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**CITY OF TEMPE  
HISTORIC PRESERVATION COMMISSION**

**Meeting Date: 02/12/2020  
Agenda Item: 3**

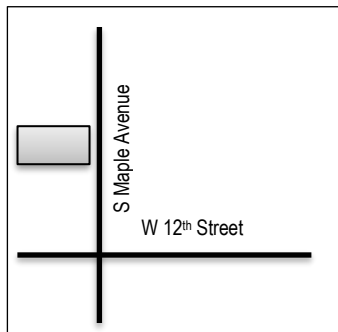
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**ACTION:** Request for a Certificate of Appropriateness for detached carport for the **RAYMOND (HAUSMAN) HOUSE** (1108 South Maple Avenue). The applicant is Dave Hausman.

**RECOMMENDATION:** Staff – Approve

The request includes the following:

1. Certificate of Appropriateness for a new 698 square foot detached carport south of the Raymond (Hausman) House.



Property Owner  
Designated Property  
Applicant  
Architect or Designer

Dave and Koko Hausman  
Raymond (Hausman) House  
Dave Hausman  
McLaws & Associates, LLC

**ATTACHMENTS:** A. Tempe Historic Property Register designation file, B. Applicant submittal

**STAFF CONTACT(S):** John Larsen Southard, Historic Preservation Officer, (480) 350-8870

Department Director: Chad Weaver, Community Development Director  
Prepared by: John Larsen Southard, Historic Preservation Officer

## HISTORIC OVERVIEW

Like many properties in Tempe's oldest intact residential neighborhood, the Raymond (Hausman) House achieves historic significance under multiple criteria. The Raymond (Hausman) House is significant for its association with the Park Tract Subdivision; one of Tempe's oldest surviving residential subdivisions. Built in 1936, this house is in the upper ninety-ninth percentile (99.6%) of all Tempe properties in terms of age. The property provides an excellent example of Southwest style architecture as it continues to exhibit the distinctive characteristics of the type and retains a high degree of historic integrity.

## RECOMMENDATION:

Approval

## REASONS FOR APPROVAL:

Staff recommendation of conditional approval is based upon the detached nature of the proposed improvement, the placement of posts along the existing driveway footprint, and the overall low-visibility design of the carport. The carport will replace an existing multilayer shade covering located immediately south of the home.

## HISTORY & FACTS:


- 07/10/1924 Town of Tempe Common Council approves plat of Park Tract subdivision
- 08/04/1924 Fred Joyce and Hugh Laird Trustees record subdivision plat of Park Tract
- 12/07/1925 E W Hudson, Fred Joyce, and Hugh Laird, trustees of Park Tract, sell Lot 10, Block 5, Park Tract to Frank Raymond for \$345.00 (Recording Number 19280002917)
- 06/19/1928 Miss Minnie Laird daughter of Mr. and Mrs. William E. Laird, was married to Frank Raymond, Rev. Ed Decker officiating; Miss Ruby Laird (daughter of Mayor Hugh Laird) and Lee Raymond (brother of the groom) attendants THM Painter Scrapbook p105
- 03/18/1936 Frank Raymond obtains Building Permit Number 82 to construct a 35' x 47' x 15' high residence on Lot 10, Block 5, Park Tact – 1108 S Maple Avenue with an estimated value of \$3,300.00 (CDD Records)
- 05/06/1936 Frank L and Minnie L Raymond mortgage Lot 10, Block 5, Park Tract to B B and Honor G Moeur for \$1,400.00 to secure construction financing (Recording Number 19360007251)
- ca. 07/1965 Frank RAYMOND age 63 dies in Tempe and is buried at Double Butte Cemetery (PROB JUDG Recording Number 19710137644)
- 10/09/1975 Minnie L Raymond conveys property at 1108 S Maple Avenue to Carolyn D and William R Raymond (JNT DEED Recording Number 19750237176)
- 11/05/1975 Carolyn D and William R Raymond mortgage property at 1108 S Maple Avenue to FIRST FEDERAL SAVINGS and LOAN ASSOCIATION of PHOENIX for \$4,950.00 MORTGAGE (Recording Number 19750260136)
- 05/07/1979 Carolyn D and William R RAYMOND mortgage property at 1108 S Maple Avenue to FIRST FEDERAL SAVINGS and LOAN ASSOCIATION of PHOENIX for \$28,000.00 to construct Duplex Residence at the rear of the Raymond (Hausman) House (MC DEED TRST Recording Number 19790159254)

