

Attachment A

PHOENIX HISTORIC PRESERVATION OFFICER

Staff Report
Certificate of Appropriateness
1610 West Wilshire Drive – Del Norte Place Historic District
Case No. HPCA 1700373
September 6, 2017

Background

This is a Certificate of Appropriateness application to approve after-the-fact stucco installation over the original brick walls and redwood siding; reducing a window opening at the front of the house; replacement of all the steel casement windows; and installing a fence adjacent to the front door at 1610 West Wilshire Drive in the Del Norte Place Historic District. The application was filed by the representative, John Burwell, Jr. The owner is MWM BX PLLC. The property is zoned R1-6 HP (single family residential zoning with the Historic Preservation zoning overlay).

Previous Applications

There are no previous applications at this address.

Property Description

The property consists of a lot measuring approximately 50' by 125' with a contemporary-style house completed in 1941. The property was a contributor to the Del Norte Place Historic District. See attached original building permits, historical newspaper articles and historic property inventory form for more information.

House History

1610 West Wilshire Drive was designed by noted Phoenix architect Frederick W. Whittlesey for his sister Gertrude Kennedy. Completed in 1941, the building is a fraternal twin of the house to its east (1606), which was built for his parents Edward and Emily. The two houses face one another with a single drive and generally share the same style, massing and materials with some distinct differences. The houses were featured in two articles published in the *Arizona Republic*. In October 5, 1941, the paper noted, "In its construction, the designer has used unusual materials in unusual ways and achieved distinctive results in appearance." The low-slung, flat roofs with different levels of both houses, coupled with the large, multi-light steel casement windows were considered ultramodern features at the time. Whittlesey variously used redwood siding vertically and horizontally on both houses along with exposed brick in places. The original garage for this house was converted to a bedroom and a carport added to the front of the residence, likely by Whittlesey, in 1949.

The Morenci-born Whittlesey (no relation to Charles Whittlesey of El Tovar Hotel fame), received his architecture degree from the University of Pennsylvania in 1931. He was a draftsman for Lescher & Mahoney, and opened his own firm in Phoenix in 1932. Whittlesey designed numerous houses for the well-to-do in Phoenix in the late 1930s and early 1940s as well as the Liberal Arts Building at Phoenix College. Later, he relocated to San Mateo, California, where he designed prominent churches in the Bay Area.

Completed Work

On April 24, 2017, the Planning and Development Department received a report that unpermitted work was taking place at 1610 West Wilshire Drive. On April 26, an inspector was sent to the property and a stop work order was posted on the front door. It was noted a complete remodel was taking place, and that the house was located in a historic district. No Historic Preservation Office (HPO) approvals or building permits were obtained in the following month and work continued at the property. A Notice of Violation was issued and recorded with Maricopa County on May 23, 2017. Another inspection was made June 23, at which point the workers were informed of the illegal construction, and a second stop work order was posted. Work continued and the project was completed. The house was listed for sale on July 13, 2017.

The work items of the comprehensive remodel that required HPO review, but were completed without it, are the stucco over the redwood siding, the window resizing to the west of the front door, and the fence returns. Window replacement alone does not require a building permit, although it does reduce the historic integrity of the house and the historic district.

Findings

The stuccoing of the entire house, the window resizing near the front door, and the metal fence that projects beyond the front corner of the house were all projects completed without the Historic Preservation Office's review or the required building permits. The illegal interior work does not fall under the purview of the HPO.

The unpermitted exterior work resulted in a contributor becoming a non-contributor, thereby reducing the integrity of the Del Norte Place Historic District. Since completion of the project, the process to remove the property from the State Historic Property Tax Reclassification (SPT) program has been initiated due its current non-contributing status. The work also does not meet the HPO's *General Design Guidelines for Historic Properties*, which are based upon the *Secretary of the Interior's Standards for Rehabilitation*. The specific design guidelines that the project does not meet are:

- Rehabilitation of an historic building should minimize alteration to the existing materials, architectural finishes, form, and ornamentation of the building.
- Distinctive architectural features, finishes, materials, construction techniques and examples of skilled craftsmanship should be retained and preserved.
- Deteriorated historic architectural features and exterior materials should be repaired rather than replaced. Where repair is infeasible, replacement features should match the original component in design, material, color and texture.

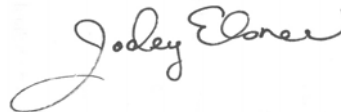
If the stucco were removed from the entire house and the fence shifted back to a point allowable by the ordinance, the house would be considered a contributor to the Del Norte Place Historic District once again, even with the complete window replacement and one resized window opening.

