

## ATTACHMENT A



### STAFF REPORT

To: City of Phoenix Historic Preservation Commission

From: Helana Ruter, Acting Historic Preservation Officer

Subject: Appeal of Hearing Officer's Decision – Application No. HPCA 2100572  
89 West Lewis Avenue, Willo Historic District

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This is a report to request the Historic Preservation Commission uphold the decision of the Historic Preservation Hearing Officer to deny the Certificate of Appropriateness Application No. HPCA 2100572 as submitted. The application is to allow the demolition of an existing porch over the front door and construction of a new 146 sf porch along the front façade (after-the-fact).

#### **Background**

The Hearing Officer's March 29, 2022, decision was appealed by the owner/applicant Netanel Harat on April 1, 2022. Staff's findings and recommendations are discussed in the attached staff report. The Hearing Officer denied the application as filed but approved the removal of the unpermitted 146 sf porch and reconstruction of the original 16 sf front porch.

#### **Recommendation**

Staff recommends upholding the hearing officer's decision to deny the application as submitted but approve the demolition of the unpermitted 146 sf porch and reconstruction of the original 16 sf front porch.

Attachments: Appeal Form (1 page)  
Staff Report (8 pages)  
Hearing Plans (5 pages)



# City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT  
HISTORIC PRESERVATION OFFICE



RECEIVED  
4/1/2022 CCAR

## Appeal of Hearing Officer's Decision to the HP Commission

The **HISTORIC PRESERVATION (HP) HEARING OFFICER** agenda for 03/29/22 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 04/04/22.

Any member of the public may, within five calendar 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 04/04/22.

### IMPORTANT

The Hearing Officer, Historic Preservation Commission and City Council all act in a quasi-judicial manner for Certificate of Appropriateness hearings. **There is to be no ex parte communication with any of these entities to include phone calls, e-mails, text messages or meetings.** Supplemental materials may be submitted through the Historic Preservation Office to be included in the packet provided to the hearing body. Check with staff on any deadlines for submission of supplemental materials. Materials provided at the hearing should include copies for the hearing body, staff, applicant, and appellant.

### APPEAL FORM

I hereby request that the HP Commission hold a public hearing regarding application number ☒ HPCA ☐ HPDA  
2100572 for the property at 89 W Lewis Avenue  
which was designated ☒ as a part of the Willo  
Historic District / ☐ individually as \_\_\_\_\_.

***I am aware that the entire application will be up for review and that the City Council may uphold, reverse, or modify the decision of the HPC.***

☐ Opposition ☒ Applicant

Name (please print) NETANEL HARAT

Street Address: 89 W LEWIS AVE

City & State PHOENIX AZ ZIP Code 85003

Telephone 480-250-9049 E-mail: netanelharat@gmail.com

Signature Netanel Harat Date 4-1-2022

Reason for appeal (attach additional documentation if appropriate): I was advised by hearing officer to appeal. I strongly disagree that a 4x4 piece of wood over bridge main entrance door is a defining character of the house. I truly believe that what I created adds a lot more appeal and still mimics the neighboring houses.

### FOR STAFF USE ONLY

This decision was appealed from the 03/29/22 hearing to the 4/18/2022 Historic Preservation Commission meeting.

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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.

## PHOENIX HISTORIC PRESERVATION OFFICER

**Staff Report**  
**Certificate of Appropriateness**  
**89 West Lewis Avenue – Willo Historic District**  
**Case No. HPCA 2100572**  
**Hearing Date: March 29, 2022**

### **Background**

This is a Certificate of Appropriateness application to allow the demolition of an existing porch over the front door and construction of a new 146 sf porch along the front façade (after-the-fact). The application has been filed by the property owner Netanel Harat. The property is zoned R1-6 HP (Single-family Residential with the Historic Preservation overlay) and is located within the Willo Historic District.

### **Previous Applications**

The following applications have been reviewed by the HP Office since the property received historic designation in 1990:

Application No.	Application Type	Scope of Work	Date Approved
HPCO 1500006	Certificate of No Effect	Gas meter relocation	Jan 09, 2015

### **Property Description**

The subject property consists of a residential lot measuring 50' in width and 130' in length with a 1078 square foot (sf) single-family dwelling which is classified as a contributor to the historic district. In December of 2021 there was a report of a front porch being constructed at the property without a permit. The dwelling historically had a 16-sf shed roofed overhang, supported by a brace, which created a covered entry over the front door. This porch was demolished in conjunction with the construction of the unpermitted porch. Please refer to the attached Historic Property Inventory Form, aerial and photos for more information.

