

Attachment A

PHOENIX HISTORIC PRESERVATION OFFICER

**Staff Report
Certificate of Appropriateness
333 West Coronado Road – Willo Historic District
Case No. HPCA 1700546
March 6, 2019**

Background

This is a Certificate of Appropriateness application to approve the over-height fences and gate after-the-fact, and to construct a 294 s.f. addition to the north side of the existing garage at 333 West Coronado Road in the Willo Historic District. The application was filed by the property owner, Robert Russo. The property is zoned R1-6 HP (single family with the historic preservation overlay).

Previous Applications

- HPCA 1200001, to construct an addition to the north side of the garage and expand the driveway along 5th Avenue; to add a 13' 6" wide brick paver driveway on the east side of the front yard with new curb cut on Coronado Rd., and remove one palm tree in the right-of-way, was heard on April 11, 2013. The application was approved with the following stipulations:
 1. That there be no new driveway curb cut or new driveway, and no removal of palm tree in the right-of-way on Coronado Road;
 2. That the new driveway cut on 5th Avenue for the garage addition be concrete to match existing driveway cuts and that the new driveway between the sidewalk and garage on 5th Avenue be visually distinguishable from the adjoining concrete driveway by using a different surface, colored concrete or other technique to break up the appearance of a wide expanse of concrete;
 3. That, if the sidewalk on 5th Avenue is damaged by the construction of the new driveway and curb cut, that it be replaced and that the new sidewalk panels match the width, joint, and scoring patterns of the existing sidewalk.

The property owner appealed the hearing officer's decision to the Historic Preservation Commission (HPC). The HPC heard the appeal on May 20, 2013 and voted to uphold the hearing officer's decision. The property owner then appealed the HPC's decision to City Council on July 3, 2013. City Council denied the application in its entirety.

- HPDE 1300222, to demolish the detached garage, was denied by the Historic Preservation Officer on July 23, 2013. The stay of demolition expired July 22, 2014. Demolition never occurred.
- HPCO 1300224, to remove the existing 5' CMU fence and construct a new 6' CMU fence and install new gates, was approved on July 30, 2013. Work was subsequently completed.
- HP-59-15-4, a right-of-way review for a new curb cut at Coronado Road, 16' wide at the widest part of the radius, and 11' at the narrowest point adjacent to the sidewalk, was approved on June 15, 2015. Work was subsequently completed.
- HPDE 1600268, to demolish the detached garage, was denied by the Historic Preservation Officer on July 21, 2016. The stay of demolition expired July 20, 2017. Demolition never occurred.
- HPDE 1700537, to demolish the detached garage, was approved July 20, 2017. The demolition was to be completed by July 20, 2018. Demolition never occurred.

Property Description

The property consists of a lot measuring approximately 60' x 123' with an Early Ranch-style, painted brick house and a rear, detached garage of frame, both completed in 1942.

Proposed Work

The project scope consists of an after-the-fact approval of an approximately 6' 9" tall CMU fence and 6' 6" tall metal vehicular gate along 5th Avenue; an after-the-fact approval of an approximately 7' 4" tall CMU fence along the alley; and a not yet built 294 s.f. addition to the north side of the detached garage.

As mentioned under Previous Applications, a 6' tall CMU fence along 5th Avenue and the alley, was approved in July 2013, and subsequently constructed. However, at some point between March 2014 and February 2017 (see Google Street View photographs), the 5th Avenue fence received another block course and cap; the alley fence received two additional block courses and a cap. A residential investigation (RINV 1800398) was initiated in May 2018 by the unpermitted work inspectors' section of Development Services. A residential citation (CITA 18020143) was issued and Notice of Violation recorded on the property in July 2018.

A 294 s.f., 21' by 14' addition is proposed for the north side of the existing detached garage. The addition will be set back 1' from the west façade of the existing garage and topped with a modified hipped roof and asphalt shingles. The addition height is currently proposed at 3" to 6" taller than the 12' ridge height of the existing garage. The ultimate addition height is unclear in the plan set. A single, 7' tall garage door will face west, and the addition will be sheathed in stucco to match existing. A man door will be located on the north façade of the addition. The north wall of the existing garage will be removed to provide access between the existing structure and its addition. To provide access to the addition, an approximately 14' wide section of the existing over-height fence along 5th Avenue will be removed, and a vehicular gate installed. A new curb cut including a radius and a driveway approach, will be poured between the property and 5th Avenue.

Findings

Since the first application and hearing in 2013, the office has adopted a new policy allowing for an over-the-counter approval for 6'-plus alley fences, subject to a variance approval from Zoning. Fences and gates along the side property lines, however, are not recommended or approved over 6' tall, and staff will recommend denial through the variance process should the application for the fence and gate along 5th Avenue be filed with Zoning.

Staff recommends the garage addition and required right-of-way modifications to allow access to the addition. Although 3rd Avenue in Willo has few examples of two-car carport/garage parking at corner lots, straddling alleys, 5th Avenue has numerous examples:

- West side of 5th Avenue between Edgemont and Windsor Avenues;
- West and east sides of 5th Avenue between Windsor and Cambridge Avenues;
- East side of 5th Avenue between Monte Vista Road and Holly Street;
- Directly west of 333 West Coronado Road.

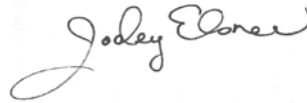
Staff previously recommended an identical proposed garage addition in the 2013 hearing, but the entire application was eventually denied by City Council.

Recommendation

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

- 1) That the fence (approximately 6' 9") and gate (approximately 6' 6") along 5th Avenue, be reduced to 6' in height;
- 2) That the approximately 7' 4" fence at the alley may remain, subject to zoning approval;
- 3) That the garage addition height be at or below the height of the existing garage (which is 12' at its ridge);
- 4) That a clear and accurate plan set be submitted for final approval, including a clarified roof plan, correct elevation labels, and accurate roof heights on all applicable sheets.

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: Historic Property Inventory Form
 Original building permit
 Newspaper articles
 Aerial photograph
 Site visit and Google Street View photographs
 Applicant-submitted plans

"HISTORICAL BUILDING FORM"

SHPO INVENTORY NO. _____

ARIZONA STATE HISTORIC PROPERTY INVENTORY

SURVEY AREA NAME:

WILLO-Alvarado

HISTORIC NAME:

Herman H. Stein House

ADDRESS: 333 W. Coronado

CITY/TOWN: Phoenix, Arizona

TAX PARCEL NUMBER:

OWNER:

OWNER ADDRESS:

HISTORIC USE: Residential

PRESENT USE: Residential

BUILDING TYPE: House

STYLE: Period Revival

CONSTRUCTION DATE:

1941

ARCHITECT:

BUILDER: W. C. Stacey

INTEGRITY: Unaltered

CONDITION: Good

DESCRIPTION

STORIES: 1

DIMENSIONS: (L) (W)

STRUCTURAL MATERIAL:

Brick

FOUNDATION MATERIAL:

Concrete

WALL SHEATHING: Brick

APPLIED ORNAMENT:

Wood shutters at doors

ADDITIONAL ALTERATIONS:

INVENTORY NUMBER: 47

USGS QUAD: Phoenix

T__ R__ S__ / __ 1/4 OF THE __ 1/4

UTM: n/a

DESCRIPTION: (cont'd)

ROOF TYPE: Hip, with ventilators

ROOF SHEATHING: Wood Shingle

EAVES TREATMENT: Cornice Molding

WINDOWS: STL-CMT 4/LF

WINDOWS: STL-CMT 3/LF

ENTRY: Central, Recessed

Wood Panel

PORCHES: Canopy

Shed

STOREFRONTS:

NOTABLE INTERIOR:

OUTBUILDINGS: Garage

Similar Style, Contributing

ALTERATIONS:

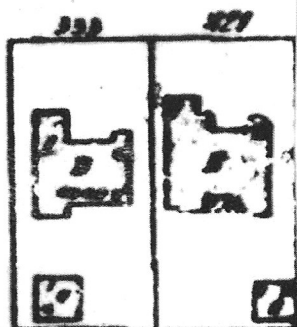
PHOTOGRAPH:

PHOTOGRAPHER: Mike Hamberg

DATE: January, 1989

VIEW: South

NEGATIVE NUMBER: WA- 2-28



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:

Relates to infill development of subdivision associated with late 1930's building boom.

