

# Staff Summary Report



Development Review Commission: 10/26/10

Agenda Item Number: \_\_\_\_

SUBJECT: Hold a public hearing for a Development Plan Review and for THE PAPPAS RESIDENCE located at 55 West 13<sup>th</sup> Street

DOCUMENT NAME: DRcr\_PappasResidence\_102610

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Request by PAPPAS RESIDENCE (PL100157) (Michael Pappas, property owner, Tessa Jones/The Phactory, applicant;) for a 7,000 +/- s.f., two unit multi-family development including a main residence and an accessory dwelling unit located at 55 West 13<sup>th</sup> Street in the R-2, Multi-Family Residential District. The request includes the following:

DPR10106 – Development Plan Review including site plan and building elevations.

PREPARED BY: Sherri Lesser, Senior Planner (480-350-8486)

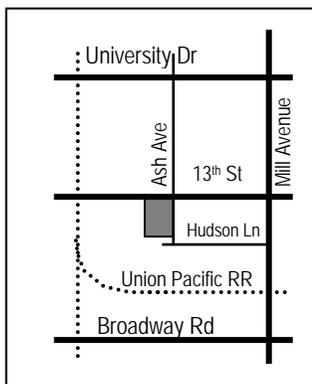
REVIEWED BY: Lisa Collins, Community Development Department Deputy Director/Planning (480-350-8989) 

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Approval

ADDITIONAL INFO:	Gross/Net site area	16,760 s.f or .384 net acres
	Total Building area	7892 s.f. ( including 1152 s.f. for guest house/garage)
	Lot Coverage	28 % (45% maximum allowed)
	Building setbacks	26' front, 10' side, 20'-6" street side, 18' rear
	Vehicle Parking	5 provided (4.5 required by ordinance)



This request is for approval of building elevations and a site plan for the Pappas Residence a two dwelling unit multi-family development. The main residence is a two story, 6740 s.f. structure and the second residence is an 1152 s.f. two story guesthouse with a garage. This development will replace an existing two unit development consisting of a main house and guest house. The property is located within the boundaries of the Maple Ash Neighborhood Association. The applicant held a neighborhood meeting on June 9, 2010.

- PAGES:**
1. List of Attachments
  2. Comments; Reason for Approval
  3. Conditions of Approval;
  4. Code Requirements: History & Facts / Zoning & Development Code Reference

- ATTACHMENTS:**
1. Location Map
  2. Aerial
  - 3-4. Letter of Explanation
  - 5-8. Answer from Applicant on Design Criteria
  - 9-10. Designer's Qualifications
  11. Project Data Sheet
  12. Site plan
  13. Main Residence Floor Plan
  14. Guest House Floor Plan
  - 15-16. Main Residence Elevations
  17. Guest House Elevations
  - 18-20. Colored Elevations
  - 21-22. Photo Simulations
  - 23-26. Petition of Support
  - 27-29. Letters of Support
  - 30-36. Letters of Opposition

## COMMENTS:

This site is located in the neighborhood south of University Drive and west of Mill Avenue at the southwest corner of Ash Ave and 13<sup>th</sup> Street. This request includes a Development Plan Review for a two-story 29' tall 6740 s.f. residential dwelling with a detached two-story guest house with garage building on a 16,760 s.f lot

## PUBLIC INPUT

A neighborhood meeting was held to introduce this request on June 9, 2010. To date, staff has received three letters in support, a petition of support with thirty-four (34) signatures and six letters in opposition.

## PROJECT ANALYSIS

The proposed project conforms to the General Plan Land Use Residential designation and the Zoning and Development Code R-2 Multi-Family District standards. The Development Plan Review is required for a development on a multi-family zoned property with two or more units. The size of the structures greater than 5000 s.f. in building area requires the application to be reviewed by the Development Review Commission in a public meeting. The property is located within the boundaries of the Maple Ash Neighborhood Association. The surrounding area is an eclectic mix of historic homes, new construction, single family and multi-family developments with both single story and two story structures.

## DEVELOPMENT PLAN REVIEW

### Site Plan

The proposed site plan is a traditional residential layout; the main residence is located near the front of the lot behind the front yard setback. The second structure is near the southeast corner of the lot and has a garage entrance from the side street (Ash Avenue). The main residence is a semi "u" shape configuration with an open courtyard in the center. The building configuration is designed for efficiency, energy and functionalism. The parking will be located on the driveway along the Ash Avenue frontage and within the garage.

### Building Elevations

The house was designed in character with a Tuscan motif featuring a courtyard, stucco exterior, arched openings, and tile roof. The courtyard will function as private outdoor space and incorporates cooling towers to moderate temperatures within the courtyard and throughout the house. Both structures will be constructed with "green building" materials. The walls will be constructed with AAC insulated block. The color palette is a beige and light tan.

### Landscape Plan

This property is a "single family" character with no formal landscape plan. The property is enriched with lush landscape for which the property owner will maintain. Two (2) trees will be removed with the construction of the new residence. The owner recently planted nine (9) trees pre-construction and anticipates adding more to the property. A 15'-17' tall oleander hedge surrounds the property which will remain with the new development. Their project includes a proposal for a rain capturing watering system. They also will maintain the existing irrigation system.

Based on the criteria for Development Plan Review approval located in Section 6-306 D and the Maple Ash Neighborhood Checklist the project achieves the following:

1. Placement, form, and articulation of buildings and structures provide variety in the streetscape; *The placement, form and articulation of the building will provide variety to the streetscape. The Maple Ash Neighborhood is an eclectic blend of single story and two story structures.*
2. Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort; *The existing landscape material on the property will be maintained and enhanced. The proposed building materials are highly energy efficient and sustainable. The design of the structure promotes energy conservation.*
3. Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings; *The color palate and use of materials will complement other residences within the area.*

4. Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings; *The building is within the allowed height requirements of the Zoning and Development Code.*
5. Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level; *The elevations feature pedestrian level and street level design enhancements creating a base and top.*
6. Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions; *The Tuscan motif featuring a courtyard, stucco exterior, arched openings, and tile roof provide architectural detail and the configuration of the structure is designed to provide climate control minimizing heat gain.*
7. Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; *Not applicable; residential property*
8. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; *Circulation to and from the site is designed in a residential character which complements the surrounding area.*
9. Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; *The building is designed with fenestration which provides views of both street frontages from the interior of the residence.*
10. Landscape accents and provides delineation from parking, buildings, driveways and pathways; *This element is provided for in the layout of the site.*
11. Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects; *Lighting will complement the residential character of the area.*

## Conclusion

Based on the information provided by the applicant and the above analysis, staff recommends approval of the Development Plan Review. This request meets the required criteria and will conform to the conditions.

## REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use and Projected Residential Density for this site.
2. The project meets the development standards required under the Zoning and Development Code.
3. The project meets the approval criteria for a Development Plan Review.

## DPR10106

### CONDITIONS OF APPROVAL

1. Your drawings must be submitted to the Development Services Building Safety Division for building permit by October 26, 2011 or Development Plan approval will expire.
2. Building materials required to be AAC insulated block, stucco exterior finish and clay tile roof.

### CODE/ORDINANCE REQUIREMENTS:

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

- Specific requirements of the **Zoning and Development Code** are not listed as a condition of approval, but will apply to any

application. To avoid unnecessary review time, and reduce the potential for multiple plan check submittals, it is necessary that the applicant be familiar with the Zoning and Development Code (ZDC), which can be accessed through [www.tempe.gov/zoning](http://www.tempe.gov/zoning), or purchased at Development Services.

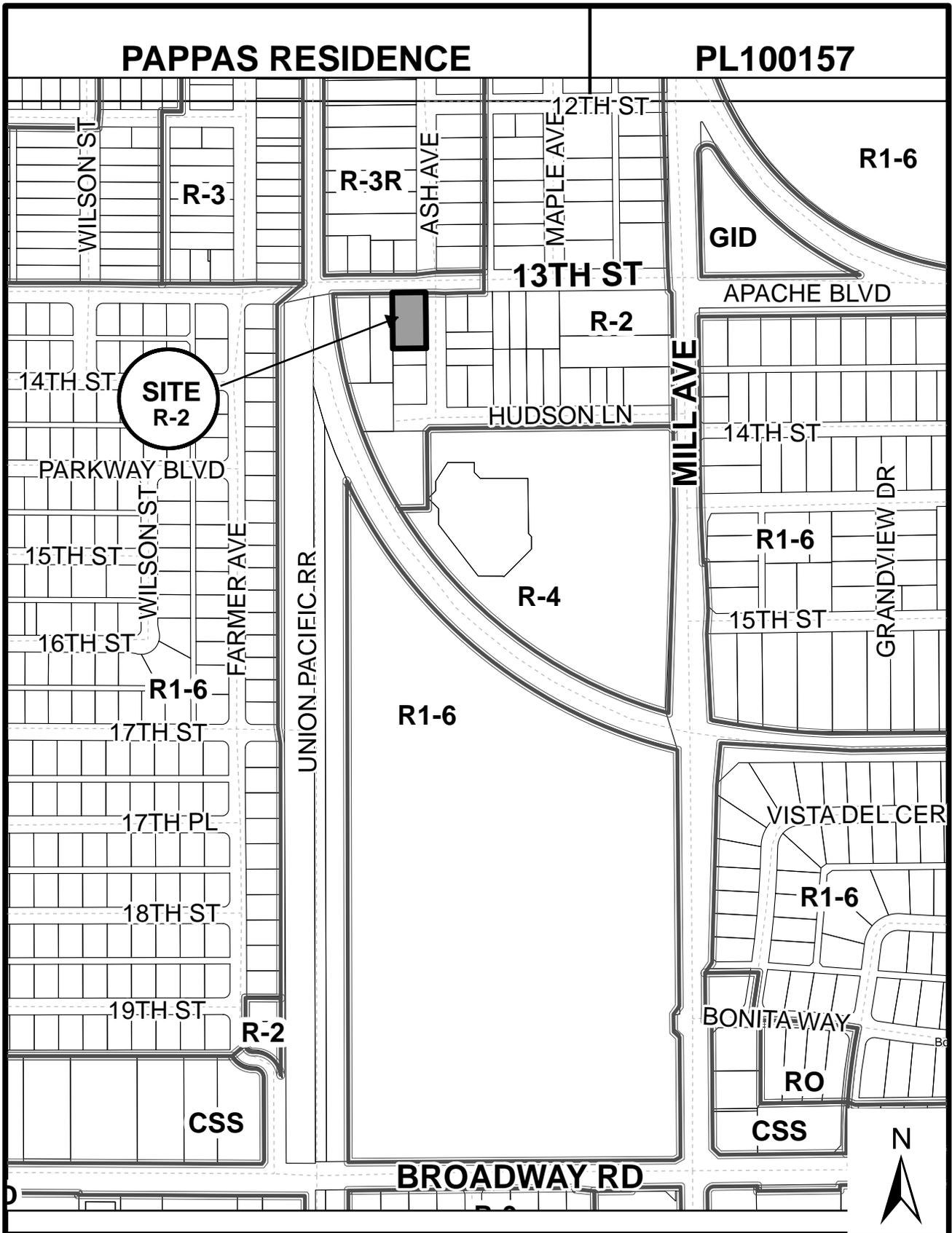
- **BUILDING HEIGHT:** Measure height of buildings from top of curb along front of property (as defined by Zoning and Development Code).