### **Proposed Work**

The scope of work consists of the demolition of the original 16-sf front porch, construction of an 84" x 250," shed roofed porch extending across the length of the inset ell of the front façade and projecting 4' beyond the front gable portion of the front façade. The 146-sf wood framed porch is supported by two 5.5" x 5.5" wooden posts and is covered in composite shingle to match the dwelling. The porch is wired with electricity and incorporates lights in the ceiling as well as spaces for light fixtures on the street-facing sides of the posts.

### **Findings**

The city of Phoenix General Design Guidelines for Historic Properties discourage additions or changes to primary facades as well as making changes to character-defining features. While it is recognized that there are adjacent properties with porches that match the style of porch constructed without a permit at the subject property, those were original features of the homes. In the case of the subject property, the dwelling was designed with the small, covered entry, a character defining feature of early/transitional Ranch style houses.

**Recommendation**

Based on the findings above, staff recommends the unpermitted porch be demolished and the original 16-sf porch be reconstructed.



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Helana Ruter  
Planner

Attachments: Historic Property Inventory Form (2 pages), aerial photo and photos (3 pages)

"HISTORICAL BUILDING FORM"

SHPO INVENTORY NO. \_\_\_\_\_

ARIZONA STATE HISTORIC PROPERTY INVENTORY

SURVEY AREA NAME:

WILLO-Alvarado

HISTORIC NAME:

ADDRESS: 89 W. Lewis

CITY/TOWN: Phoenix, Arizona

TAX PARCEL NUMBER:

OWNER:

OWNER ADDRESS:

HISTORIC USE: Residential

PRESENT USE: Residential

BUILDING TYPE: House

STYLE: Monterey

CONSTRUCTION DATE:

1931-1941

ARCHITECT:

BUILDER:

INTEGRITY: Unaltered

CONDITION: Fair

DESCRIPTION

STORIES: 1

DIMENSIONS: (L) (W)

STRUCTURAL MATERIAL:

Brick

FOUNDATION MATERIAL:

Concrete

WALL SHEATHING: Brick

APPLIED ORNAMENT:

INVENTORY NUMBER: 668

USGS QUAD: Phoenix

T\_\_ R\_\_ S\_\_ / \_\_ 1/4 OF THE \_\_ 1/4

UTM: n/a

DESCRIPTION: (cont'd)

ROOF TYPE: Gable, Low Pitched

ROOF SHEATHING: Asphalt Shingle

EAVES TREATMENT: Exposed Rafters

WINDOWS: STL-CMT 4/LF

WINDOWS:

ENTRY: Central

Wood batten

PORCHES: Canopy

Shed

STOREFRONTS:

NOTABLE INTERIOR:

OUTBUILDINGS: Garage

Similar Style, Contributing

ALTERATIONS:

PHOTOGRAPH:

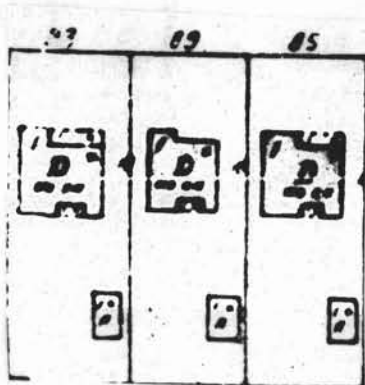
PHOTOGRAPHER: Mike Hamberg

DATE: January, 1989

VIEW: South

NEGATIVE NUMBER: WA- 20-34

ADDITIONAL ALTERATIONS:



## ADDITIONAL DESCRIPTION/ANALYSIS (annotated form):

This property does retain sufficient integrity of design to convey its historical identity.

## EXPLANATION:

## SIGNIFICANCE: COMMUNITY PLANNING AND DEVELOPMENT

## CONTEXT:

Trends and patterns of Residential Subdivision Development in Phoenix, 1920 to 1940.

SEE PAGE            OF REPORT

## RELATIONSHIP:

Illustrates infill development of the small home tract in Bennett's Subdivision in response to the New Deal era building boom of the late 1930's.

## SIGNIFICANCE: POLITICS/GOVERNMENT

## CONTEXT:

The influence of national, state, and local planning and housing policy on residential development in Phoenix, 1920 to 1940.

SEE PAGE            OF REPORT

## RELATIONSHIP:

Represents influence of FHA insured mortgage program on house design and building technology of late 1930's.

## SIGNIFICANCE: ARCHITECTURE

## CONTEXT:

The evolution of residential architectural styles and building technology in Phoenix, 1920 to 1940.

