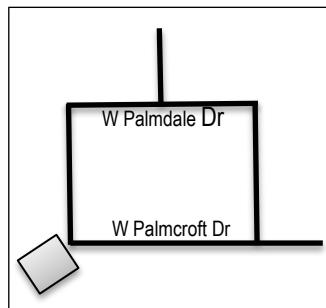


**CITY OF TEMPE
HISTORIC PRESERVATION COMMISSION**

**Meeting Date: 09/14/2022
Agenda Item: 4**

ACTION: Request for Certificate of Appropriateness to convert the existing garage into living space and to add a new detached garage at the Strong residence property, located at 137 West Palmcroft Drive, a contributing property in the Tempe Historic Property Register-designated Date Palm Manor Historic District (Ordinance 2009.12). The applicant is Jeremiah Domenech. (PL220013/HPO220001)

RECOMMENDATION: Approve, with conditions



Property Owner

Justin Carlson / Devi Davis-Strong

Applicant

Jeremiah Domenech

Tempe Hist. Prop. Reg. Status

Designated

National Register Status

Listed

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Zachary J. Lechner, Historic Preservation Officer, 480-350-8870

Department Director: Jeff Tamulevich, Community Development Director

Legal review by: N/A

Prepared by: Zachary J. Lechner, Historic Preservation Officer

COMMENTS:

The property (137 West Palmcroft Drive) is located at the intersection of West Palmcroft Drive and South Dromedary Drive in the southwest corner of the Date Palm Manor Subdivision. The property is a contributor to the Date Palm Manor Historic District, which is listed in the Tempe Historic Property Register and the National Register of Historic Places.

Staff evaluation of the Certificate of Appropriateness request employed the Date Palm Manor National Register Nomination and the Secretary of the Interior's Standards for the Treatment of Historic Properties as guidance.

HISTORIC OVERVIEW:

The Date Palm Manor Historic District is an example of a well-preserved neighborhood of custom-built homes, which exhibit the highest artistic expression of midcentury Ranch-style architecture.

Excerpt from the Date Palm Manor Historic District National Register [nomination](#):

The Ranch style was introduced in California in the 1930s and quickly became a popular regional style. After the war, its innovative design and construction fit well with emerging social, economic, and technological trends. Eventually it became the dominant architectural style in the United States where, particularly in the West, it would represent the most ubiquitous house-form for the next 30 years. In contrast to previous Period Revival styles, early Ranch architecture was deeply rooted in the American West. The Ranch style drew its inspiration from the 19th century adobe ranch houses of California, as well as the Craftsman style and early Frank Lloyd Wright Prairie houses. The simple and sparsely adorned houses reflected the romantic imagery of the past and the new social trends of informality and casual home life embodied in post-war suburbia. The Ranch house typically featured a low-pitched roof with deep eaves and a few traditional elements such as clapboard, false shutters, and a small entry porch. It also reflected the growing importance of the automobile, which brought sprawling subdivisions with larger lots, allowing the broadest side of the house to be the primary façade. The low horizontal profile of the home facing the street shows many visible planes and angles, creating a bigger, more spacious look for a small house. The new orientation of the house also placed more emphasis on the back yard, and large windows, glass doors, and patios often faced a landscaped private refuge at the rear of the lot. The substantial break from the more exotic designs and materials of the earlier Period Revival styles reflects the new postwar optimism for the future and modernism's tenets of simple, clear, unpretentious design.

Perhaps the greatest advantage that the Ranch style had in the early postwar period was its simplicity of design and construction, which allowed fast and efficient mass production of homes to meet the growing demand for affordable housing. Construction on a cost-efficient concrete slab surmounted by traditional wood frame, brick, or concrete block bearing walls was typical. The introduction of steel casement windows and other standardized building components cut construction time and costs considerably. The typical house built in the late 1940s or early 1950s was generally small with a simple design and a stark exterior with little or no ornamentation; collectively, all of the houses in a subdivision reflected the same standardized design with only slight variations. The early postwar Ranch style was greatly constrained by the restrictive guidelines of the Federal Housing Administration and the urgent need to efficiently build millions of new homes.

By the mid-1950s, building restrictions were eased and the typical Ranch house incorporated more decorative elements, such as brick wainscot, scroll-cut fascia, board-and-batten siding, eyebrow dormers, wrought iron porch posts, and weeping mortar. At this time, concrete block, and particularly pumice block made from native volcanic scoria materials, became the building material of choice for the majority of Arizona builders. It was cheap, costing an

average of \$500 less per house than wood, and was locally manufactured. Superlite Builders Supply Company was established in Phoenix in 1945, and within 15 years grew to be the largest block manufacturer in the United States. Its pumice block was lighter in weight with a higher fire rating, a higher R value, and was more effective for sound absorption (NRC rating). Of course, larger concrete masonry units also reduced labor as fewer blocks were handled to construct the same wall area. Ultimately, concrete block would become the least expensive and most readily available building material in the Phoenix metropolitan area, largely as a result of the phenomenal postwar success of the locally operated Superlite Company.

However, Date Palm Manor was unlike any other residential development in Tempe at the time. The houses were not built fast and efficiently, but with skilled craftsmanship and attention to detail that represent the highest artistic expression of the Ranch style. As there was clearly a growing market for expensive houses, there were no restraints on size and design. The Agnew Construction Company used a variety of building materials and decorative elements. As every house had a unique design, the neighborhood as a whole exhibits every plan and profile associated with the Ranch house. There are two houses not designed in the Ranch style, but rather, representative of the Contemporary and Split-Level styles. Agnew did use the nearly universal concrete block as his primary building material, but exterior walls were usually not plain block surfaces. Other contrasting materials—brick, wood, stucco, pierced block, metal and stone—were often overlaid or imbedded in the masonry for unique effect. Date Palm Manor was strikingly different in the mid-1950s, but it was a precursor to a new style of building that would become more common in the 1960s. The Housing Act of 1954 recognized the changes in the market, and lowered the amount of down payment required for houses costing up to \$25,000. This made it possible to finance larger houses. By 1960 there was much greater diversity in residential architecture. Houses generally became larger and more richly decorated, and builders started offering a greater variety of different models with more optional features.

Contributing resources in the Date Palm Manor Historic District exhibit a very high level of architectural integrity. The neighborhood clearly conveys its historic appearance and sense of place merit recognition for its outstanding examples of Ranch style architecture.

PROJECT ANALYSIS:

At its March 8, 2022, meeting, the Historic Preservation Commission approved the applicant's request for a Certificate of Appropriateness to construct a two-story addition to the rear of the house on the southeast portion of the property. (The March meeting staff report, attachments, and minutes excerpt are available as an attachment to this September agenda item.) The property owners subsequently determined that the cost of the addition (more than half a million dollars) was prohibitive. As a compromise, the property owners decided to abandon the two-story addition plan and are now proposing a more cost-effective plan that would convert the existing attached garage into living space and install a new prefabricated metal garage in the backyard. Per the City of Tempe Zoning and Development Code, this plan will require that the applicant obtain a Use Permit.

The conditional Certificate of Appropriateness for the two-story addition approved by HPC and issued by staff included the stipulation that “any changes to the plans as submitted shall be reviewed by the Historic Preservation Officer for compliance with the Certificate of Appropriateness and issuance of a Certificate of No Effect.” The Historic Preservation Officer determined, after reviewing the revised plans, that the proposed changes were substantial enough to necessitate a new review by the Historic Preservation Commission for consideration of another Certificate of Appropriateness.

Guidelines from the [Secretary of the Interior’s Standards for the Treatment of Historic Properties](#) relevant to this proposal include:

- Constructing a new addition on a secondary or non-character-defining elevation and limiting its size and scale in relationship to the historic building.
- Designing a new addition that is compatible with the historic building.
- Ensuring that the addition is subordinate and secondary to the historic building and is compatible in massing, scale, materials, relationship of solids to voids, and color.
- Using the same forms, materials, and color range of the historic building in a manner that does not duplicate it, but distinguishes the addition from the original building.
- Distinguishing the addition from the original building by setting it back from the wall plane of the historic building.
- Ensuring that the addition is stylistically appropriate for the historic building type (e.g., whether it is residential or institutional).
- Considering the design for a new addition in terms of its relationship to the historic building as well as the historic district, neighborhood, and setting.

Staff deems the proposed conversion of the existing 500-square-foot attached garage into living space as acceptable from a historic preservation perspective if the property owner retains the existing garage’s size, character-defining features and major elements, color, and siding material. Furthermore, if infill of the garage door opening occurs, it should be reversible.

The proposed addition of a new 1156-square-foot garage is more of a concern from a historic preservation standpoint. Ideally, the applicant’s plans would seek to use building materials compatible with those of the home and existing garage (board and batten, along with slump block). Instead, he has proposed installing a prefabricated metal garage that is visually unappealing and clashes with the historic home’s building materials. (The owner has indicated that his choice of building materials for the new garage addition is motivated by a desire to limit costs.)

