

ATTACHMENT A

PHOENIX HISTORIC PRESERVATION OFFICER

Staff Report

Certificate of Appropriateness

309 West Monte Vista Road – Willo Historic District

Case No. HPCA 2100117

September 21, 2021

Background

This is a Certificate of Appropriateness application to construct a 2-story, 1,152 s.f. garage/yoga studio with elevated walkway to main house, at the southwest corner of the lot at 309 West Monte Vista Road in the Willo Historic District. The application was filed by the owners, Jennifer Hunter and Bruce MacArthur. The property is zoned R1-6 HP (single-family residential with the historic preservation overlay).

Previous Applications

There are no previous applications at this address.

Property Description

The property consists of an irregularly shaped lot measuring approximately 123' x 90' x 114' x 73' with a Spanish Colonial Revival house built in 1928. The historical inventory form and newspapers ads are attached.

Proposed Work

The project consists of constructing a 2-story, 1,152 s.f. garage/yoga studio at the southwest corner of the lot with a footprint of 24' x 24'. The building is proposed with both an elevated walkway from the 1930 roof deck, or a staircase on the new building's east façade, for the second-floor access. Two garage doors will face the alley. The building will have a flat roof and top-out at 20'. The rear, 1930 addition with the roof deck is 13.5' tall, while the main ridge line of the historic house is 14'. The 2-story garage will be located approximately 99' from the right-of-way.

Findings

Like other properties along Holly Street and Monte Vista Road between 3rd and 5th Avenues, the subject property was constructed without a front curb cut and driveway. These homeowners utilize on-street parking or alley garages. The subject property did have an alley garage that was demolished ca. 2002; the proposed building will be located where that garage once was.

The 2-story garage/yoga studio is located as far to the rear of the lot as possible, and as low as possible at 20' with 8' ceiling plates and a minimum 12" between floors for utilities. Access to the second floor will be provided by either an elevated walkway or a staircase, depending upon the decision made in this hearing, or later, what building code or variances will allow. Due to the proposed building's location, the homeowners are aware that one or more variances will be required.

Near the subject property, there are three properties constructed within Willo's period of significance (1910-1956) that have 2-story outbuildings: 325 W. Monte Vista Rd., 317 W. Cypress St. and 314 W. Cypress St.; there are also two properties with 2-story outbuildings constructed outside the district's period of significance: 314 W. Monte Vista Rd. and 320 W. Cypress St. Staff finds that the proposed 2-story garage/yoga studio, especially due to its location and proposed height, will not be an outlier in this portion of the district.

Recommendation

Based on the findings above, staff recommends approval of this application.

The application is consistent with the Standards of Consideration for a Certificate of Appropriateness set forth in Section 812.D of the City of Phoenix Zoning Ordinance. Three sets of plans should be submitted to Historic Preservation staff for review and approval prior to the issuance of the Certificate of Appropriateness.



Jodey Elsner
Historic Preservation Planner II

Attachments: Historical inventory form
Arizona Republic ads
Aerial photograph
Site photographs
Applicant-provided plans

"HISTORICAL BUILDING FORM"

SHPO INVENTORY NO. _____

ARIZONA STATE HISTORIC PROPERTY INVENTORY

INVENTORY NUMBER: 192

SURVEY AREA NAME:
WILLO-Alvarado
HISTORIC NAME:
E. J. Middleton House
ADDRESS: 309 W. Monte Vista
CITY/TOWN: Phoenix, Arizona
TAX PARCEL NUMBER:
OWNER:
OWNER ADDRESS:

USGS QUAD: Phoenix
T__ R__ S__ / __ 1/4 OF THE __ 1/4
UTM: n/a

HISTORIC USE: Residential
PRESENT USE: Residential
BUILDING TYPE: House
STYLE: Spanish Mission
CONSTRUCTION DATE:
1928
ARCHITECT:
BUILDER: Laing & Heenan
INTEGRITY: Porch Infilled
See Additional Alterations
CONDITION: Good

DESCRIPTION: (cont'd)
ROOF TYPE: Gable, Low Pitched
ROOF SHEATHING: Clay Tile
EAVES TREATMENT: Exposed Rafters

WINDOWS: WD-FS
WINDOWS:
ENTRY: Central
Wood Panel, With Glass, Original
PORCHES: N/A

STOREFRONTS:

NOTABLE INTERIOR:

OUTBUILDINGS: Garage
Similar Style, Contributing
ALTERATIONS:

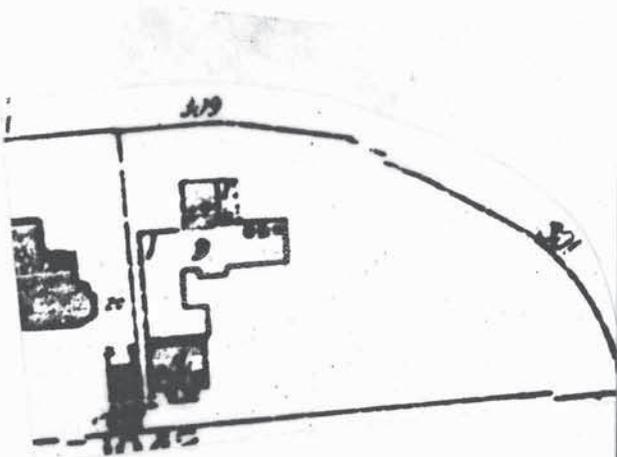
DESCRIPTION

STORIES: 1
DIMENSIONS: (L) (W)
STRUCTURAL MATERIAL:
Brick
FOUNDATION MATERIAL:
Concrete
WALL SHEATHING: Stucco
APPLIED ORNAMENT:
Cast concrete pilasters/Dec tile @ entry

PHOTOGRAPH:

PHOTOGRAPHER: Mike Hamberg
DATE: January, 1989
VIEW: South
NEGATIVE NUMBER: WA- 6-33

ADDITIONAL ALTERATIONS:
Porch infilled with stucco walls.



ADDITIONAL DESCRIPTION/ANALYSIS (annotated form):

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

EXPLANATION:

Rear addition built in 1930.

SIGNIFICANCE: COMMUNITY PLANNING AND DEVELOPMENT

CONTEXT:

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

SEE PAGE OF REPORT

RELATIONSHIP:

Significant as first house built in the Broadmoor Subdivision.

Representative of initial development of neighborhood associated with late 1920's boom.

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:

Significant as early example of the "Model Home" concept in Phoenix.

SIGNIFICANCE: ARCHITECTURE

CONTEXT:

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

SEE PAGE OF REPORT

RELATIONSHIP:

Exemplary of Spanish Mission eclectic style featuring characteristic cross gable tile roof, arched focal window, and picturesque gable top at chimneys.

ASSOCIATED WITH SIGNIFICANT PERSON(S):

Bought by Middleton from Laing & Heenan by 1930.

CONTEXT: residential street

BIBLIOGRAPHY/SOURCES:

AR 3/25/28-3/5:1; AR 5/6/28; PHX CD 1928-1932

LISTING IN OTHER SURVEYS:

NATIONAL REGISTER STATUS:

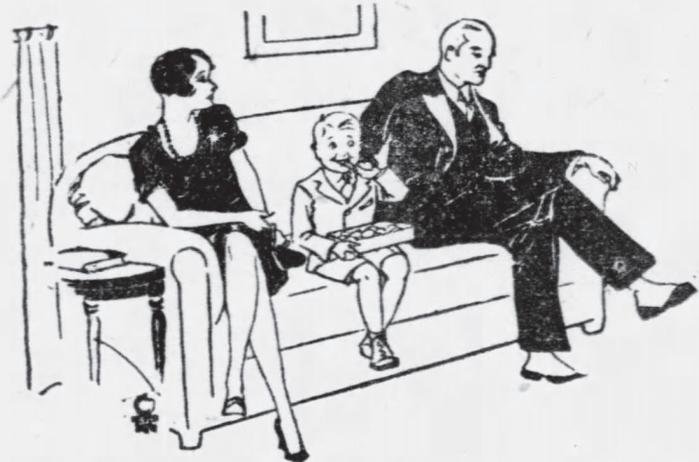
RECOMENDATIONS THIS SURVEY: eligible in historic district, contributing

COMMENTS:

10—CITY PROPERTY FOR SALE

SMALL frame house. Ph. 22805.

HUNDREDS who saw the exhibition home in Broadmoor, say it is the prettiest home in town. Having been used for exhibition purposes, it is now placed on sale at \$10,500. A 90-ft. lot and all draperies are included. See it this evening in Broadmoor Tract, 309 W. Monte Vista.



