Staff Summary Report

City Council Meeting Date: 1/08/09 Agenda Item Number: 42

SUBJECT: This is the introduction and first public hearing for Historic Designation of the WILKIE [BRAUN / GUTIERRES] HOUSE, located at 1290 South Maple Avenue. The second public hearing is scheduled for January 22, 2009.

DOCUMENT NAME: 20090108dsrl01 PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Request for WILKIE [BRAUN / GUTIERRES] HOUSE (PL080191) (J. Jay Braun trustee of the Braun 2007 Revocable Trust and Sara E. Gutierres trustee of the Gutierres 2007 Revocable Trust, property owners; Joe Nucci, Historic Preservation Officer, applicant) consisting of a property with a 1937 constructed house located at 1290 South Maple Avenue, in the R-2, Multi-Family Residential District. The request includes the following:

HPO08003 – (Ordinance No. 2008.60) Historic Designation of an individual property on +/- 0.24 acres.

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

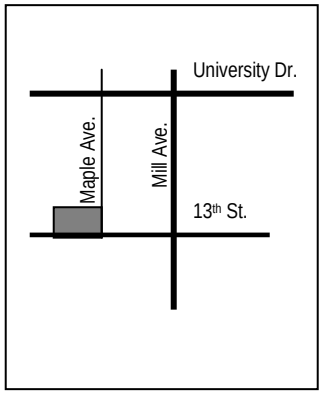
REVIEWED BY: Lisa Collins, Development Services Planning Director (480-350-8989)
Chris Anaradian, Development Services Manager (480-858-2204)

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval
Historic Preservation Commission – Approval
Development Review Commission – Approval (5-0 vote)

ADDITIONAL INFO:



Gross/Net site area	0.24 acres
Total Building area	+/- 1,222 sf.
Construction Year	1937
Housing Style	Pueblo Revival
Subdivision	Park Tract
Neighborhood location	Maple Ash

A neighborhood meeting was held on November 13, 2008 for this application.

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

ATTACHMENTS:

1. Ordinance No. 2008.60
2-3. Signed Waiver of Rights and Remedies form
4. Location Map
5. Aerial Photo
6-7. Property Photos
8-9. Don Ryden, 1997 Tempe Multiple Resource Area Update
10. Original Park Tract Subdivision

COMMENTS:
This site is one block west of Mill Avenue located at the northwest corner of 13th Street and Maple Avenue The Wilkie (Braun/Gutierres) House at 1290 South Maple Avenue survives in its original location along the southern edge of the 1926 Park Tract Subdivision. This neighborhood (currently identified as Maple-Ash) is bordered by downtown Tempe, Arizona State University, Tempe St. Luke's Hospital, and the Union Pacific Railroad. The property is currently utilized for a single-family home with the property owner's residing on site. The owner's are requesting individual historic designation of this property through the historic overlay process.

PUBLIC INPUT
On November 13, 2008 a neighborhood meeting was held at 6 p.m. at 34 East 7th Street (Hatton Hall) in Tempe Arizona. This meeting was held in part with the Historic Preservation Commission meeting. For this meeting all the required noticing was completed to satisfy the requirements of the Zoning and Development Code Section 6-402, Neighborhood Meetings. In attendance at this meeting were both property owners of 1290 South Maple Avenue, Historic Preservation Commissioners (6), related staff (4), and approximately fifteen (15) residents in attendance.
Public comments at the meeting included the following:

- Property owners are dedicated to preservation and maintenance of resource;
- Adobe block walls [14" thick at base] were excavated from under home from basement area;
- Attention to detail has been consistent throughout current ownership of home, constructed in 1937;
- Home anchors southern edge of Maple-Ash Neighborhood;
- Looking to increase property values through formal designation;
- The red public hearing sign is a hassle and out of scale for the neighborhood;
- CONSENSUS: To move forward on Public Hearings

PROJECT ANALYSIS

Condition
This neighborhood has experienced various levels of redevelopment pressure on the neighborhood over the past decades. Although this neighborhood has seen changes, it has managed to survive and for the most part, still retain sufficient integrity to convey its historic character of the original development. The 1937 Pueblo Revival Style Wilkie (Braun/Gutierres) House is among the majority of properties that are well maintained with historic landscapes intact and character-defining features present.