**HISTORY & FACTS:**

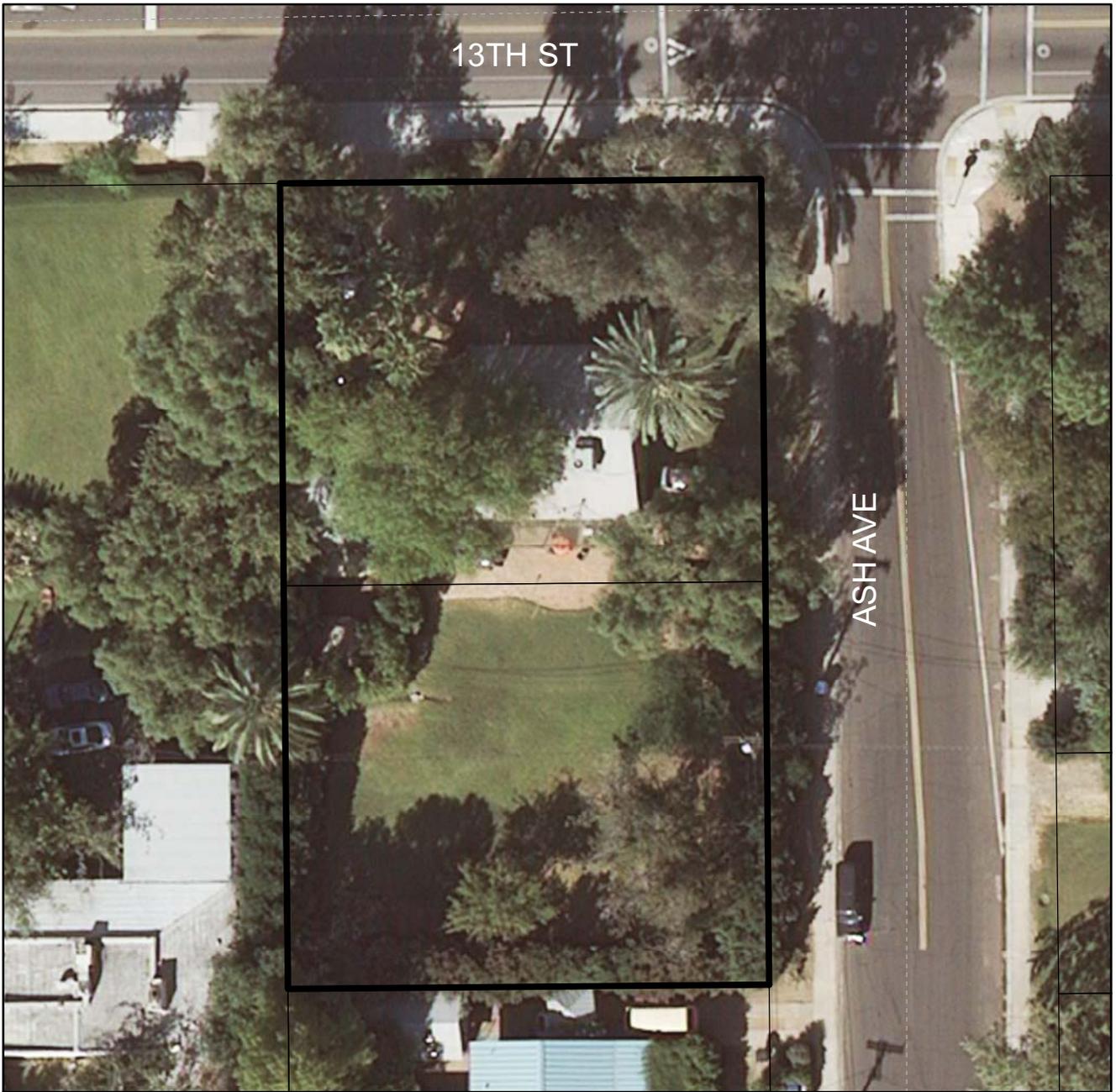
June 9, 2010	The homeowner held a neighborhood meeting.
July 13, 2010.	The Development Review Commission continued the request by the Pappas Residence.
September 28, 2010.	The Development Review Commission continued the request by the Pappas Residence.
October 7, 2010.	City Council approved a subdivision plat combining two (2) lots into one (1) lot for the Pappas Residence, subject to conditions.
October 12, 2010	The Development Review Commission continued the request by the Pappas Residence.

**ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 6-306, Development Plan Review



**Location Map**



**PAPPAS RESIDENCE (PL100157)**

18 October 10

**Project: Pappas Residence**  
55 W. 13th Street  
Tempe, AZ 85281

**Letter of Explanation**

Michael Pappas is proposing a new two story Spanish Revival courtyard style home with a detached two story garage with guest house above. This project consists of two phases, the first phase will include the guest house / garage with access off of Ash Avenue, and the second will consist of the main house. Once the guest house / garage is completed, the owner will move in to the guest house then construct the new courtyard home.

We are making every effort to make this project as sustainable as possible. We are striving to achieve a LEEDS platinum rating. We will be incorporating AAC insulated block on the exterior walls of both structures. On the main house, we will use double AAC block walls on the east, south & west exposures. Other materials we will be using are Integrated Solar Roof Tiles, Low E Glass, Geothermal HVAC, Permeable Pavers and Solar Hot Water. We will be capturing the rainwater for use on the vegetation within the property and the main house will incorporate passive evaporative cooling towers to keep the courtyard temperature moderate.

The property is currently very lush and irrigated and the owner plans to preserve this. We will be removing 2 trees (which will be replaced in kind) to accommodate the placement of the buildings. The owner has planted 9 trees recently & plans to add many more during the construction as well as garden space.

We have requested a variance for tandem parking in the driveway to reduce the parking impact. The required parking is for five cars. The owner has two cars and currently rides his bike frequently and uses the light rail for transportation. By limiting the parking to the driveway off of Ash Avenue, this avoids pulling out on to 13th Street which is very busy at times and also preserves more of the existing mature landscaping.

This project is well below the allowed coverage of 45%. It is also within the requirements set forth by the City of Tempe Zoning Code for R-2 Zoning. This includes height, coverage and setbacks.

Within this neighborhood there are a variety of styles and types of projects. This includes one story and two story single family residences as well as multi-family condominium projects and commercial properties. The majority of properties surrounding this property are rental properties. The owner has been a long time Tempe resident and is building this home as his residence and currently lives on the property. Also, within this section of the neighborhood, the College View Neighborhood, many changes have taken place. This neighborhood was built later than the Maple Ash Neighborhood and has seen many projects like the large three story Tempe St. Luke's hospital complex (which is 315' from this property) and the Church property move in over the years.

We held a Neighborhood Meeting on June 9 and have received feedback from both supporters & those in opposition. After this meeting some of the revisions that we have made from the original proposal have been reducing the square footage, adding a porch to the front elevation, articulation in the elevation, increasing the setback of the garage further to the west (this was at the request of the owner of the rental property to the south) and relocating all of the parking off of Ash Avenue.

Please feel free to contact me with any questions.

Thank you for your kind consideration,

A handwritten signature in black ink, appearing to read 'Tessa Jones', written in a cursive style.

Tessa Jones  
the Phactory  
480.921.9500

## 55 W. 13<sup>th</sup> street proposal:

### Development Plan Review

*Development plan approval shall be based on consideration of the following criteria:*

*1 Placement, form, and articulation of buildings and structures provide variety in the streetscape*

Balconies, arches provide variety

Building is within zoning code for height, offsets and lot coverage

*2 Building design and orientation, together with landscape, combine to mitigate heat gain/comfort;*

Landscaping, permeable surfaces and passive solar design mitigate heat gain and provide shade during summer

*3 Materials are of a superior quality, providing detail appropriate with their location while complimenting the surroundings*

AAC is a material of superior quality for durability, acoustic attenuation and insulation value

*4 Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings*

Building is scaled appropriately due to lot dimensions, current landscaping is to be largely retained and improved. Height is similar to other houses in the vicinity

*5 Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level;*

Arches help define base and top and provide enhanced pedestrian experience, balconies break up monotony of top

*6 Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions*

Arches provide interest and detail at street level, Façade details are dictated by climatic and contextual conditions

*7. Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage;*

Orientation of front entrance allows convenient access to Orbit service, public transit from Mill Ave. and Zip Car service

***8. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses;***

Vehicle parking is placed away from primary pedestrian access and 13<sup>th</sup> street

***9. Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance;***

Materials used in design(soffit mounted security shutters, lighting, balconies) and location of porch and main entrance integrate CPTED

***10. Landscape accents and provides delineation from parking, buildings, driveways and pathways;***

Landscape accents and delineates parking, driveways and pathways

***11. Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located; and***

Signs for address will be of materials found in the style of the neighborhood

***12. Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects.***

Will stipulate that lighting will not have a negative effect

## Holistic design

### Passive solar

#### *Orientation of house & courtyard*

North/South orientation minimizes midday exposure  
Current landscaping minimizes morning/afternoon sun  
Deciduous shade trees to be added limit solar heating  
in summer, maximize in winter

#### *Thermal mass*

Autoclaved aerated concrete (AAC)

Produced in Casa Grande

High R factor

High acoustic attenuation ---

Thickness of block to south and West moderates house  
& use of AC --recessed windows ---maximizes light in  
winter, minimizes in summer

-Use of passive evaporative cooling for courtyard --

#### *Downdraft towers ---*

Minimizes AC usage ---

Use a drawn system/cross ventilation to cool indoor  
common areas for majority of year -

### Geothermal heat pump HVAC

#### *Cools in summer, heats in winter*

Heat exchange occurs below ground

#### *Optimized size limits energy usage*

### Solar barrel tile

#### *Integrated into roofing system*

*Not seen from street*

*Visually consistent*

*Optimized to limit peak usage -*

### Solar water heater --

#### *Hot water --*

-Minimize gas usage --

#### *Heating ---*

Sub floor heating for non common areas

### -Cistern/stormwater/graywater retention

--Minimizes city water usage for irrigation

--Minimizes evaporation/transpiration of flood irrigation

--Satisfies flood plain requirements without altering  
landscape

### LEED certification

*Platinum rating*

## Footprint

Lot coverage is well below zoning regulations maximum,

*Many houses in Maple/Ash neighborhood are well in excess of current coverage limits*

#### Height

Height is below maximum allowable height for zoning

*Similar in height and proportion to the Farmer/Goodwin house*

*7 single family structures of two stories within Maple Ash neighborhood, not including quarters above garages*

#### Setbacks

Proposed design is inside all setbacks for zoning

Front yard depth varies wildly within Maple Ash neighborhood

#### Appearance

Architectural details to be in the style of Spanish revival, common on houses in Maple Ash South of 10<sup>th</sup> Street:

*White stucco*

*Red clay tile*

*Arch work*

*Front porch*

Landscaping will mostly be retained

Trees will be transplanted from within Maple/Ash to help break up silhouette and maintain neighborhood continuity

the PHACTORY llc

architecture  
design  
fabrication

480.921.9500  
2417 s. palm drive  
tempe, arizona 85282  
thephactory@cox.net

18 October 10

**Project: Pappas Residence**  
55 W. 13th Street  
Tempe, AZ 85281

**Qualifications for Design of Project**

Members of the Design Review Commission,

I would like to address the concerns of one of the opposition letters that has been submitted regarding this project. It has been brought into question my qualifications for designing this project. I have met with a member of the City of Tempe Plan Review Staff (Gerald Koziol) to verify this issue. The staff has done extensive research on this issue. I am qualified to complete the construction documents for this project and have verified this with the staff. I have included a copy of the requirements. In addition we have a licensed civil, structural, electrical & mechanical engineer on our team. I have a Bachelor of Science degree from Arizona State University's College of Architecture & Environmental Design. I have also complete 14 projects within the downtown Tempe area, two projects are on Ash Avenue, and one of those received a Tempe Beautification Award. I do care deeply about Tempe and I have lived here for 24 years.