SIGNIFICANCE:
CONTEXT:

SEE PAGE OF REPORT
RELATIONSHIP:

SIGNIFICANCE: ARCHITECTURE
CONTEXT:

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

SEE PAGE OF REPORT

RELATIONSHIP:

Example of typical early 1940's house design based on French Provincial period revival style. Bay window, hip roof, cornice molding, and large chimney are elements of style.

ASSOCIATED WITH SIGNIFICANT PERSON(S):

CONTEXT: residential street

BIBLIOGRAPHY/SOURCES:
AR 10/5/41

LISTING IN OTHER SURVEYS:

NATIONAL REGISTER STATUS:

RECOMENDATIONS THIS SURVEY: eligible in historic district, contributing

COMMENTS:

APPLICATION FOR PERMIT TO BUILD, PHOENIX, ARIZONA

Permit No.

Street No. 333 W. Coronado Fire Limits Out 5110Lot 17

Date of Permit

Block 5 Addition 7th Renilworth9/29/41Owner Herman Stern Address

Entire Cost of Proposed Work

Builder W. C. Stacey Address5500⁰⁰

Description of Building

Amount of Fee

Details if No Plan is Filed BIPICIR Res-frame garage.9⁰⁰

Foundation

Floor Joist

Ceiling Joist

Plaster

Date Plans Received

Roof Rafters

Studs

Toilet

Sink

If permission to occupy street or alley during construction is granted, the occupant hereby agrees to promptly carry out all laws governing same, and to hold the City harmless from any costs, damages or claims.

Plans Checked by

The issuance of this permit shall be considered as an adoption by the Building Inspector of the manifested technical construction contained in the plans and specification, if thereafter it can be shown that any portion of the work is in conflict with any portion of the ordinances. It is agreed that this work will be done in conformity with the laws of the City of Phoenix and the State of Arizona.

Permit Approved by

W. C. Stacey
(Owner, Architect, Contractor)

H.

Three-Bedroom House Started

W. C. Stacey, contractor, last week took out a permit for the erection of a three-bedroom dwelling at 333 West Coronado road for Mr. and Mrs. Herman H. Stein.

The house will have a central living room, with one of the bedrooms at the front and side and the others in the rear. The dining room, kitchen and service porch will be on the opposite side with the kitchen in front.

Painted brick walls are specified for the building. It will have a central heating system and will be piped for evaporative cooling.

Brick Home Is Completed

Nearly completed at 333 West Coronado road is a brick residence for Mr. and Mrs. Herman H. Stein, for which W. C. Stacey holds the building contract.

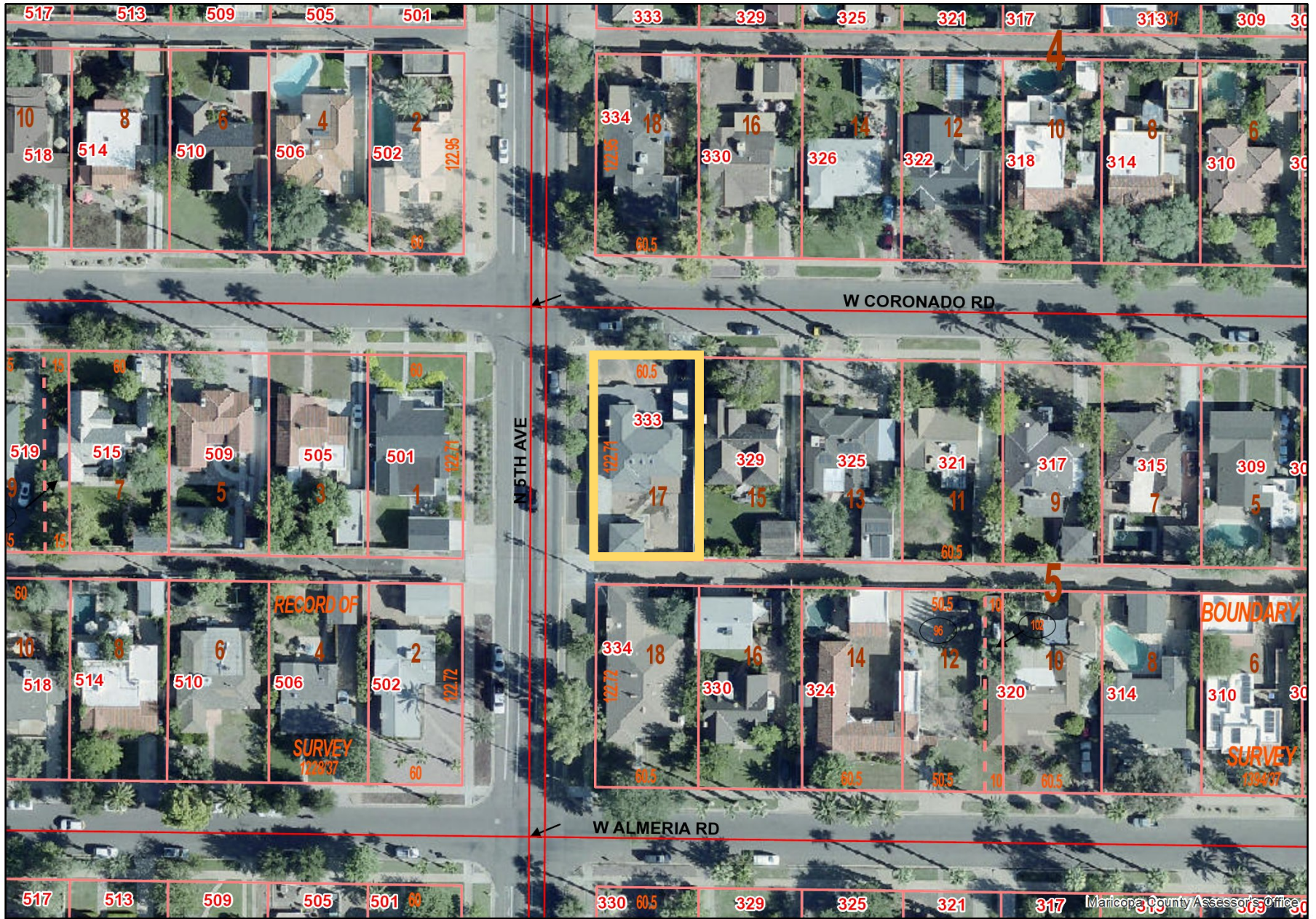
The living room is on the right of the small entry hall. It has a large bay window facing north. The dining room is reached through louvered doors on the left of the hall, with the kitchen and service porch beyond it.