- ca. 06/1995 Minnie (Laird) Raymond, age 87, dies in Mesa and is buried at Double Butte Cemetery
- 04/21/1997 William R Raymond conveys property at 1108 S Maple Avenue to Steven A Tseffos (WAR DEED Recording Number 19970258955)
- 08/29/1997 David and Colleen HAUSMAN purchase property from Steven A TSEFFOS WAR DEED (Recording Number 19970597483)
- 03/04/2014 David and Colleen HAUSMAN request Historic designation and listing property at 1108 S Maple Avenue in the Tempe Historic Property Register
- 04/10/2014 David and Colleen HAUSMAN hold Neighborhood Meeting for Historic designation and listing property at 1108 S Maple Avenue in the Tempe Historic Property Register
- 05/08/2014 Tempe Historic Preservation Commission holds public hearing for Historic designation and listing property at 1108 S Maple Avenue in the Tempe Historic Property Register
- 05/27/2014 Tempe Development Review Commission holds public hearing for Historic designation and listing property at 1108 S Maple Avenue in the Tempe Historic Property Register
- 06/12/2014 Tempe City Council holds first public hearing for Historic designation and listing property at 1108 S Maple Avenue in the Tempe Historic Property Register
- 06/27/2014 Tempe City Council holds second public hearing for Historic designation and listing property at 1108 S Maple Avenue in the Tempe Historic Property Register.
- 02/12/2020 Detached carport Certificate of Appropriateness request agendized for Historic Preservation Commission review and decisioning

**CHECKLIST FOR CERTIFICATES OF APPROPRIATENESS**

Drawings submitted for Certificates of Appropriateness or No Effect become the property of the Historic Preservation Office. Please be certain that you have a copy of them prior to submission.  
*Additional information may be required by Historic Preservation Office on a case-by-case basis.*

**1. COMPLETED APPLICATION FORM (Attached or available in the Historic Preservation Office.)**

<b>Project Submittal Application</b>			
<b>Project Information - Required</b>			
Project Name: HAUSMAN CARPORT			
Project Address: 1108 S. MAPLE, TEMPE 85281		Suite No.: <input type="checkbox"/>	
Proposed Use of Building/Suite: COVERED CARPORT		Existing Zoning: R2 <input type="checkbox"/>	
Legal Description: <input checked="" type="checkbox"/> Attached		Parcel No.: <input type="checkbox"/>	
Description of Work/Request: CONSTRUCT A COVERED CARPORT			
		<b>Valuation (for building plan review only):</b>	
<b>Applicant Information - Required</b>			
Company or Firm Name:		Telephone 1: ( ) Ext: _____	
Applicant's Name: DAVE HAUSMAN		Telephone 2: (480) 577-3401 Ext: _____	
Applicant's Street Address: 1108 S. MAPLE AVE		Fax: ( )	
City: TEMPE	State: AZ	Zip: 85281	Email Address(es):
Applicant Signature: DAVE HAUSMAN		Date: 1/23/2020	
<small>For City Use Only</small>			

**2. SITE PLAN DRAWN TO SCALE (Minimum Size 11x17) Site plan to include:**

- North arrow AND the scale used in the drawings.
- Lot dimensions and lot coverage (The total structural coverage provided on a lot or site inclusive of all roofed areas or structures capable of supporting a roof divided by the net area of the lot or size.)
- Current square footage, and square footage of proposed new construction.
- Location of existing and proposed property lines, streets, sidewalks, walkways, alleys, driveways, fences, walls, hardscape improvements, and parking lots.
- Setback dimensions of all structures from adjacent property lines (front, rear and sides).
- Location and dimensions of all existing structures, proposed additions, areas of alteration and new structures. This should include buildings, pools, carports, porches, patio covers, accessory buildings, windows, doors, walls, garages, mature trees or other landscape features which impact site planning.
- Distance between existing and new construction (from eave to eave).
- Location of all proposed demolition work. *NOTE: Projects with major demolition work may require a demolition plan.*