The height of the proposed garage addition deserves scrutiny as well. The Secretary’s Standards call for addition heights to sit below that of the historic home. The proposed garage addition’s ceiling plate is 11 feet. That is nearly two feet higher than the ceiling plate of the historic home, though at 12.6 feet, the home’s roof ridge sits higher than the proposed garage addition. However, the garage addition is substantially taller than the historic garage, as evidenced by the drawings included in the applicant’s attached plans, and its northeast corner sits in very close proximity to the historic garage.

While the proposed detached garage's design does not abide by solid historic preservation principles, the reality is that the structure will rarely be seen by anyone other than the property owner. The proposed garage addition, even with its large size and incompatible design, will be completely (or almost completely) hidden from view from Palmcroft Drive by the historic home, as well as by fencing and trees. Essentially, the garage addition would only be visible from the alley behind the property. Staff, therefore, recommends conditional approval of the Certificate of Appropriateness request.

STAFF RECOMMENDATION:

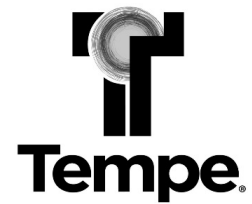
Based upon the information provided and the above analysis, should the Commission approve a Certificate of Appropriateness for the proposed addition as part of case PL220013/HPO220001, staff recommends approval be subject to the following condition(s).

CONDITIONS OF APPROVAL:

1. The Certificate of Appropriateness shall only be valid after the property owner obtains all other necessary entitlements from the Planning Division, including, but not limited to, a Use Permit for converting the existing garage into living space and adding a new detached garage on the rear of the property.
2. For the existing garage conversion, no changes shall be made to the garage's size, character-defining features and major elements, color, or siding material, and if infill of the garage door opening occurs, it shall be reversible.
3. Paint colors for the new garage addition shall be in a color range compatible with the existing building while still distinguishing the addition from the original building.
4. All plans are to be approved as submitted. Any changes to the plans as submitted shall be reviewed by the Historic Preservation Officer for compliance with the Certificate of Appropriateness and issuance of a Certificate of No Effect.

SAMPLE MOTION:

I motion to approve the request for a Certificate of Appropriateness to convert the existing garage into living space and to add a detached garage at the Strong residence property, located at 137 West Palmcroft Drive, a contributing property in the Tempe Historic Property Register-designated Date Palm Manor Historic District.



DEVELOPMENT PROJECT FILE

for

STRONG ADDITION
(PL220013/HPO220001)

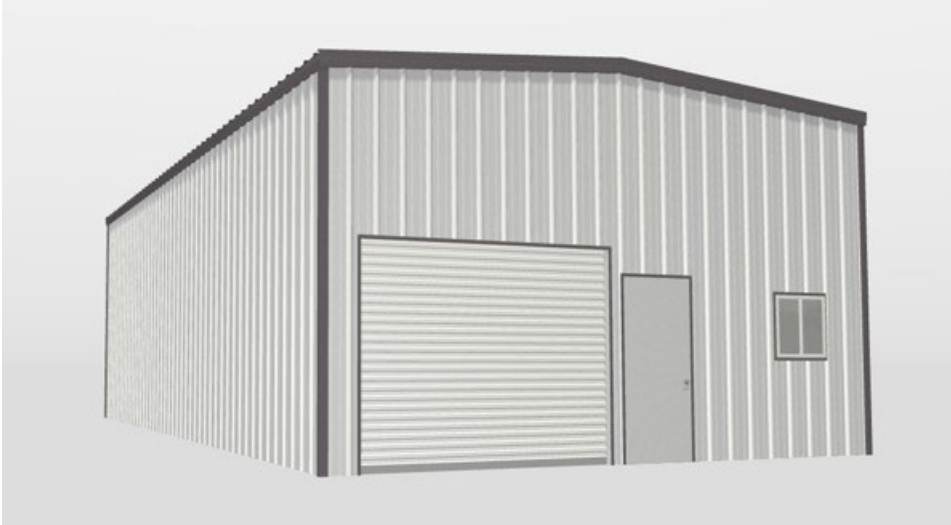
ATTACHMENTS:

1. Applicant's Letter of Explanation
2. Site Plan and Building Elevations
3. Staff Report and Attachments for March 2022 request for Certificate of Appropriateness from HPC for 137 West Palmcroft Drive
4. March 2022 HPC meeting minutes excerpt pertaining to discussion of Certificate of Appropriateness request for 137 West Palmcroft Drive

Letter of Explanation from Applicant Jeremiah Domenech (137 West Palmcroft Drive)

Greetings,

We appreciate you taking the time to review our application for a renovation /addition at 137 W Palmcroft Dr. The intent of this project will be to turn the existing garage, into a master suite. No sq. ft. added. The reason will be to assist aging parents and the exterior material will not be changed. The addition will be a detached structure consisting of a garage / work space for the current owner. Due to the garage being tucked away at the rear of the property, the client has contracted a company who specializes in pre fab garages. Concept photo provided below.

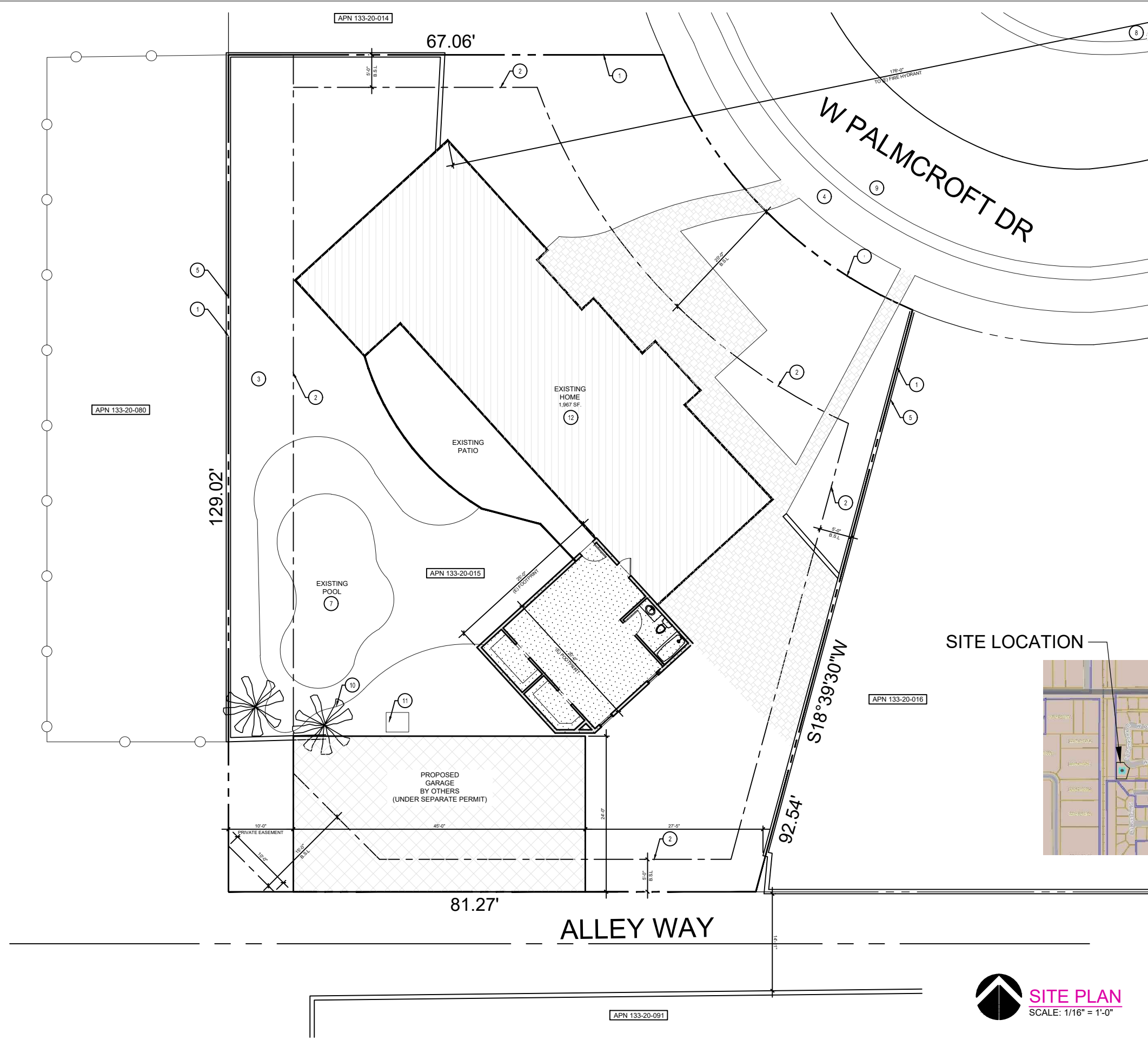


Although we are currently approved by the HPC for a two – story addition, the current owner had to revisit the idea of proceeding with a project of that size due to the rise of construction prices. Therefore, the current client has decided to renovate existing sq. ft. to accommodate a master suite, and due to needed work space as well as car space, construct a detached garage structure.

If you have any questions, please do not hesitate to ask. We look forward to the Historic Preservation Commission meeting which will be held on Wednesday, September 14, at 6:00 p.m.