At the rear of the hall are grouped three bedrooms, served by a large bathroom with blue tile wainscot. One of these bedrooms has connection by door to the service porch and kitchen and to the rear yard.

The house is on the corner of Fifth avenue and Coronado road. A high brick wall with arched gateway extends from the house to the two car garage on the Fifth avenue side of the lot.

A central heating system with a gas furnace and summer evaporative cooling is provided for. The owners plan to develop the back yard along lines of an outdoor patio living room.


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

1 inch = 74 feet

0 30 60 120 Feet



Date: 3/2/2019



333 West Coronado Road (HPCA 1700546) – Willo Historic District



View looking southwest – subject property from W. Coronado Rd.



View looking east/northeast – subject property from N. 5th Ave. showing location of proposed garage addition, over-height fence (with mural), gate, and alley fence

333 West Coronado Road (HPCA 1700546) – Willo Historic District



View looking east/southeast – subject property from N. 5th Ave. showing current alley and neighboring garage access



View looking northeast – subject property from N. 5th Ave. showing garage addition location and west elevation of the house

333 West Coronado Road (HPCA 1700546) – Willo Historic District



View looking northeast – Google Street View showing 6' fences originally approved July 2013 via HPCO 1300224 (March 2014)



View looking northeast – Google Street View showing 6.8' fence at left (an extra block course and cap), 6.5' gate, and 7.3' alley fence (two extra courses and cap), all unpermitted (February 2017)

333 West Coronado Road (HPCA 1700546) – Willo Historic District



View looking southwest – current garage and alley access conditions directly west of subject property on N. 5th Ave.

NEW CURB CUT
Staff will recommend a rounded vertical curb = better matches existing driveway on block

WEST CORONADO RD.

EXIST. TREE

EXIST. CURB

EXIST. PALM

EXIST. 5' SIDEWALK

H.C. RAMP

POLE & STREET LIGHT

NORTH 5TH AVE.

EXIST. 8" CURB

NEW 3" CONC S.O.G. w/ PAVERS

13'-6"

NEW WALL & GATE

need height of materials for new wall & gate

EXIST. 8" CMU WALL

NEW 4" CONC. SLAB ON GRADE

NEW GATE

CITY OF PHOENIX
PLANNING & DEVELOPMENT DEPARTMENT
HISTORIC PRESERVATION OFFICE

FEB 4 - 2019

Submitted for Administrative Review

STAFF
FILL IN
& EXIST
GATE

GRASS

EXIST. CONC. PATIO w/ ROOF

EXIST. 8" x 24" CMU WALL

EXIST. PAVERS

EXIST. HOUSE

29'-0"

NEW 21' x 14' GARAGE ADDITION

EXIST. NEW EXIST. GARAGE

12'-0"

NEW 4" CONC. S.O.G.

NEW 8" CMU WALL

25'-0"

EXIST. 5' CONC. SIDEWALK

NEW GATE

NEW CONC. DRIVEWAY

EXIST. CONC. DRIVEWAY

EXIST. CURB

NEW CURB

NEW CONC.

NEW CURB CUT

NORTH

PLAN EXIST. SITE 333 W. CORONADO RD.

1" = 10'-0"