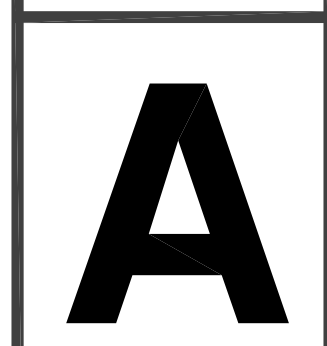
REVISIONS	
NO.	DESCRIPTION

A CUSTOM CARPORT  
FOR  
**DAVE & KOKO HAUSMAN**  
1108 S. MAPLE AVE., TEMPE, ARIZONA 85281

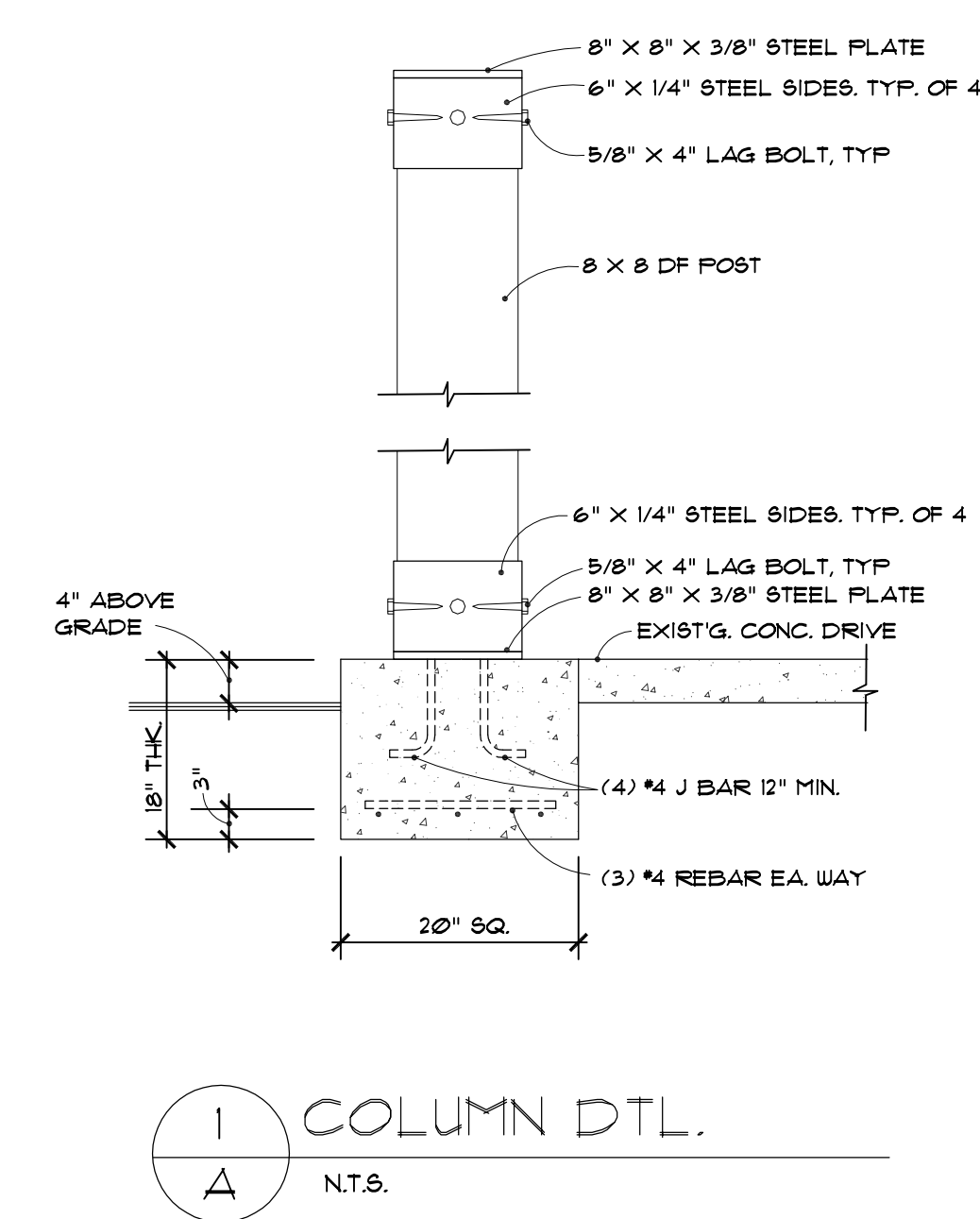
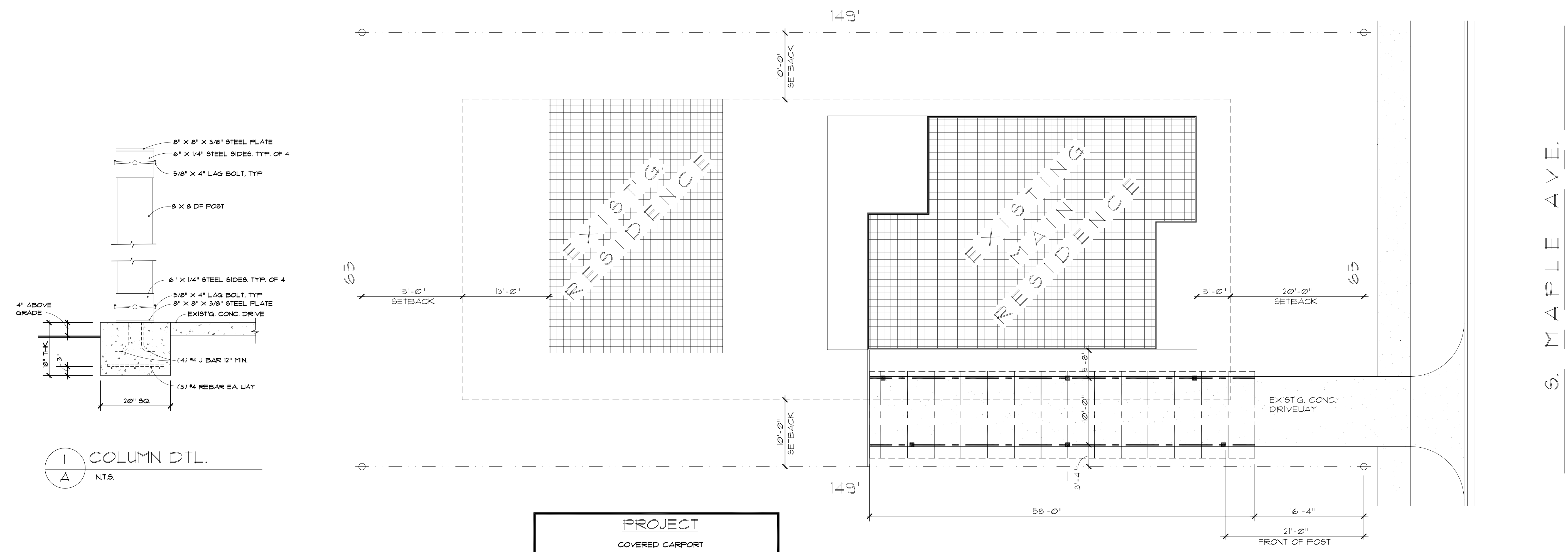
**PLOT PLAN**  
**FLOOR PLAN**  
**BLDG. SECTION**

480.252.1012  
**McLaws & Associates, LLC**  
A Residential Design Company  
1750 W. DANIEL ROAD • SAN TAN VALLEY • ARIZONA • 85142

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HAUSMAN



**PROJECT**  
COVERED CARPORT

**PROPERTY DESCRIPTION**

OWNER: DAVID & COLLEEN HAUSMAN  
ADDRESS: 1108 S. MAPLE STREET A & B  
TEMPE, AZ 85281  
ZONING: R2  
LOT SIZE: 9,667 SQ. FT.