**The Exhibition Home
in Broadmoor**

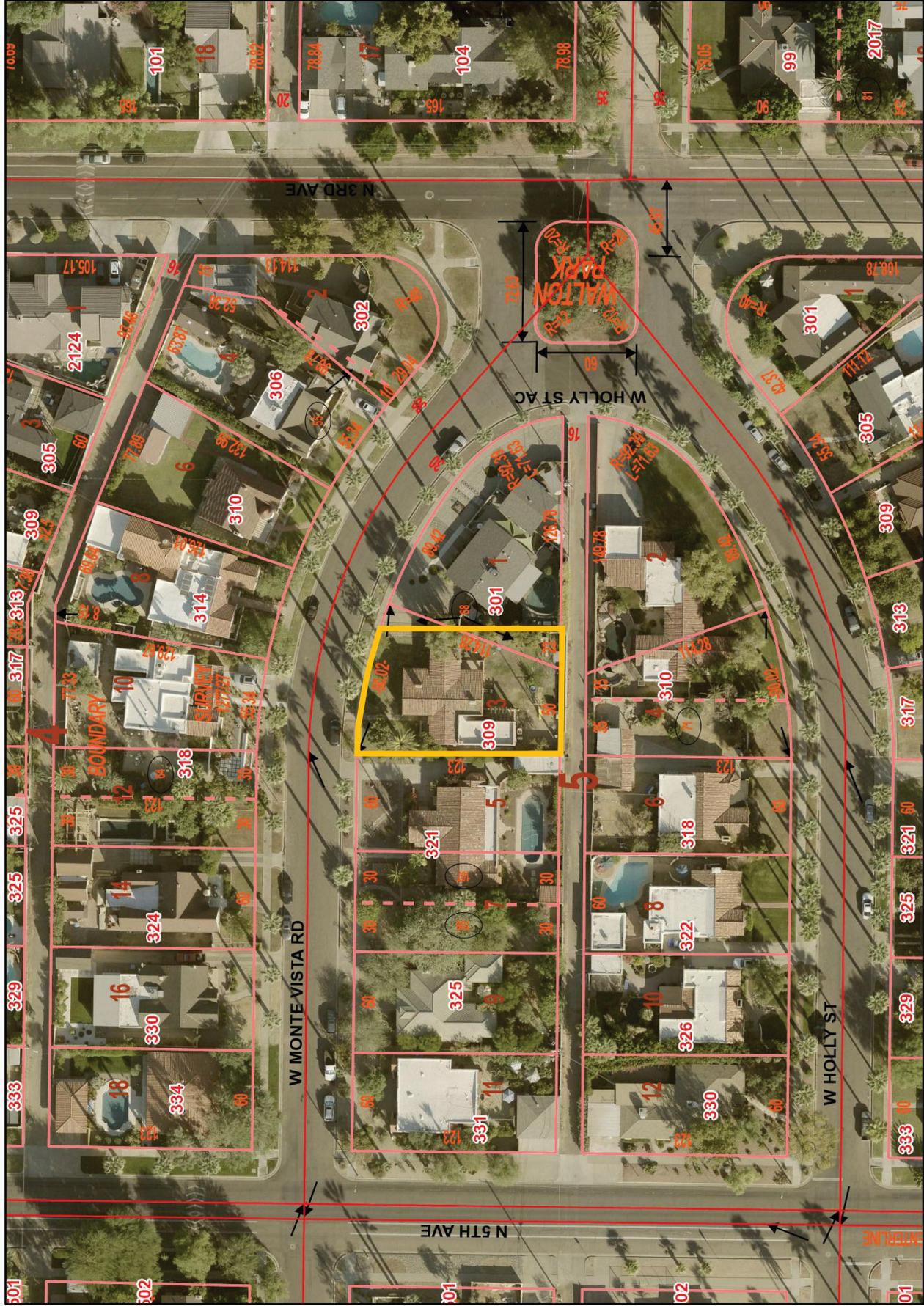
will be kept open every evening this week.
Thousands saw it yesterday.
Built for exhibition purposes, we have placed
a close price on this property at the close of
the exhibition.
Completely furnished by Barrows. One vis-
itor yesterday exclaimed, "The prettiest home
I have seen in Phoenix."

**Drive out Third Ave. to
309 W. Monte Vista!**

Laing & Heenan
Builders

133 West Monroe St. Phone 21085
PHOENIX

309 W. Monte Vista Rd. (HPCA 2100117) - Willo Historic District



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

1 inch = 74 feet
0 30 60 120 Feet
Date: 9/19/2021
City of Phoenix

309 West Monte Vista Road (HPCA 2100117) – Willo Historic District



View looking south/southwest – Street View of subject property



View looking south/southeast – subject property

309 West Monte Vista Road (HPCA 2100117) – Willo Historic District
Photos by owners



View looking north – approx. location of 2-story garage south of 1930 addition



View looking northwest – 1930 addition with historic roof deck; 2-story garage will be to the left (south)