RUSSO RESIDENCE

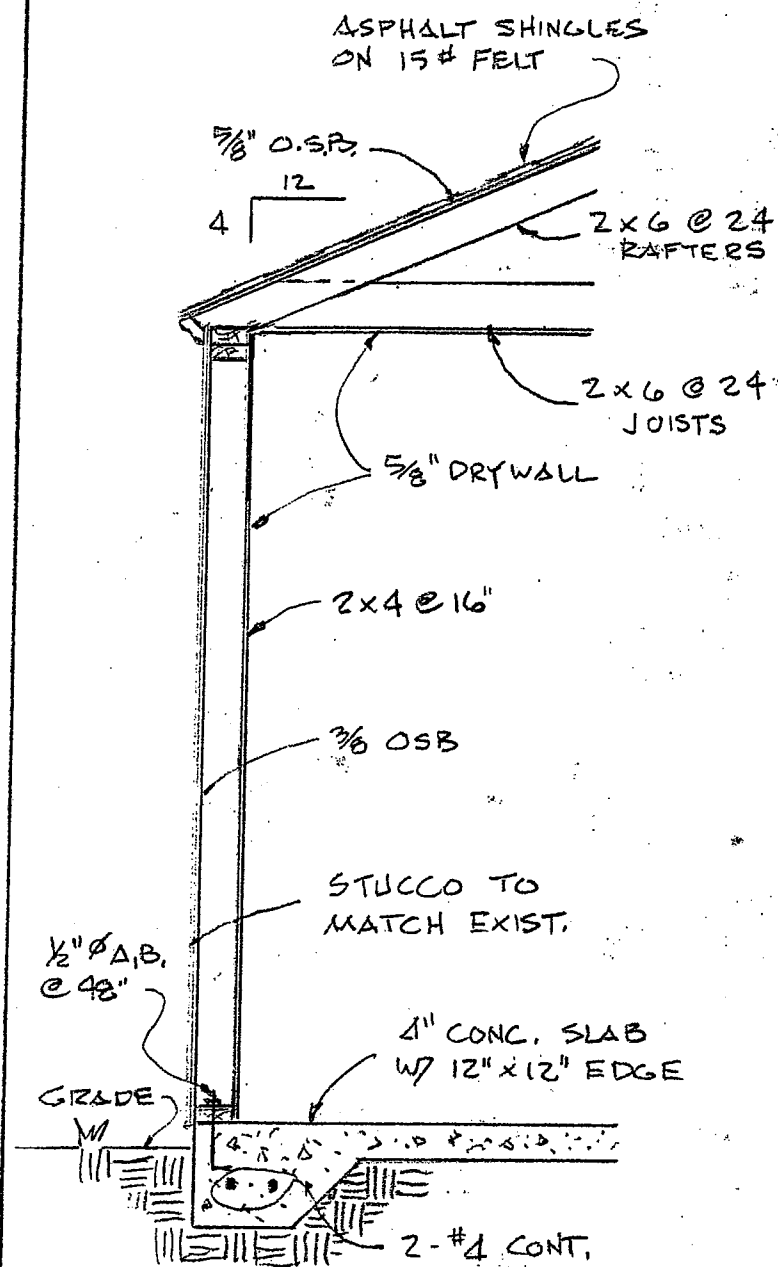
NEW SITE PLAN

DRAWN
1 TL

DATE
3.1.2013

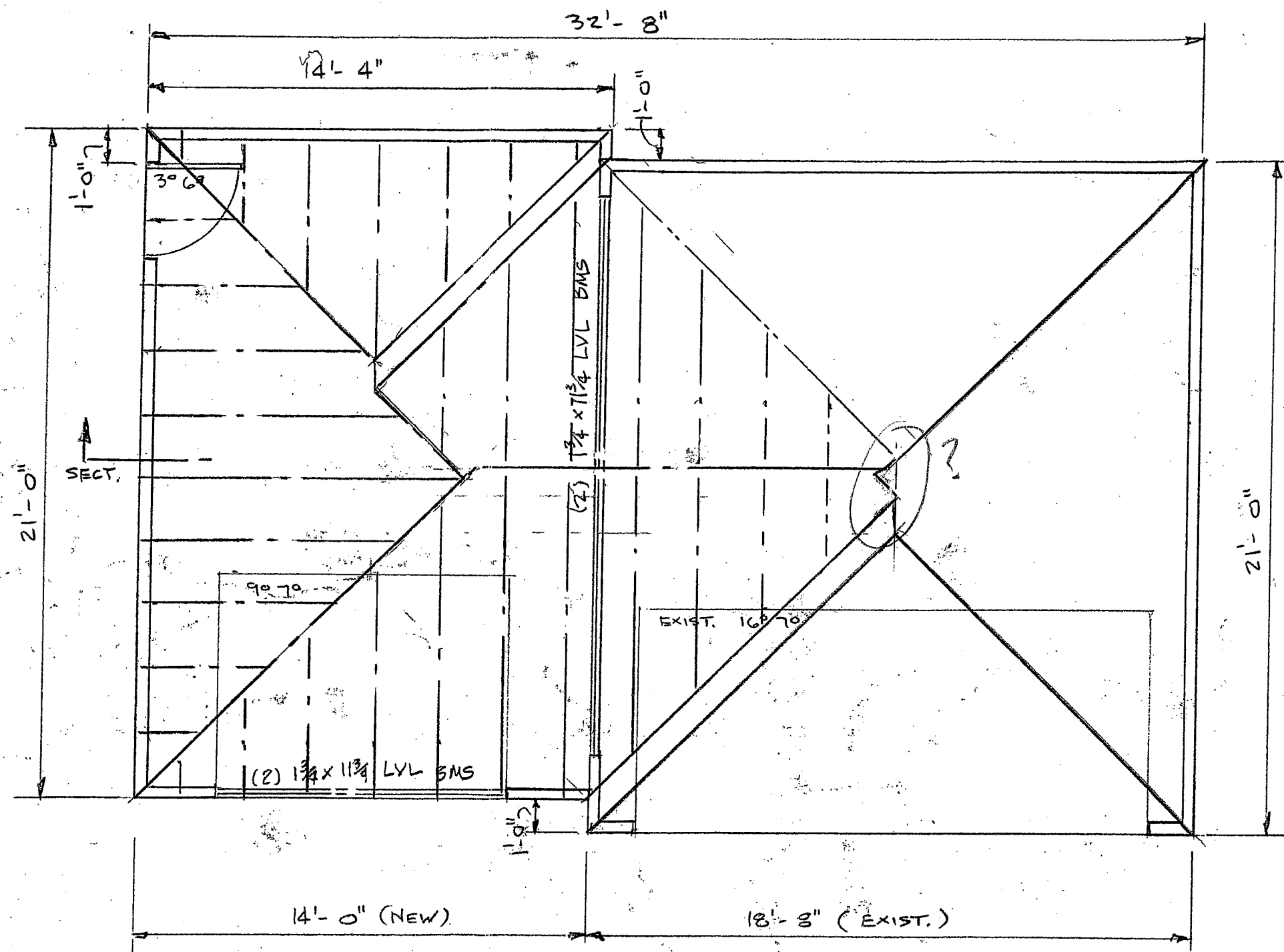
C-2

3/18/13 → submitted for CoA → not administratively complete, 3/20/13



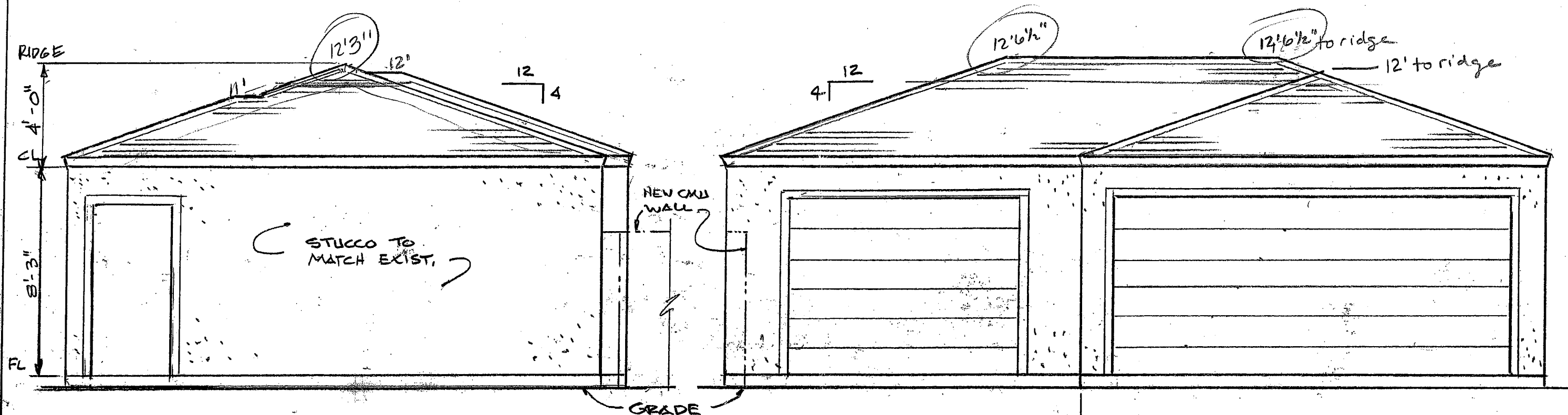
WALL SECTION

1/2" = 1'-0"



PLAN GARAGE ADDITION
1/4" = 1'-0" ROOF FRAMING

RUSSO RESIDENCE		
GARAGE ADDITION PLAN		
DRAWN TL	DATE 3.1.2013	A-2



NORTH ELEVATION

1/4" = 1'-0"

EAST ELEVATION

1/4" = 1'-0"

