

Staff Summary Report

Development Review Commission Date: 02/09/10

Agenda Item Number: 2

SUBJECT: Hold a public hearing for Historic Designation of the DOUGLASS / GILTIS HOUSE located at 1206 South Ash Avenue.

DOCUMENT NAME: DRCr_DouglassGittlis_020910 **PLANNED DEVELOPMENT (0406)**

COMMENTS: Request for **DOUGLASS / GILTIS HOUSE (PL090431)** (Philip C. Douglass & Karyn Gittlis, 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: N/A

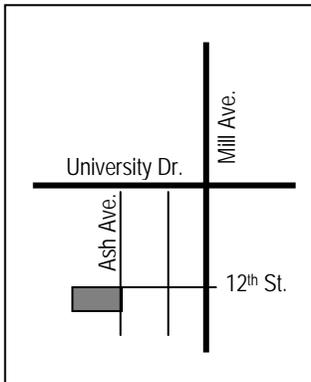
DEPARTMENT REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to conditions

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)



A neighborhood meeting was held on December 10, 2009, for this application.

- 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. The property is adjacent to the Union Pacific Railroad to the west of the property. The property consists of a multi-family use, with a total of three (3) dwelling units on site, while preserving the original primary residence and character. 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, the property owners and Tempe Historic Preservation Commission held a neighborhood meeting to notify residents, property owners within 300', and neighborhood/homeowner association representatives in the vicinity of the process of the request for historic designation and listing in the Tempe Historic Property Register. At the December 10th meeting, the Tempe Historic Preservation Commission reached consensus to hold a public hearing, take input from the owners, stakeholders, and interested persons and to make a recommendation regarding the proposed designation and listing. Refer to Attachment 9 for the neighborhood meeting summary.

On January 14, 2010, 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:

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

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 3 rd dwelling unit for the purpose of setbacks. (Unknown construction dates of 2 nd , 3 rd & 4 th 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. 7 th 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	Hearing scheduled with the Development Review Commission for this request.
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

ORDINANCE NO. 2009.41

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 0.41 acres.

LEGAL DESCRIPTION

Lot 7, Block 7, PARK TRACT, as recorded in Book 13 of Maps, Page 27, according to Maricopa County Recorder of Arizona

TOTAL AREA IS 0.41 ACRES

Section 2. Further, those conditions of approval imposed by the City Council as part of **Case # HPO09003** 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 _____, 2010.

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

WHEN NOTARIZED RETURN TO:
City of Tempe
Historic Preservation Office
21 E. 6th Street, #208
Post Office Box 5002
Tempe, AZ. 85280

11-30

**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 Karyn Gitlis and
Philip C. Douglass (Owner/s).

Owner acknowledges 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).

Owner further acknowledges 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. PL090431 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))

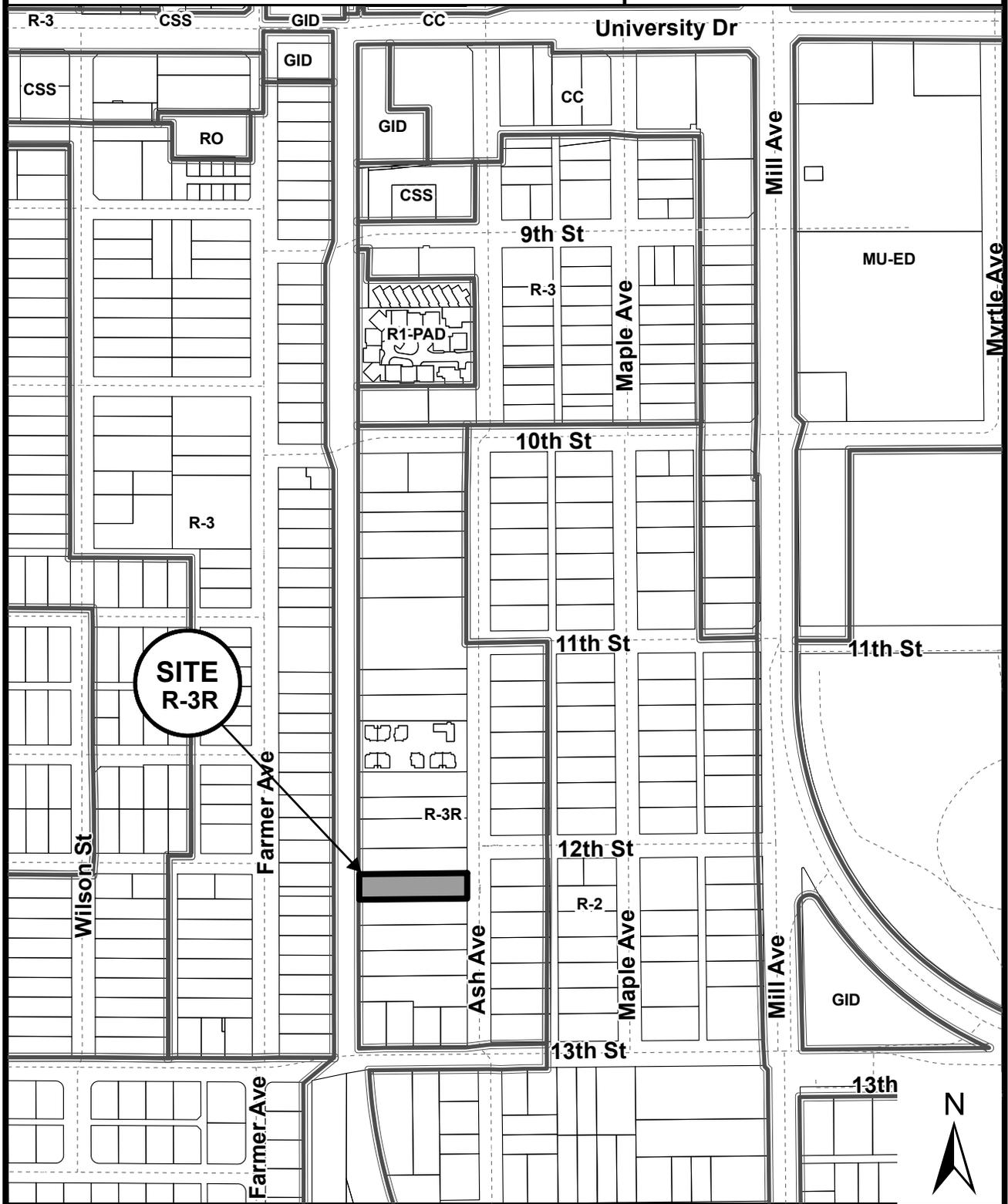
for development of the following real property (Property):

