

2018 February 9

Historic Preservation Commission
City of Phoenix Planning & Development Dept
200 W. Washington St.
Phoenix, AZ 85003



RE: Support of appeal to HPCA 1700451

Dear Members of the Historic Preservation Commission:

The Urban Phoenix Project represents those within the light rail corridor who strive for a Central Phoenix in which walking, biking, and public transit are as convenient and comfortable as driving. Achieving this requires a commitment to the best practices in urban design from both developers and the City.

We support the appeal of the Certificate of Appropriateness granted by the Historic Preservation Hearing Officer. We base our position on the project's lack of active design toward the street. The lack of a covered porch or functional windows facing 12th Street creates a blank wall, essentially turning the home's back to an otherwise activated street. This lack of active street frontage removes vital eyes-on-the-street to the detriment of the Coronado neighborhood.

We urge you to deny the COA by supporting the appeal and requiring the applicant to redesign the project in such a way that adds to, rather than subtracts from, the Coronado neighborhood's unique character and engaging streets.

Respectfully,

A handwritten signature in black ink that reads 'Sean D. Sweat'. The signature is written in a cursive style and is positioned above the printed name.

Sean D. Sweat
President, The Urban Phoenix Project

cc: Vice Mayor Laura Pastor
Mario Paniagua, Deputy City Manager of Transportation & Infrastructure
Alan Stephenson, Director of Planning & Development
Michelle Dodds, Historic Preservation Officer
Kevin Weight, Historic Preservation Planner

To: 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

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

An Appeal has been 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 HP Dept. Staff Report, written by Planner Kevin Weight, will provide property background, proposed work, findings and stipulations. You

In my view, this blueprint may be a point-of-pride for the Contreras Design Firm 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
- 6) parking is located in the front yard

If you agree with me that this proposed building is not in keeping with the intention of the Commission Guidelines, I would like to ask that you express your view in person on February 12th before the 9 member Commission panel.

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

Nadine Atkinson 1641 E Willetta St Phoenix, Az 85006

Thank you,

Kevin Weight

From: Donna Reiner <laydeescholar@hotmail.com>
Sent: Tuesday, January 16, 2018 10:24 AM
To: Kevin Weight
Subject: 12th st house for CofA

Kevin--

Thank you for allowing me to see the drawings for today's hearing.

I concerns are the following:

1. Lack of windows on the front side (street side) that reflect the character of the neighborhood.
2. The 3' setback from the house to the south which is a wood frame 1-story on piers. (I worry about its fragility while the new building is under construction).

Thanks.

Donna Reiner

February 9, 2018

To: 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

To Whom It May Concern:

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- 5) excessive height clerestory windows are side-facing

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,

Elise A. Sheldon

1221 E. Monte Vista Rd.

Phoenix, Arizona 85006

From: [Kevin Weight](#)
To: [Michelle Dodds](#)
Subject: FW: COA Appeal HPCA 1700451 - 2330 N. 12th St.
Date: Friday, February 09, 2018 5:08:14 PM

And one more...

Kevin Weight
Planner III
City of Phoenix Historic Preservation Office
200 W. Washington St. 3rd Floor
Phoenix, AZ 85003
(602) 495-7610 phone / (602) 732-2086 fax
<http://phoenix.gov/pdd/historic>

From: Phoenix Lettering [mailto:info@phoenixlettering.com]
Sent: Friday, February 09, 2018 4:18 PM
To: Kevin Weight <kevin.weight@phoenix.gov>
Subject: COA Appeal HPCA 1700451 - 2330 N. 12th St.

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

I am writing in regards to the new construction at [2330 N. 12th St](#) (COA Appeal HPCA 1700451) in the Coronado Historic District.

When I saw the rendering of this home, I was appalled that such a non-conforming house was slated to be built in one of our wonderful historic districts.

This home does not embody the character of its surrounding homes and is not appropriate for this location.

I have lived in the F.Q. Story neighborhood for the last 41 years. In that time I have done improvements to my home that were meticulously scrutinized by the PHPC.

Throughout the process I was grateful because I felt reassured knowing the historic character of my neighborhood was being upheld through checks and balances such as these.

However, in the past few years I have noticed new additions to homes were being built on my my street that were NOT historic looking in any way. Many of us residents are in dismay as to how such out-of-place structures could be built in our neighborhood, given the knowledge of our past experiences with the PHPC. The Coronado neighborhood has also been subjected to these wild new builds for many years. As we have seen from those past examples, these non-conforming buildings do not stand the test of time and quickly become the eye sore of the neighborhood. We can not allow anymore corruption of the historic downtown neighborhoods, period!