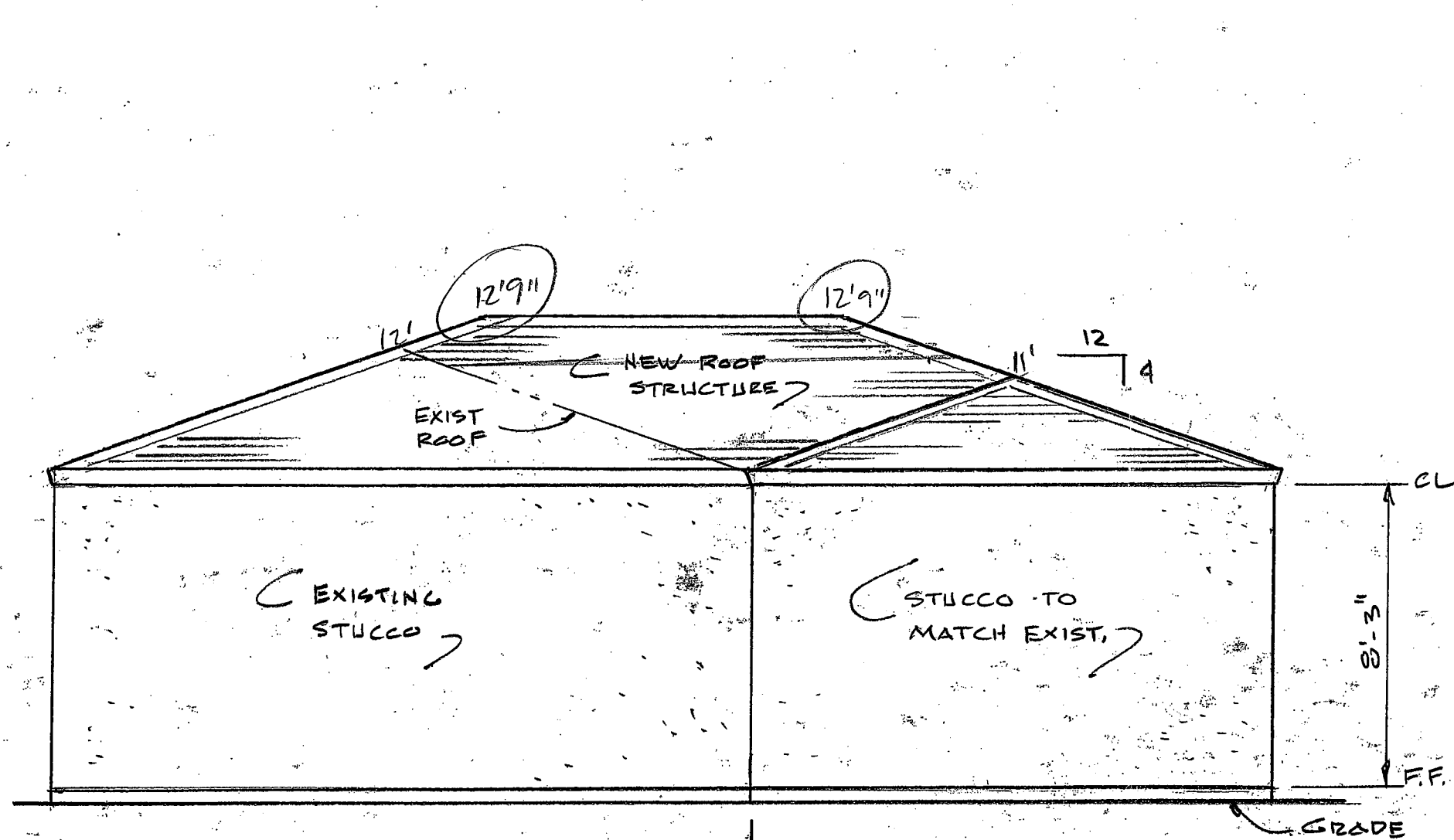
RUSO RESIDENCE

GARAGE ELEVATION

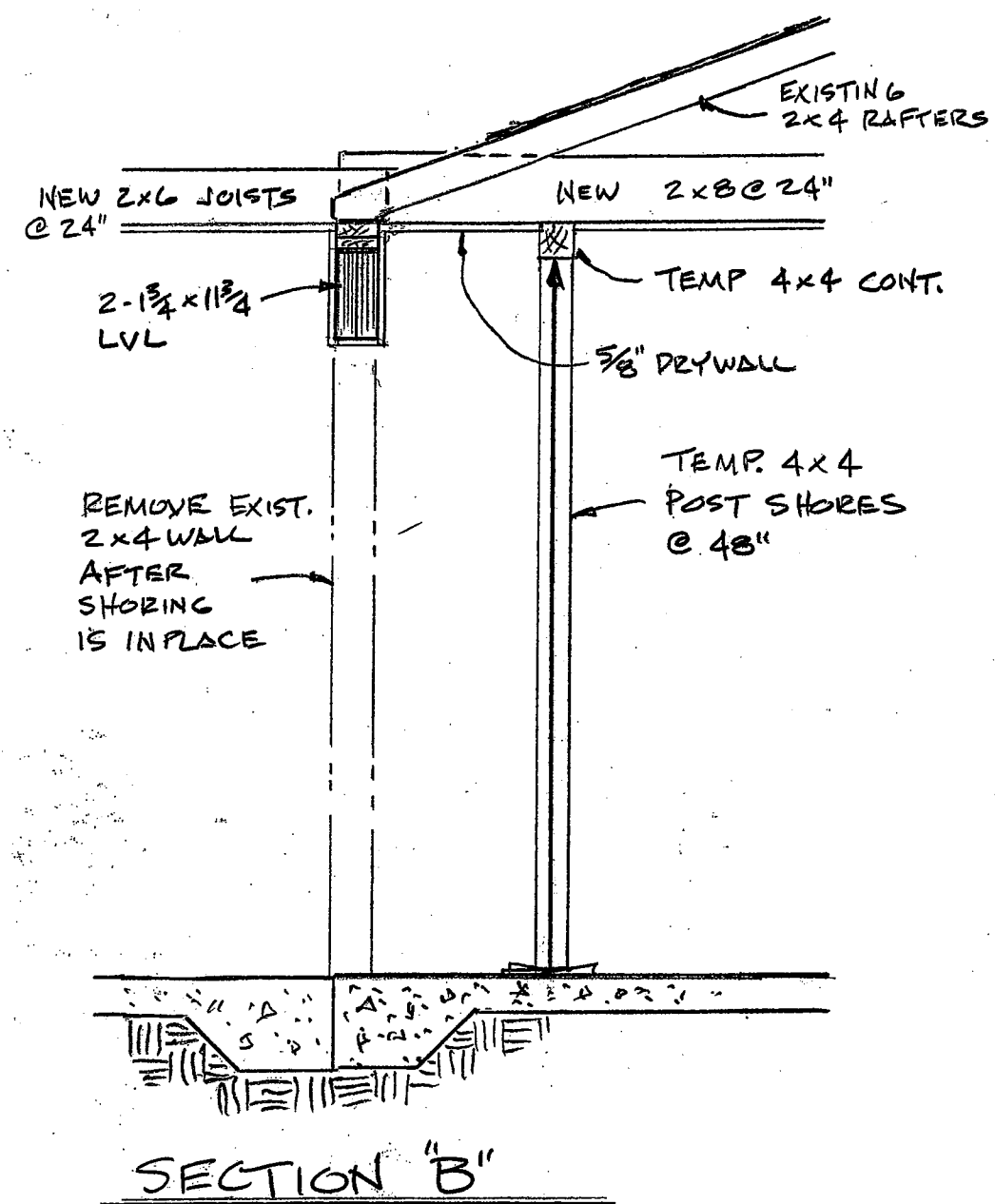
DRAWN
T.L.