SEE PAGE            OF REPORT

## RELATIONSHIP:

Typical of speculative builders interpretation of Monterey style popular in the late 1930's. Simple cross gabled roof typical for style.

## ASSOCIATED WITH SIGNIFICANT PERSON(S):

CONTEXT: residential street

## BIBLIOGRAPHY/SOURCES:

## LISTING IN OTHER SURVEYS:

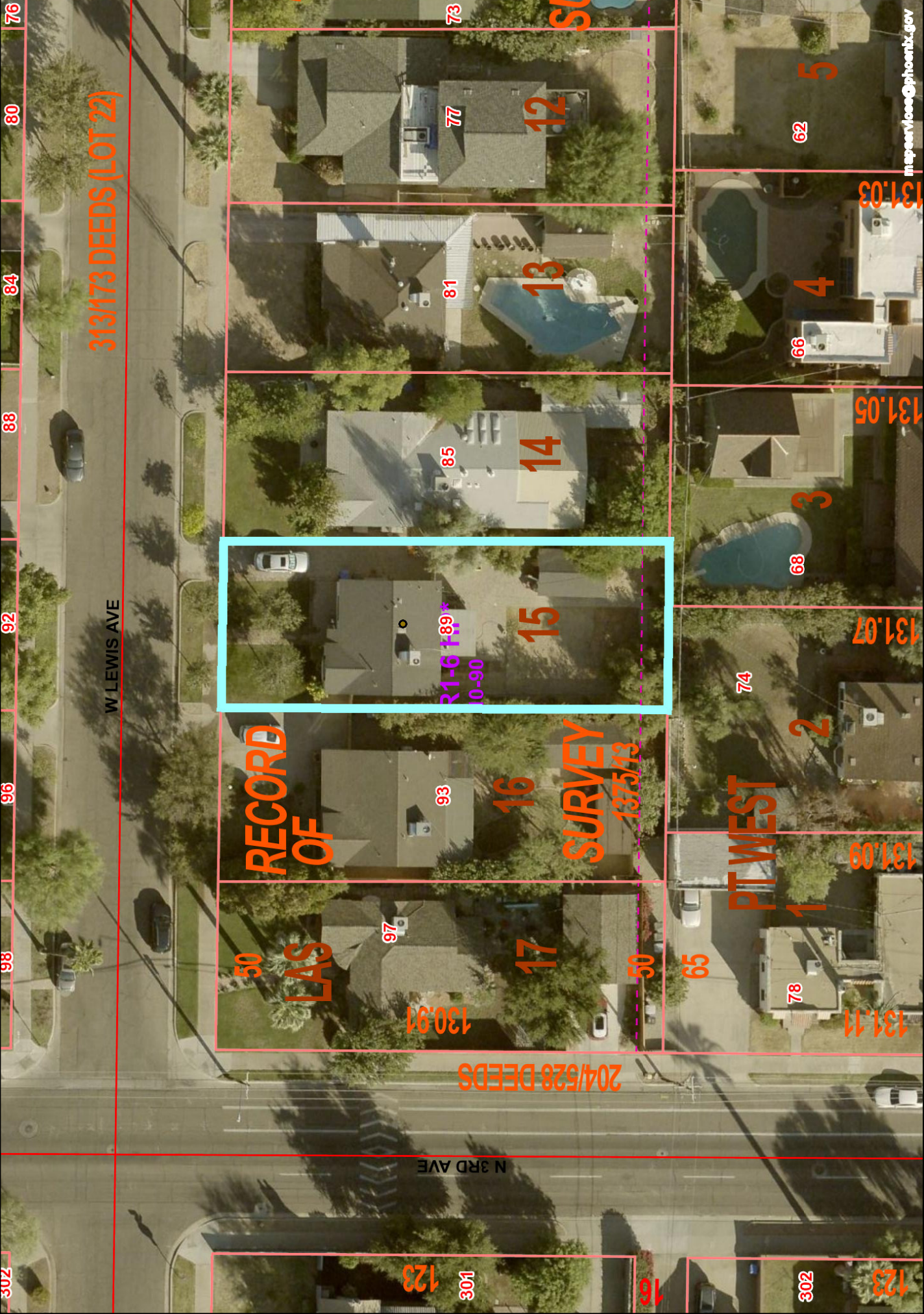
## NATIONAL REGISTER STATUS:

RECOMENDATIONS THIS SURVEY: eligible in historic district, contributing

## COMMENTS:



Planning and Development







Google street view photo of original covered entry facing southwest (February 2020)