Today the 1924 Park Tract subdivision includes four (4) properties listed in the Tempe Historic Property Register, one (1) property in the National Register of Historic Places, and 92 additional properties that are considered to be contributing to a historic district. Park Tract also includes 3 vacant lots totaling approximately 1.2 acres. Vacant lots and fragment (unbuildable) parcels are excluded from the calculation of contributing properties. The 1937 Wilkie (Braun/Gutierres) House is among 96% of the 101 built parcels in the Park Tract subdivision that are considered to be a "contributing property".

Age
Constructed in 1937, a significant portion of the Wilkie (Braun-Gutierres) House it is at least fifty (50) years old and is in fact one of the older homes in the eligible historic district, which was platted in 1926 and built out over a 60 year period.

Significance
This property represents one of a handful of Pueblo Revival style buildings in Tempe. The "Pueblo Revival Style" is a regional architectural style of the Southwestern United States which draws its inspiration from the Pueblos and the Spanish missions in New Mexico. The style developed at the turn of the 20th century and reached its greatest popularity in the 1920s and 1930s, though it is still commonly used for new buildings. Pueblo style architecture is most prevalent in the state of New Mexico. This style of architecture seeks to imitate the appearance of traditional adobe construction. If adobe is not used, rounded corners, irregular parapets, and thick, battered walls are used to simulate it. Walls are usually stuccoed and painted in earth tones. Multistory buildings usually employ stepped massing similar to that seen at Taos Pueblo in New Mexico. Roofs are always flat with a common feature of projecting wooden roof beams (*vigas*), which often serve no structural purpose. (Source: Wikipidia.com; Whiffen, Marcus (1969). *American Architecture Since 1780*. Cambridge: MIT Press)

Character-defining details of the Wilkie (Braun/Gutierres) House include the box-like massing, stucco finish, and prominent wood vigas. The house is unique in that it provides living space on three levels; the main floor is surmounted by a small sleeping room above and a partial basement which may have been the source for the adobe construction present.

Integrity

This property maintains original spatial relationships between major features and visual rhythms in the streetscape and the lush flood-irrigated landscape. The physical features of the property, taken together, are sufficiently intact to convey their significance to someone familiar with the original property as well as to persons throughout the community to whom the property distinguishes itself as historic.

Conclusion

Based on the Post World War II Subdivision Study (Solliday 2001) and the Historic Preservation Commission's recommendation, staff considers the 1937 Pueblo Revival Style Wilkie (Braun-Gutierres) House eligible for designation based on the criteria pursuant to Tempe City Code Section 14A-4 (a) (2) b. which states: "It is found to be of exceptional significance and expresses a distinctive character: it represents an established and familiar visual feature of an area of the city, due to a prominent location or singular physical feature". In all instances, requests for zoning map changes including overlay districts require a stipulation of signing Tempe's waiver of rights and remedies form, removing any potential claims of compensation for diminution in property value. The applicant has completed this form as shown in the attachments; therefore a condition of approval is not necessary. Staff recommends that the Wilkie (Braun/Gutierres) House be designated and listed in the Tempe Historic Property Register as historic property number 35.

REASONS FOR APPROVAL:

1. The property meets the criteria required for individual designation, pursuant to Tempe City Code, Section 14A-4(a) noted below:
   - (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.
2. Historic Preservation Commission recommends approval of the historic designation and listing on the historic property register.
3. The property has found to be "Potentially eligible" by a professional survey performed Ryden Architects in 1997.
4. The designation is consistent with the goals and objectives of the General Plan, Land Use Element and being identified within the "Cultural Resource Area".