DATE
3.5.2013

A-3

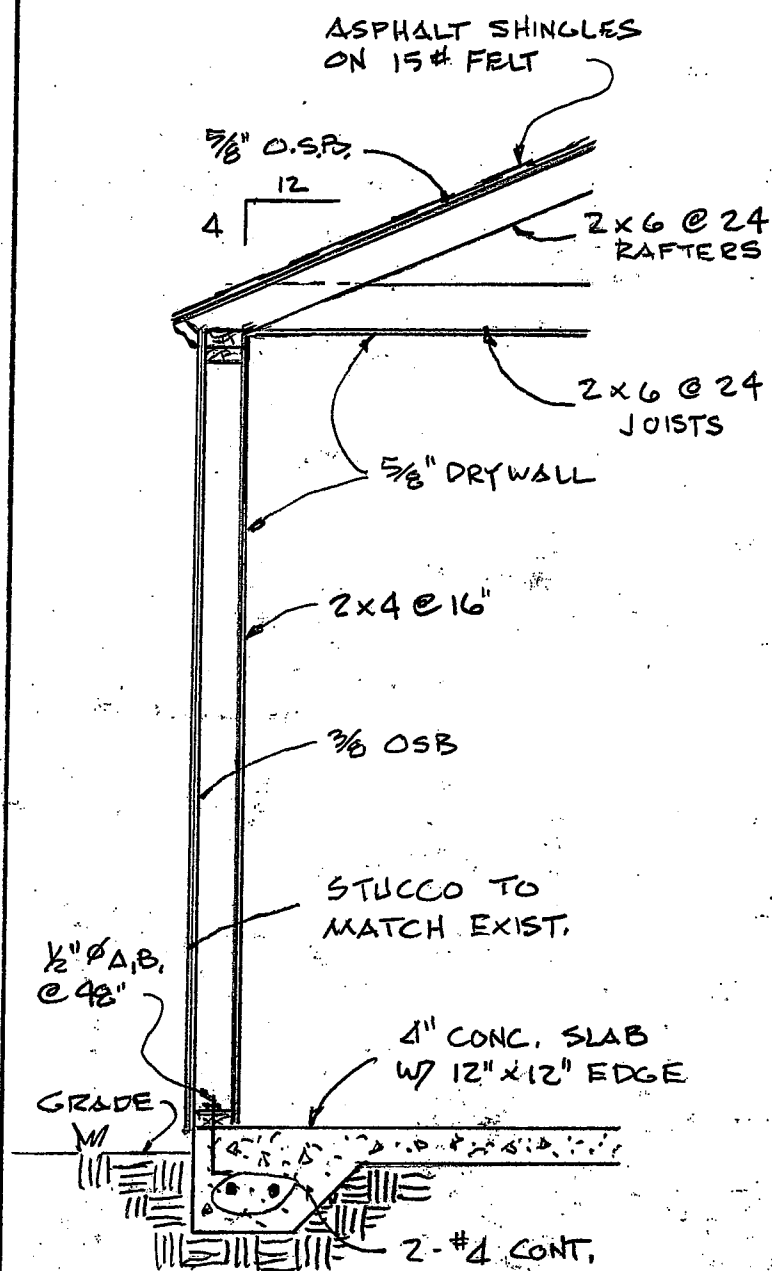


EAST
WEST ELEVATION
1/4" = 1'-0"

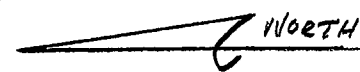
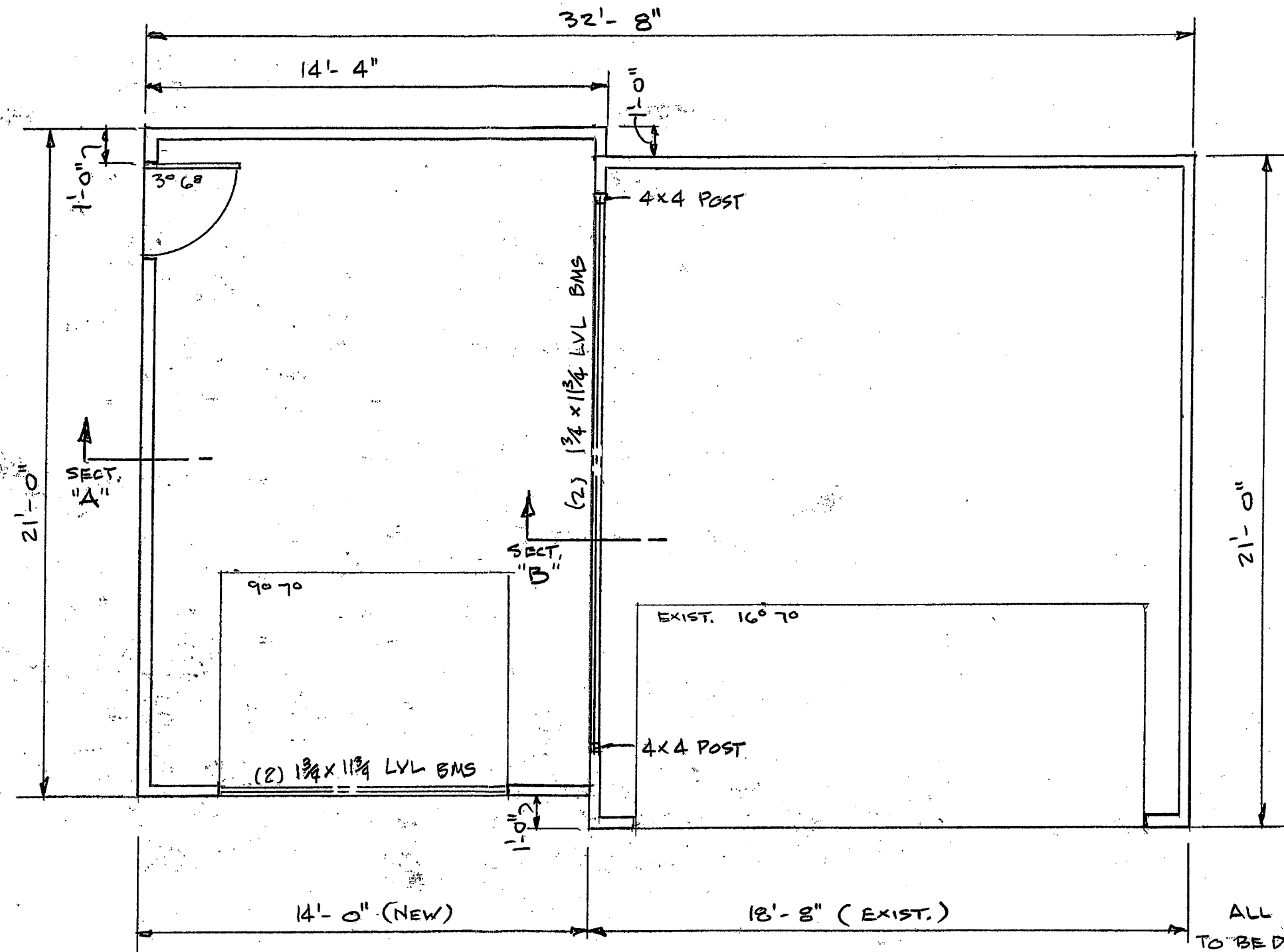


SECTION "B"

RUSSO RESIDENCE		
ELEVATION & DETAIL		
DRAWN TL	DATE 3.5.2013	A-4



WALL SECTION "A"
1/2" = 1'-0"



PLAN GARAGE ADDITION
1/4" = 1'-0"

NOTES:

ALL CONSTRUCTION
TO BE DONE IN ACCORDANCE
W/ ALL APPLICABLE
BUILDING CODES AND
ORDINANCES.

RUSSO RESIDENCE

GARAGE ADDITION PLAN

DRAWN
TL

DATE
3.1.2013

A-1



STAFF REPORT

To: City of Phoenix Historic Preservation Commission

From: Jodey Elsner, Historic Preservation Planner

Subject: Appeal of Hearing Officer's Decision – Application No. HPCA 1700546
333 West Coronado Road, Willo Historic District
Staff Findings on Fence Heights

This report supplements the original staff report on a request for a Certificate of Appropriateness to approve the over-height fences and gate after-the-fact; and to construct a 294 square foot addition to the north side of the existing garage (corner lot).