LEGAL DESCRIPTION: LOT #0  
PARK TRACT

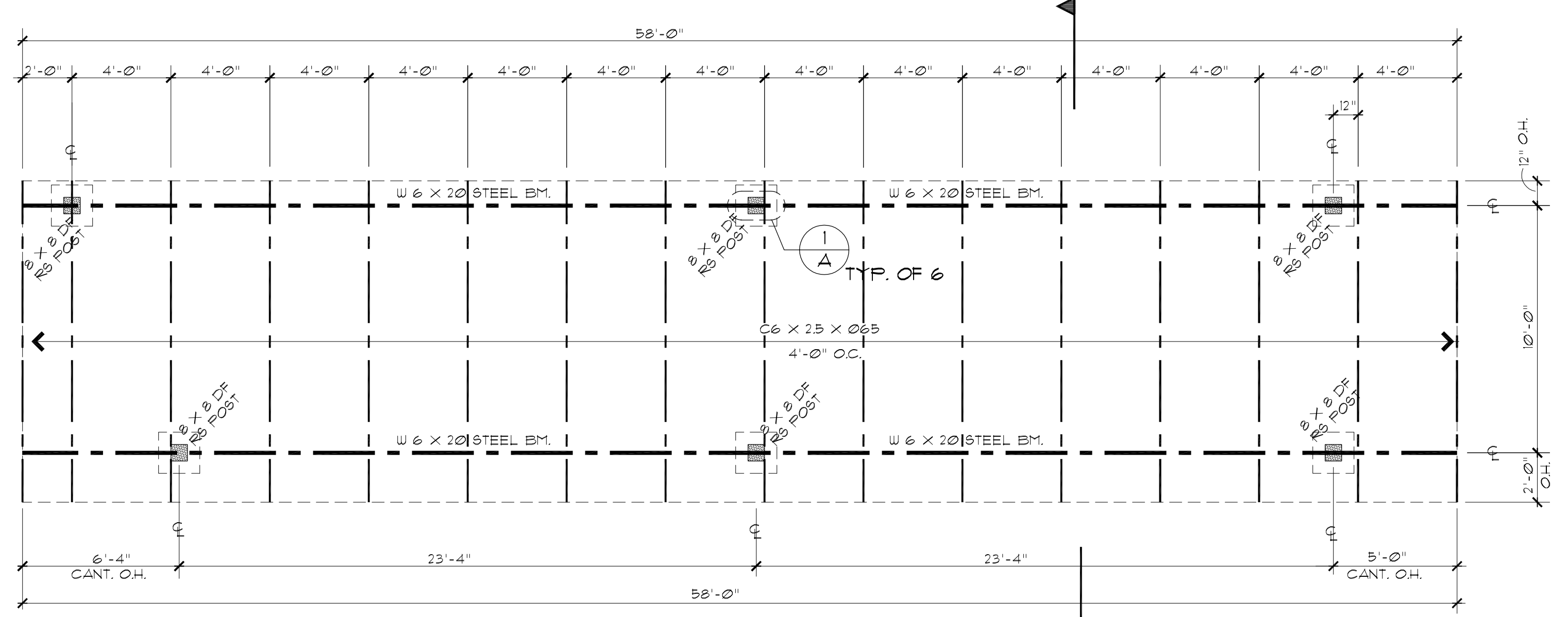
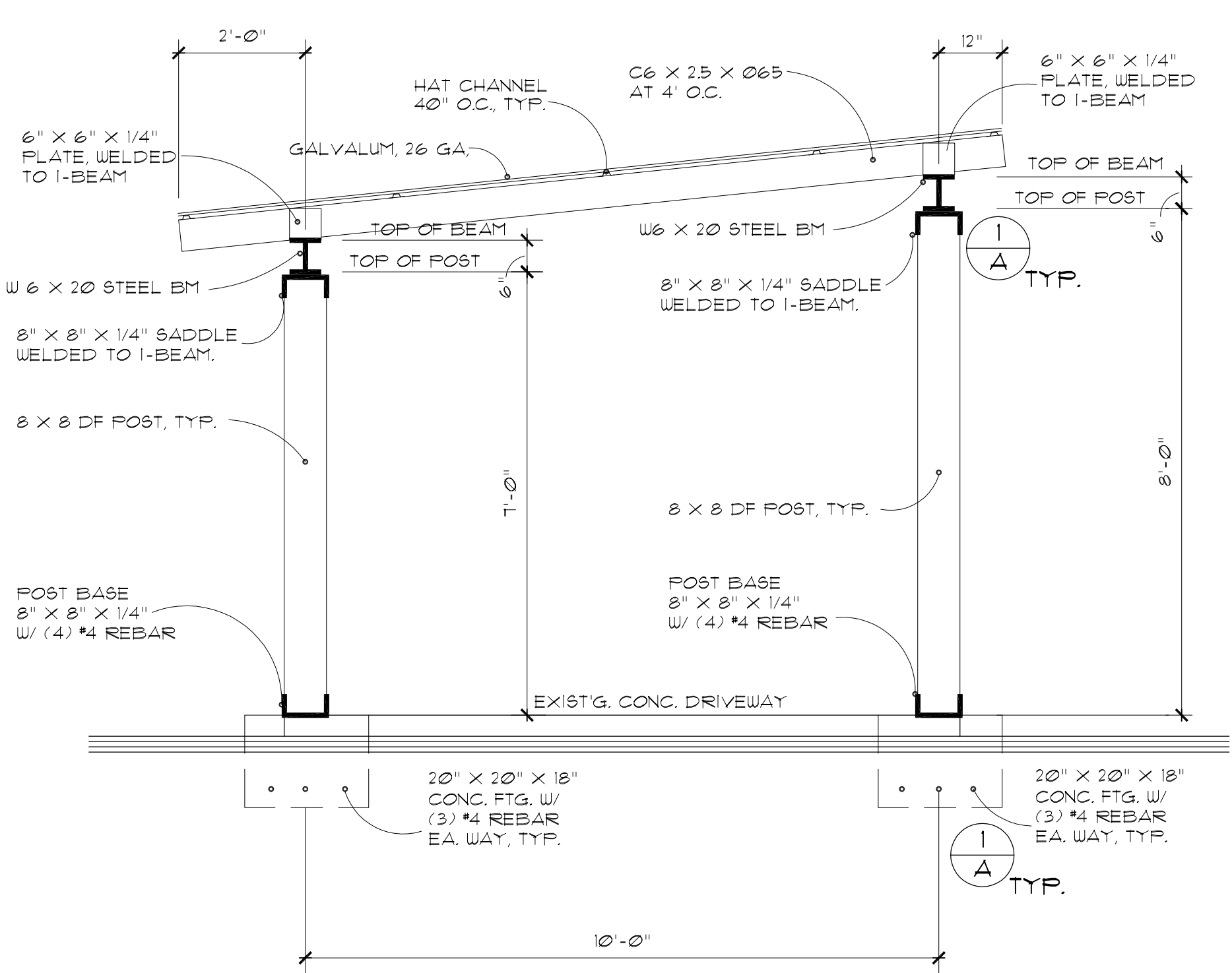
LOT COVERAGE: RESIDENCE . . . . . 1,498 SQ. FT.  
APARTMENT . . . . . 975 SQ. FT.  
NEW CARPORT . . . . . 638 SQ. FT.  
TOTAL . . . . . 3,111 SQ. FT.  
COVERAGE = 32.8%