CONDITIONS OF APPROVAL:

None

HISTORY & FACTS:

November 26, 1894	Part of Original Townsite established to 13th Street on the south: (1.875 sq mi. total)
April 10, 1924	Hugh E. Laird and Fred J. Joyce, on behalf of the Park Tract Trust file a plat for the PARK TRACT subdivision.
May 6, 1936	Construction contract awarded to Leonard Carr, who built the Tempe Beach complex and stadium in the 1930s, believed to have been built for Irene F. Wilkie for an "adobe clubhouse" at 1290 South Mill Avenue for the Tempe Woman's Club.
1937	Tempe contractor Leonard Carr constructs the Pueblo Revival Style house at 1290 South Maple Avenue,
1938 – 1940	Construction of sidewalks, pavement, curb & gutter within Park Tract.
December 14, 2001	Post World War II Subdivisions Survey (Scott Solliday) identified this site as a contributing property.
October 12, 2006	Historic Preservation Commission recommends approval for historic overly districts for the Gage Addition and Park Tract subdivisions, and excluded the College View Subdivision.
June 12, 2007	Development Review Commission recommends denial of the Park Tract and Gage Addition historic overlay district designation.
September 6, 2007	Maple Ash Neighborhood applicants withdraw request for the Park Tract and Gage Addition historic overlay district designation.

Application History

May 12, 2008	Tempe Historic Preservation Office received a letter from homeowners Sara Gutierres and Jay Braun, requesting their property at 1290 South Maple Avenue be designated historic and listed in the Tempe Historic Property Register.
May 31, 2008	Property owners submit a signed waiver of rights and remedies form.
November 13, 2008	Historic Preservation Commission holds a Neighborhood Meeting for historic designation of this request.
December 11, 2008	Historic Preservation Commission recommends approval to the Development Review Commission for historic designation and listing of the Wilkie (Braun/Gutierres) House at 1290 South Maple Avenue.
December 23, 2008	Development Review Commission held a public hearing for recommendation of historic designation of this request.
January 8, 2009	Scheduled City Council introduction and first public hearing for historic designation of this request.
January 22, 2009	Scheduled City Council second public hearing for historic designation of this request.

CITY CODE REFERENCE:

Chapter 14a, Historic Preservation

ORDINANCE NO. 2008.60

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, AMENDING THE CITY OF TEMPE ZONING MAP, PURSUANT TO THE PROVISIONS OF ZONING AND DEVELOPMENT CODE PART 2, CHAPTER 1, SECTION 2-106 AND 2-107, RELATING TO THE LOCATION AND BOUNDARIES OF DISTRICTS.

****

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, as follows:

Section 1. That the City of Tempe Zoning Map is hereby amended, pursuant to the provisions of Zoning and Development Code, Part 2, Chapter 1, Section 2-106 and 2-107, by adding a Historic Overlay to the existing R-2, Multi-Family Residential District and designating it as R-2(H), Multi-Family Residential District with a Historic Overlay on approximately 0.24 acres.

LEGAL DESCRIPTION

Lot Fourteen (14), Block 6, PARK TRACT, according to the plat of record in the office of the Maricopa County Recorder in Book 13 of Maps, Page 27.

EXCEPT the South 24 feet thereof.

TOTAL AREA IS 0.24 GROSS ACRES.

Section 2. Further, those conditions of approval imposed by the City Council as part of Case # HPO08003 are hereby expressly incorporated into and adopted as part of this ordinance by this reference.

Section 3. Pursuant to City Charter, Section 2.12, ordinances are effective thirty (30) days after adoption.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, this _____ day of _____, 2009.

_____
Mayor

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

_____
City Attorney

WHEN RECORDED RETURN TO:
City of Tempe
Development Services Department
31 E. 5th Street
Tempe, AZ. 85281

WAIVER OF RIGHTS AND REMEDIES UNDER A.R.S. §12-1134

This Waiver of Rights and Remedies under A.R.S. § 12-1134 (Waiver) is made in favor of the City of Tempe (City) by Sara Gutierres and Joseph Jay Braun (Owners).