View of front (northern) façade with unpermitted porch, facing south





View of porch/front façade, facing southeast



View of porch/front façade, facing southeast





Porch roof and wired post

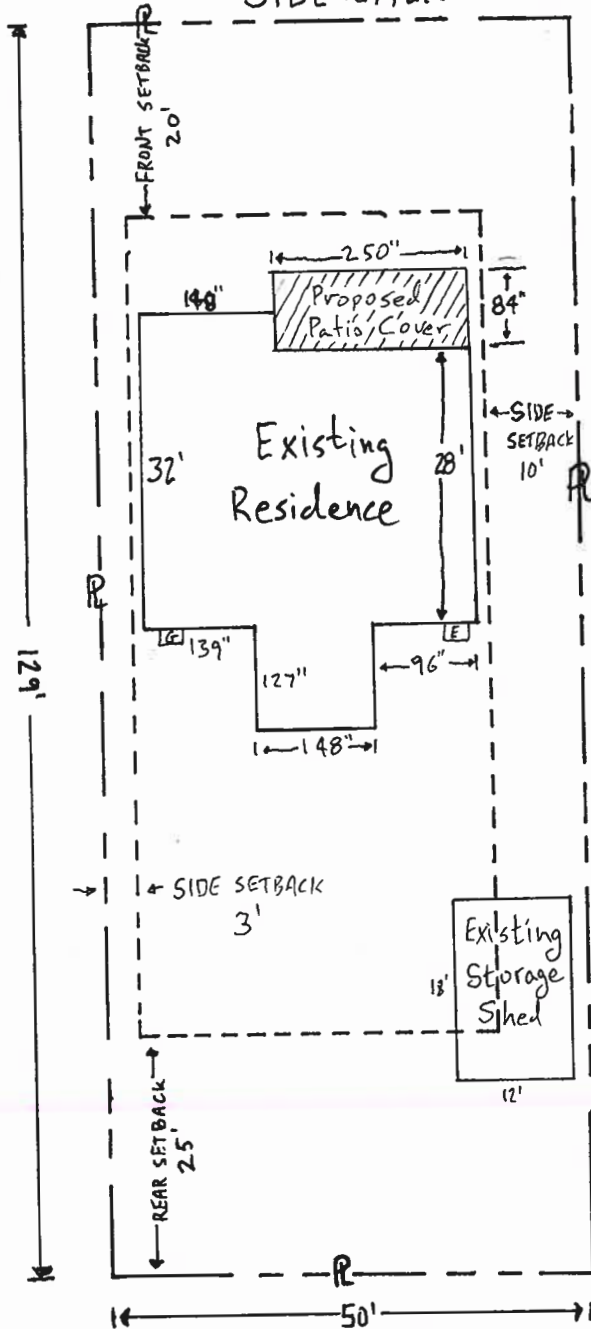


Original line of front entry cover

LEWIS AVE

[W]

SIDEWALK



# PROJECT DATA

Address: 89 W LEWIS AVE

Zoning: R1-6

Lot Area (sq ft): 6473

## AREA

First Floor Livable (sq ft) 1078

Detached Structure 216

Total (sq ft) 1294

## LOT COVERAGE (%)

Proposed 22.2% @ 1440 sq.ft

Allowed 40%

Proposed Add 146 sqft

Total with Add 1440 sqft

## LEGEND

- P Property line
- C Center line
- [G] Gas Meter
- [E] Electric Meter
- [W] Water Meter

Scale 1"=20'