Recommendation

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

1. That the all stucco be removed from the house and the original redwood siding and brick repaired;
2. That the gate and fence return adjacent to the front door be moved northward to a point 3' from the corner window in accordance with Section 703.A.2.a.1 of the City of Phoenix Zoning Ordinance.

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

Attachments: Aerial photograph, inspector photographs, site visit photographs, original building permits, historical newspaper articles, historic property inventory form, Notice of Ordinance Violation

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: 8/30/2017



1610 W. Wilshire Dr. (HPCA 1700373) – Del Norte Place Historic District – April 26, 2017



View looking northwest – subject property showing stucco and window resizing in process



View looking northwest – subject property showing stucco and window resizing in process

1610 W. Wilshire Dr. (HPCA 1700373) – Del Norte Place Historic District – April 26, 2017



View looking northwest – subject property showing stucco in process over wood siding



View looking north – subject property showing stucco in process, and adjacent Whittlesey house

1610 W. Wilshire Dr. (HPCA 1700373) – Del Norte Place Historic District



View looking north – subject property



View looking northwest – subject property

1610 W. Wilshire Dr. (HPCA 1700373) – Del Norte Place Historic District



View looking northwest – subject property showing stucco, window resizing, and fence

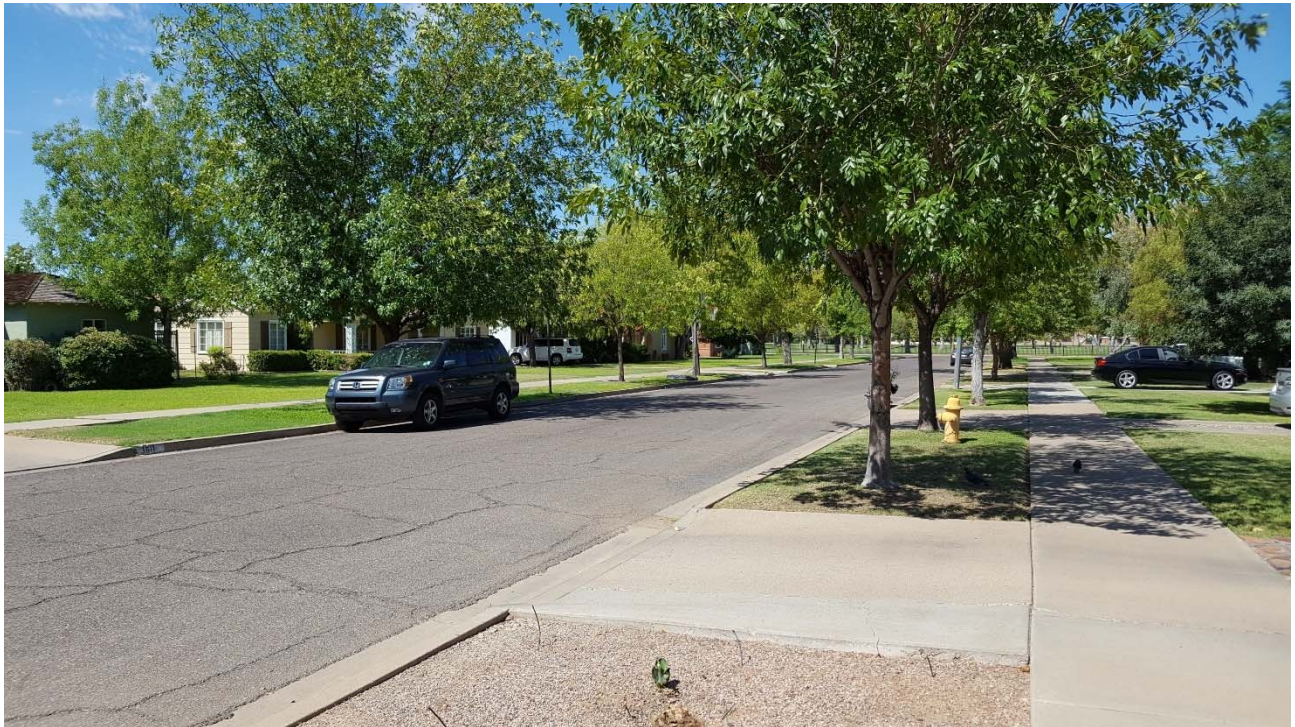


View looking northwest – subject property showing fence

1610 W. Wilshire Dr. (HPCA 1700373) – Del Norte Place Historic District



View looking northeast – fraternal twin to the east of subject property



View looking southwest – adjacent streetscape

APPLICATION FOR PERMIT TO BUILD, PHOENIX, ARIZONA

Street No. 1610 W. WILSHIRE Fire Lin'ts OUTLot 132Block — Addition Del MonteOwner Gertrude KennedyBuilder R. T. Moore Address —Description of Building BRICK and frame Res-Details If No Plan is Filed frame garage.