Thank you!

UNION PACIFIC RAILROAD



- KEY NOTES**
1. PROPERTY LINE
 2. BUILDING SETBACK LINE
 3. EXISTING P.U.E
 4. EXISTING SIDEWALK
 5. EXISTING 6'-0" CMU PROPERTY WALL
 6. HATCH INDICATING PROPOSED ADDED LIVABLE AREAS
 7. (E) POOL
 8. (E) FIRE HYDRANT
 9. (E) CURB
 10. (E) PALM TREE TO REMAIN
 11. (E) POOL EQUIPMENT TO REMAIN
 12. (E) HOME TO REMAIN

- LEGEND**
- EXISTING HOME 1,967 SQ. FT.
 - PROPOSED REMODEL (500 SQ. FT.)
 - PROPOSED STRUCTURE BY OTHERS (1,156 SQ. FT.)

PROJECT INFORMATION

APN: 133-20-015
 LOT AREA: 11,528 SF / 0.26 ACRES
 ZONING: R1-6

OWNER INFO:
 JUSTIN / DEVI STRONG
 137 W. PALMCROFT DR
 TEMPE, AZ 85282
 602-571-2327
 PARTSY1@YAHOO.COM

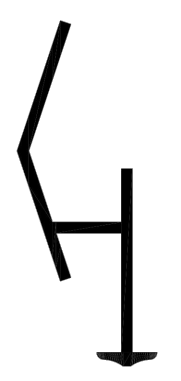
EXISTING:	
EXIST. TOTAL UNDER ROOF	1,967 SF
PROPOSED:	
LIVABLE	+500 SF
GARAGE BY OTHERS	+1156 SF
NEW TOTAL UNDER ROOF (NET)	+1656 SF
TOTAL UNDER ROOF:	3,623 SF
PROPOSED LOT COVERAGE:	31%
LOT COVERAGE ALLOWED:	45%

SITE LOCATION



VICINITY MAP

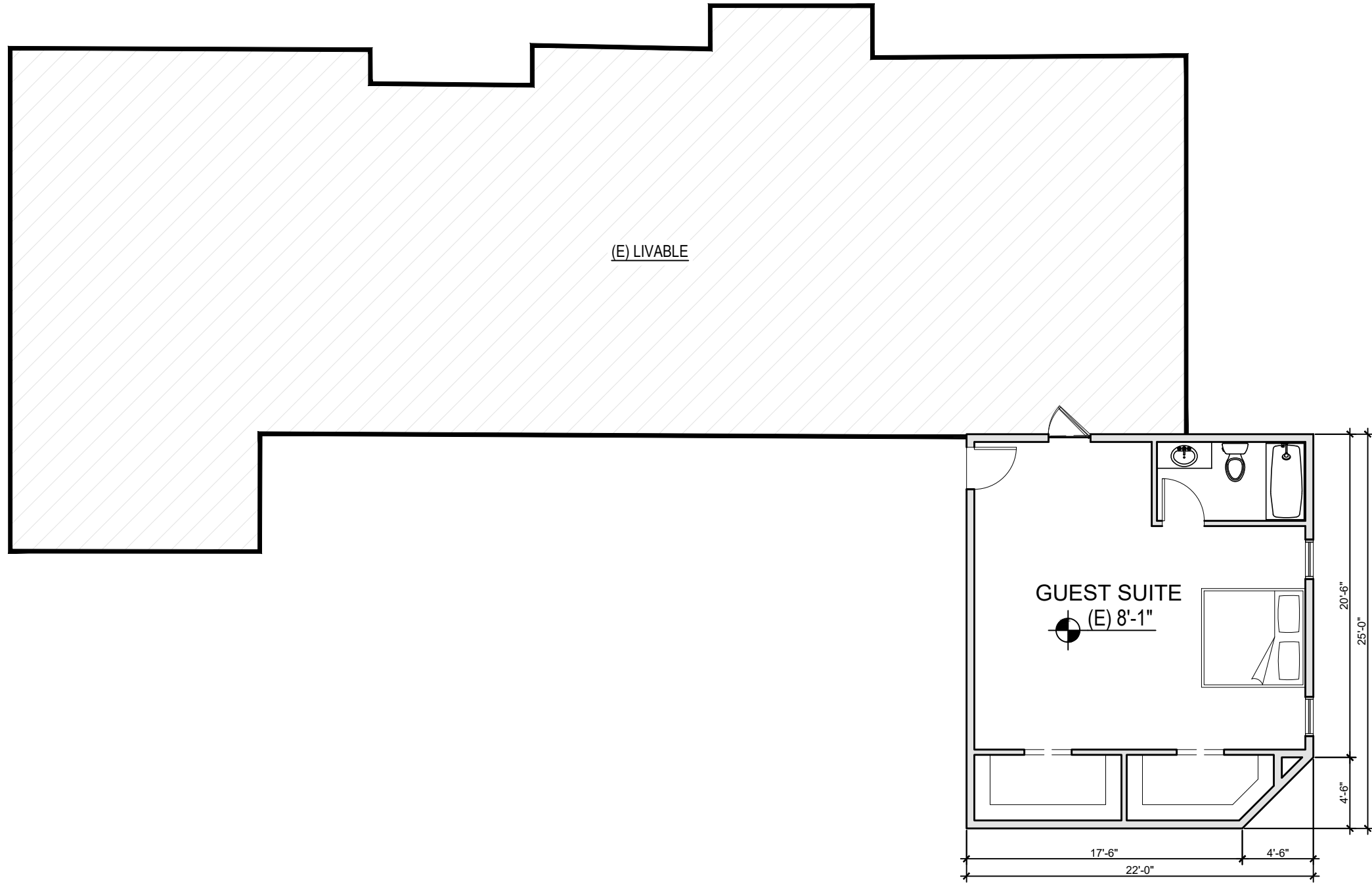
SITE PLAN
 SCALE: 1/16" = 1'-0"



STRONG RESIDENCE
 137 W PALMCROFT DR. TEMPE, AZ 85282
 ADDITION

SP.1

DATE: 1/13/22



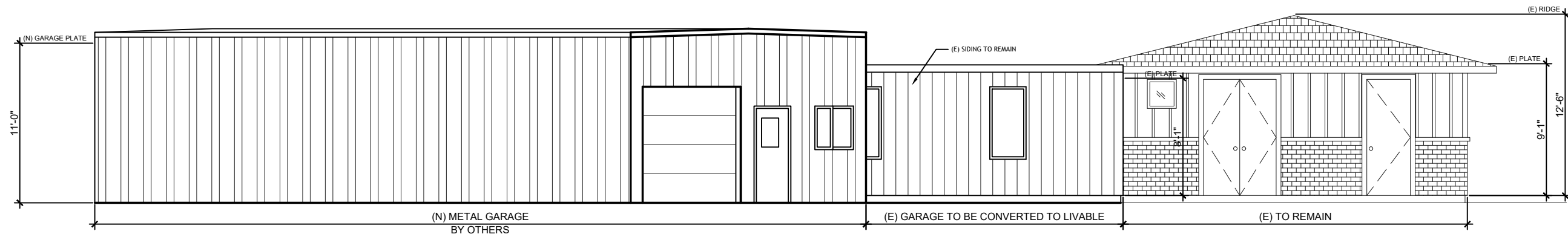
STRONG RESIDENCE
137 W PALMCROFT DR. TEMPE, AZ 85282
ADDITION



FIRST FLOOR PLAN - 500 SQ. FT.
SCALE: 1/8" = 1'-0"

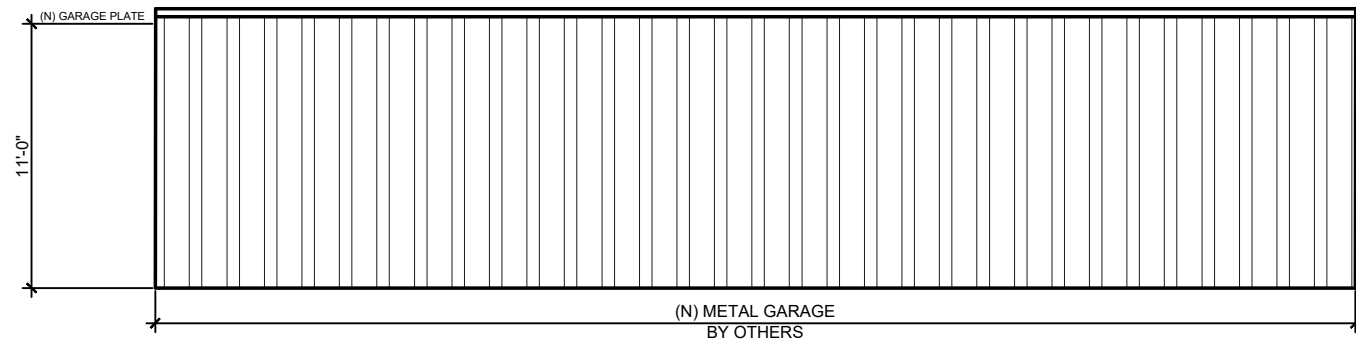
FP.1

DATE: 1/13/22



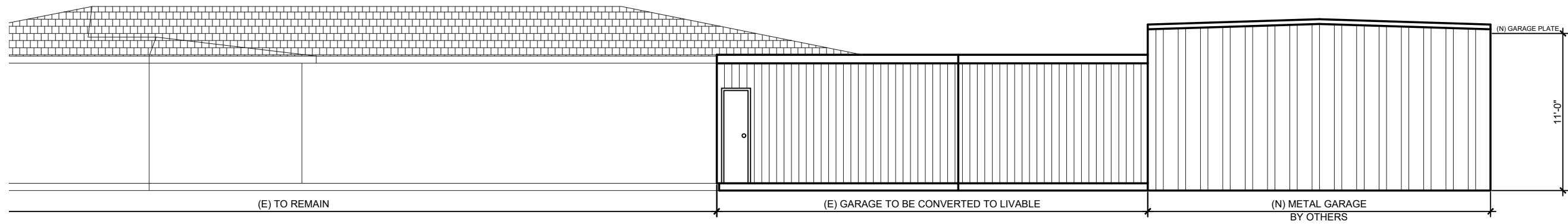
FRONT ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