Please feel free to contact me with any questions.

Thank you,



Tessa Jones  
the Phactory  
480.921.9500

## Registered Design Professional Required

Plans and other design and construction documents submitted to the Development Services Department for projects requiring a building permit shall be stamped (sealed), signed and dated by a registered design professional<sup>1</sup>.

**Exceptions:** Plans and construction documents for the following types of projects are generally not required to be designed and sealed by a registered design professional:

1. **Detached single-family dwelling, duplex or townhome (New, remodel or addition to) complying with all of the following:**
  - The use and construction conforms to the prescriptive requirements of the IRC<sup>4</sup>,
  - Any structural design, calculations and details demonstrate conformance with accepted engineering practices for any non-prescriptive construction and
  - Trusses and other engineered structural components are designed by an engineer registered in Arizona
2. **Commercial<sup>7</sup> – New Construction** complying with all of the following:
  - Building is a maximum of 2 stories and 30 feet in height above grade,
  - Building area measured at the outside surface of exterior walls is 3,000 square feet or less,
  - Design occupant load is 20 persons or less as defined in the IBC<sup>3</sup>, and
  - Structural members span 20 feet<sup>6</sup> or less
3. **Commercial<sup>7</sup> – Additions and Alterations:**
  - Additions and alterations are subject to the same limitations as noted above for New Construction, except the area limit may be exceeded by a one-time addition having a gross floor area of 1,500 square feet or less (measured at the outside surface of exterior walls), and intended for storage use only
4. **Commercial<sup>7</sup> – Tenant Improvements:**
  - Construction of walls or reconfiguration of spaces within the same existing occupancy classification limited to Group A, B, E, F, M, R, S or U as defined in the IBC<sup>3</sup>,
  - Changes of occupancy group within the same or to a lesser hazard category than the current use, as defined in the IBC<sup>3</sup> or IEBC<sup>5</sup>,
  - Changes to fire-rated construction or to the number of exits from the space that are not required by the IBC<sup>3</sup>,
  - Changes in designed occupant load within an existing occupancy group (no increase < 100 occupants)
5. **Residential or Commercial – Miscellaneous:**
  - Freestanding walls, fences or combination thereof, not exceeding 6'-0" in height above adjacent grade
  - Retaining walls which are not over 4'-0" in height measured from the bottom of the footing to top of the wall, provided the wall is not supporting a surcharge or impounding Class I, II or III-A liquids
  - Electrical design and installation of service equipment, distribution panels and sub-panels where:
    - Not a series-rated designed system, or
    - 300 Amperes or less for 120/240 volts, single phase circuits and fault current is 10,000 AIC or less, or
    - 225 Amperes or less for 120/208 volts, 3 phase circuits, and fault current is 10,000 AIC or less or
    - Not serving a hazardous occupancy or location as defined in the NEC<sup>2</sup> or IBC<sup>3</sup>, or
    - Not serving a hospital or other health care facility having surgical operating rooms

*The Building Official is authorized to require that plans be prepared by a registered design professional for a project, or waive the requirement, when warranted by the scope of the work proposed.*

**Footnotes:**

1. Registered Design Professional: Architect, Engineer or other professional discipline registered or licensed to practice in the State of Arizona, and performing professional services within the scope of their registration or license.
2. NEC: National Electrical Code as amended by the City of Tempe.
3. IBC: International Building Code as amended by the City of Tempe.
4. IRC: International Residential Code as amended by the City of Tempe.
5. IEBC: International Existing Building Code as amended by the City of Tempe.
6. A span greater than 20 feet is permissible where the structural member and those structural elements necessary to carry the design loads down to and including the foundation, are designed by a registered design professional.
7. Commercial buildings exclude detached single-family dwellings, duplexes and townhomes as described in Exception #1.

# PROJECT DATA

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**Project Address:** 55 W. 13TH STREET  
TEMPE, ARIZONA 85281

**Owner:** MICHAEL PAPPAS  
55 W. 13TH STREET  
TEMPE, ARIZONA 85281  
TEL: 480.241.7677

**Designer:** THE PHACTORY, LLC  
2417 S. PALM DRIVE  
TEMPE, ARIZONA 85282  
CONTACT: TESSA JONES  
TEL: 480.921.9500

**Parcel Number:** 133-18-042, 133-18-043

**Zoning:** R-2

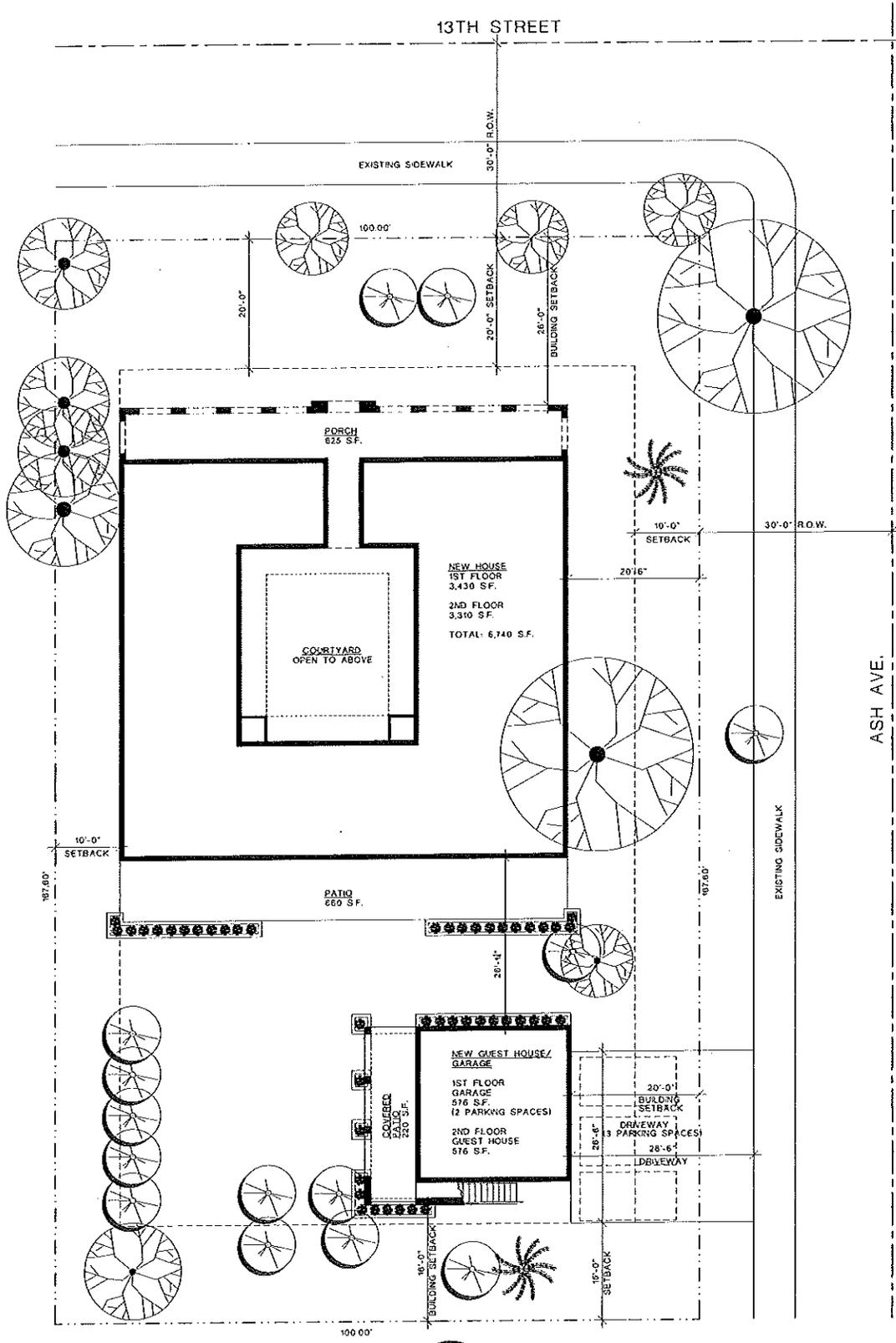
**Legal Description:** KOPPEN ESTATES - LOT 1 & 2

**Lot Area:** 16,760 S.F.

<b>Coverage:</b>	<u>ALLOWED</u>	<u>PROVIDED</u>
	45%	5,407 S.F./16,760 S.F.= 32%

<b>Setbacks:</b>	<u>ALLOWED</u>	<u>PROVIDED:</u>	
	FRONT	20'	26'-0"
	SIDE (WEST)	10'	10'-0"
	SIDE STREET	10'	20'-6"
REAR	15'	18'-0"	

<b>Max Bldg. Height:</b>	<u>ALLOWED</u>	<u>EXISTING</u>
	30'	29'-0"



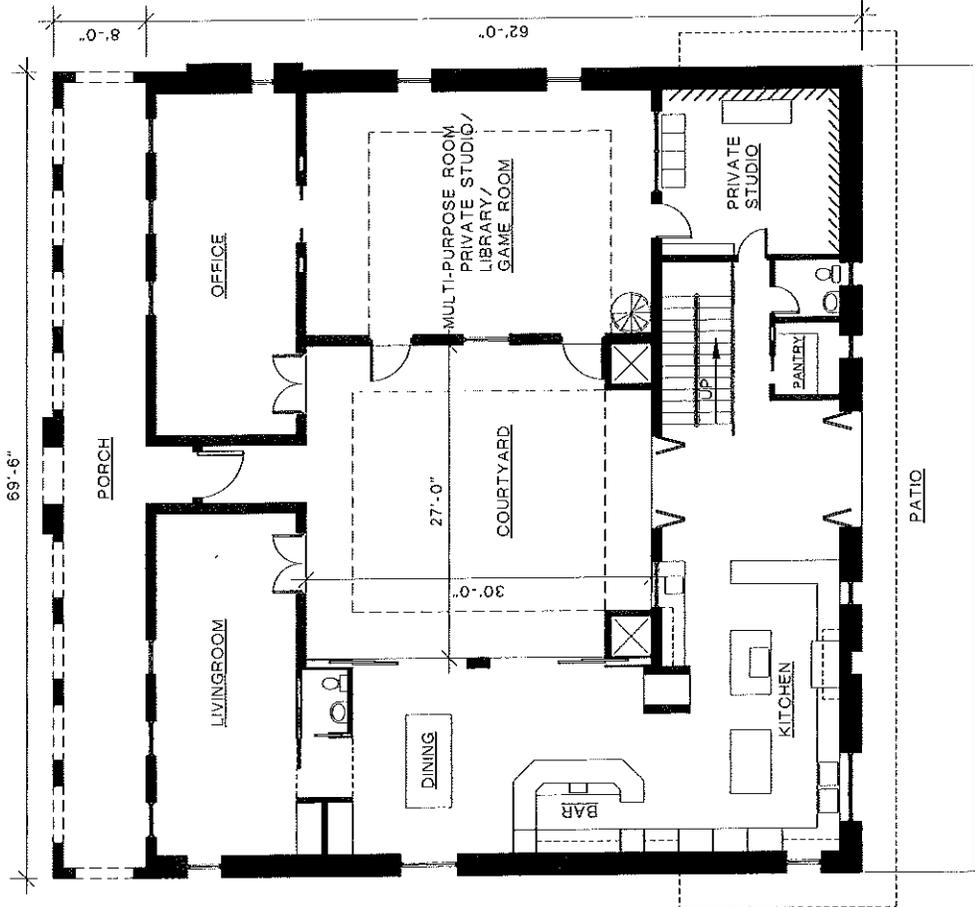
**SITE PLAN**  
SCALE: 1/16"=1'-0"



