Staff Summary Report

City Council Meeting Date: 03/04/10 Agenda Item Number: 5C2

SUBJECT: Introduction and first public hearing for Historic Designation of the DOUGLASS / GITLIS HOUSE located at 1206 South Ash Avenue. The second public hearing is scheduled for March 25, 2010.

DOCUMENT NAME: 20100304dsrl01 PLANNED DEVELOPMENT (0406)

COMMENTS: Hold a public hearing for a request by the DOUGLASS / GITLIS HOUSE (PL090431) (Philip C. Douglass & Karyn Gitlis, property owners; Joe Nucci, Historic Preservation Officer, applicant) consisting of a 1935 wood-frame early ranch-style home on approximately 0.41 acres, located at 1206 South Ash Avenue in the R-3R, Multi-Family Residential Restricted District. The request includes the following:

HPO09003 – (Ordinance No. 2009.41) Historic Designation located on .41 acres.

PREPARED BY: Ryan Levesque, Senior Planner (480-858-2393)

REVIEWED BY: Lisa Collins, Development Services Planning Director (480-350-8989)

LEGAL REVIEW BY: Teresa Voss, Assistant City Attorney (480-350-8814)

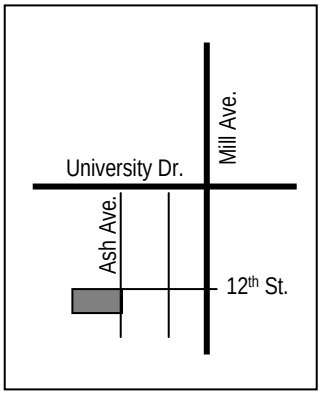
DEPARTMENT REVIEW BY: Chris Anaradian, Development Services Manager (480-858-2204)

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to conditions
Development Review Commission – Approval (7-0 vote)
Historic Preservation Commission – Approval (unanimous)

ADDITIONAL INFO:

Gross/Net site area	0.41 acres
Total Building area	Not available
Zoning	R-3R, Multi-Family Residential Restricted District
Total Units	3 (Residence at street considered for Historic request)



PAGES:

1. List of Attachments
2-3. Comments / Reason for Approval
4. Conditions of Approval / History & Facts / Code Reference

ATTACHMENTS:

1. Ordinance No. 2009.41
2-3. Waiver of Rights and Remedies form
4. Location Map
5-8. Aerial Photo & Photographs
9. Neighborhood Meeting Summary

COMMENTS:
This site is located in the Maple-Ash Neighborhood along Ash Avenue, south of 12th Street and adjacent to the Union Pacific Railroad. The property consists of a multi-family property with a total of three (3) dwelling units on site. The dwelling in consideration for historic designation is the 1935 early ranch style home located at the street front of the property.

PUBLIC INPUT
On December 10, 2009, a neighborhood meeting was held to notify residents, property owners within 300', and neighborhood association representatives in the vicinity of the process of the request for historic designation and listing in the Tempe Historic Property Register. Notes from that meeting indicate no opposition to the proposed action and that broad-based community support has been received. Refer to Attachment 9 for a complete neighborhood meeting summary.

On January 14, 2010, Tempe Historic Preservation Commission held a public hearing to take input from the owners, stakeholders, and interested persons and to make a recommendation regarding the proposed designation and listing. The Historic Preservation Commission voted unanimously for recommendation of the Douglass/Gitlis House as a historic designated property.

PROJECT ANALYSIS

SIGNIFICANCE –
The 1935 early ranch style Douglass/Gitlis House is significant as a rare example of a once common type – the pre 1941 wood-frame early ranch style house. At this time, no comprehensive inventory exists to identify whether the subject property represents the single best example of the type and neither is that determination necessary to reach a finding of eligibility based on National Register guidelines. The Historic Preservation Office finds significance for the subject property under Criterion C – as it embodies distinctive characteristics of a type (early ranch), period (pre-1941), and method of construction (wood-frame residential). A property important for illustrating a particular architectural style or construction method must be found to retain most of the physical features that constitute that style or technique. All necessary aspects of integrity (design, workmanship, materials, and feeling) are present in this case and the property is therefore eligible for historic designation under the National Register Criterion C.

AGE –
The 1935 early ranch style Douglass/Gitlis House is in the ninety-ninth percentile of Tempe properties in terms of age. Accordingly, this property is considered to survive as a significant representative – or a "rare example" of a once common type – early residential architecture in Tempe, Arizona; 1871-1941.

CONDITION –
The 1935 early ranch style Douglass/Gitlis House has been meticulously maintained with the historic front façade carefully preserved in its original state. In addition, the historic flood irrigated landscape has been thoughtfully tended and the property makes a positive contribution to the streetscape of the Historic Park Tract subdivision. Changes made to the property visible on the exterior have been sensitively designed and skillfully executed to achieve a comfortable balance of differentiation from, and compatibility with, the historic form and fabric of the historic early ranch style house.

CHANGES OVER TIME –
A garage near the northwest corner of the house has been removed (date unknown). This was not a character defining feature of the property therefore removal did not constitute an adverse effect on integrity. At the west a 12 foot extension with dormer has been constructed. This addition is not visible from the street and is considered to be in compliance with direction provided by the Secretary of the Interior's Standards for Rehabilitation. At the south a 6 foot addition has been constructed. The addition was designed by Michael Wilson Kelly, a former member of the Historic Preservation Commission and an architect familiar with the Secretary's Standards. The addition has a lower roof line than the house and wood siding on the street side that compatible with the facade of the house. The addition is set off by an arched row of glass block that forms the south exterior wall. This addition is also in compliance with direction provided by the Secretary of the Interior's Standards for Rehabilitation.