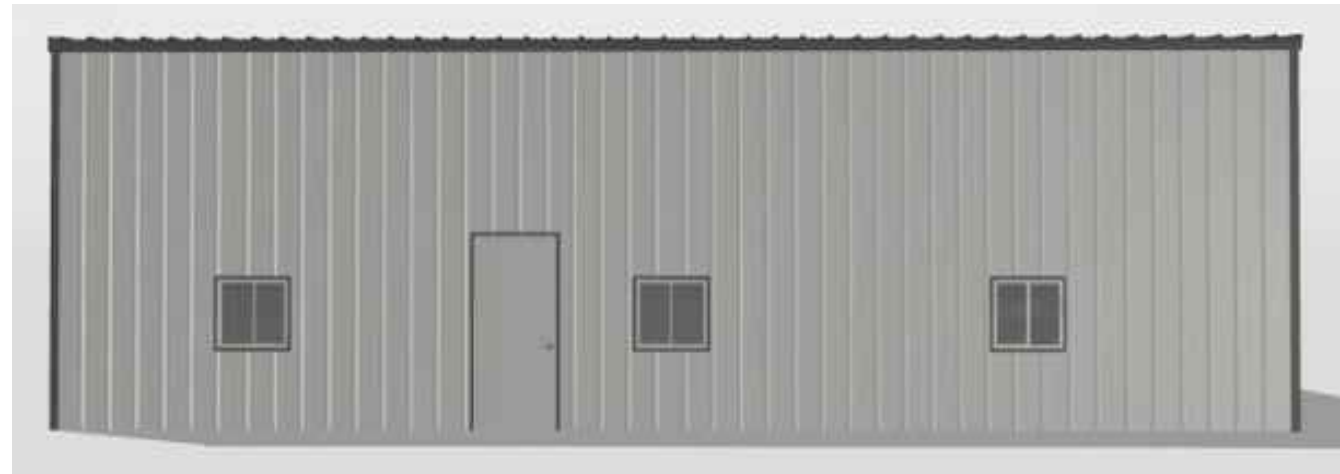
SCALE: 1/8" = 1'-0"



STRONG RESIDENCE
 137 W PALMCROFT DR. TEMPE, AZ 85282
 ADDITION

PE.1

DATE: 1/13/22



CONCEPT PHOTOS

STRONG RESIDENCE
137 W PALMCROFT DR. TEMPE, AZ 85282
ADDITION

PE.2

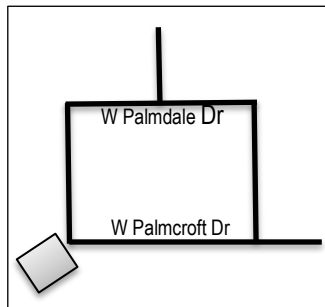
DATE: 1/13/22

**CITY OF TEMPE
HISTORIC PRESERVATION COMMISSION**

**Meeting Date: 03/09/2022
Agenda Item: 4**

ACTION: Request for a Certificate of Appropriateness for a two-story addition known as the STRONG ADDITION, located at 137 West Palmcroat Drive. The STRONG ADDITION is being constructed on a contributing property within the DATE PALM MANOR HISTORIC DISTRICT (Ordinance 2009.12). The applicant is Jeremiah Domenech. (PL220013 / HPO220001)

RECOMMENDATION: Approve, with conditions



Property Owner
Applicant
Tempe Hist. Prop. Reg. Status
National Register Status

Justin Carlson / Devi Davis-Strong
Jeremiah Domenech
Designated
Listed

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Robbie Aaron, Planner, Interim Historic Preservation Officer (480) 350-8096

Department Director: Shelly Seyler, Interim Community Development Director

Legal review by: N/A

Prepared by: Robbie Aaron, Planner, Interim Historic Preservation Officer

COMMENTS

The property (137 West Palmcroft Drive) is located at the intersection of West Palmcroft Drive and South Dromedary Drive in the southwest corner of the Date Palm Manor Subdivision. The property is a contributor to the Date Palm Manor Historic District, which is listed in the Tempe Historic Property Register and the National Register of Historic Places.

Staff evaluation of the Certificate of Appropriateness request employed the Date Palm Manor National Register Nomination and the Secretary of the Interior's Standards for the Treatment of Historic Properties as guidance when analyzing the submittal.

HISTORIC OVERVIEW

The Date Palm Manor Historic District is an example of a well-preserved neighborhood of custom-built homes, which exhibit the highest artistic expression of midcentury Ranch-style architecture.

Excerpt from the Date Palm Manor Historic District National Register nomination:

The Ranch style was introduced in California in the 1930s and quickly became a popular regional style. After the war, its innovative design and construction fit well with emerging social, economic, and technological trends. Eventually it became the dominant architectural style in the United States where, particularly in the West, it would represent the most ubiquitous house-form for the next 30 years. In contrast to previous Period Revival styles, early Ranch architecture was deeply rooted in the American West. The Ranch style drew its inspiration from the 19th century adobe ranch houses of California, as well as the Craftsman style and early Frank Lloyd Wright Prairie houses. The simple and sparsely adorned houses reflected the romantic imagery of the past and the new social trends of informality and casual home life embodied in post-war suburbia. The Ranch house typically featured a low-pitched roof with deep eaves and a few traditional elements such as clapboard, false shutters, and a small entry porch. It also reflected the growing importance of the automobile, which brought sprawling subdivisions with larger lots, allowing the broadest side of the house to be the primary façade. The low horizontal profile of the home facing the street shows many visible planes and angles, creating a bigger, more spacious look for a small house. The new orientation of the house also placed more emphasis on the back yard, and large windows, glass doors, and patios often faced a landscaped private refuge at the rear of the lot. The substantial break from the more exotic designs and materials of the earlier Period Revival styles reflects the new postwar optimism for the future and modernism's tenets of simple, clear, unpretentious design.

Perhaps the greatest advantage that the Ranch style had in the early postwar period was its simplicity of design and construction, which allowed fast and efficient mass production of homes to meet the growing demand for affordable housing. Construction on a cost-efficient concrete slab surmounted by traditional wood frame, brick, or concrete block bearing walls was typical. The introduction of steel casement windows and other standardized building components cut construction time and costs considerably. The typical house built in the late 1940s or early 1950s was generally small with a simple design and a stark exterior with little or no ornamentation; collectively, all of the houses in a subdivision reflected the same standardized design with only slight variations. The early postwar Ranch style was greatly constrained by the restrictive guidelines of the Federal Housing Administration and the urgent need to efficiently build millions of new homes.

By the mid 1950s, building restrictions were eased and the typical Ranch house incorporated

more decorative elements, such as brick wainscot, scroll-cut fascia, board-and-batten siding, eyebrow dormers, wrought iron porch posts, and weeping mortar. At this time, concrete block, and particularly pumice block made from native volcanic scoria materials, became the building material of choice for the majority of Arizona builders. It was cheap, costing an average of \$500 less per house than wood, and was locally manufactured. Superlite Builders Supply Company was established in Phoenix in 1945, and within 15 years grew to be the largest block manufacturer in the United States. Its pumice block was lighter in weight with a higher fire rating, a higher R value, and was more effective for sound absorption (NRC rating). Of course, larger concrete masonry units also reduced labor as fewer blocks were handled to construct the same wall area. Ultimately, concrete block would become the least expensive and most readily available building material in the Phoenix metropolitan area, largely as a result of the phenomenal postwar success of the locally operated Superlite Company.