**Pappas**

55 W. 13th Street, Tempe, Arizona 85281

18 OCT 10  
the Phactory

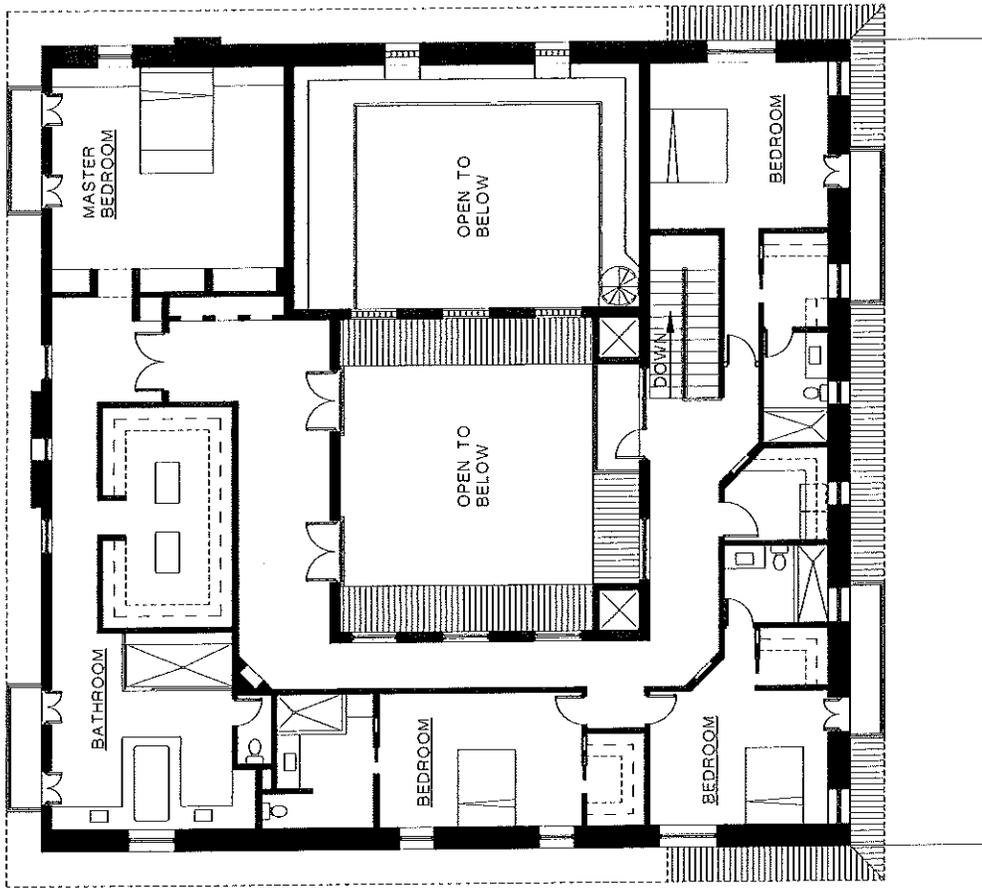


**1ST FLOOR PLAN**

SCALE: 3/32"=1'-0"

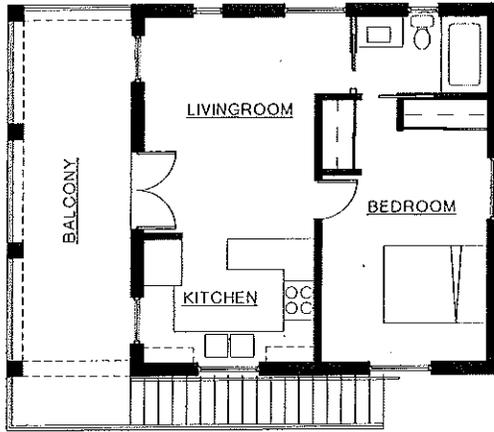
**Pappas**

55 W. 13th Street, Tempe, Arizona 85281

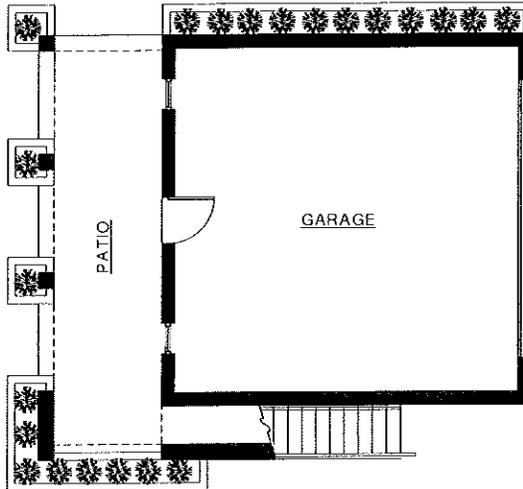


**2ND FLOOR PLAN**

SCALE: 3/32"=1'-0"



**SECOND FLOOR**



**FIRST FLOOR**

**GUEST HOUSE / GARAGE FLOOR PLANS**

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

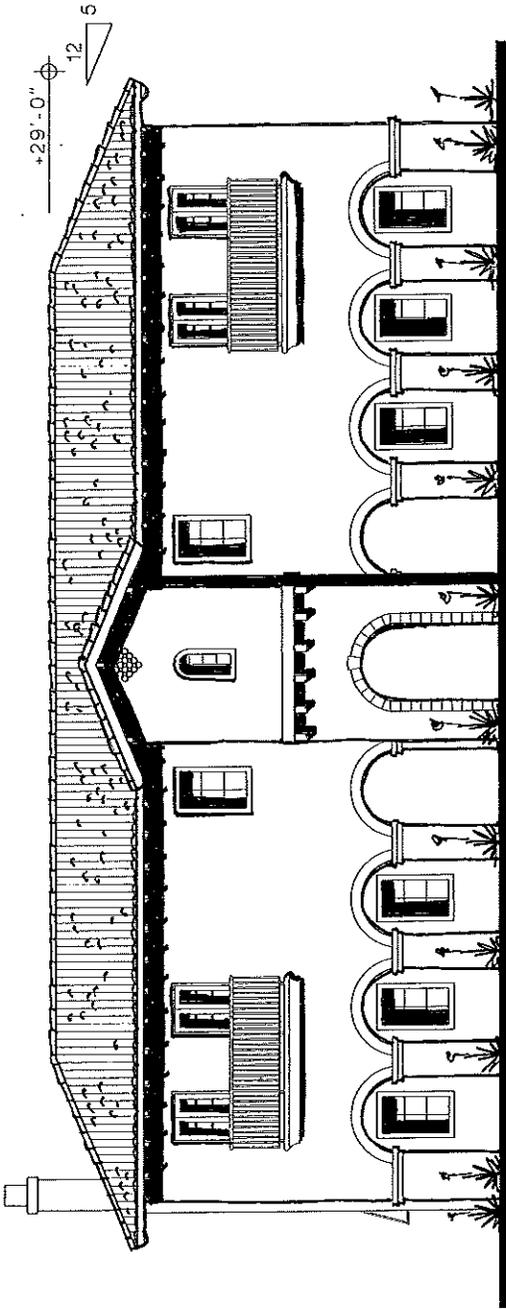
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55 W. 13th Street, Tempe, Arizona 85281

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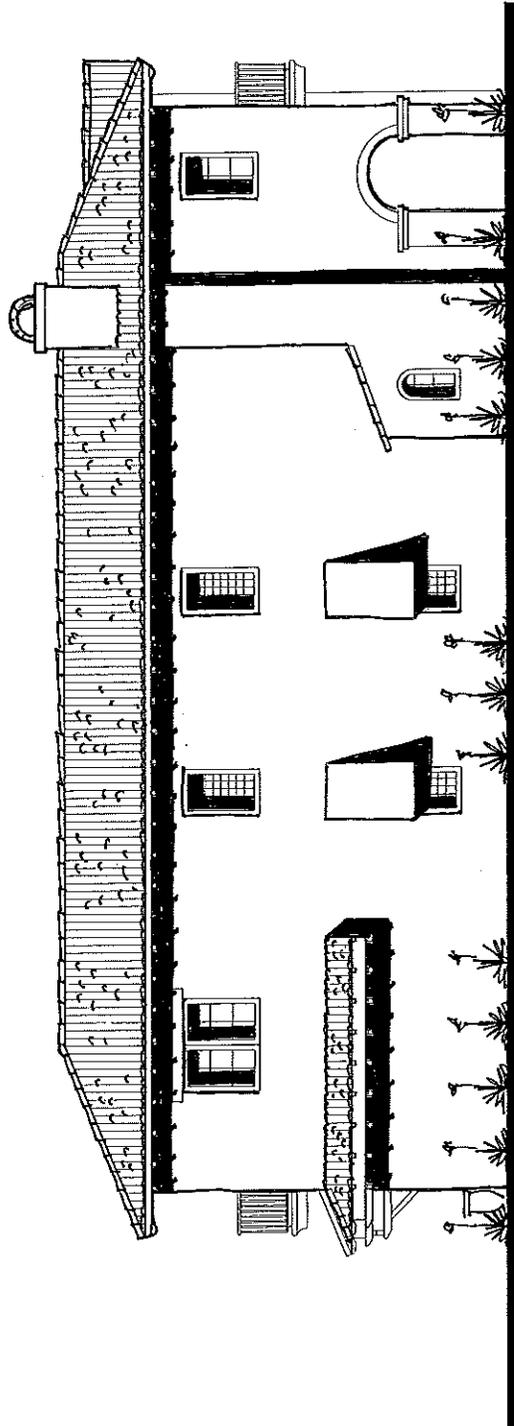
# Pappas