CHARACTER DEFINING FEATURES –
The 1935 early ranch style Douglass/Gitlis House exemplifies characteristic features of the early form which combined elements of both past and future eras. The small box-like house has the characteristic L-shaped plan with a low pitched gable end asphalt shingle roof, raised wood floor with crawlspace, covered front porch with no carport, rectangular window openings with steel casement windows divided to emphasize the horizontal dimension, wood siding and gable ends. Typical of the type, ornamental detailing is minimal and limited to scalloped gable end siding and grouped porch posts. Also true to the type, stylistic treatment of materials and details occurs evenly on all sides of the building. The public faces of the property have changed little from their original configuration and continue to convey integrity of design, workmanship, materials and feeling.

INTEGRITY –
The 1935 early ranch style Douglass/Gitlis House is recommended for designation and listing as a as a rare example of a once common type – the pre 1941 wood-frame Early Ranch-style house which is a subset of Early Residential Architecture in Tempe, Arizona; 1871-1941. Comparative information is particularly important to consider when evaluating the integrity of a property that is a rare surviving example of its type. Rarity and poor condition of other present examples of the type justify accepting a degree of alteration or fewer features and enough of the subject property survives for it to be a significant resource. The property is only one of two 1935 ranch style wood-frame residences believed to exist in Tempe. The other is the Womack Residence, located at 1211 S. Farmer Avenue (in the Mitchell Park East subdivision). The Womack property has modifications and alterations from beyond the period of significance, such as a filled in porch, aluminum siding applied, doors and windows altered, and multiple additions.

ZONING –
The property is currently zoned R-3R, Multi-Family Residential Restricted District which allows up to 15 dwelling units per acre (a maximum of six units allowed for this site). The property and its existing dwellings are in compliance with the allowable density. The General Plan 2030 Projected Residential Density Map for this location identifies this site as a “Cultural Resource Area”. These areas are considered culturally significant to the character of Tempe, based on the *2001 Post World War II Subdivision Study*. It is therefore desirable to maintain the character of these areas and with the existing underlying zoning as an appropriate density for the site. The designation of the property as Historic through this process would validate its existing density and preserve the character.

CONCLUSION –
The 1935 Douglass/Gitlis House is significant as one of the earliest examples of wood-frame early ranch style homes in Tempe. A rare example of the early use of wood frame construction in this style, where masonry construction was far more typical, and the property survives as a solid example of its type and makes a positive contribution to the character of the streetscape in the historic Park Tract subdivision.

REASONS FOR APPROVAL (CRITERIA):
The 1935 early ranch style Douglass/Gitlis House is eligible for historic designation and listing in the Tempe Historic Property register under Tempe City Code Section 14A-4. Designation of landmarks, historic properties and historic districts –

(a) The following criteria are established for designation of an individual property, building, structure or archeological site:

(1) It meets the criteria for listing on the Arizona or national register of historic places;

(2) It is found to be of exceptional significance and expresses a distinctive character, resulting from:

a. A significant portion of it is at least fifty (50) years old; is reflective of the city's cultural, social, political or economic past; and is associated with a person or event significant in local, state or national history; or

b. It represents an established and familiar visual feature of an area of the city, due to a prominent location or singular physical feature; or

(3) If it has achieved significance within the past fifty (50) years, it shall be considered eligible for designation as a landmark if it is an integral and critical part of an historic district or demonstrates exceptional individual importance by otherwise meeting or exceeding the criteria specified in paragraphs (1) or (2) of this subsection above. At such time as a landmark becomes fifty (50) years old, it will automatically be reclassified as an historic property.

CONDITIONS OF APPROVAL:

1. The detached dwelling units located at the rear of the property are non-contributing features of the property because they were constructed after the period of significance (1935) and therefore are not subject to future design review by Tempe Historic Preservation.

HISTORY & FACTS:

July 10, 1924	Park Tract Subdivision recorded.
Ca.1935	1206 South Ash Avenue residence constructed.
December 3, 1959	Non-conforming status granted for 3rd dwelling unit for the purpose of setbacks. (Unknown construction dates of 2nd, 3rd & 4th units on-site).
January 10, 1991	Building permit issued for remodel and addition to bathroom.
October 12, 2006	Historic Preservation Commission determined the 1926 "Park Tract" Subdivision to be eligible for historic district designation and listing in the Tempe Historic Property Register.
November 30, 2009	Property owners submitted a zoning waiver of rights and remedies to proceed with Historic Designation request at 1206 South Ash Avenue.
December 10, 2009	Neighborhood Meeting for this request held at 6 p.m. at Hatton Hall, 34 E. 7th St. Tempe.
January 14, 2010	Historic Preservation Commission recommended approval of the request for historic designation of the DOUGLASS / GITLIS HOUSE at 1206 South Ash Avenue.
February 9, 2010	Development Review Commission recommended approval of this request (7-0 vote).
March 4, 2010	Tentative date scheduled for an introduction and first hearing with City Council for this request.
March 25, 2010	Tentative date scheduled for the second hearing with City Council for this request.

CODE REFERENCE:

Section 6-304, Zoning Map Amendment
City Code, Chapter 14a, Historic Preservation