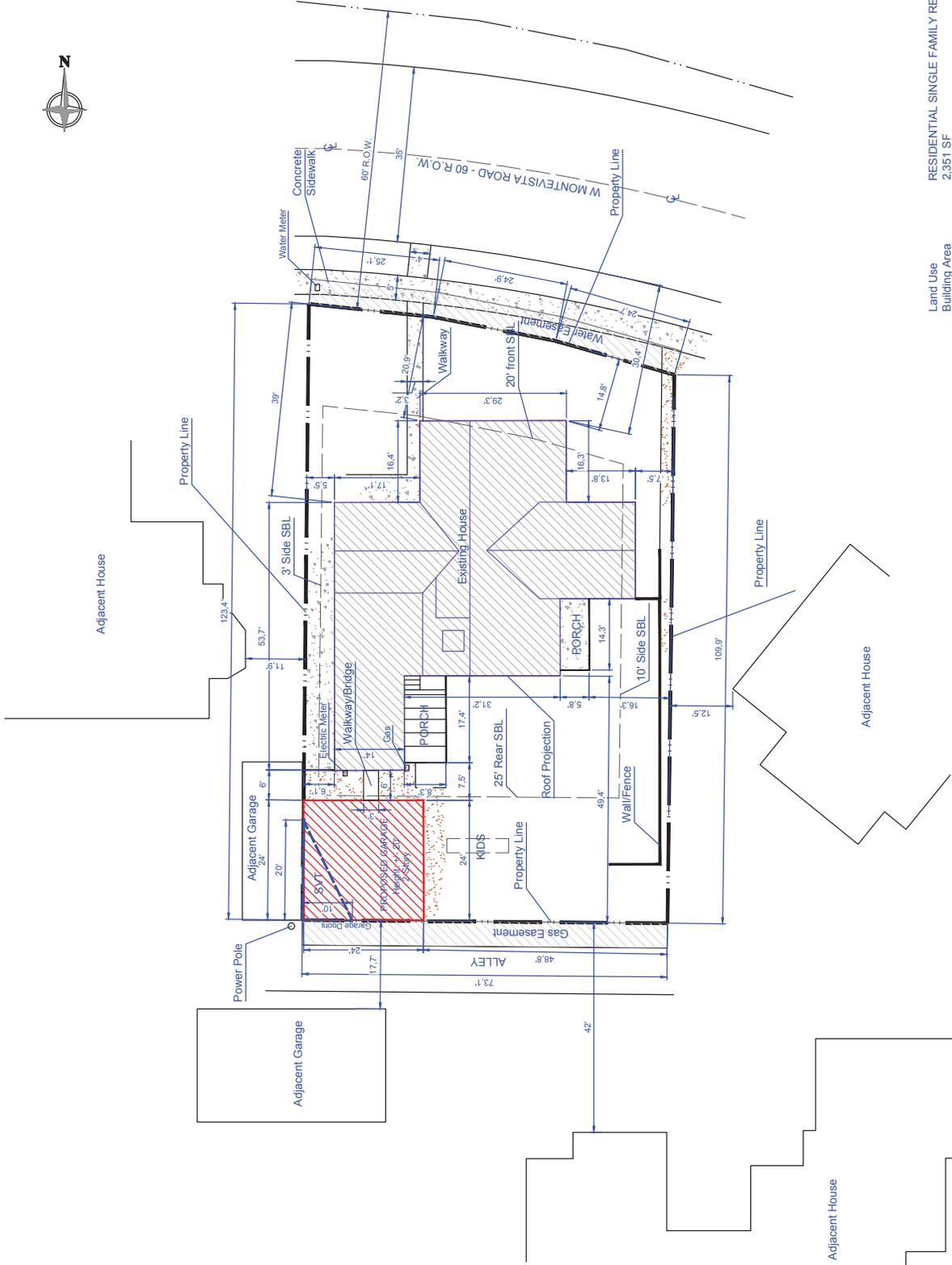
309 West Monte Vista Road (HPCA 2100117) – Willo Historic District



View looking southeast – adjoining neighbors' driveway & approx. location of 2-story garage



View looking northeast – historic houses north across Monte Vista Road.