I ask that you uphold your allegiance to the preservation of historic neighborhoods. Please support the appeal filed by Artie Vigil and deny the COA authorization.

Thank You,
Sue Castelletti
1109 W. Culver St
Phoenix, Az 85007

From: [Kevin Weight](#)
To: [Michelle Dodds](#)
Subject: FW: COA Appeal HPCA 1700451
Date: Friday, February 09, 2018 12:52:33 PM

FYI

Kevin Weight
Planner III
City of Phoenix Historic Preservation Office
200 W. Washington St. 3rd Floor
Phoenix, AZ 85003
(602) 495-7610 phone / (602) 732-2086 fax
<http://phoenix.gov/pdd/historic>

From: Cody Castelletti [mailto:cody@av3designstudio.com]
Sent: Friday, February 09, 2018 11:58 AM
To: Kevin Weight <kevin.weight@phoenix.gov>
Subject: COA Appeal HPCA 1700451

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

Upon reviewing the design set forth for the development of 2330 N 12th St, I find it to be in defiance of the City of Phoenix Historic Preservation Office's General Design Guidelines for Historic Properties.

According to the Design Guidelines (page 13, *New Construction*) "the design of new construction should be compatible with and respectful of its historic setting."
The design proposed for 2330 N 12th St. employs a roof form referred to, in the design guidelines, as a "shed roof". A quick study of the block adjoining the proposed site provides no evidence of existing "shed roof" roof forms adjacent to or near this project. Additionally, A defining character of the Coronado Neighborhood is the covered front porches with substantial window along the street facing facade, both of which are lacking from the proposed design. Therefore, I conclude that the design set forth for 2330 N 12th St. is not compatible with nor respectful to it's historic setting.

I am a resident of the Coronado Neighborhood and I have recently seen multiple new homes built in this neighborhood which blatantly defy the Historic Design Guideline set in place to preserve the character of historic places. The project proposed for 2330 N 12th St. is yet another example of these new builds which provides zero historic relevance, and detracts from the aesthetics of our historic neighborhood character and quality.

For example, when shopping for a home in a neighborhood known for it's charming bungalows with pitched roofs and covered front porches, one would expect its neighboring homes to have similar characteristics. When a home is built which interrupts the character of its context, it makes its adjacent properties less desirable. How many of these out-of-character new builds will we let slip by the Historic Preservation reviews before the entire Coronado

Neighborhood is stripped of its historic character and ultimately becomes a less desirable place to live?

I find it very unsettling that it has been left upon the residents of this community to convince our Historic Preservation Office to enforce the design guidelines set in place by our own Historic Preservation Office.

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,

Cody Castelletti

Designer / Project Manager

AV3 design studio

architecture . urban design

602.410.0616

av3designstudio.com

February 6, 2017

929 W. Lynwood Avenue, Phoenix, AZ 85007

City of Phoenix

Planning & Development

Historic Preservation Office

200 W. Washington St., 3rd Floor

Phoenix, Arizona 85003

Re: COA Appeal HPCA 1700451

Address: 2330 N. 12th Street, Phoenix, AZ

Historic District: Coronado

Appeal Hearing Date: February 12, 2018

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

Gentlemen and Ladies:

We are a married couple who have lived in historic districts since 1977, specifically, Del Norte and F.Q. Story (where we presently reside). We are opposed to the project designated above.

With the creation of the Historic Preservation Department in the late 1980's, and continuing into the 1990's with the historic renovation guidelines that were provided, we took pride in the fact that the City of Phoenix was taking a stand for protecting our homes. In the last couple of decades before HP was created, the downtown residential areas were declining. The threats to our historic neighborhoods were multiple—freeway development, real or perceived crime areas, too many rentals and not enough owners (leading to blight), and inappropriate, radical residential and commercial modifications to the exteriors of the homes. The City stepped up to the plate, along with their new HP department, to protect these beautiful, unique homes. Not only was a residential tax reduction implemented, but laws and guidelines were created to help control inappropriate exterior changes and additions. It was stressed that most modifications should comply with the historic architecture of the homes. There was even a book of guidelines and illustrations printed in 1996 to help owners not just to renovate, but to restore the character of the home they bought.