Background

The Hearing Officer's March 6, 2019 decision was appealed the same day by the applicant/homeowner, Robert Russo. Staff's findings and recommendations are discussed in the original staff report. The Hearing Officer approved the application subject to the following stipulations:

- 1) That the fence (approximately 6' 9") and gate (approximately 6' 6") along 5th Avenue, be reduced to 6' in height;
- 2) That the approximately 7' 4" fence at the alley may remain, subject to zoning approval;
- 3) That the garage addition height be at or below the height of the existing garage (which is 12" at its ridge);
- 4) That a clear and accurate plan set be submitted for final approval. This will include a clarified roof plan, correct elevation labels, accurate roof heights including that of main house, accurate documentation of wall and gate location along 5th Avenue, and that no curb cut, or additional driveway will be poured along 5th Avenue.

Staff initially received a request from the applicant/homeowner for a continuance to the June 17, 2019 HPC meeting and the request was noted on the agenda. At the hearing on April 15, 2019 he noted he was ready to move forward with the case. Staff pointed out that time was needed to research the information he recently submitted regarding fence heights in the Willo Historic District as well as other historic districts. The Commission granted a continuance to May 20, 2019.

Staff Findings on Fence Heights

Staff researched the nineteen addresses provided by the homeowner/applicant documenting over-

height block fences in Coronado, Encanto-Palmercroft, F.Q. Story, Roosevelt and Willo Historic Districts. All but one fence is over 6' in height. None of the addresses provided had variances or permits for their over-height fences, and none of the properties have been reported to the Development Services Department for the over-height fences. In cases where a permit was issued for a fence, (which were typically in the 5' to 6' range, and in the period 1958 - 1989), the fences have had approximately one to two block courses added after the permit was granted.

Attachment: Addresses of block fences provided by Robert Russo, with staff findings (1 page)

333 West Coronado Road (HPCA 1700546)
Addresses Submitted by Robert Russo, Applicant
Research Completed by Staff

	Address	Historic District	Permit? If so, height, year & number	Actual height
1	2245 N. Mitchell St.	Coronado	No	6.5'
2	1616/1620 N. 11th Ave.	Encanto-Palmcroft	Yes - 6' in front yard due to pool; house is on double lot, and was never combined (1958 - 12158)	7' 4"
3	1806 Palmcroft Dr. NW	Encanto-Palmcroft	No	6' 8"
4	1844 Palmcroft Way NW	Encanto-Palmcroft	Yes - 5' masonry fence (1958 - 4-3565)	5' 9" - Noted as 6' block in 2016 CNE HPCO 1600169
5	726 Encanto Dr. SE	Encanto-Palmcroft	Yes - 6' CMU fence (1991 - 91I0T3R46)	6' 8"
6	732 W. Palm Ln.	Encanto-Palmcroft	Yes - 6' chain link and wrought iron (1970 - 02771)	<i>Did not enter private property to measure fence height</i>
7	745 W. Monte Vista Rd.	Encanto-Palmcroft	No	6' 8"
8	902 W. Palm Ln.	Encanto-Palmcroft	Yes - 6' CMU fence (1960 - A5890)	6' 5.5"
9	1102 W. Culver St.	FQ Story	No (fence also extends into right-of-way)	9' 1" @ gate; 5' 5.5" @ lowest point
10	901 W. Lynwood St.	FQ Story	No	7' 5" @ column; 6' 4" @ lowest point
11	933 W. Culver St.	FQ Story	No	8' 10.5" @ gate; 6' 7" @ lowest point
12	301 W. Latham St.	Roosevelt	No	7'
13	303 W. Portland St.	Roosevelt	No	6' 8"
14	302 W. Coronado Rd.	Willo	Yes - 6' CMU fence (1993 - R3I059R55)	6' 8"
15	334 W. Granada Rd.	Willo	Yes - 5' 6" CMU fence (1961 - A16656)	6' 8"
16	501 W. Cypress St.	Willo	No	6' 8"
17	501 W. Granada Rd.	Willo	Yes - 6' CMU fence (1986 - 86I154R10)	6' 8"
18	83 W. Cambridge Ave.	Willo	Yes - 6' CMU fence (1989 - 89I091R28)	6' 8"
19	98 W. Lewis Ave.	Willo	No	7'