**PLOT PLAN**  
SCALE: 1" = 20'

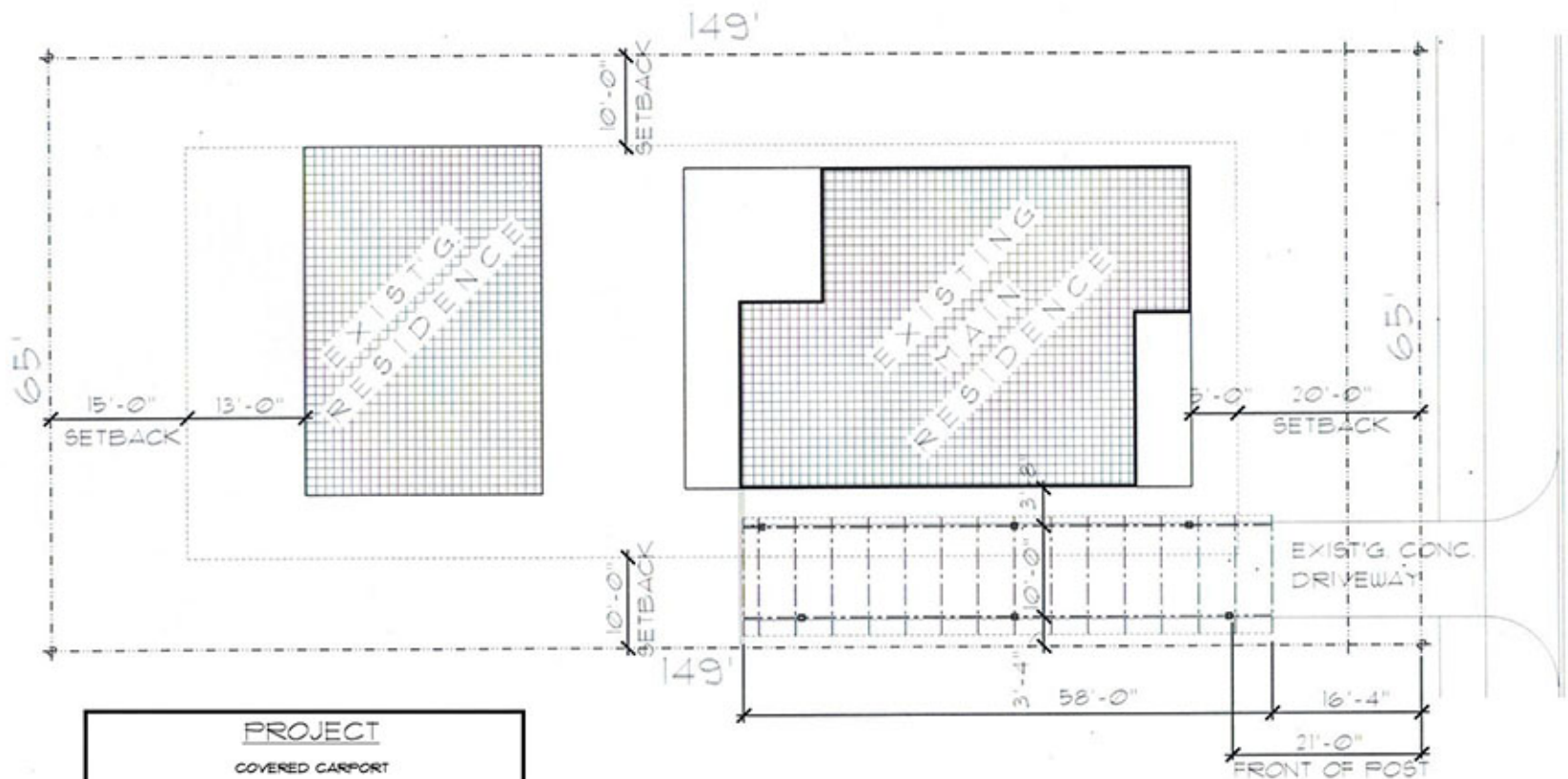
**GOVERNING BUILDING CODES:**

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND PER THEIR ADOPTING ORDINANCES WHERE APPLICABLE:

- 2018 INTERNATIONAL BUILDING CODE
- 2018 INTERNATIONAL RESIDENTIAL CODE
- 2018 INTERNATIONAL MECHANICAL CODE
- 2018 INTERNATIONAL FIRE CODE
- 2018 UNIFORM PLUMBING CODE
- 2017 NATIONAL ELECTRICAL CODE
- 2018 ENERGY CODE







S. MAPLE AVE.

<b>PROJECT</b>	
COVERED GARPORT	
<b>PROPERTY DESCRIPTION</b>	
OWNER:	DAVID & COLLEEN HAUSMAN
ADDRESS:	1108 S. MAPLE STREET A & B TEMPE, AZ 85281
ZONING:	R2
LOT SIZE:	9,667 SQ. FT.
LEGAL DESCRIPTION:	LOT #0 PARK TRACT
LOT COVERAGE:	RESIDENCE ..... 1,498 SQ. FT. APARTMENT ..... 975 SQ. FT. NEW GARPORT . . . 639 SQ. FT. TOTAL ..... 3,112 SQ. FT. COVERAGE = 32.8%