RESIDENTIAL SINGLE FAMILY RESIDENCE

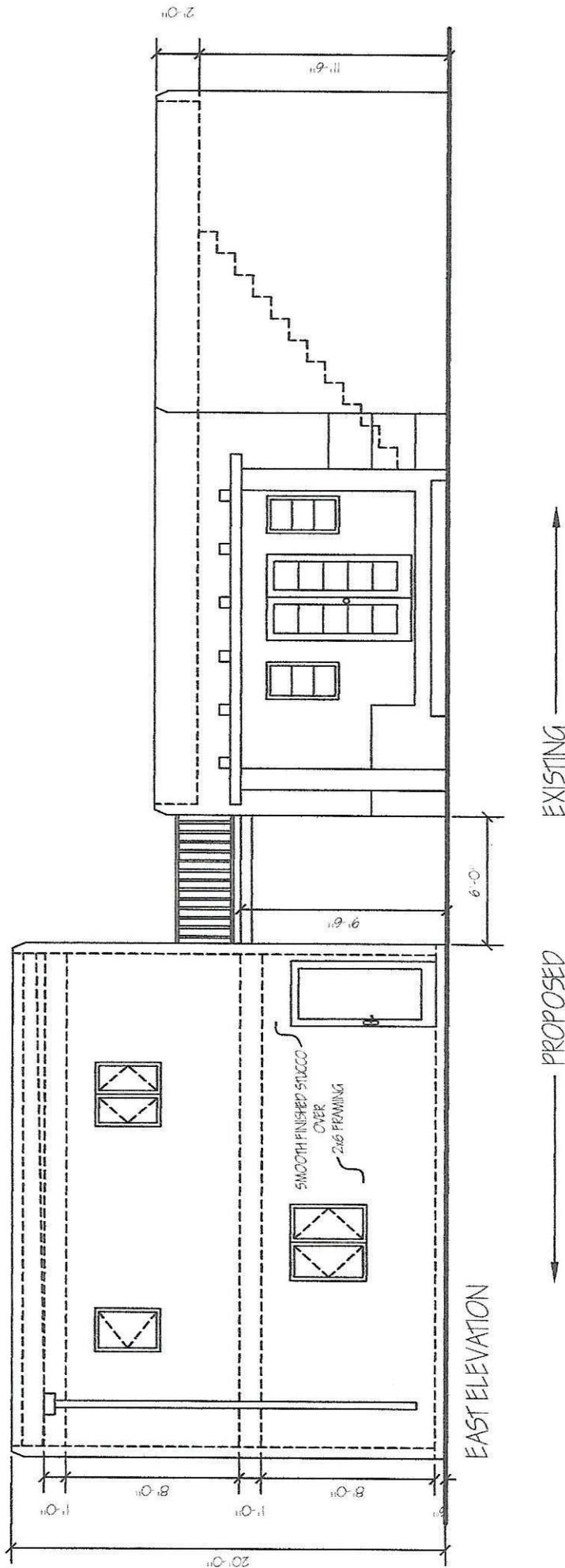
0' 5' 10' 20' 40'

Graphic Scale

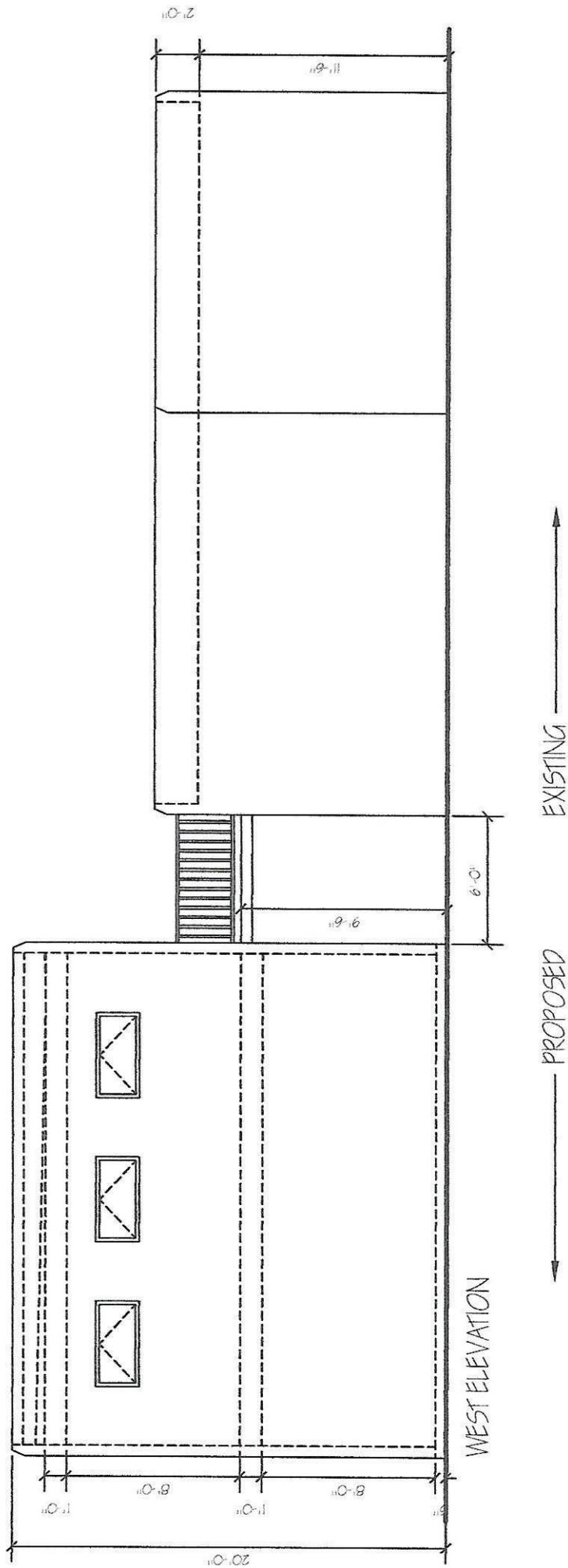
309 W MONTE VISTA RD
PHOENIX, AZ 85003
SAC: 1"=20'