302 W. LINDA



98 W. Lewis



83 W. Cambridge



501 W. CYPRESS

334 W. Granada





501 W. Central

Google Maps

1806 N. Palmcroft



Image capture: May 2018 © 2019 Google

Phoenix, Arizona



Street View - May 2018

Google Maps

902 W Palm Lane



Image capture: May 2018 © 2019 Google

Phoenix, Arizona



Street View - May 2018

Google Maps 726 Encanto Dr SE



Image capture: May 2018 © 2019 Google

Phoenix, Arizona



Street View - May 2018

Google Maps 732 W Palm Lane



Image capture: May 2018 © 2019 Google

Phoenix, Arizona



Street View - May 2018

Google Maps 745 W Monte Vista Rd



Image capture: May 2018 © 2019 Google

Phoenix, Arizona



Street View - May 2018

Google Maps 303 W. Portland

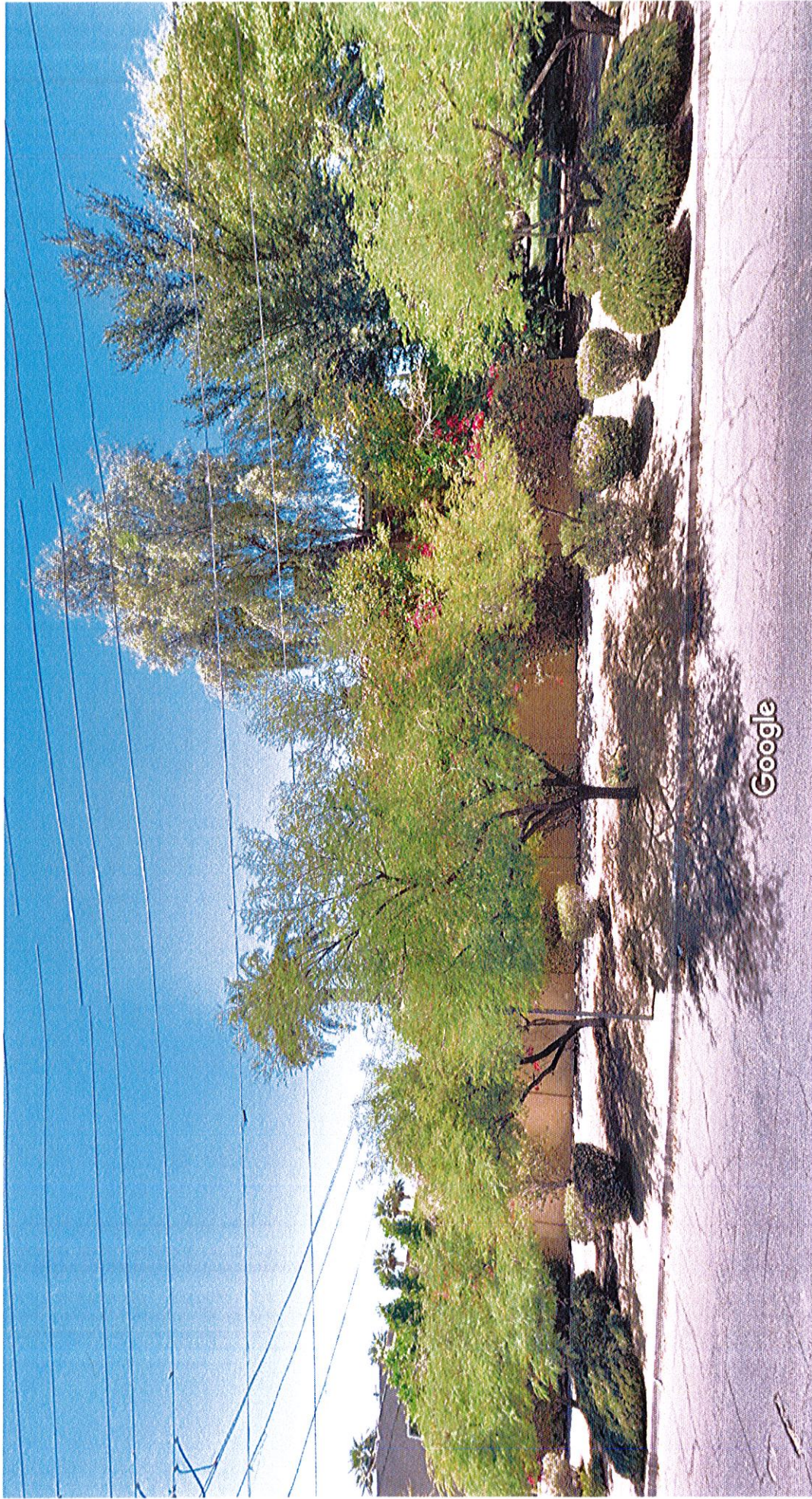


Image capture: May 2018 © 2019 Google

Phoenix, Arizona



Street View - May 2018

Google Maps 301 W. Latham St.



Image capture: May 2018 © 2019 Google

Phoenix, Arizona



Street View - May 2018

Google Maps

901 W Lynwood

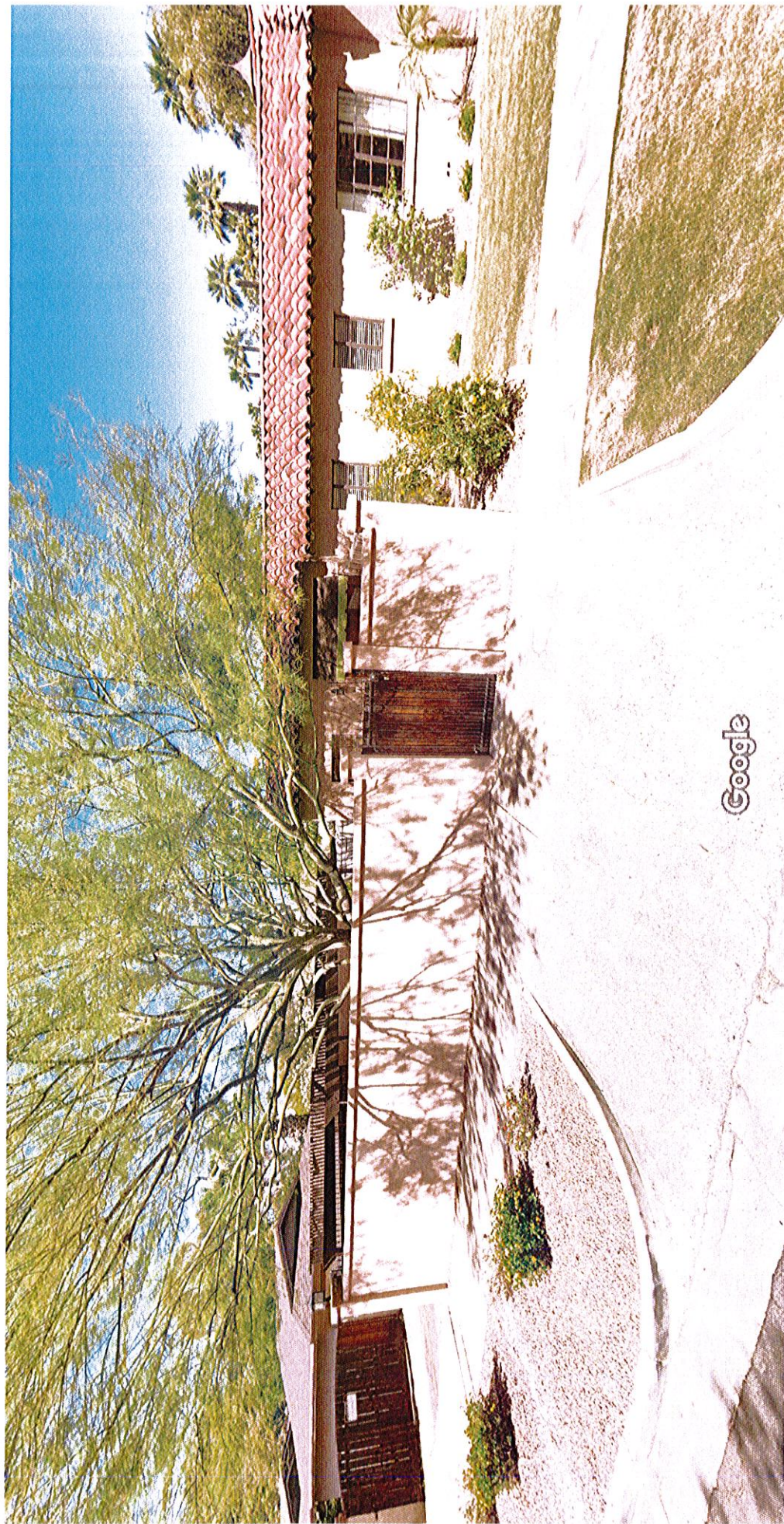


Image capture: May 2018 © 2019 Google

Phoenix, Arizona



Street View - May 2018

Google Maps

933 W Culver



Image capture: May 2018 © 2019 Google

Phoenix, Arizona



Street View - May 2018

Google Maps

1102 W Culver



Image capture: May 2018 © 2019 Google

Phoenix, Arizona



Street View - May 2018

Google Maps 1616 N 11th Ave



Image capture: May 2018 © 2019 Google

Phoenix, Arizona



Street View - May 2018

Google Maps

2245 N Mitchell



Image capture: May 2018 © 2019 Google

Phoenix, Arizona



Street View - May 2018







City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT
HISTORIC PRESERVATION OFFICE

Appeal of HP Commission's Decision to the City Council

The HISTORIC PRESERVATION COMMISSION (HPC) agenda for 05/20/19 is attached. The decision made by the HPC will become final unless a request to appeal that decision is filed in person by the close of business on 5/28/2019.

Any member of the public may, within five calendar days of the HPC'S action, request a hearing by the PHOENIX CITY COUNCIL 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 5/28/2019.

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 1700546 for the property at 333 West Coronado Road 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) Robert Russo

Street Address: 333 W. Coronado Rd.

City & State Phoenix, AZ ZIP Code 85003

Telephone 602-501-3848 E-mail: robert.russo@phoenix.gov robertarussor@hotmail.com

Signature [Signature] Date 5/22/19

Reason for appeal (attach additional documentation if appropriate):

FOR STAFF USE ONLY

This decision was appealed from the 05/20/19 hearing to the _____ City Council meeting.

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.