**PLOT PLAN**  
SCALE: 1" = 20'



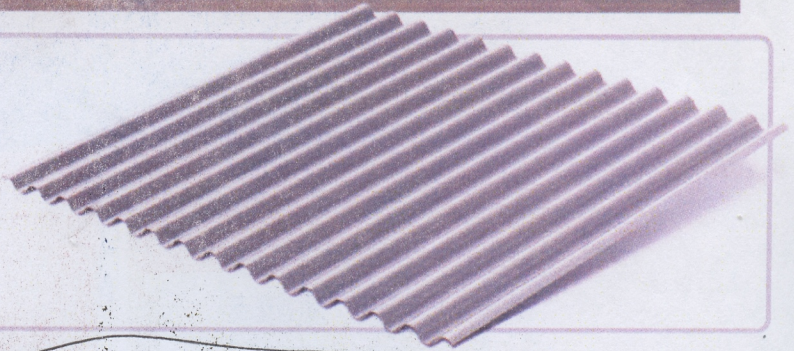


# Berridge S-Deck Panel

## EXPOSED FASTENER PANEL SYSTEM



The Berridge S-Deck Panels are corrugated structural metal and can be installed horizontally or vertically with exposed fasteners. S-Deck may be curved making it ideal for use over covered walkways and shelters. This panel is available in two coverage options, two substrate options and is ideal for a variety of uses.



### Materials

24 and 22 Gauge Steel  
0.032 and 0.040 Aluminum

### Specifications

Uses: Roof, Wall, Soffit, Ceiling, Fascia, Sheathing, Screen Wall

Coverage: 32" and 34 2/3"

Finishes: Smooth corrugated

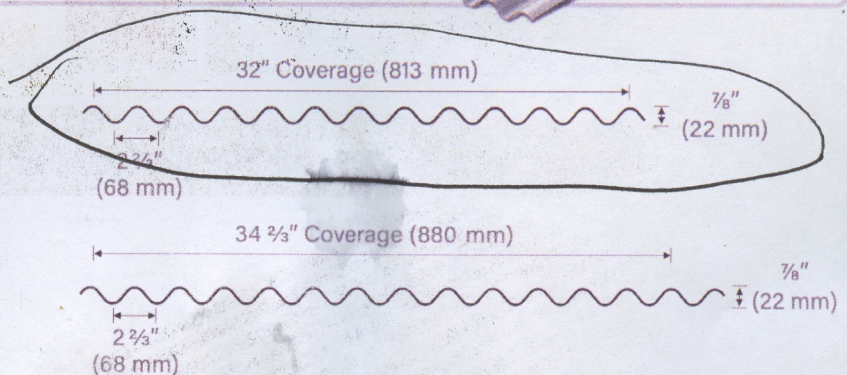
Fasteners: Exposed

Applications: Vertical on Roof; vertical or horizontal over open framing or solid sheathing for other uses

Optional: Factory curved for limited applications

### Installation

- Panel is available from the factory in continuous lengths to a maximum of 40'
- Structural properties allow it to be utilized as a sheathing option
- Estimate 130 fasteners/sq
- Use foam closures to help prevent air infiltration at ridges, eaves, head walls, etc.
- Use expandable foam filler tape per installation details as closure at hips and valleys
- Use mastic sealant tape per installation detail at panel endlaps, sidelaps, skylights, with foam closures, etc.



### Factory Curved S-Deck Installation Requirements

- Available in 32" exposure panels only
- Lapping of two corrugations on panel side lap is recommended
- Exposure: 29 1/3" with two laps; 32" with one lap
- Add 6" to 8" extra to all panel lengths
- 5' Minimum radius (10' minimum radius for 22 gauge)
- 50' Maximum radius

#### *Pictured Above*

Project: Wildland Fire Station, City of Boulder, CO  
Architect: ALLRED & Associates  
General Contractor: Symmetry Builders, Inc.  
Installing Contractor: Bighorn Metal Works, Inc.  
Color: Burgundy

All information subject to change without notice. See website for details, specifications and Watertightness Warranty requirements.

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