## MAIN HOUSE



**NORTH ELEVATION (13TH ST.)**

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

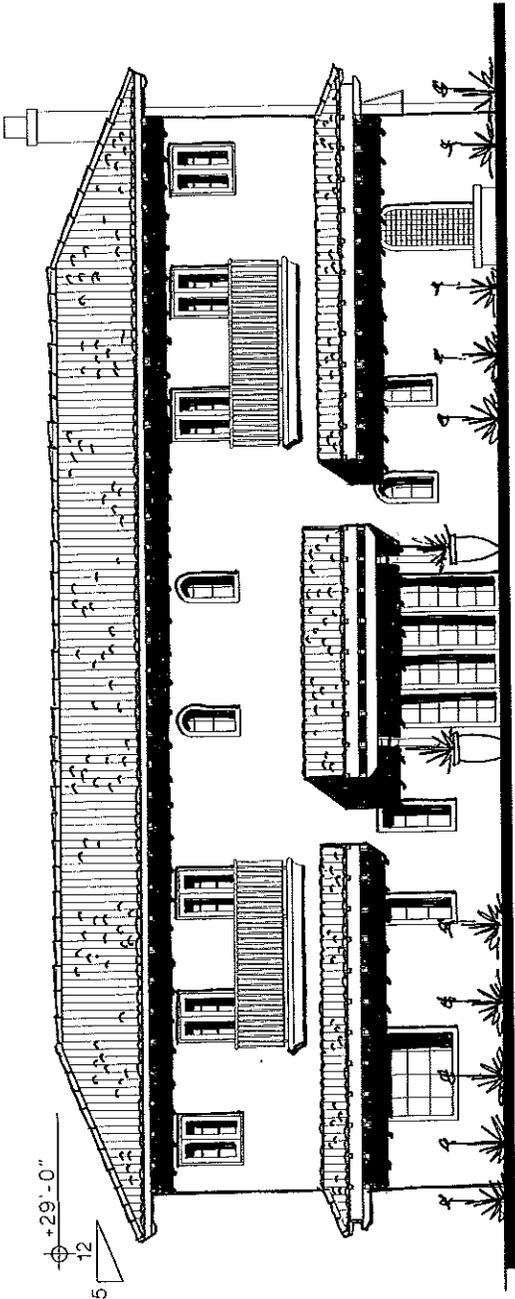


**EAST ELEVATION (ASH AVE.)**

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

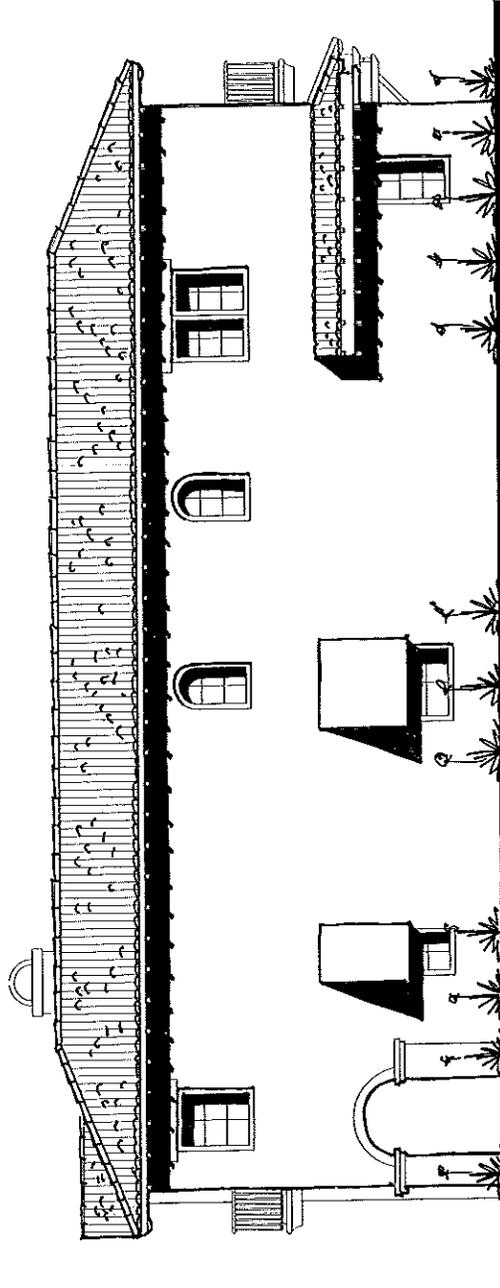
# Pappas

## MAIN HOUSE



**SOUTH ELEVATION**

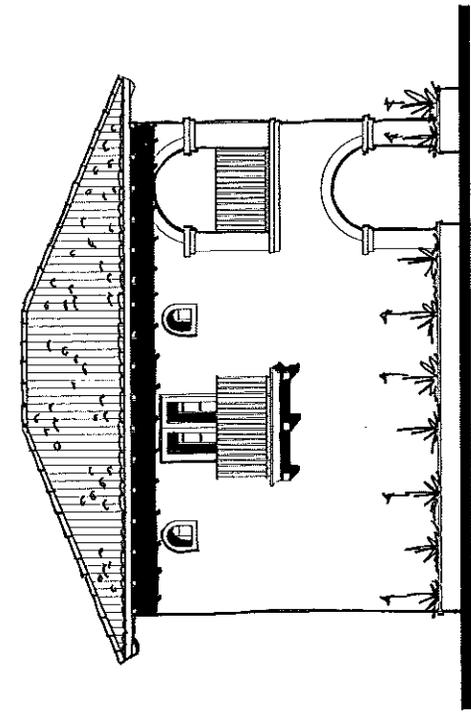
SCALE: 1/8"=1'-0"



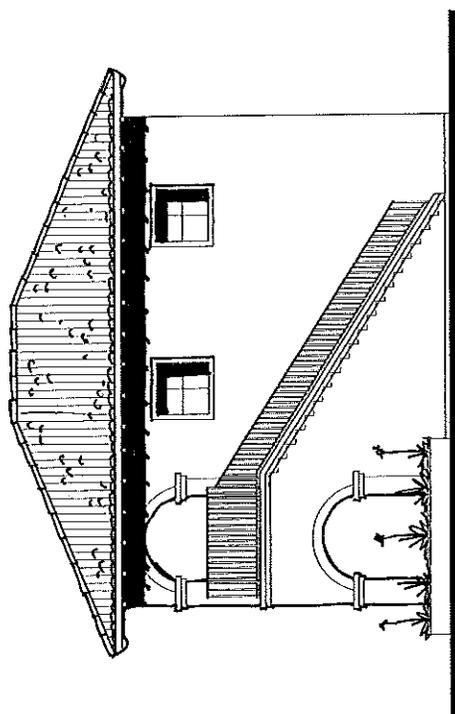
**WEST ELEVATION**

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

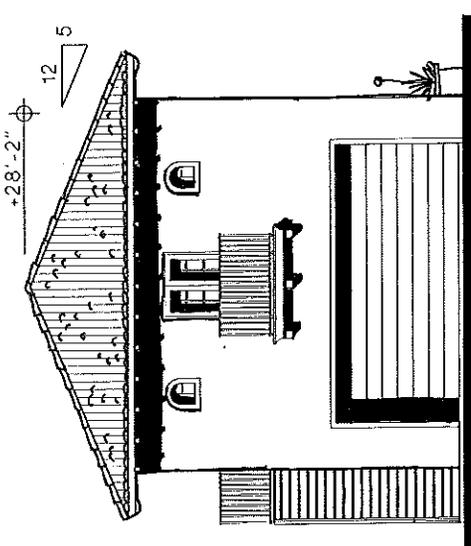
# Pappas



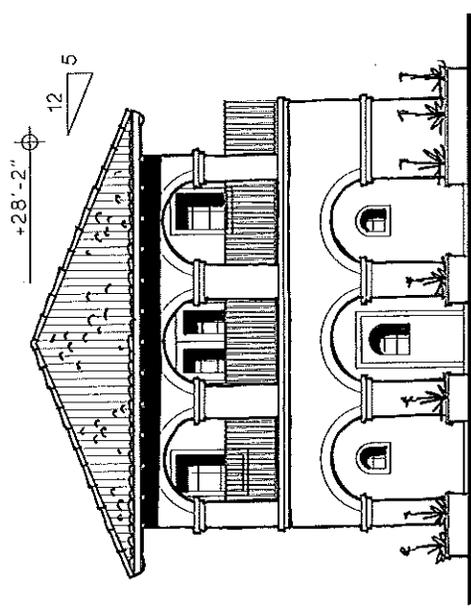
**NORTH ELEVATION**  
SCALE: 1/8"=1'-0"



**SOUTH ELEVATION**  
SCALE: 1/8"=1'-0"



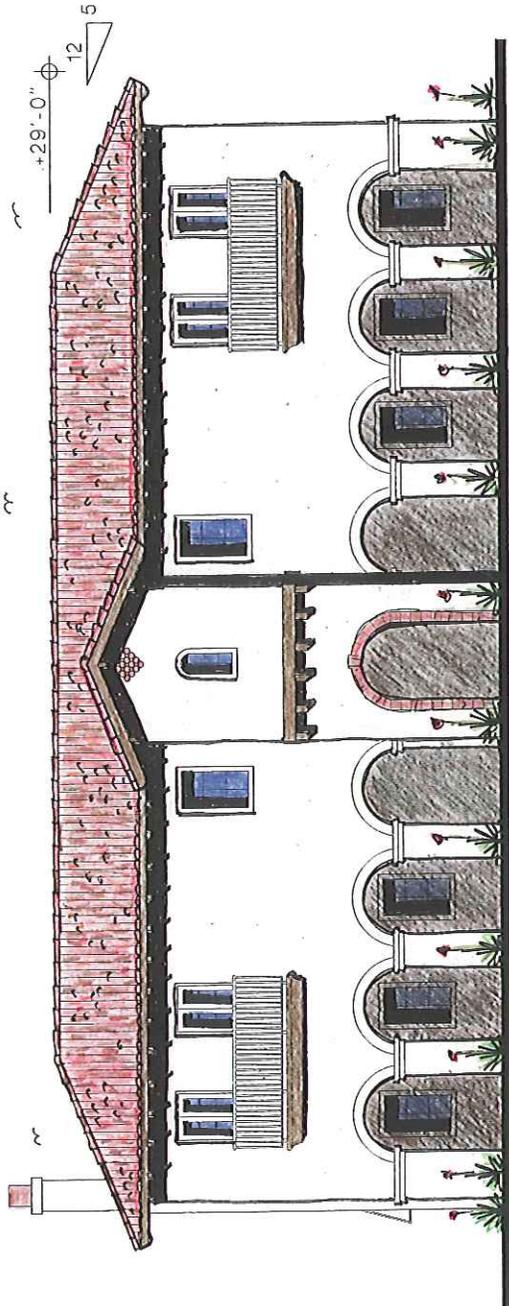
**EAST ELEVATION (ASH AVE.)**  
SCALE: 1/8"=1'-0"