SITE PLAN 89 W LEWIS AVE

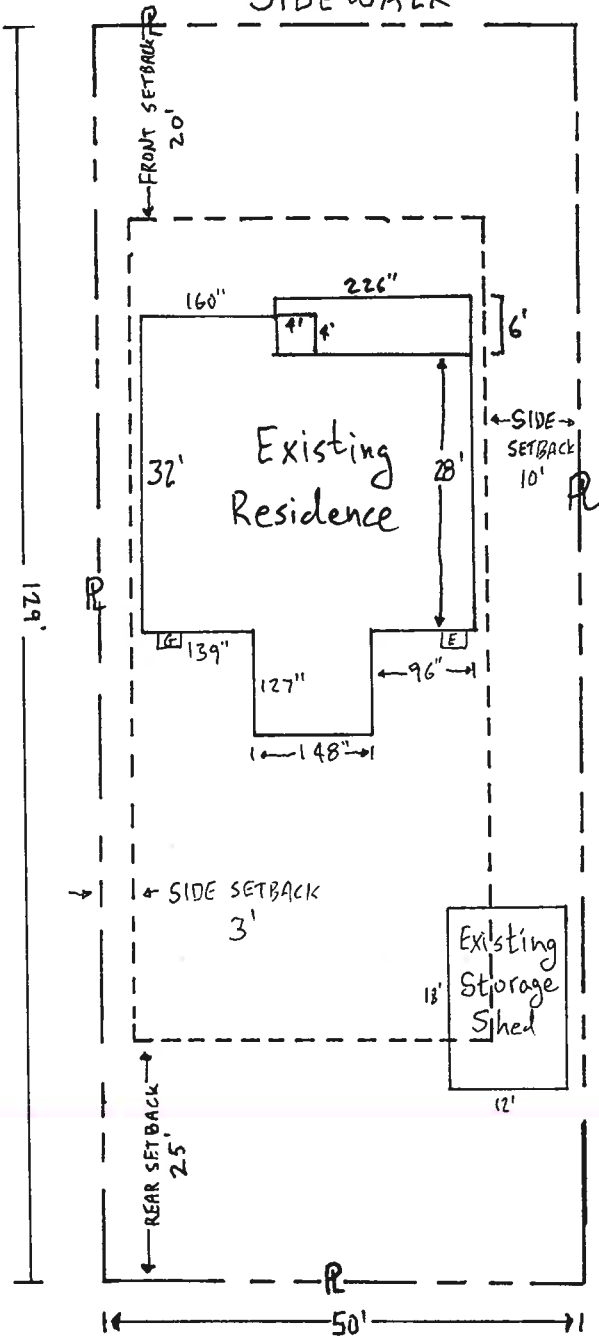
NETANEL HARAT  
480-250-9049



LEWIS AVE

W

SIDEWALK



PROJECT DATA

Address: 89 W LEWIS AVE

Zoning: R1-6

Lot Area (sq ft): 6473

AREA

First Floor Livable (sq ft)  $1078 + 16 = 1094$

Detached Structure 216

Total (sq ft) 1310

LEGEND

- P Property line
- Q center line
- G Gas Meter
- E Electric Meter
- W Water Meter

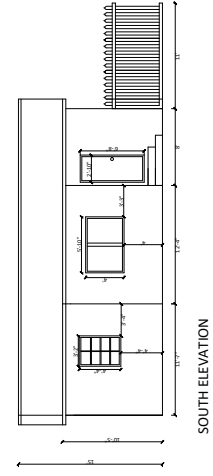
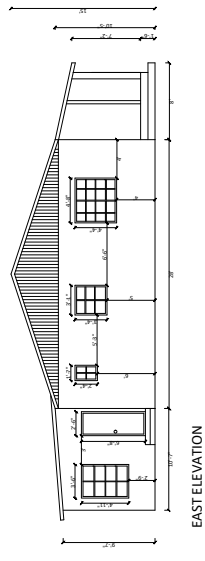
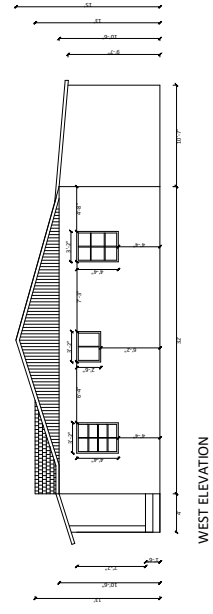
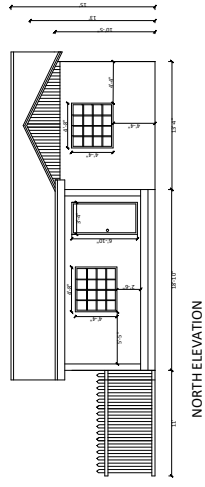
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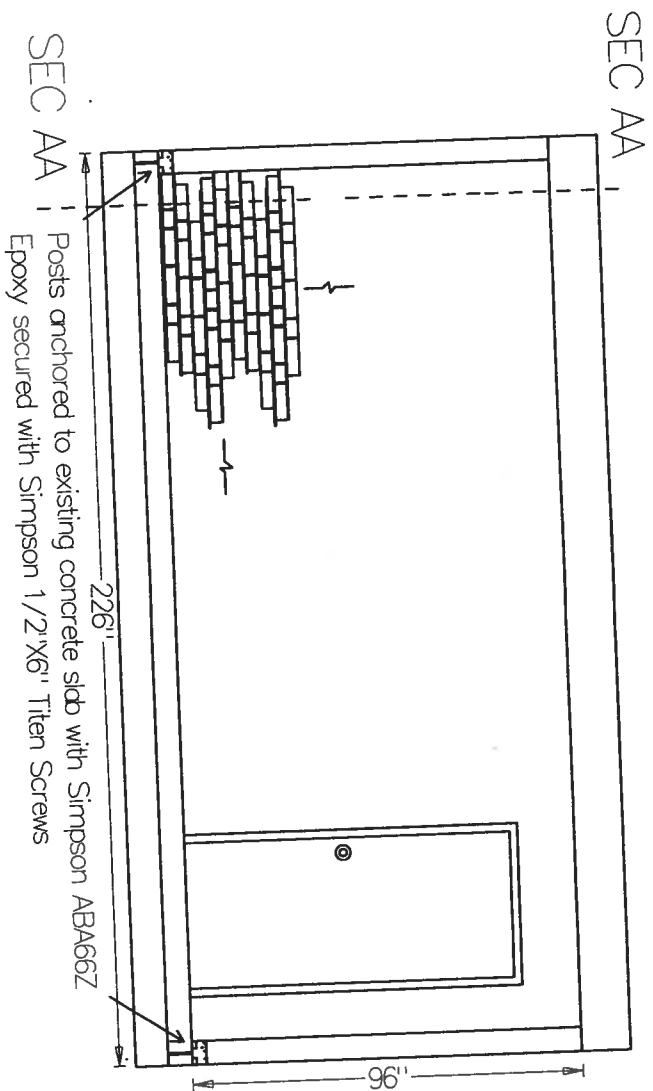