Owners acknowledge that A.R.S. § 12-1134 provides that in some cases a city must pay just compensation to a land owner if the city approves a land use law that reduces the fair market value of the owner's property (Private Property Rights Protection Act).

Owners further acknowledge that the Private Property Rights Protection Act authorizes a private property owner to enter an agreement waiving any claim for diminution in value of the property in connection with any action requested by the property owner.

Owner has submitted Application No. **PL 080191** to the City requesting that the City approve the following:

_____ GENERAL PLAN AMENDMENT
_____ ZONING MAP AMENDMENT
_____ PAD OVERLAY
_✓__ HISTORIC PRESERVATION DESIGNATION/OVERLAY
_____ USE PERMIT
_____ VARIANCE
_____ DEVELOPMENT PLAN REVIEW
_____ SUBDIVISION PLAT/CONDOMINIUM PLAT
_____ OTHER _____
(Identify Action Requested))

for development of the following real property (Property):

Parcel No. 132 - 45 - 086
Park Tract Lot 14 Block 6 Except South 24 feet
1290 South Maple Avenue
(Legal Description and Address)

By signing below, Owners voluntarily waive any right to claim compensation for diminution in Property value under A.R.S. §12-1134 that may now or in the future exist if the City approves the above-referenced Application, including any conditions, stipulations and/or modifications imposed as a condition of approval.

This Waiver shall run with the land and shall be binding upon all present and future owners having any interest in the Property.

This Waiver shall be recorded with the Maricopa County Recorder's Office.

Owner warrants and represents that Owner is the fee title owner of the Property, and that no other person has an ownership interest in the Property.

Dated this 31 day of May, 2008.

Sara E. Gutierres
(Signature of Owner)

Sara E. Gutierres
(Printed Name)

(Signature of Owner)

Joseph Jay Brann
(Printed Name)

State of Arizona)
) ss
County of Maricopa)

SUBSCRIBED AND SWORN to before me this 31 day of May, 2008, by Sara E. Gutierres Joseph Jay Brann.

MATTHEW LASCONIA
Notary Public - Arizona
Maricopa County
My Commission Expires
March 17, 2012