**EAST ELEVATION**  
SCALE: 1/8"=1'-0"

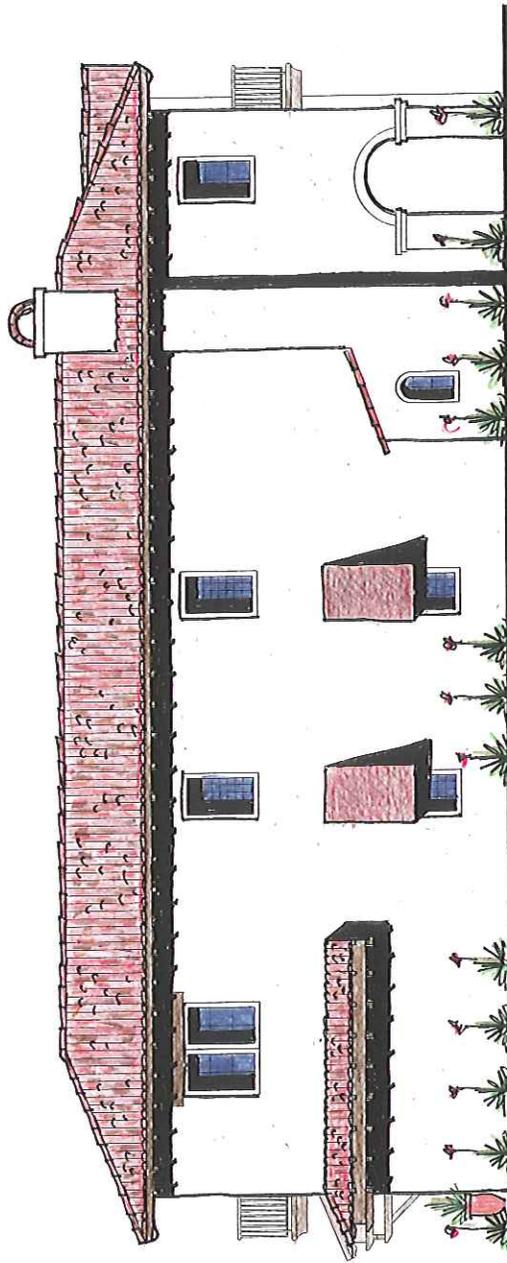
# MAIN HOUSE

# Pappas



**NORTH ELEVATION (13TH ST.)**

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

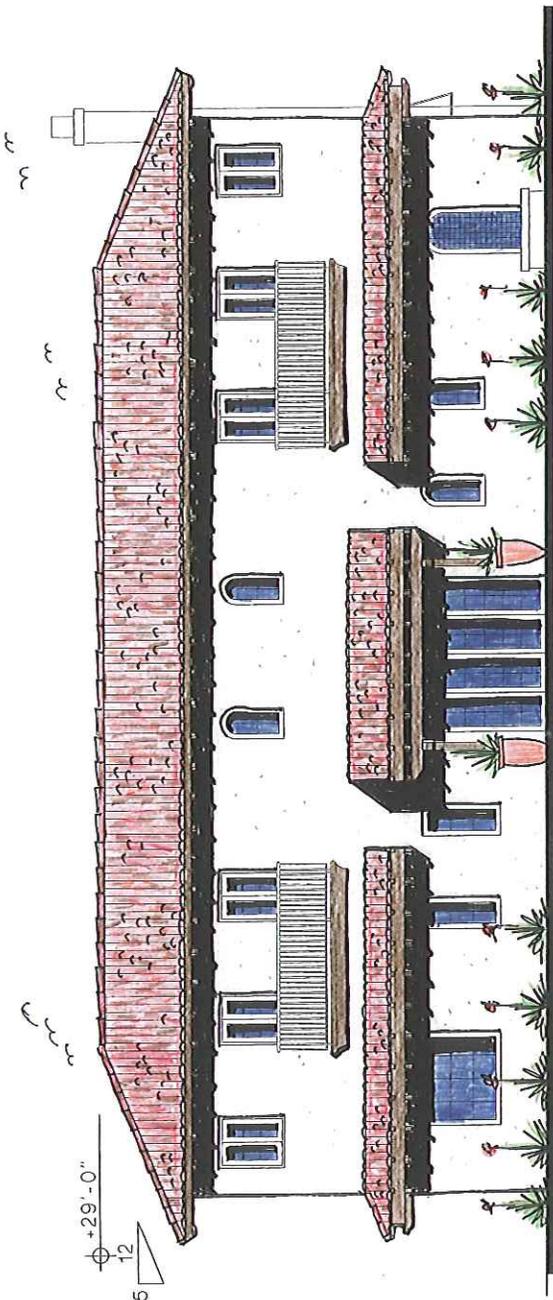


**EAST ELEVATION (ASH AVE.)**

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

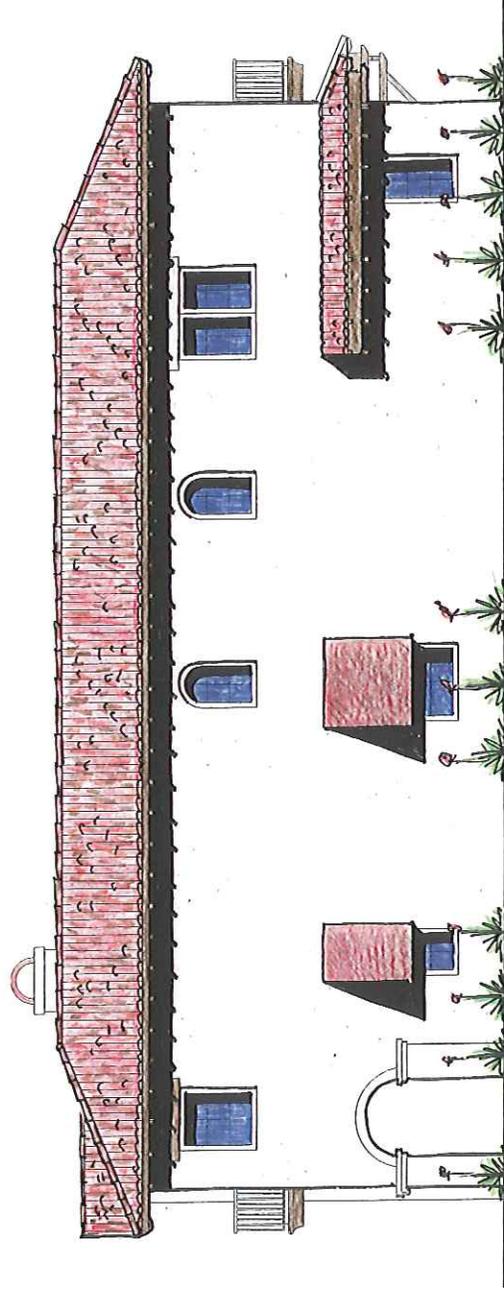
# Pappas

## MAIN HOUSE



**SOUTH ELEVATION**

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

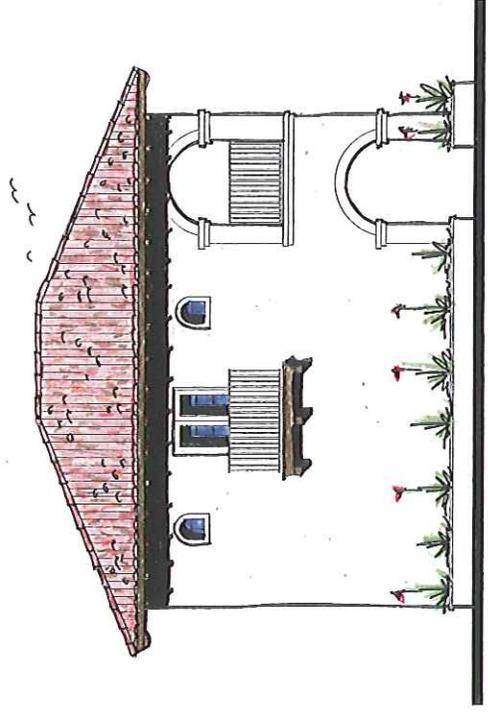


**WEST ELEVATION**

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

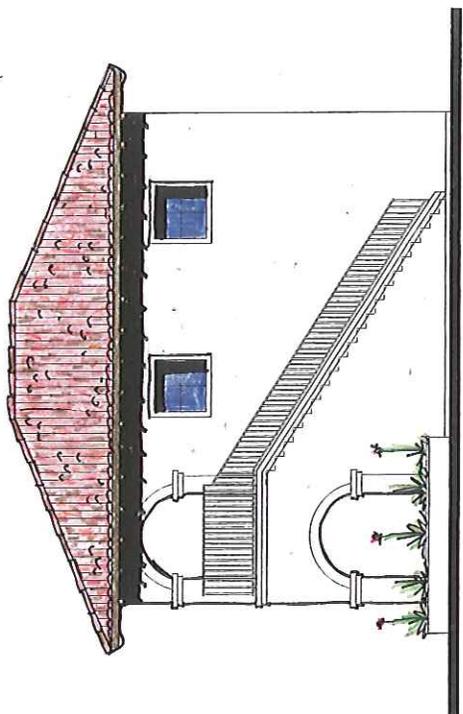
# GARAGE/GUEST HOUSE

# Pappas



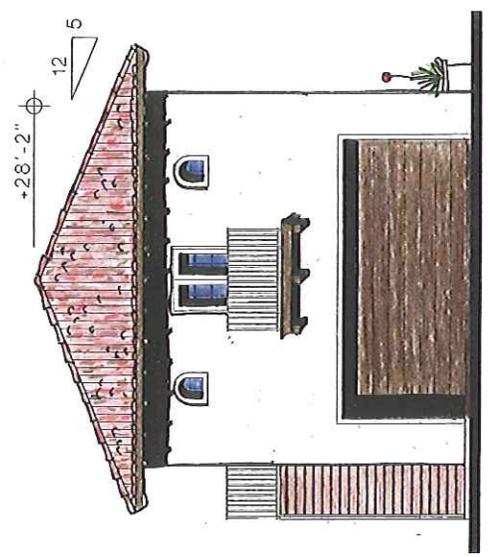
**NORTH ELEVATION**

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



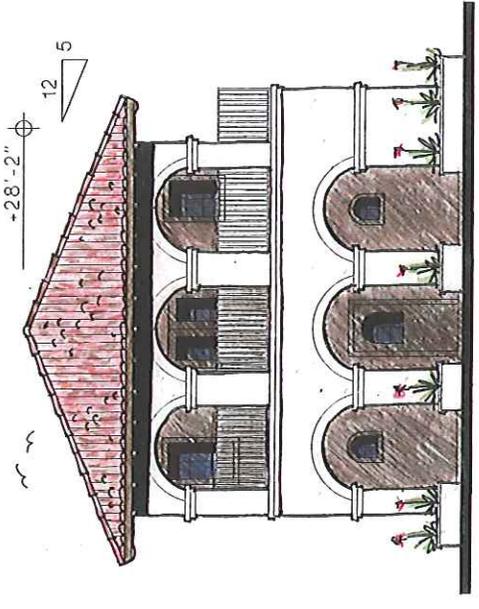
**SOUTH ELEVATION**

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



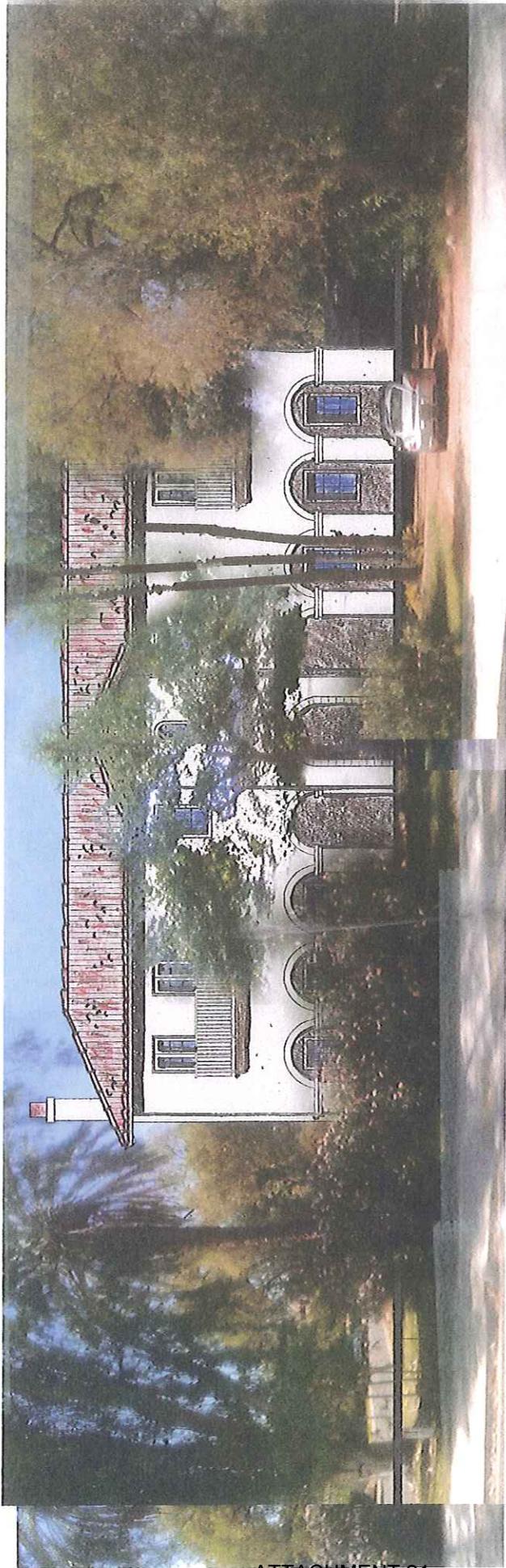
**EAST ELEVATION (ASH AVE.)**

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



**EAST ELEVATION**

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



## 13th STREET ELEVATION

WITH EXISTING LANDSCAPE

# Pappas

55 W. 13th Street, Tempe, Arizona 85281

18 OCT 10  
the Phactory



# ASH AVENUE ELEVATION

WITH EXISTING LANDSCAPE

# Pappas

55 W. 13th Street, Tempe, Arizona 85281

18 OCT 10  
the Phactory

Project: Pappas Residence  
55 W. 13th Street  
Tempe, AZ 85281

I have reviewed the attached drawings and I am in support of the project.