However, Date Palm Manor was unlike any other residential development in Tempe at the time. The houses were not built fast and efficiently, but with skilled craftsmanship and attention to detail that represent the highest artistic expression of the Ranch style. As there was clearly a growing market for expensive houses, there were no restraints on size and design. The Agnew Construction Company used a variety of building materials and decorative elements. As every house had a unique design, the neighborhood as a whole exhibits every plan and profile associated with the Ranch house. There are two houses not designed in the Ranch style, but rather, representative of the Contemporary and Split-Level styles. Agnew did use the nearly universal concrete block as his primary building material, but exterior walls were usually not plain block surfaces. Other contrasting materials—brick, wood, stucco, pierced block, metal and stone—were often overlaid or imbedded in the masonry for unique effect. Date Palm Manor was strikingly different in the mid-1950s, but it was a precursor to a new style of building that would become more common in the 1960s. The Housing Act of 1954 recognized the changes in the market, and lowered the amount of down payment required for houses costing up to \$25,000. This made it possible to finance larger houses. By 1960 there was much greater diversity in residential architecture. Houses generally became larger and more richly decorated, and builders started offering a greater variety of different models with more optional features.

Contributing resources in the Date Palm Manor Historic District exhibit a very high level of architectural integrity. The neighborhood clearly conveys its historic appearance and sense of place merit recognition for its outstanding examples of Ranch style architecture.

PROJECT ANALYSIS

The applicant seeks to construct a two-story addition to the rear of the house on the southeast portion of the property. Per the City of Tempe Zoning and Development Code, this will require that the applicant obtain a Use Permit.

Guidelines from the Secretary of the Interior's Standards for the Treatment of Historic Properties relevant to this proposal include:

- Using the same forms, materials, and color range of the historic building in a manner that does not duplicate it, but distinguishes the addition from the original building.
- Distinguishing the addition from the original building by setting it back from the wall plane of the historic building.
- Constructing a new addition on a secondary or non-character defining elevation and limiting its size and scale in relationship to the historic building.

The proposed addition is to the rear of the existing home, which is a secondary and non-character-defining elevation of the home and is distinguished from the original building by being set back from the front wall plane. The addition will maintain the same style pitched roof as the historic portion, although most of the materials on the addition will be different, thus not duplicating the historic home.

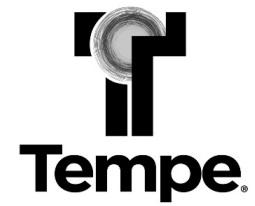
The overall scale of the new addition does appear to be out of scale with the original building. However, there are other large buildings in the vicinity of the neighborhood and a two-story home across the alley which could appear to be part of the existing property when viewed from a distance. Furthermore, there is a large tree on the east side of the property that will likely block a large portion of the addition when looking at the historic house at certain angles from the street.

STAFF RECOMMENDATION

Based upon the information provided and the above analysis, should the Commission approve a Certificate of Appropriateness for the proposed addition as part of case PL220013 / HPO220001, staff recommends approval be subject to the following condition(s).

CONDITIONS OF APPROVAL

1. The Certificate of Appropriateness shall only be valid after the property owner obtains all other necessary entitlements from the Planning Division, including, but not limited to, a Use Permit for a second story.
2. Paint colors for the addition shall be in a color range compatible with the existing building while still distinguishing the addition from the original building.
3. All plans are to be approved as submitted. Any changes to the plans as submitted shall be reviewed by the Historic Preservation Officer for compliance with the Certificate of Appropriateness and issuance of a Certificate of No Effect.



DEVELOPMENT PROJECT FILE

for

STRONG ADDITION
(PL220013/HPO220001)

ATTACHMENTS:

1. Applicant's Letter of Explanation
2. Property Owner Letter
3. Site Plan & Building Elevations

DOMENECH DRAFTING & DESIGN

RESIDENTIAL ADDITION – VARIANCE / Historic Preservation

REVIEW: Addition

PL220013

ADDRESS: 137 W Palmcroft Dr

DATE: 1/21/2022

Letter of Explanation:

Intent of addition at 137 W Palmcroft Dr is to provide garage space as there is no current driveway accessible to the existing city street. Also included in the addition will be game room / pool house accessible from the first floor. On the 2nd level, there will be additional livable as the current owners' parents are sickly, and will be moving into the residence so that the current owners can provide assistance. Due to the hardship that the lot provides due to its abnormal layout, the current owners would like to explore the idea of extended the allowable boundaries to accommodate their current living needs.

Take note that the intrusion into setbacks will take place at the rear setback of the lot (West boundary). After multiple calls into the City of Tempe, it has been settled that the current owners are allowed to extend past the side setback, up to property line. (South portion of lot).

To the **Historic Preservation Committee**, take note that the architectural style meets the Date Palm Manor historic requirements. The existing architectural style of "French Provincial Ranch" will not be disturbed. The new addition will adopt the existing architectural style.

[If you have any questions or concerns, please do not hesitate to ask.](#)

Thank you,

Jeremiah Domenech

D 623-332-8132

Jeremiah.domenech@gmail.com

To the Tempe Historical District:

We appreciate you taking the time to review our application to add a two-story addition to our home. We love the look of our neighborhood and would not do anything to disturb the aesthetic. Absolutely no changes will be made to the front of the property. *The proposed addition is behind the house to the South West and could actually improve the neighborhood appeal.* The photo left was taken entering our subdivision from the main entrance off of Mill Avenue traveling West. Our home is the grey house located in the corner of the subdivision. As you can see, as denoted by the red arrows, there is a large industrial plaza behind our home, which is clearly visible from the neighborhood. Furthermore, as designated by the blue arrow, the proposed addition is on the south side of the property and will not be visible when traveling West into the subdivision. This is to say that not only are two story buildings visible, there are other two-story homes in this neighborhood AND the proposed addition will not be visible from this direction



Traveling into the neighborhood off of Broadway (the only other entrance to the neighborhood) facing South, the proposed addition *may* be visible. Our home is beneath the red arrow. The proposed addition will be to the south, designated by the blue arrow. As you can see, there is already a two-story home directly across the alley from our home and visible from our neighborhood, see the black arrow in the photo below. Our proposed structure and roof line will match our home and the Palmcroft Manor aesthetic and thereby will actually be an improvement.

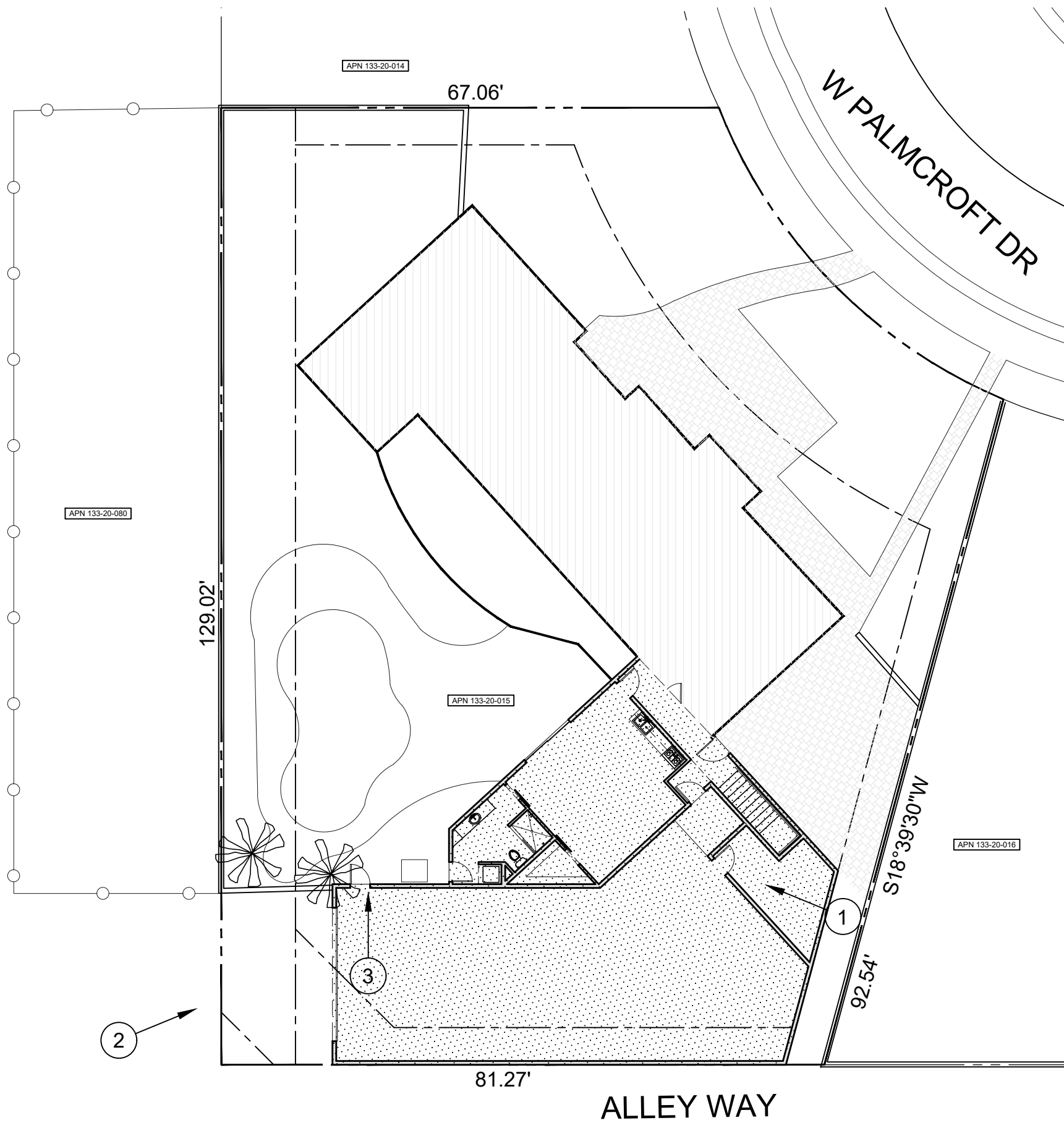


Thank you for taking the time to review our case. We hope that you will agree with us that the proposed addition is inobtrusive and a welcome addition to our quaint neighborhood.



