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