SITE PLAN 89 W LEWIS AVE

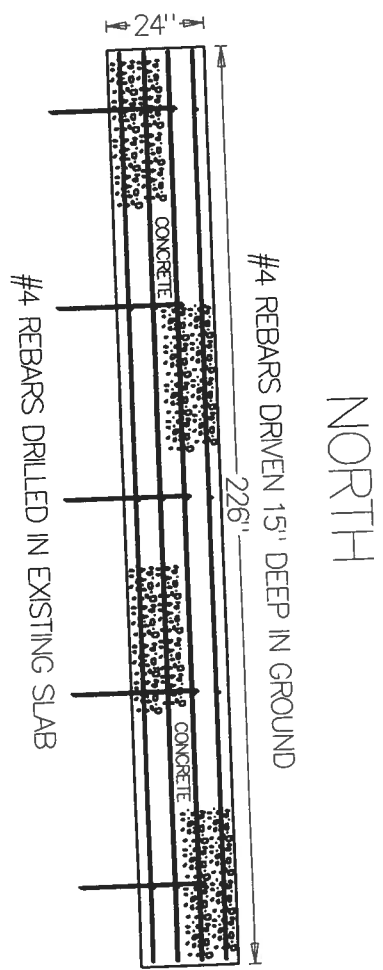
NETANEL HARAT  
480-250-9049

Demo Plan

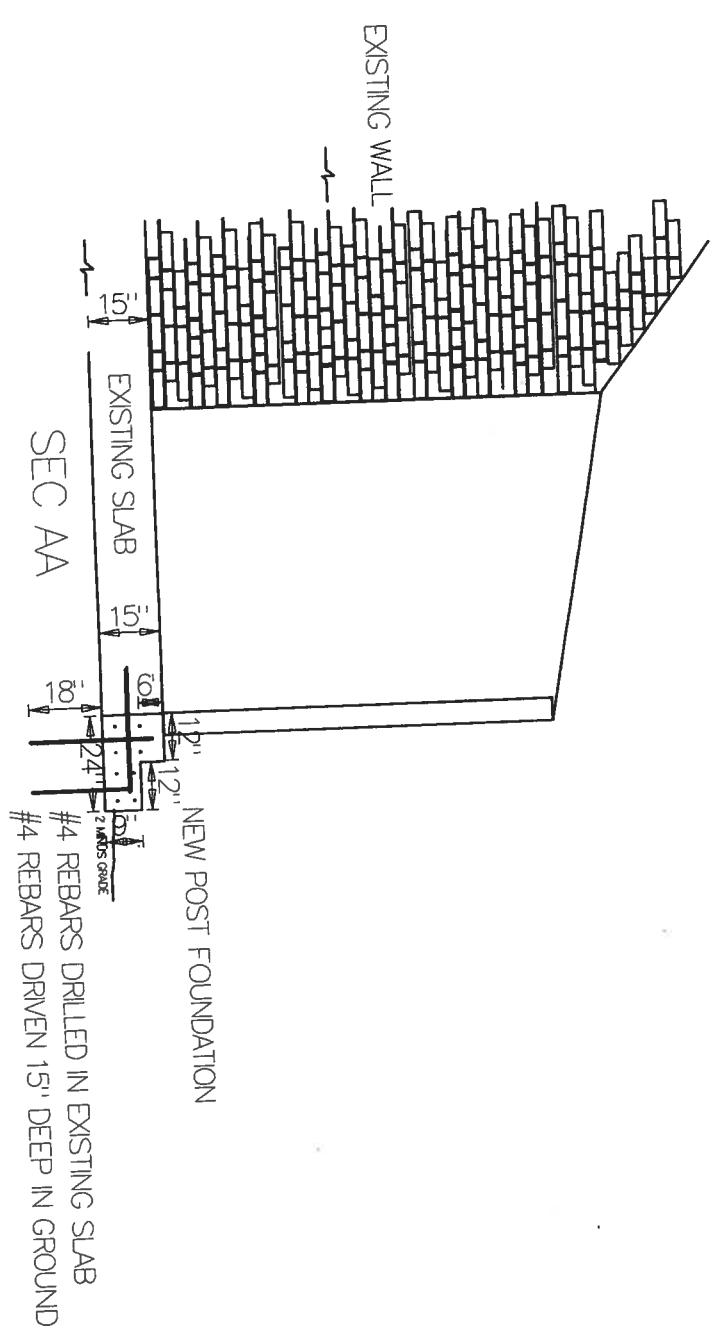