Land Use	RESIDENTIAL SINGLE FAMILY RESIDENCE
Building Area	2,351 SF
New Garage	576 SF
New Lot Coverage	0.33
Lot Area	8,864 SF (0.2 ACRES)
Zoning	R1-6
Allowable Coverage	40%
Proposed Lot Coverage	3,400 SF - 39%

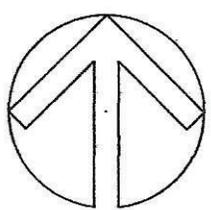
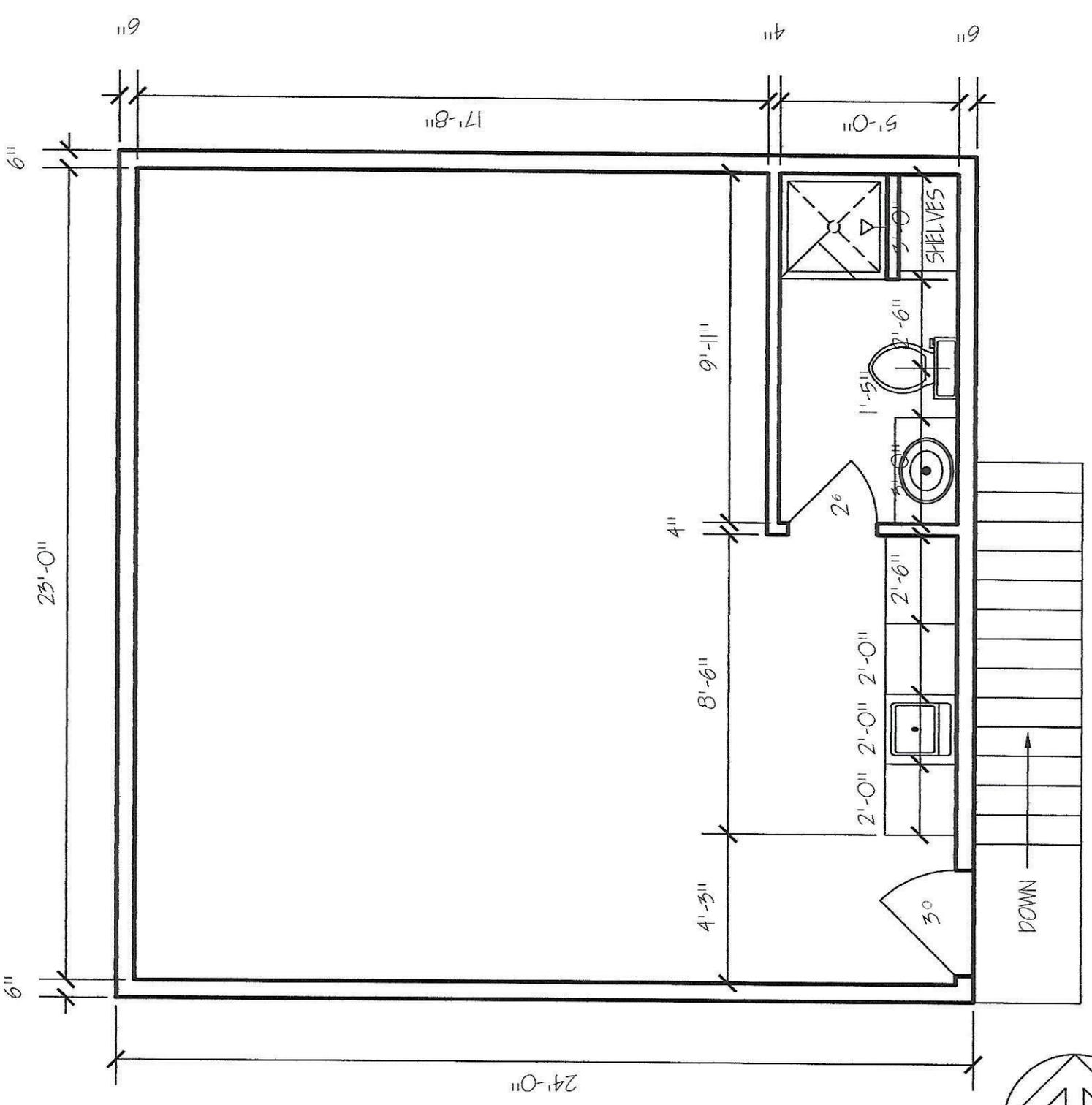
Legal Information	BROADMOOR LOTS 1 & 3 LYING
	W OF FOL DESC LN BEG 126.78' W OF SE COR LOT 1 TH
	N AT RT ANG TO S LN TO PT ON NELY LN OF LOT 3
Subdivision	BROADMOOR
Legal Lot	3
Legal Block	5