The promises of the past seem to have been forgotten. The City and HP are, in our opinion, going backwards, caving in to developers, flippers, and architects who, instead of sticking to these promised protections, are pushing for more contemporary designs. Many of these fly in the face of the protections we were promised. Historic residents relied on these protections, not only to move into the

area initially, but to stay here. We committed our emotional and physical energy and resources to improve our homes, within the original guidelines. We played by the rules. It is immensely unfair to current owners to now radically change the whole concept and intent of the HP department. Most of our downtown historic neighborhoods were built with the "City Beautiful" concept in mind. This was a 1915 through 1920's architectural revival of historic architecture, primarily Tudor, Spanish, Mediterranean, English Cottage, and bungalow, sprinkled, as time went on, with ranches and a few Moderne and International styles, but now also HISTORIC styles. The extremely radical modern styles that are exemplified in the proposed home were and are not appropriate. To compare these trendy industrial styles, often featuring huge expanses of metal and tiny windows to 1920's modern or international is not a fair comparison. The very integrity of the original design of the neighborhoods (and the individual homes) is being eroded.

We are not against infill in the historic neighborhoods. But we strongly feel that the design of any new home should support the historical significance and integrity of the area. There are many historic designs to choose from. But the radical contemporary designs are just not a good fit. Unfortunately, several of these types of homes have already invaded our neighborhoods. The residents are not the only people who notice the incongruous nature of these designs. Several neighborhoods have annual historic home tours, where thousands of people come to admire the hard work we've done. We have been on home tours where people from all over the valley exclaim, "What's THAT house doing here?" These super contemporary homes could actually be built all over the valley. The historic neighborhoods are but a tiny fraction of the buildable valley neighborhoods which could easily selected for these homes to be built.

Most downtown historic residents did not move here just to be close to downtown amenities. In fact, living here can be a challenge. We are in a traffic-congested area, close to trainyards, freeways, asphalt companies, homeless shelters, and the fairgrounds. We have also been forced into fighting changes in commercial airline flights which negatively impacted the downtown area. The reason most of us tolerate these things is because we are architecture lovers. We love these old homes and the history and way of life they represent. We are asking the City to help us protect these.

Sincerely,

Gary and Joan Gresch

February 6, 2017

929 W. Lynwood Avenue, Phoenix, AZ 85007

City of Phoenix

Planning & Development

Historic Preservation Office

200 W. Washington St., 3rd Floor

Phoenix, Arizona 85003

Re: COA Appeal HPCA 1700451

Address: 2330 N. 12th Street, Phoenix, AZ

Historic District: Coronado

Appeal Hearing Date: February 12, 2018

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Gentlemen and Ladies:

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The promises of the past seem to have been forgotten. The City and HP are, in our opinion, going backwards, caving in to developers, flippers, and architects who, instead of sticking to these promised protections, are pushing for more contemporary designs. Many of these fly in the face of the protections we were promised. Historic residents relied on these protections, not only to move into the

area initially, but to stay here. We committed our emotional and physical energy and resources to improve our homes, within the original guidelines. We played by the rules. It is immensely unfair to current owners to now radically change the whole concept and intent of the HP department. Most of our downtown historic neighborhoods were built with the "City Beautiful" concept in mind. This was a 1915 through 1920's architectural revival of historic architecture, primarily Tudor, Spanish, Mediterranean, English Cottage, and bungalow, sprinkled, as time went on, with ranches and a few Moderne and International styles, but now also HISTORIC styles. The extremely radical modern styles that are exemplified in the proposed home were and are not appropriate. To compare these trendy industrial styles, often featuring huge expanses of metal and tiny windows to 1920's modern or international is not a fair comparison. The very integrity of the original design of the neighborhoods (and the individual homes) is being eroded.

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Sincerely,

Gary and Joan Gresch

Kevin Weight

From: Pam Locke <pamlocke10@gmail.com>
Sent: Tuesday, February 13, 2018 2:33 PM
To: Kevin Weight; Historic
Subject: COA Appeal HPCA 1700451

Attention:Chairman Horn, Vice Chair Ramey, and members of the Historic Preservation Commission:

The proposed building has none of the attributes prescribed by the Coronado Historic District, such as Spanish Revival, Ranch bungalows. Construction elements included multi-panel double hung wood, metal casement windows, dormers, gables, flat roofs with paprpets,carport, or backyard parking via alley entrances.

The proposed building has none of the elements listed above, and does not fit in to the neighborhood. It isn't in keeping with the intention of the Commission Guidelines.

Please deny this permit.

Warm regards,

Pamela Locke,
Coronado Neighborhood Association Member

Sent from my iPad

From: [Historic](#)
To: [Kevin Weight](#); [Michelle Dodds](#)
Subject: FW: COA Appeal HPCA 1700451
Date: Friday, February 09, 2018 3:01:47 PM

FYI...