NORTH SIDE VIEW



PLAN VIEW



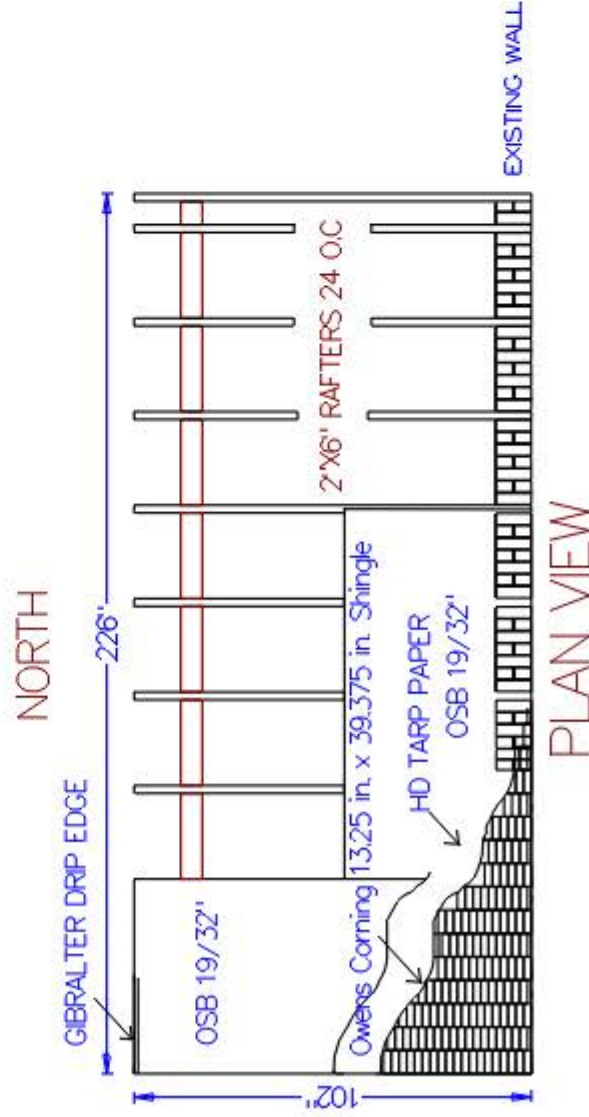
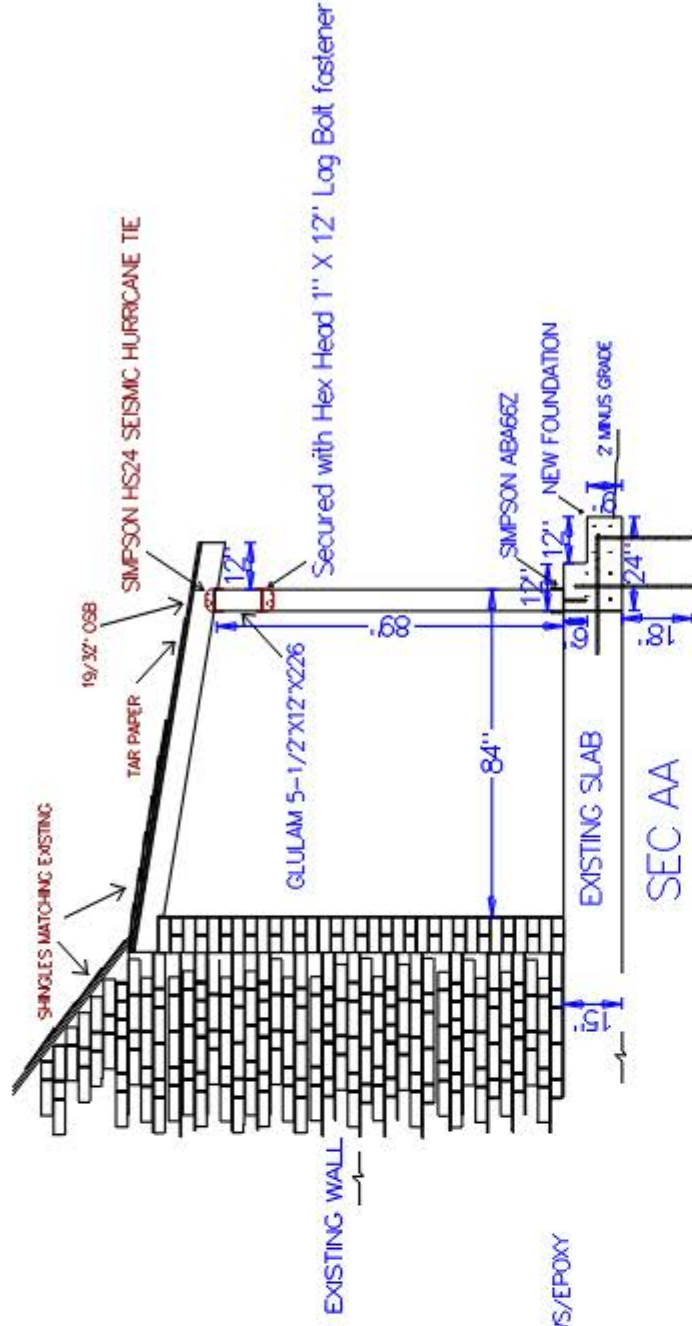
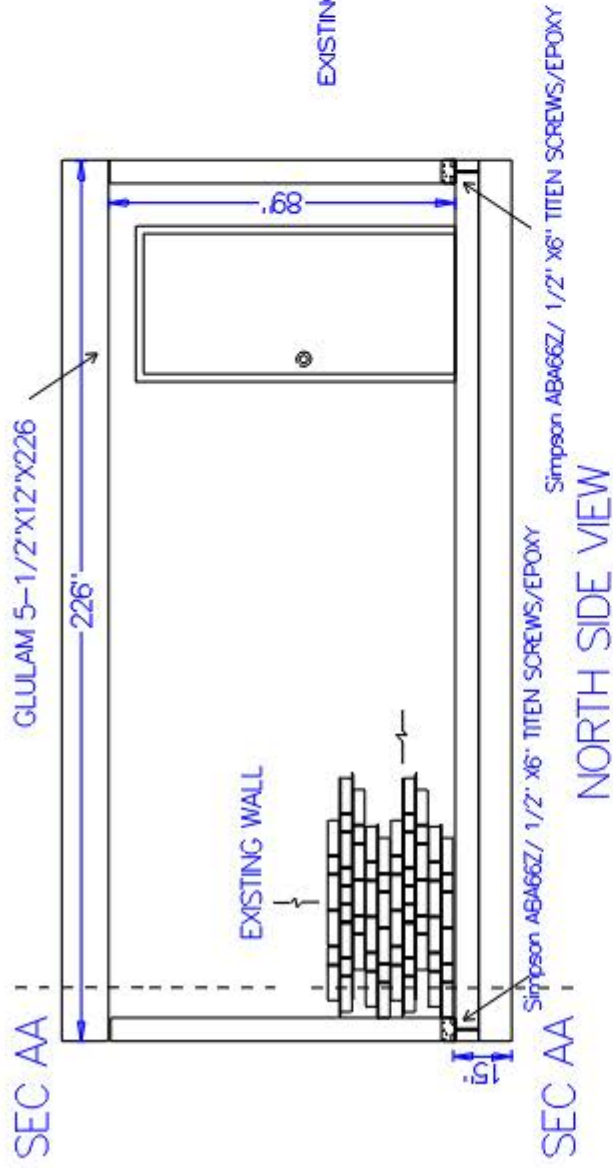
FOUNDATION PLAN

SCALE 1/4"=12'

89 W LEWIS AVE FOUNDATION PLAN

Netanel Harat Tel: 480.250.9049





SCALE 1/4"=12'

FRAMING PLAN