Name

Signature

Bryan Payne	BP
MARK RUGER	Mark Ruger
Ric Holst	Ric Holst
Tina McCullough	Tina McCullough
VINCE RAMIREZ	Vince Ramirez
Robert L. Youngs	Robert Youngs
Dawn Cocuzzi	Dawn Cocuzzi
Robert S. Primm	Robert S. Primm
Kevin D. Brown	Kevin D. Brown
James J. Aspach	James J. Aspach
BRIAN ENOS	Brian Enos

the PHACTORY llc

architecture  
design  
fabrication

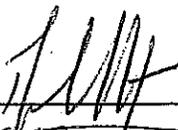
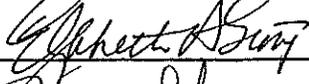
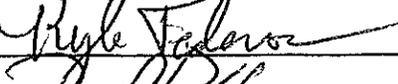
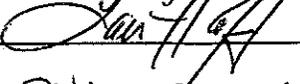
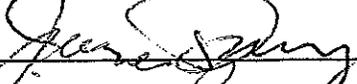
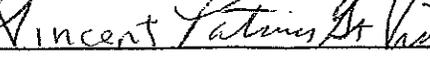
480.921.9500  
2417 s. palm drive  
tempe, arizona 85282  
thefactory@cox.net

Project: **Pappas Residence**  
55 W. 13th Street  
Tempe, AZ 85281

I have reviewed the attached drawings and I am in support of the pr

Name

Signature

David Schrecks	
Tyler Cowan	
Lincoln Sharpe	
Roger Archonowicz	
DAVID DEAR	
Elizabeth Simpson	
JAMES STORM	
Kyle Tederos	
Louis F. Papp	
Rud. Papp	PHIL PODVORCA
JAMES DOWNNEY	
PATRICIA ST VINCENT	

the PHACTORY llc

architecture  
design  
fabrication

480.921.9500  
2417 s. palm drive  
tempe, arizona 85282  
thephactory@cox.net

Project: **Pappas Residence**  
55 W. 13th Street  
Tempe, AZ 85281

I have reviewed the attached drawings and I am in support of the project

Name

Signature

Alexander Otto	Alex Otto	1
Kim LADD	Kim Ladd	12
Mansuram Blue-Pony	Mansuram Blue-Pony	70
DAVID W RAMSEY	David W Ramsey	67
JASON DAVIES	JASON DAVIES	8
MARTIN ESTEL MOUNT	Martin Estel Mount	
Emile Mount	Emile Mount	
Steven Beeson	Steven Beeson	

the PHACTORY llc

architecture  
design  
fabrication

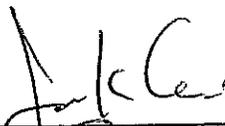
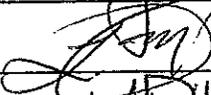
480.921.9500  
2417 s. palm drive  
tempe, arizona 85282  
thephactory@cox.net

Project: **Pappas Residence**  
55 W. 13th Street  
Tempe, AZ 85281

I have reviewed the attached drawings and I am in support of the project

Name

Signature

James K. Cordatis	
Larry McGowne	
Mike Hendrickson	MPH
Richard Bank	Landlord

Tempe Planning and Zoning Department  
31 E. 5<sup>th</sup> St.  
Tempe, AZ 85281

821 S. Ash Ave.  
Tempe, AZ 85281

August 1, 2010

To Whom It May Concern:

I'm writing to express my support for the Pappas Residence Project (PL100157) taking place at 55 W. 13<sup>th</sup> St.

After reviewing the plans and drawings of architect Tessa Jones, I can say I'm excited that this project is taking place in our neighborhood/community.

Ms. Jones has worked on a number of renovation/expansion projects in the neighborhood in recent years, and the Jones/Pappas collaboration is yet another example of her unique ability to blend the structural needs of the homeowner with the neighborhood aesthetic to create pure architectural beauty.

Mr. Pappas' exhaustive research and development in terms of resource sustainability goes far above and beyond anything I've witnessed to date, and his concern for the environment in terms of this project is extraordinary.

Please do what you can to expedite whatever is necessary to move this project forward so that initial stages can commence as soon as possible.

Thank you for your time.

Sincerely,

A handwritten signature in black ink, appearing to read "Don Dear", written in a cursive style.

Don Dear

Alexander Otto

1728 S. Hardy Drive  
Tempe, AZ 85281

480-235-0093

[alexotto001@gmail.com](mailto:alexotto001@gmail.com)

September 14, 2010

To Whom it may concern:

The purpose of this letter is to express my support of Mr. Pappas' construction of his residence at the corner of 13th and Ash in Tempe.

As a homeowner near the proposed site it is thrilling to see someone who is so committed to Tempe that they wish to build a new home here on an existing lot in Tempe's most unique neighborhood. I have seen the plans and the style of the house does not conflict with what is existing in the neighborhood. As you know this neighborhood is an eclectic mix of many styles. A beautiful home in this location would be one of the first people would see as they enter the neighborhood from the East along 13th Street. Its scale and design certainly wouldn't be out of place and would set the tone for what this unique neighborhood contains.

It would be a shame if the city didn't allow this project to continue. In an area which is over run with rentals and neglected properties it is great to see someone willing to build their home here. This is a chance for the city of Tempe to show that we are more than pharmacies, check cashing stores and rentals.

Before you is an opportunity to allow a project that will benefit a long time resident and beautify the surrounding community. I hope you join me in supporting the construction of this home.

Sincerely



Alexander Otto



**Date:** Monday, October 4, 2010 7:22 PM  
**From:** Carson or Toni <carsonandtoni@cox.net>  
**To:** thephactory@cox.net  
**Subject:** Re: Pappas Residence

Dear Tessa,  
 Unfortunately, we will not be available on the two dates you mentioned below, otherwise we would attend both meetings. We are very concerned about our neighborhood and the development therein.

Tessa, we are dealing with personal family issues at this time, and I don't feel that I have adequate time to write a really supporting letter, but here is something we would like to say. . .

As homeowners in this area ourselves, we believe in the right to make decisions to develop our personal property, as long as we follow the guidelines of the City ordinances, and take into consideration the effect it would have on our neighborhood. In this respect, we feel that Michael Pappas is making every effort to make his project one that encompasses all these considerations. We feel that his project could add to our property values, not take away from them.

And, as far as those wanting to preserve the "historical value" of this home, most of them do not even live in our subdivision, which is "College View". Most of the people challenging his development live in the Maple-Ash area to the North of "College View". Our subdivision has changed so much over the years since my family purchased our home in 1958. Neighborhood homes have disappeared due to the hospital development, and due to the church development. Many of the homes in our area were old Army barracks built around. That does not make them "historical", it makes them something that should be torn down and replaced with much newer, environmentally safe materials.

To this issue, we wish Michael Pappas a successful outcome for his project.

Please feel free to share our comments at these meetings, and keep us posted on future meetings, and progress of this project.

Sincerely,  
 Carson & Toni Janes  
 Re: Paris family home at 55 W. Hudson Lane, Tempe (since 1958!)  
[carsonandtoni@cox.net](mailto:carsonandtoni@cox.net)  
 480-946-3819 /home

-----  
 From: <[thephactory@cox.net](mailto:thephactory@cox.net)>  
 Sent: Monday, October 04, 2010 10:47 AM  
 To: "carson and toni janies" <[carsonandtoni@cox.net](mailto:carsonandtoni@cox.net)>  
 Subject: Pappas Residence

> Hello Toni & Carson,  
 >  
 > I hope you two are doing well. I wanted to contact you regarding Michael  
 > Pappas' project. We are getting the public hearing process going. We  
 > have a City Council Meeting to re-join the property back to its original  
 > condition of one lot this Thursday (Oct. 7) @ 7:30 pm. I don't foresee any  
 > problems with this, but we will see. Next, we have the Design Review  
 > Commission on Tuesday (Oct. 12) @ 6 pm. This is our biggest hearing. We  
 > have collected many signatures of support & are asking if anyone would be  
 > willing to write a letter of support and/or come to the hearing to speak  
 > in support of the project. I feel it is important to counter the  
 > opposition speakers with support speakers. Would you be willing to do  
 > either or both of these? Also, we are putting together another rendering  
 > with the existing landscape inserted into the drawing so people can see  
 > what the project will look like right away. I will send that over to you  
 > as soon as it is completed.  
 >  
 > Thanks for any help you can provide.  
 > Tessa Jones  
 > --  
 > Tessa Jones  
 > the Phactory

ATTACHMENT 29

June 22, 2010

To: Sherri Lesser, Senior Planner  
Development Services  
City of Tempe  
P.O. Box 5002, Tempe, AZ 85280-5002

Letter in opposition to 55 West 13<sup>th</sup> St. / Pappas Residence Redevelopment

Dear Mrs. Lesser,

***Daring experiments in building shapes and technologies have their place – but not in areas where radical design injures the essential nature of historic buildings and neighborhoods.***

*- Steven Semes, author of The Future of the Past: A Conservation Ethic for Architecture, Urbanism, and Historic Preservation*

Maple-Ash is one of Tempe's most celebrated and charming neighborhoods and the proposed plan for the new Pappas Residence at 55 West 13<sup>th</sup> St. directly opposes this. The planned 7,300+ SF residence is dramatically out-of-scale with the existing character of the Maple-Ash neighborhood resulting in a rupture, both visually and philosophically, with the older homes in this community. I feel that new buildings and additions to old buildings should be harmonious with their neighbors. Continuity of an underlying building culture gives historic communities a sense of harmony and beauty – qualities that make them lovable. I cannot in good faith support the building of such a massive, inappropriate home.

I am fearful that if the Pappas Residence is built as proposed without any modifications to size or structure, a door will be opened further that will consequentially and ultimately destroy the character and heritage of the Maple-Ash neighborhood and community.

Erin Weed  
1111 South Ash Avenue  
Tempe, AZ 85281

**Karyn Gitlis • 1206 South Ash Avenue • Tempe, Arizona 85281 • USA**

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Lisa Collins, Deputy Development Services Manager  
Planning Division  
City of Tempe  
31 E. 5<sup>th</sup> Street  
Tempe, Arizona 85281

**RE: PL100157, Pappas Residence at 55 W. 13<sup>th</sup> Street**

September 30, 2009

Dear Lisa,

As you know, I am opposed to this project on the grounds that it is out of character with what exists in this neighborhood by about 5,000 square feet. You also know, based on your meeting with Kirby Spittler and me on July 8 that there are issues with the project as well as issues with the process. Some of these remain.