NO SCALE

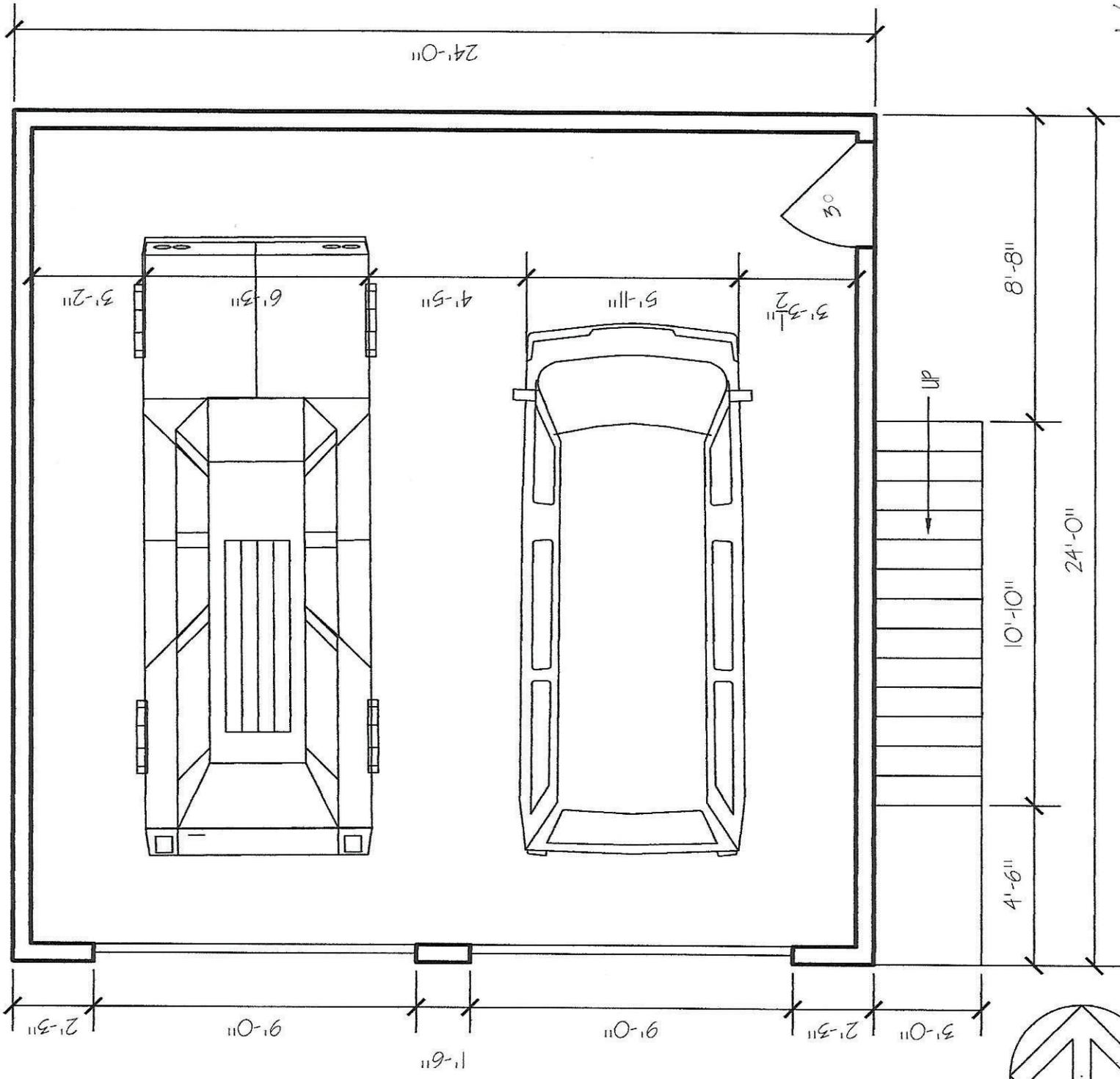


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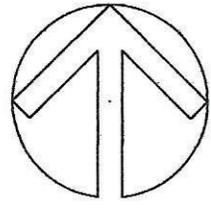