Respectfully,

Devi Davis-Strong & Justin Carlson

UNION PACIFIC RAILROAD



LEGEND

-  EXISTING HOME 1,967 SQ. FT.
-  PROPOSED ADDITION (2,448 SQ. FT.)

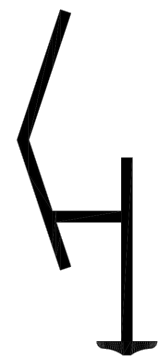
1



2



3

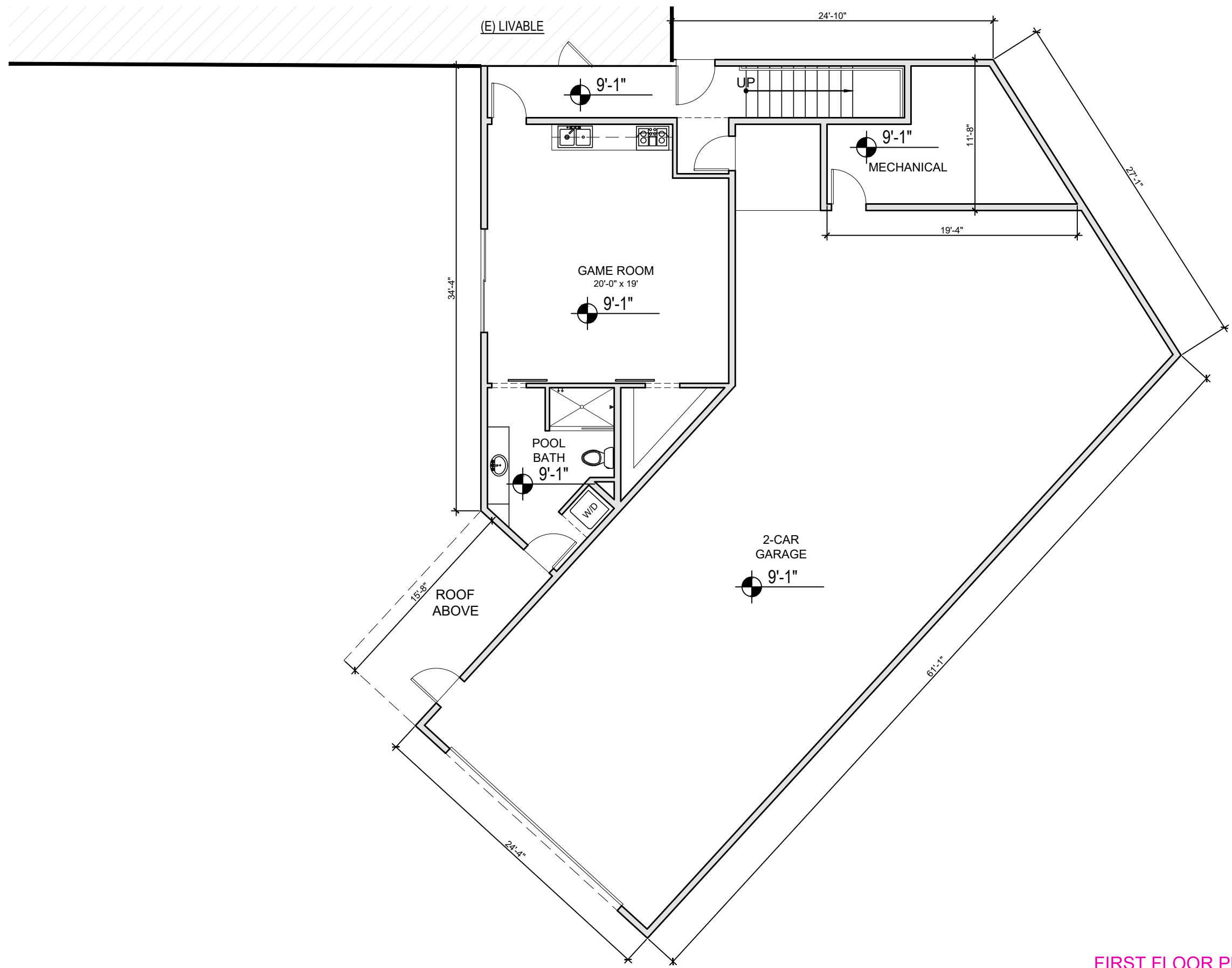


STRONG RESIDENCE
 137 W PALMCROFT DR. TEMPE, AZ 85282
 ADDITION



SP.2

DATE: 1/13/22

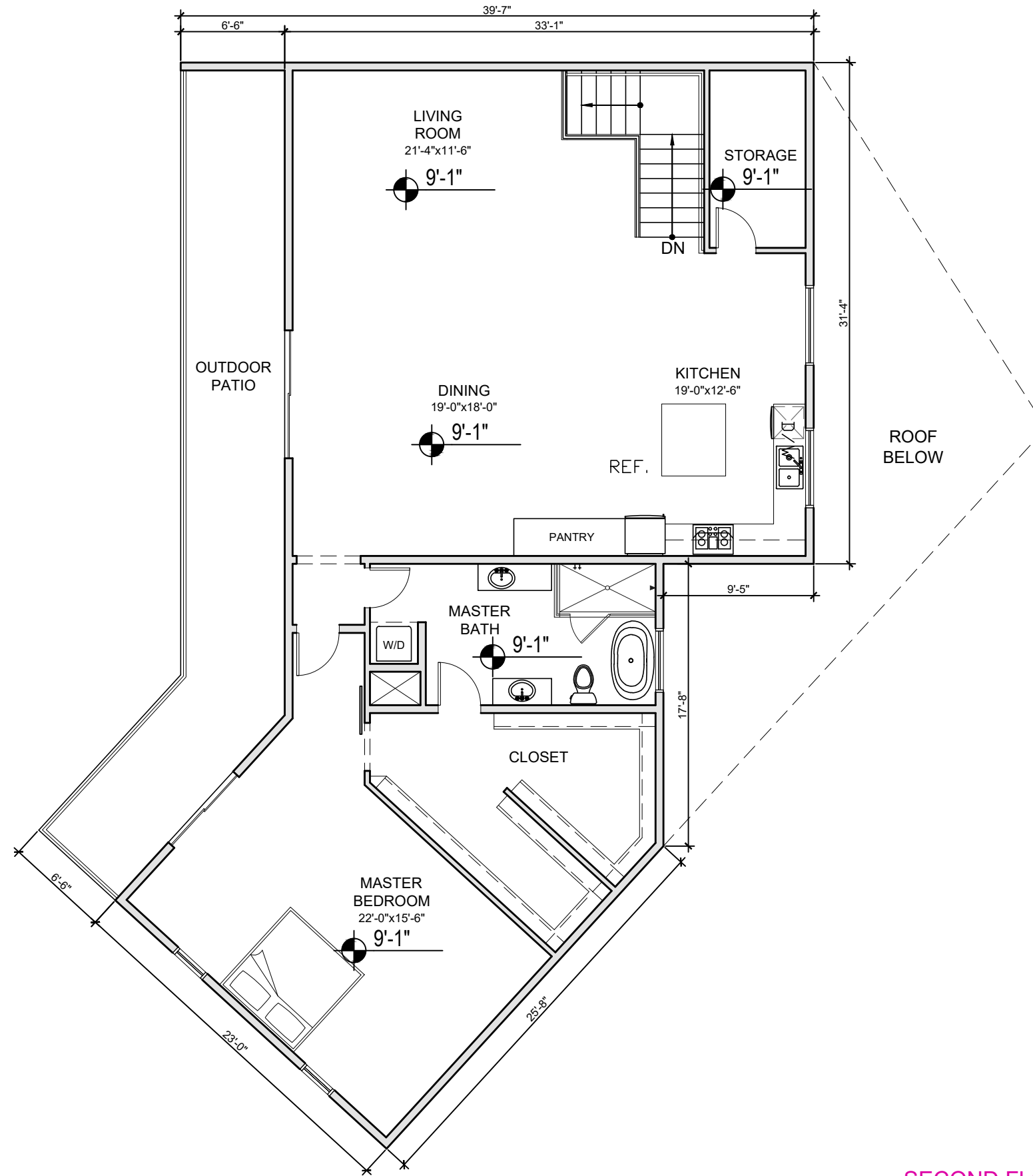


STRONG RESIDENCE
 137 W PALMCROFT DR. TEMPE, AZ 85282
 ADDITION

FP.1

FIRST FLOOR PLAN - 732 SQ. FT.
 SCALE: 1/8" = 1'-0"