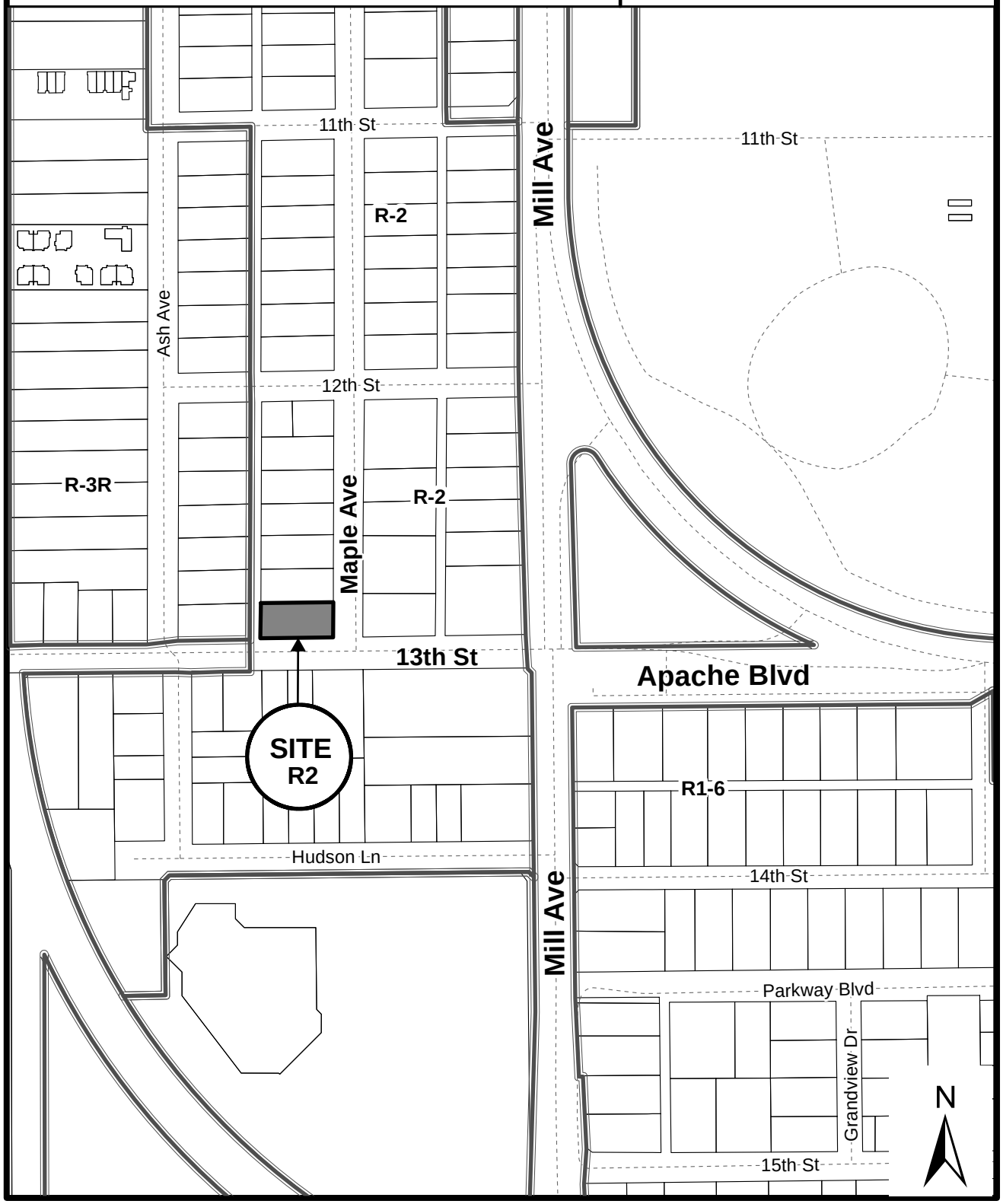
(Signature of Notary)

(Notary Stamp)