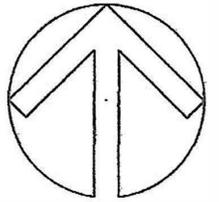
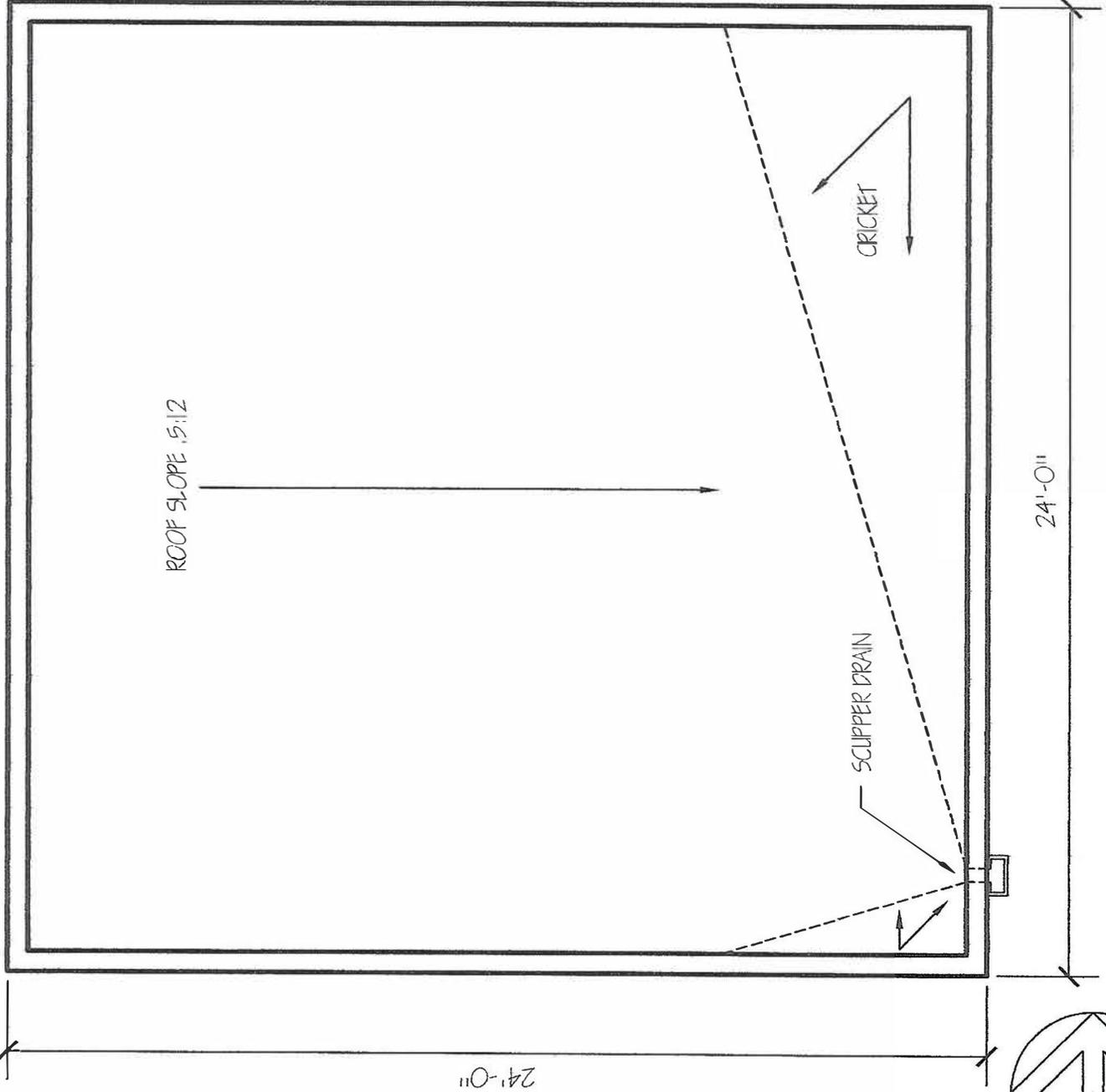
DOWN

SCALE 1/4" = 1'



SCALE 1/4" = 1'





ROOF DRAINAGE PLAN

SCALE 1/4" = 1'