Parcel No. : 132-45-092

1206 S-Ash Ave
Tempe AZ 85281
(Legal Description and Address)

DOUGLASS / GITLIS HOUSE

PL090431



Location Map

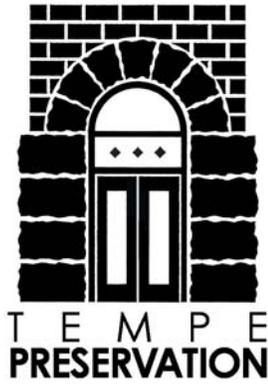






ATTACHMENT 7





Tempe Historic Preservation Commission

Neighborhood Meeting Summary **Douglass/Gitlis Residence** Historic Designation & Listing

HISTORIC PRESERVATION COMMISSION

Anne Bilsbarrow
Elias Y. Esquer
Bob Gasser, Chair
Dan Killoren
Charlie Lee, Alternate
Kriste Melcher
Ann Patterson
Liz Wilson, Vice-Chair



HISTORIC PRESERVATION OFFICE

Amy Douglass
Hunter Hansen
Joe Nucci
Mark Vinson



The City of Tempe is a
Certified Local Government,
in association with the United
States Department of the
Interior / National Park Service



Tempe Historic
Preservation Office
Community Development
Department
21 East 6th Street, Suite 208
P.O. Box 5002
Tempe, AZ 85280



480.350.8028
8579 FAX; 8913TDD



At their regular monthly meeting held at Hatton Hall, 34 East Seventh Street, on December 10, 2009, at 6:00 p.m., the Tempe Historic Preservation Commission held a [ZDC 6-402](#) Neighborhood Meeting for historic designation and listing in the Tempe Historic Property Register of the 1935 Douglass/Gitlis Residence located at 1206 South Ash Avenue.

Commission members in attendance were; Anne Bilsbarrow, Elias Y. Esquer, Bob Gasser, Dan Killoren, Charlie Lee, Ann Patterson, and Liz Wilson. City staff members in attendance were; Hunter Hansen, Billy Kiser (HP Intern), Chris Messer, Joe Nucci, and Mark Vinson. Owners in attendance were Philip Douglass and Karyn Gitlis. Members of the public in attendance were; Vic Linoff, Robert Sandstedt, and Virginia Sandstedt.

Commission members requested HPO report on changes to the property and call attention to the appropriate manner in which these changes have been made. Commission members requested HPO identify two rental units at the rear of the property to be non-contributing features of the property and therefore not subject to future commission design review.

Members of the public spoke in support of designation and listing for the 1935 Douglass/Gitlis Residence. HPO noted no opposition to the proposed action has been indicated and that broad-based community support has been received.

Commission members reached consensus to hold a public hearing at the January 14, 2010, meeting of the Historic Preservation Commission for historic designation and listing in the Tempe Historic Property Register of the 1935 Douglass/Gitlis Residence located at 1206 South Ash Avenue.

The commission then concluded the Neighborhood Meeting and resumed their regular agenda at approximately 6:20 p.m.

Respectfully submitted

Joseph G. Nucci, Tempe HPO
(applicant on behalf of property owners Philip Douglass and Karyn Gitlis)