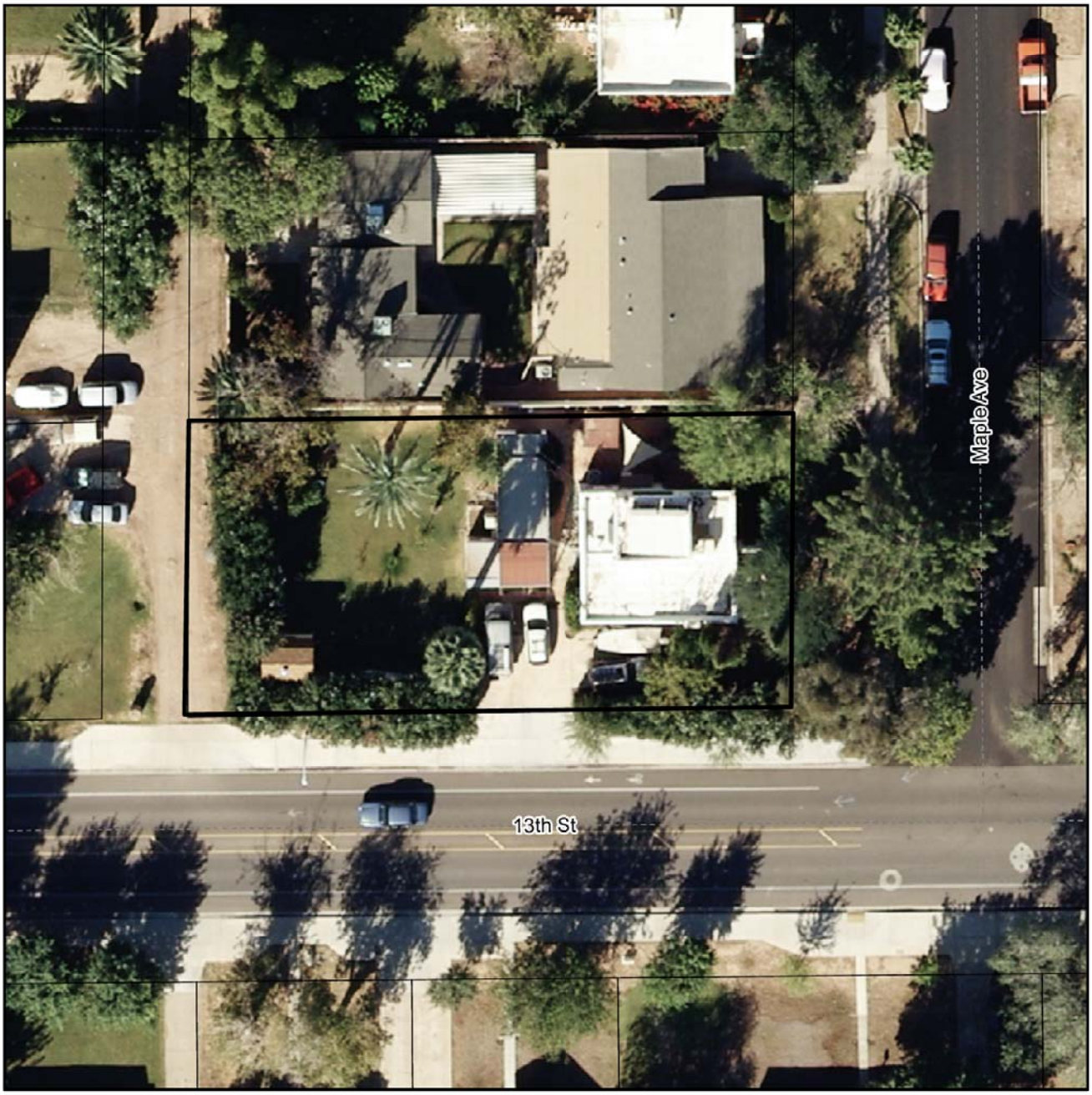
Tempe

WILKIE (BRAUN/GUTIERRES) HOUSE

PL080191

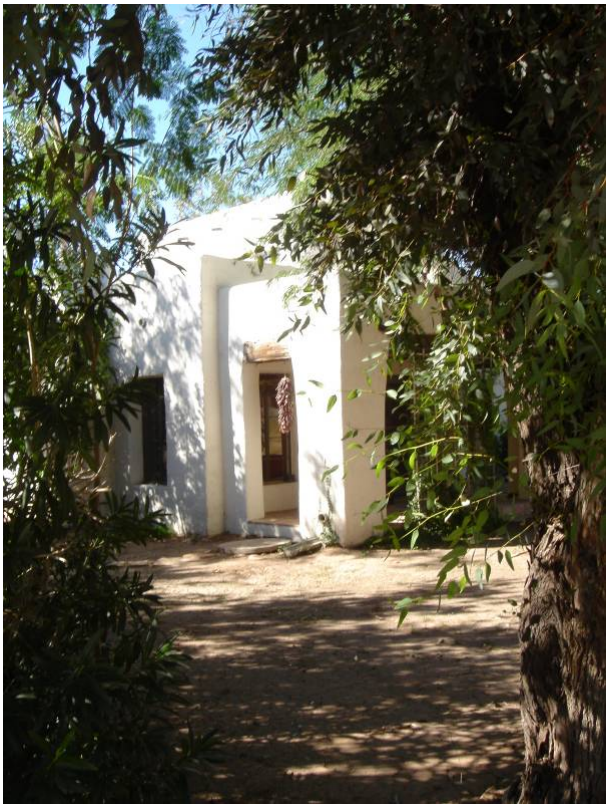


Location Map



WILKIE (BRAUN/GUTIERRES) RESIDENCE (PL080191)