Foundation Floor Joist Ceiling Joist Plaster

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 of damages.

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.

R. T. Moore
(Owner, Architect, Contractor)

Permit No.

4692

Date of Permit

5/13/41

Entire Cost of Proposed Work

4200⁰⁰

Amount of Fee

7.50

Date Plans Received

Plans Checked by

Permit Approved by

S.

APPLICATION FOR PERMIT TO BUILD, PHOENIX, ARIZONA

Permit No.

Street No.

1610 W. Wilshire

Fire Limits

Out

Lot

132

Block

Addition

Del Norte

Owner

Gertrude Drummond

Builder

Same

Address

Description of Building

Alter garage for bedroom

Details If No Plan Is Filed

& ~~but~~ carport add to

Foundation

Floor Joist

Ceiling Joist

Plaster

Roof Rafters

Studs

Toilet

Sink

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

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.

Gertrude Drummond

(Owner, Architect, Contractor)

Date of Permit

1-7605

Entire Cost of Proposed Work

Aug. 10-44

Amount of Fee

2000⁰⁰6⁰⁰

Date Plans Received

8/10/44

Plans Checked by

Permit Approved by

Hurst

Architect Designs Distinctive Homes

Tossing conventional designs and materials to the winds, Frederick W. Whittlesey, architect, is supervising the erection of residences for his parents, Mr. and Mrs. E. F. Whittlesey and his sister, Mrs. Gertrude Kennedy, just west of 16th avenue on Wilshire drive, that offer architectural details new to Phoenix.

The houses, on the north side of the drive, face each other. The one to the east for Mr. and Mrs. E. F. Whittlesey practically is completed.

Everything about the dwelling is strikingly different. The foundation concrete is painted green, with walls of red, face brick and a flat roof over all at different levels breaking the roof line.

As the visitor walks up the concrete drive between the dwellings, over squares with rope pattern markings, the open garage wing is passed on the way to the entry.

Chimney Water Fall

A built-up flower box of concrete and a lily pool at the base of the living room chimney with a rill of water trickling down from an opening in the chimney base, set off corner windows that rise from floor to ceiling.

Dressed redwood beams carry

ceilings of either painted wood or fiber board, which is papered in the bedrooms. Rough redwood is used without surface treatment for some of the exterior walls, being laid vertical.

The house is built to center on the living room. Its fireplace in the west wall is flanked with tall corner windows on each side. The hearth is raised from the floor and a built-in "wood box" is a part of the chimney.

In the north wall are three large sliding doors with glass panes that open on a screened porch.

The owners' bedroom, with corner windows, opens off this porch. It may also be reached through a short hall from the kitchen. It has a plywood wainscot, in natural treatment, with unplastered brick and painted board walls.

Second Bedroom

A second bedroom is next to the garage and is gained directly from the small entry hall.

The house will have a central air-conditioning system. Its floors are concrete. A new system of insulation was employed in the roof construction. The floor of the recessed porch will be finished with red brick in patterns.

Home Nears Completion

The new residence of Mrs. Gertrude Kennedy, designed for her by Frederick W. Whittlesey, architect, at 1620 West Wilshire drive, will be ready for occupancy within the next two weeks.

Mr. Whittlesey's parents, Mr. and Mrs. E. F. Whittlesey, already have occupied the mate to the new dwelling built to the east. The houses face each other.

In its construction, the designer has used unusual materials in unusual ways and achieved distinctive results in appearance.

Bough redwood board, red brick and stucco are used variously inside and out for walls. The ceilings are composition board, carried on dressed beams of redwood. Large windows with many-paned sash feature the dwelling.

It shares the lawn with the house on the east and the whole is being landscaped in a manner suitable to the unusual architecture of the two buildings.