From: Julianne Mate [mailto:julianne.mate@gmail.com]
Sent: Friday, February 09, 2018 2:43 PM
To: Kevin Weight <kevin.weight@phoenix.gov>; Historic <historic@phoenix.gov>
Cc: Jack Hamblet <jackwhamblet@gmail.com>
Subject: COA Appeal HPCA 1700451

To: 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

My husband, Jack Hamblet, and I have lived in historic Coronado neighborhood since 2012. We are fortunate to have found a home in the district to purchase in 2017 (our closing date almost exactly one year ago). Jack grew up in New England, surrounded by historic sites and richness, but he's made Arizona his home. A lifelong Arizonan, I have often lamented that landmarks in our city and state don't even get the time to become historic – they are too often neglected then razed and replaced by what is hot now, only to repeat this cycle in a few decades (if that). I've always known I wanted to buy and preserve historic for this reason. I love that we live in a home and on a block that preserves the character of the historic neighborhood and some history of our relatively young city and state.

When I think of the character of the historic neighborhood, I think of both the architecture of the homes and the neighbors who live here. I take pride in the fact that we're a front porch neighborhood, enjoying Arizona sunsets and the company of our neighbors.

I think in another location, this would be a cool house. It does not, however, seem to fit within the characteristics of the historic Coronado neighborhood. The trendy black color scheme and stark and out-of-place angle of the roof stand out immediately. There is no front porch – what I consider a most essential part of the Coronado character – and no front-facing windows.

I have a hard time imagining this being built in the (admittedly more high-end yet no more historically important) Willo, Encanto or FQ Story neighborhoods. Those neighborhoods have preserved their historic character (and their home values, along with it) while meeting the demands of the modern homeowner (or renter). I hope we can preserve the eclectic character and historic integrity of Coronado too.

At the heart of my concern is this: I drive, ride or walk by 1970s infill houses – erected apparently without consideration for the characteristics of the neighborhood, looking more like something one would find in Moon

Valley or Maryvale – and I wish something closer to the spirit of the 1920s, 30s and 40s homes stood in their place. To me now, and to many of our neighbors, those 1970s homes are a drag on the historic integrity of the neighborhood – not to mention a bit of a once-trendy eyesore. When I drive, ride or walk by these ultra-modern homes popping up around the neighborhood now, I think they are interesting but I also think of my 30-year mortgage – I wonder if these ultra-modern homes will age as poorly as those 1970s infill houses have?

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,

Julianne Mate and Jack Hamblet
Coronado residents

Date: February 11, 2018

**To: 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

It is not often that I oppose the Recommendation and Stipulations the HP Planner provides to HP Hearing Officers in their Staff Report. This project is an exception to the rule. I vehemently oppose the issuance of this Certificate of Appropriateness.

In my opinion, what makes buildings from different eras and styles compatible is that they do not necessarily reflect a "sense of time" but a "sense of place". New buildings may be designed in a variety of architectural styles as long as the design reflects continuity in size, scale, color, material and **character** that is already present in the historic district.

Absolute alignment with the rooflines or cornice lines of adjacent buildings is not essential but buildings should not clash with neighboring styles in design and shape. New buildings should be consistent with the existing height of other buildings in the immediate block. Buildings should not exceed the height of their neighbors by a significant amount.

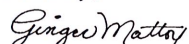
Windows and doors should be placed in a manner that is harmonious with the established rhythm of the district. New buildings should maintain their relationship to the street and property line. The arrangement of windows and doors openings should not disrupt the feeling of continuity with other buildings in order to maintain a pedestrian friendly atmosphere.

New buildings should use materials similar to those in its historic district including similar color yet be distinguishable from the "original" homes by observers. No differentiation should be made that would result in "ruptured" appearances. The violation of these characteristics, just for the sake of differentiation, leads inevitably to the loss of historic character.

In-fill projects that improve or strengthen the preexisting character should be welcomed but changes that weaken or diminish the historic character should not be permitted. In my opinion, the proposed design meets none of my requirements for "new building" structures in a historic district and would weaken the historic **character** of this community.

For the above reasons, I urge you to support the Appeal filed by Artie Vigil in this matter and deny the COA authorization. I suggest that the owners and their Design Team reapply for a new COA with a blueprint that is more consistent with the "sense of place" in the Coronado Historic District.

Sincerely,



Ms. Ginger Mattox
1606 W. Lynwood St.
Phoenix, Arizona 85007
602-340-0381 home
602-708-9970 cell
gmattox@cox.net