Photo: 2008 Hansen - Tempe HPO



ATTACHMENT 7

Tempe Historic Property Inventory Form

Historic Preservation Office
Development Services Department
21 East Sixth Street 208
Tempe, Arizona 85281

Survey Site No. T- 249
County Maricopa
Property Name Wilkie House
Survey Area Tempe Multiple Resource Area Update

132 45 086

IDENTIFICATION ADDRESS **1290 S. Maple**

CITY Tempe Parcel 132-45-086 Neighborhoods2 Maple Ash Neighborhood MANA

LOT 14 BLOCK 6 PLAT Park Tract

TOWNSHIP 1N RANGE 4E SECTION 22 QUARTER NW USGS QUAD Tempe

UTM REFERENCE Z 12 Easting 412550 Northing 3697490 Acreage

PROPERTY TYPE
Residence

HISTORIC USES
1 Residence
2

PRESENT USE Residence

STYLE Pueblo Revival

CONSTRUCTION DATE 1937
SOURCE OF DATE
Maricopa County Assessor

ARCHITECT/BUILDER/CRAFTSMAN
Contractor; Leonard Carr

STRUCTURAL CONDITION
Good

INTEGRITY
Good

INTEGRITY COMMENT
A few windows replaced w/aluminum sliding

http://www.tempe.gov/museum/hps249.htm

Negative Number
1 I-36
2

Date of Photo
1 07/05/1996
2

View
1 NW
2

Photographer Or Source
J. Colon

Additional Photos Attached ☐

ARCHITECTURAL DESCRIPTION

13245086

STORIES Two

FOUNDATION Not visible

STRUCTURAL MATERIALS Adobe

WALL CLADDING Stucco

ROOF TYPE Flat with parapets

ROOFING Rolled asphalt

OUTBUILDINGS None

WINDOWS Mod. alum sliding; WD CMT; WD DH

ENTRY Not visible

PORCHES Entry porch

APPLIED EXTERIOR ORNAMENT

Wood vigas

INTERIOR

Not accessible

ENVIRONMENT/LANDSCAPING

Mature landscaping obscures much of front facade

ALTERATIONS/DATES OF ALTERATIONS

Some windows replaced with aluminum sliding

STATEMENT OF SIGNIFICANCE

1. Theme/Context

This building is associated with the context of Community Planning and Development. It falls under the theme of housing - custom house.

2. Historical Association

This house represents one of a handful of Pueblo Revival style buildings in Tempe. Character-defining details include the box-like massing, stucco finish, and wood vigas. It provides a positive contribution to the historic character of the neighborhood.

3. Architectural Association

The house may have been built for a Mrs. Wilkie by Tempe contractor Leonard Carr, who built the Tempe Beach complex and stadium in the 1930s. Little historic information is available at this time.

BIBLIOGRAPHY/SOURCES

Interview: Aurelia Miller, 1/18/83

NATIONAL REGISTER STATUS

National Register Status

Potentially Eligible as Contributing Property

Are Conditions Reversible ?