HISTORIC PROPERTY INVENTORY FORM

IDENTIFICATION

NEIGHBORHOOD: Del Norte Place
SUBDIVISION PLAT NUMBER: 132
ADDRESS: 1610 W Wilshire Dr
TAX PARCEL NUMBER: 111-04-133
OWNER: Elizabeth Moynihan
1610 W Wilshire Dr, Phoenix AZ 85007
CONSTRUCTION DATE: 1941
STYLE: California Ranch

DESCRIPTION

STORIES: 1
DIMENSIONS: L-48 W-34
FLOORPLAN/SHAPE: Rectangular
ROOF TYPE: Flat
ROOF MATERIAL: Asphalt Shingle
WINDOWS: Steel Casement
FOUNDATION: Raised, Concrete
BUILDING MATERIALS: Brick
WALL SHEATHING: Exposed Brick, Wood Siding
PORCHES:
ORNAMENTATION: Brick Chimney
CARPORT/GARAGE: Original Carport, integral with house

SIGNIFICANCE

ORIGINAL OWNER: Gertrude W. Kennedy
OCCUPATION:
ARCHITECT: Fred Whittlesey
BUILDER: Fred Whittlesey
NEWSPAPER REFERENCE: Arizona Republic 10/5/41
CONTEXT:

Designed & built by a prominent Phoenix architect of this Era, Frederick W. Whittlesey, for his sister. Bold example of "tossing conventional designs and materials to the winds" as stated by the builder himself.

STATUS (National Register only)
Contributor

INTEGRITY
Unaltered.

PHOTOGRAPH

PHOTOGRAPHER: Anna Marsolo
DATE: 09/10/92
NEGATIVE #: in file



Caris Martinez
Digitally Signed by Caris Martinez
On Behalf of the City of Phoenix



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT
438 West Adams Street
Phoenix, AZ 85003
602-262-7811 / TTY 7-1-1
www.phoenix.gov/pdd

Unofficial 20 Document

16
Pa

Owner: MWM BX PLLC
Address: 7349 N VIA PASEO DEL SUR # 515-414
Delivery SCOTTSDALE, AZ, 85258
City, ST Zip

Certified

Personal

NOTICE OF ORDINANCE VIOLATION

Property Address: 1610 W WILSHIRE DR
Legal Description: 16-0771020
Lot# : 132
DEL NORTE PL PLAT B

APN: 111-04-133
QS: Q14-25

Date of Notice: 23 MAY 2017

Date of Violation: 24 APR 2017

CITA 17014284

This is notification that a violation(s) of the Phoenix Building Construction Code was observed at the above described property.

Details of the violation(s) are listed below and/or on the attached page(s). This notice may be recorded with the Maricopa County Recorder's Office. The listed violation(s) is to be corrected by June 23, 2017.

This notice is being provided as a courtesy prior to further enforcement action being taken. If the listed violations are not corrected before June 23, 2017, the City of Phoenix may take one or more of the following actions:

- Commence a civil or criminal action to be adjudicated by the City Municipal Court.
 - o Civil sanctions of not less than \$500 and not more than \$2500 per violation.
 - o Criminal penalty is a Class 1 misdemeanor.
- Abatement by; repair, removal or demolition with the costs paid by the property owner.

This notice may be appealed to a supervisor by calling 602-262-7811. Any person dissatisfied with a decision of the supervisor may appeal that decision to the Building Official. The appeal shall be made in writing on a form provided by the Planning & Development Department and shall be accompanied by a nonrefundable administrative processing fee as set forth in Appendix A.2 of the Phoenix City Code. The decision of the Building Official shall be final except as provided in Section 112 of these administrative provisions.

Si prefiere esta información en español, llame por teléfono a nuestra oficina al 602-262-7811.

Violation Code: 114.1.4 PERMITS

Description of Violation:

Construction work was or is being performed without the required building permit. Using, maintaining or occupying a structure that was built, altered or improved without a valid building permit.

Comments:

interior and exterior remodel work performed without first obtaining the required building permits. Also, the insulated exterior stucco application not only requires a building permit, it also requires Historic Preservation approval prior to a building permit being issued.

Corrective Action:

Unofficial Document

- . Obtain a building permit from Planning & Development Department. We are located at 200 West Washington Street, 2nd Floor.
- . Call 602-262-7811 for required inspections.
- . Once the permit and inspections have been completed, a request for release must be submitted. Please see the following link:
https://www.phoenix.gov/pddsite/Documents/dsd_trt_pdf_00875.pdf

To check status of this case, please go to: www.phoenix.gov/pdd

1. At the greeting screen, click on Online Services
2. Under Search, click on Permits Search
3. Search by Type and Number, Enter CITA number or
4. Search by Address
5. Click on the CITA number for the permit or
6. Click Inspection History for Inspection Notes