I was grateful for the opportunity to meet with you and have seen some progress on problems. The first was that, according to both the County Recorder website and the County Treasurer, Mr. Pappas owned only one of the two properties under discussion. This was cleared up and the data available to the public as of September 2010.

The first publication of public process for this project was in early June when a Hearing Officer request for parking variance was mailed to announce a public hearing scheduled for June 22. My first thought after understanding the scope of the project – at that time the draftsman reported to me was 7,300 square feet – was, "What happened to the basics, like listing both properties on the hearing request and taking care of the request to join two lots together?" There had been no other hearings or meetings scheduled by the city.

It took what seemed like a long time, but now the lot tie is the first item that will be addressed and the parking variance the last item with design review in between the two meetings.

My <sup>three</sup> ~~two~~ concerns at this point are:

1. There is not a registered in Arizona architect on this project. This is a requirement for any building or structure which will exceed three thousand square feet, is intended for occupancy by more than 20 persons on a continuous basis and in which the maximum span of any structural member ~~does~~ exceeds twenty feet (AZ Board of Technical Registration).
2. At this point of time there are no details regarding building size except for the "overall" height of the building and the square footage, which has decreased somewhat. In a conversation with Sherri Lesser, Senior Planner assigned to this case, this was determined to be a shortcoming which was to be corrected by the drafter of the plans and resubmitted to the city on Monday, September 27, 2010. I scheduled to meet with Sherri to review the figures, but when I arrived at the city for the meeting, no additional details had been submitted in terms of measurements.

What exactly will the DRC be reviewing? Is this all the data they get? When will I have access to these figures?

3. The use of a 1700 square foot recording studio is allowable in an area zoned for industry.

These are issues that I continue to have concerns about.

Karyn Gitlis

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(480) 967-5226 • kgitlis@interwrx.com

2120 E. Huntington Dr.  
Tempe, Arizona 85282

Development Review Commission  
c/o Sherri Lesser, Senior Planner  
Development Services  
City of Tempe  
31 E. 5<sup>th</sup> Street.

October 9, 2010

Concerning: Pappas residence at 55 W. 13<sup>th</sup>  
Letter in opposition

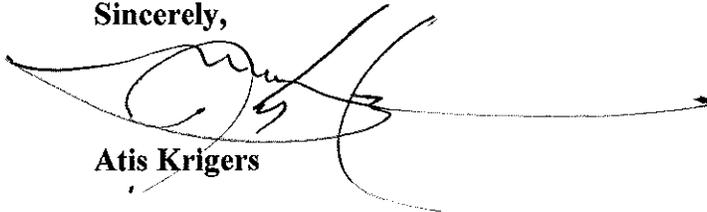
Dear Members of the Commission,

I own the house at 1316 S. Ash located directly south of the project planned by Michael Pappas. I am concerned about the visual impact of the guest quarters. Though the separation of my residence and the proposed guest quarters is about 25 feet, the presence of the oleander hedge does not provide a satisfactory visual separation of a building that will be almost 30 feet high and appears to be about 30 feet deep.

In addition to my concern about the guest quarters siting is the requested variance for parking is the following: The tandem parking is a good idea in concept, but in reality, it will actually force excess cars to park on the street. A different parking arrangement, for example, a Y-configuration would enable ingress and egress from the site by the forward motion of vehicles which is a safer way to access the street.

I do have additional concerns about the siting of the main structure that will be addressed at the commission meeting.

Sincerely,



Artis Krigers

Received  
10/12/10 6:10 pm

**Karyn Gitlis • 1206 South Ash Avenue • Tempe, Arizona 85281 • USA**

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Development Review Commission  
c/o Sherri Lesser, Senior Planner  
Planning Division  
City of Tempe  
31 East Fifth Street  
Tempe, AZ 85281

**Letter in opposition to the Pappas project at 55 W. 13<sup>th</sup> St.**

October 10, 2010

Esteemed Commissioners:

According to the *City of Tempe Zoning and Development Code*: "The Development Review Commission recognizes that the creation of a desirable environment throughout the city for residents, business, and industry is a prime requisite for the interdependence of land values, aesthetics, and good site planning, by promoting harmonious, safe, attractive and compatible development that is therefore considered to be in the best interest of public health, safety, and general welfare."

While the single-family residence proposed by Mike Pappas may be harmonious with existing development elsewhere in Tempe, it is out of character with the homes in the Maple Ash neighborhood. It will be an intrusive and jarring presence.

I have reservations about the design (and the materials) that are suggested. While there are, by my count, 11 structures that include both stucco and tile roof in the neighborhood, they are much, much smaller than this house will be. The single precedent for this size and these materials occurs in a more articulated structure at 1122 S. Ash Ave. The design and the execution are very poor in this two-year old project. Design mistakes in a large structure are magnified by the increased size and presence the structure exerts in its context. Poor design in a large project is much more evident and invasive to the neighborhood than it is in an 1100 square foot structure.

Mr. Pappas in a recent email states that his "architectural details (are) to be in the style of Spanish Colonial Revival, common among houses in Maple Ash below 10th Street." In the Don Ryden *City of Tempe Multiple Resource Area Update* (1997) that consists of surveys of 453 potentially historic structures, there are six structures that are considered Spanish Colonial Revival by the architects who completed the surveys. These are located at 930 S. Mill, 1170 S. Mill, 1008 S. Maple, 1190 S. Maple, 971 S. Ash and 35 W. 12<sup>th</sup> St. – two of the six below Mill. Three more structures contain Spanish Colonial influences or elements.

According to an August 2006 Staff Report written for the Tempe Historic Preservation Commission there are 195 properties in the three subdivisions that are considered the Maple Ash neighborhood equaling approximately 50 acres. In other words, roughly 4.6 percent of the properties throughout the neighborhood contain this type of architectural detail in houses that front on a residential, collector or arterial street.

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(480) 967-5226 • kgitlis@interwrx.com

Received 10/12/10 6:10 pm

Moreover, and you can take the tour yourself given the addresses above, although these houses may contain stucco and/or tile elements, they do not resemble Mr. Pappas's proposed project in either size or design. There is nothing remotely resembling this project in the neighborhood. And there should not be. It will not fit into the neighborhood context.

I am concerned that Mr. Pappas's failure to grasp the character of the neighborhood architecture and his loose adherence to fact (where are his references for assertions he is publicizing about architectural style and composition in the neighborhood?) bode ill for the ultimate quality of this project should it be approved.

Another indication that this project should not go forward is the fact that the project designer, Ms. Jones, is not listed as a member of the Arizona State Board of Technical Registration, which registers qualified architects among other professional practitioners on the Board's website. A practitioner of a profession or occupation regulated by the board is mandated not to design "*a one or two story building or structure in which the square footage of the floor area measured to the outside surface of the exterior walls ...exceeds three thousand square feet, that is...intended for occupancy by more than twenty persons on a continuous basis and in which the maximum span of any structural member...exceed(s) twenty feet unless a greater span is achieved by the use of wood or steel roof or floor trusses or lintels approved by an engineer registered by the board.*"

This project is so large – 7,976 square feet of under-roof living space counting the porch and the patio – in the main house alone, that design flaws will be magnified. And there are design flaws in this plan. Size seems to be the point of Mr. Pappas's design. This house, from the street, is a monolithic square box (Mr. Pappas insists that it is not square, but this is not apparent in the submitted drawings and there are no dimensional measurements other than setbacks and overall height) without the relief that should be provided by any step-back or other articulation. The design features a narrow passage way through the front façade that opens up into a large courtyard – dimensions again not specified on the plans submitted to the city. This design element increases the apparent size of the box when viewed from the street.

There are reasons for these restrictions. These reasons are also highlighted by the City of Tempe in its requirements that the any structure of or exceeding 5,000 square feet in size go to the DRC for design review. I beg you to take your responsibilities seriously and consider the negative impact this structure would have on the historic Maple Ash neighborhood based on its not fitting into the existing neighborhood context.

Consider also the City designation of the entire Maple Ash neighborhood as a Cultural Resource Area in *General Plan 2030* indicating that the area is "*considered culturally significant to the character of Tempe...It is desirable to maintain the character of these areas.*" This designation is based on the *2001 Post World War II Subdivision Study Tempe, AZ 1945 – 1960* completed by Scott Solliday for the City of Tempe in 2005.

Thank you for your consideration.

  
Karyn Gitlis

  
Philip C. Douglass

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(480) 967-5226 • [kgitlis@interwrx.com](mailto:kgitlis@interwrx.com)

**Lesser, Sherri**

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**To:** Lesser, Sherri  
**Subject:** City Council communicator

-----Original Message-----

From: Linda J Weinberg [mailto:LJWeinberg@msn.com]  
Sent: Wednesday, October 06, 2010 9:57 PM  
To: Branom, Michael; Ripley, Nikki; Hearn, Shelley; Kulaga, Jeff; Warner, Shauna; Crusa, Mike; Nelson, Amanda; Hallman, Hugh; Woods, Corey; Navarro, Joel; Ellis, Shana; Shekerjian, Onnie; Mitchell, Mark; Yennie, Mari; Meyer, Charlie; Wakeman, Amber; Arredondo-Savage, Robin  
Subject: Council Communicator Message From Linda J Weinberg

From: Linda J Weinberg  
Street Address: 1027 W 12th Street  
Phone: 480 303 6662  
Email: LJWeinberg@msn.com

I do not support any changes to zoning on W 13th Street where the individual wants to build a mcmansion. The area is really historic, even though the owners of the rental homes do not want the neighborhood to be designated historic. There is no need for any zoning changes or for any approval of construction of housing that is not congruent with the neighborhood. A mcmansion will decrease property values and devalue the neighborhood appeal. This needs to be declined. There is plenty of areas in other parts of Tempe where an oversized mcmansion will fit in. Please do not approve this zoning change. I am a voter and I live in the downtown neighborhood.

If anything, the vacant homes and ghettos-looking houses need to be cleaned up and the violent and property crimes eliminated. Thank you



---

**Date:** Monday, October 11, 2010 10:32 AM  
**From:** Lesser, Sherri <sherri\_lesser@tempe.gov>  
**To:** thephactory@cox.net  
**Subject:** FW: objection to new building at 55 West 13th Street

---

Received this weekend. Sherri

---

**From:** William Fabricius [mailto:WILLIAM.FABRICIUS@asu.edu]  
**Sent:** Saturday, October 09, 2010 9:32 PM  
**To:** Lesser, Sherri  
**Cc:** kgitlis@interwrx.com  
**Subject:** objection to new building at 55 West 13th Street

Development Review Commission  
c/o Sherri Lesser, Senior Planner  
Development Services  
City of Tempe  
P.O. Box 5002  
Tempe, AZ 85280-5002

Dear Members of the Commission:

I am writing to voice my objection to a plan to demolish a 1945 Ranch house and replace it with a 6,740 square foot two-story house and a detached two-story garage/guest house at 55 West 13th Street. There are many smaller homes in the area. None approach 7,000 square feet, or impose such a visually commanding presence so out of character with the surroundings as this one promises to. The house is designed as a large, nearly square, box with the roof peak at 29 feet in height and a center courtyard that will make the massing appear even larger. The Maple-Ash neighborhood is a unique neighborhood in Tempe, and this building will substantially damage the character of the neighborhood. Please preserve this important neighborhood and don't approve this building.

Thank you,

William V. Fabricius, Ph.D.  
Department of Psychology  
Box 871104  
Arizona State University  
Tempe, AZ 85287-1104