DATE: 1/13/22



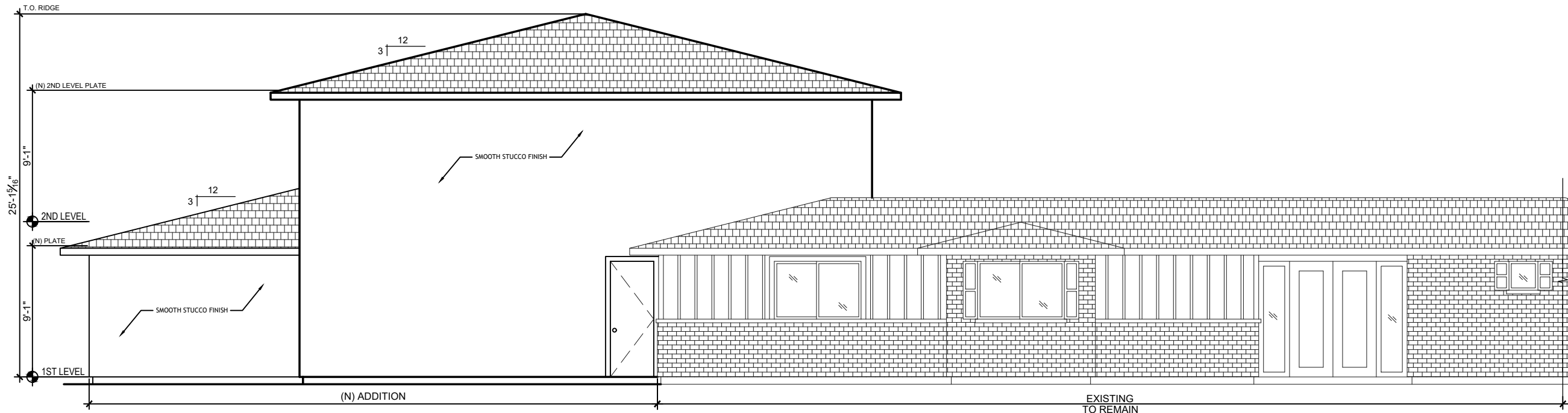
SECOND FLOOR PLAN - 1748 SQ. FT.
 SCALE: 1/8" = 1'-0"



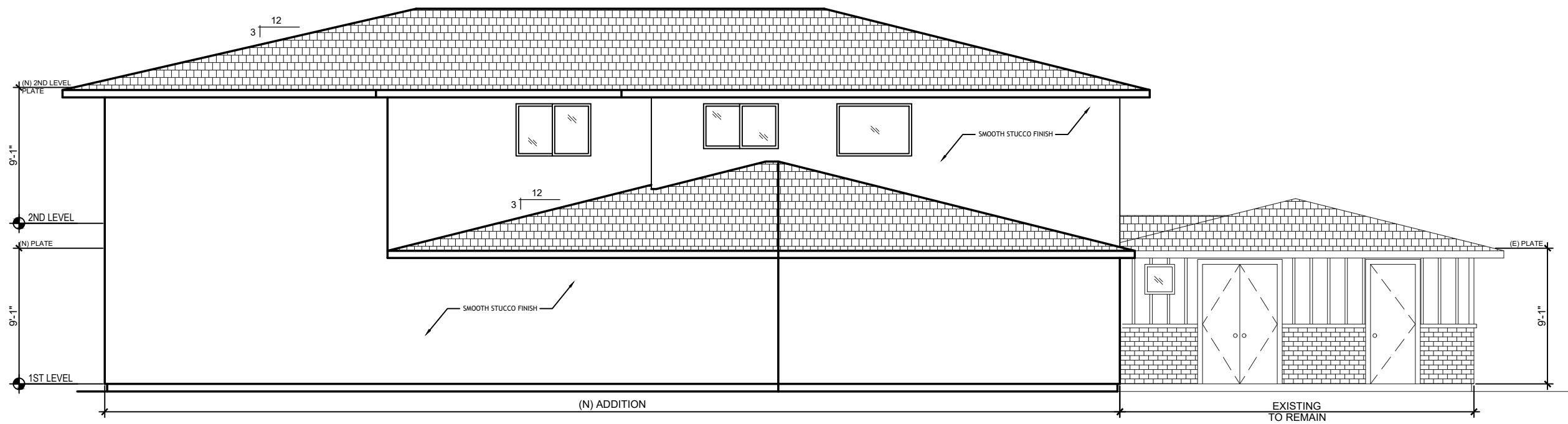
STRONG RESIDENCE
 137 W PALMCROFT DR. TEMPE, AZ 85282
 ADDITION

FP.2

DATE: 1/13/22



FRONT ELEVATION
SCALE: 1/8" = 1'-0"



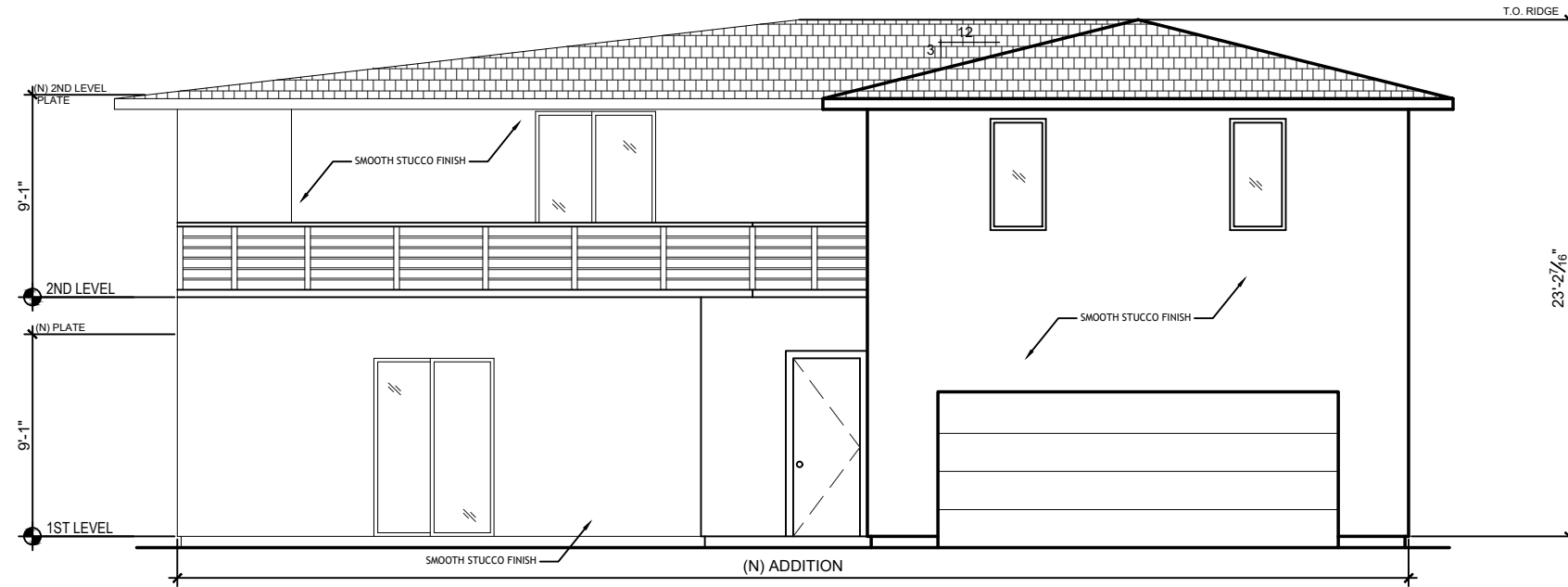
RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