Status Comments

REFERENCE FILES/REPORTS

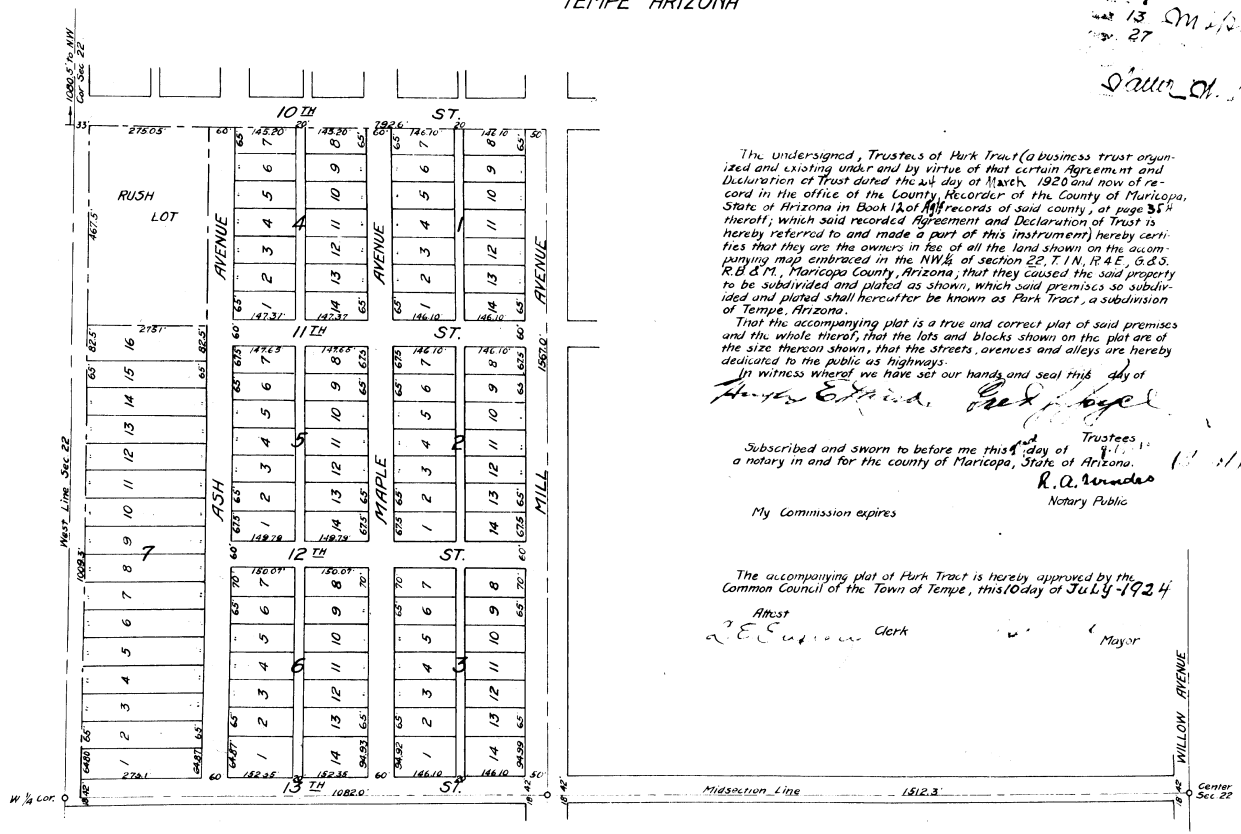
T-

Field6 Field6

Surveyor D. Parmiter Survey Date 08/04/1996 Form Date 08/04/1996

ATTACHMENT 10

PARK TRACT
TEMPE ARIZONA



The undersigned, Trustees of Park Tract (a business trust organized and existing under and by virtue of that certain Agreement and Declaration of Trust dated the 24 day of March 1920 and now of record in the office of the County Recorder of the County of Maricopa, State of Arizona in Book 12 of Misc records of said county, at page 354 therof; which said recorded Agreement and Declaration of Trust is hereby referred to and made a part of this instrument) hereby certifies that they are the owners in fee of all the land shown on the accompanying map embraced in the NW¼ of section 22, T. 1 N., R. 4 E., G.&S.R.B.&M., Maricopa County, Arizona; that they caused the said property to be subdivided and plated as shown, which said premises so subdivided and plated shall hereafter be known as Park Tract, a subdivision of Tempe, Arizona.

That the accompanying plat is a true and correct plat of said premises and the whole therof; that the lots and blocks shown on the plat are of the size thereon shown, that the streets, avenues and alleys are hereby dedicated to the public as highways.

In witness whereof we have set our hands and seal this day of

Trustees.

Subscribed and sworn to before me this 1st day of 9.1.
a notary in and for the county of Maricopa, State of Arizona.

R. A. Rundes
Notary Public

My Commission expires

The accompanying plat of Park Tract is hereby approved by the Common Council of the Town of Tempe, this 10 day of July 1924

Attest

Clerk Mayor