STRONG RESIDENCE
137 W PALMCROFT DR. TEMPE, AZ 85282
ADDITION

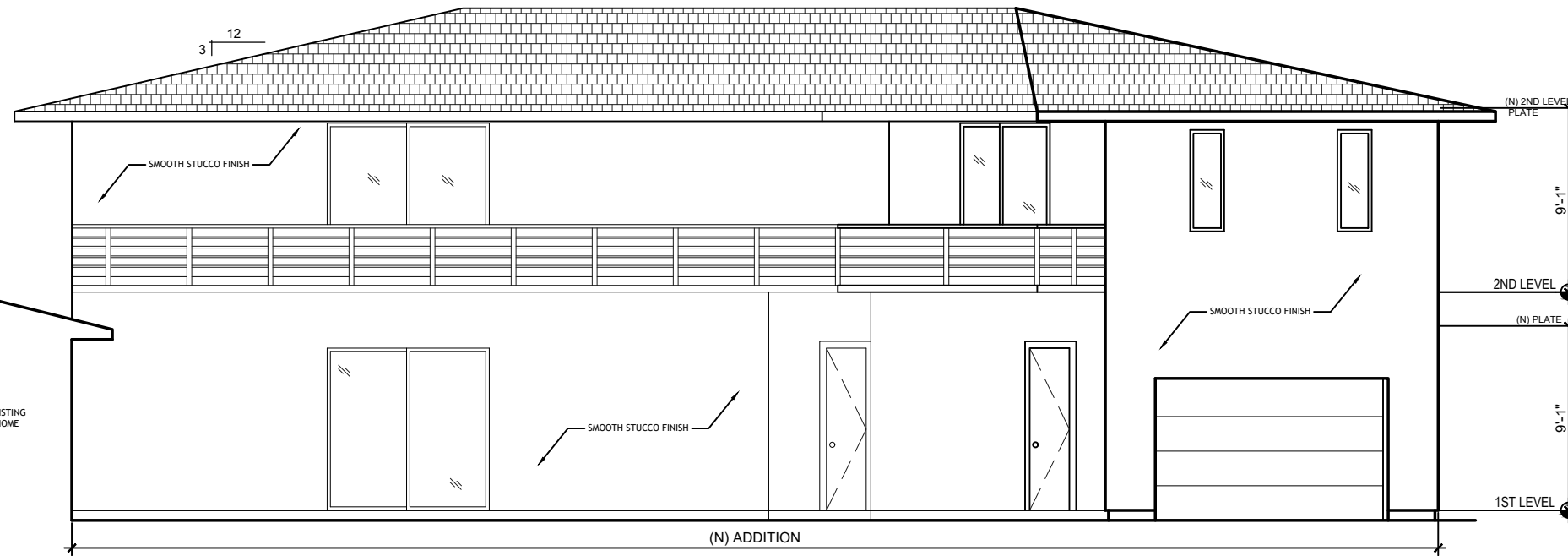
PE.1

DATE: 1/13/22



REAR ELEVATION

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

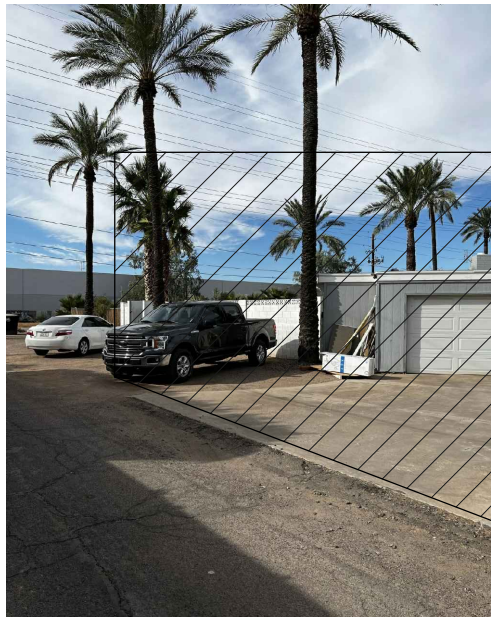
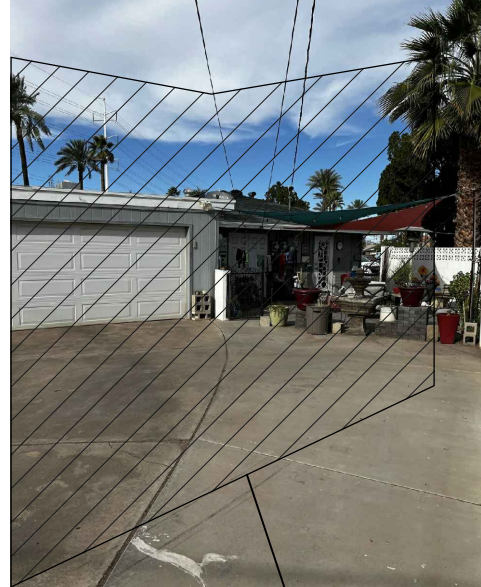
SCALE: 1/8" = 1'-0"



STRONG RESIDENCE
 137 W PALMCROFT DR. TEMPE, AZ 85282
 ADDITION

PE.2

DATE: 1/13/22



LOCATION OF PROPOSED ADDITION

SITE PHOTOS



STRONG RESIDENCE
137 W PALMCROFT DR. TEMPE, AZ 85282
ADDITION

PE.3

DATE: 1/13/22



CONCEPT PHOTOS



STRONG RESIDENCE
137 W PALMCROFT DR. TEMPE, AZ 85282
ADDITION

PE.4

DATE: 1/13/22

March 2022 HPC meeting minutes excerpt pertaining to discussion of Certificate of Appropriateness request for 137 West Palmcroat Drive

- 1) Request for Certificate of Appropriateness for two-story addition to a contributing property in the Date Palm Manor Historic District located at 137 W Palmcroat Dr.

Presentation by Jeremiah Domenech

Mr. Domenech informed the commissioners that he would like to allow the property owners a chance to state the intent of the two-story addition.

Ms. Davis-Strong stated that they love the home and the historic nature of the home. There is no desire to do anything that is incompatible with the home. The pictures that were sent in with the application showed that there is not any change to the front of the home. There are two-story additions in the neighborhood and surrounding the property, but the front of the home will not look any different. There is a need for space for the family. The family is currently a sandwich generation that has aging parents that have health issues and young adult children that, with the current housing circumstances, are not able to buy a house anytime soon. They would like to add the addition in the back where it will not change the look.

Mr. Domenech stated the commissioners should have received a packet of information that outlines where the two story will lay on the site. If this request is approved, there are more approvals that will need to be obtained. From a street view perspective, there is currently in the background of the home a two-story structure from neighbors. There will be nothing that changes the skyline of West Palmcroat Dr. In the design aspect, the goal is to create something that is distinct yet compatible. Distinct in the fact that they are looking to have a smooth stucco white finish, with slope roof shingles that will reflect the same structural feature of the existing house. The owners would like to maintain the same dark shingle pattern as well. There is a house that is around the corner of the home that is a second-story addition. Within the Palm Manor district, it is achievable to have a two-story. The architecture style that the homeowners are looking for would be simple yet significant. Not taking away from the historic preservation of the community, it will enrich the current subdivision there.

Commission Discussion

Chair Buss stated the computer-generated image looks as if there is a huge mass that seems to dwarf the house that is already there.

Ms. Davis-Strong stated that directly behind the house there is an industrial plaza. Behind the trees of the home there is a two-story building.

Mr. Carlson stated that if the commissioners look at the elevations on the plans it does look massive and miss leading however it is just the way the angles are.

Commissioner Montero stated that in the presentation there is a photograph of the house, and it doesn't look the same as in the packet as far as the industrial building behind it; the image does not look any different.

Mr. Aaron clarified by pointing out the industrial building and the other two-story home for the commissioners.

Mr. Carlson stated that in the pictures that they submitted to the commissioner as you move away from the home you see the other structures more clearly. Where they are placing the new structure, it will behind the tree and the tree will stay in the front yard.

Chair Buss asked if the industrial building in the background is taller than 25 feet.

Mr. Carlson stated is correct.

Chair Buss stated that the new structure will not be taller than that. As for the neighborhood, he asked if the homes are considered contributing properties.

Mr. Aaron stated that is correct; the other two-story buildings are contributing properties. There are a total of four noncontributing properties.

Chair Buss asked if staff knew when the other two-story building were built.

No one could say for sure.

Chair Buss indicated that he was asking to find out if the homes got their second story before or after it was considered a historic district.

Mr. Levesque stated that it would have been before it was declared a contributing property because no use permits were issued for the home in the past 20 years that he has been working with the City.

Dr. Lechner stated that the 32 W Palmcroft was built, according to Zillow, in 1958.

Chair Buss stated that he should clarify he was trying to figure out when the two-story was completed. Was it part of the original or added onto the home?

Mr. Carlson stated that it was part of the original, but the homeowners have done improvements to the home.

Commissioner Larson asked how many square feet the home is currently and how many square will be added.

Mr. Domenech stated the existing house is 1900 square feet. The footprint would be 2000 square feet.

Commissioner Nucci stated that Mr. Aaron is asking for conditional approval and has done a wonderful job with the wording of conditions of the approval. He was the historic preservation officer on the Date Palm Manor when it was the first historic designation in Arizona after Prop 207 in 2006 changed how historic preservation is viewed. There were two split levels originally. Looking at how the applicant is purposing to make the changes; he agrees with Mr. Aaron. Right behind the property is also the Burlington Northern Santa Railroad. With that type of nuisance, having the addition will help with the acoustics. Commissioner Nucci wanted to remind the commission of what Don Ryden, who specializes in preservation projects, once explained to Tempe City Council: that the intent to preservation is not to freeze the properties. But preservation is successful when it restores the ongoing usefulness to the owner as well as a greater satisfaction to the community.

Motion by Commissioner Nucci to approve a certificate of appropriateness for a two-story addition to the property located at 137 West Palmcroft Drive, a contributing property within the Date Palm Manor Historic District. Subject to conditions specified by staff; second by Commissioner Garrison. Motion passed on **8-0** vote.

Ayes: Chuck Buss, Jim Garrison, Elizabeth Gilbert, Laurene Montero, Joe Nucci, Reyllynne Williams, Kyle Woodson, Gregory Larson

Nays: None

Abstain:

Absent: Chris Garraty