

Historic Preservation Board



Minutes

Mesa City Council Chambers – Lower level, 57 E 1st Street
Date: November 7, 2023 Time: 6:00 pm

MEMBERS PRESENT:

Jim Babos, Chair
Jocelyn Skogebo, Vice Chair
Bruce Nelson
BJ Parsons
Ty Utton

MEMBERS EXCUSED:

Russ Haughey
Jessica Sarkissian

STAFF PRESENT:

Mary Kopaskie-Brown
Brett Hanlon
Kellie Rorex
Charlotte McDermott

CITIZEN SPEAKERS:

Jeff McVay - Appellant
Meredith Smyth
Avtar Verma

(*Board members and staff participated in the meeting through the use of telephonic and audio conference equipment.)

1. Call Meeting to Order.

Chair Babos excused both Boardmember Haughey and Boardmember Sarkissian from the entire meeting and declared a quorum present, the meeting was called to order at 6:00 pm.

2. Approval of the minutes from the October 3, 2023 Historic Preservation Board meeting.

It was motioned by Boardmember Utton, seconded by Vice Chair Skogebo, that the minutes from the October 3, 2023 Historic Preservation meeting be approved.

Upon tabulation of votes, it showed:

AYES - Babos-Skogebo-Parsons-Nelson-Utton

NAYS - None

EXCUSED - Haughey-Sarkissian

3. Take action on the following case:

- a. **ADM23-00135 – “Appeal of a Denial of a Certificate of Appropriateness”** (District 4). 111 W. 7th Place. Consider an appeal of the Historic Preservation Officer’s denial of a Certificate of Appropriateness for a detached guest house, carport, and RV carport.

Staff Recommendation: Deny the Appeal and Uphold the Historic Preservation Officer’s Decision.

Summary:

**Brett Hanlon, Principal Planner displayed a PowerPoint presentation.
(see attachment 1)**

**Jeff McVay, the Appellant displayed a PowerPoint presentation.
(see attachment 2)**

After the presentations, Chair Babos asked if anyone in the audience wanted to speak. After hearing no requests, the Boardmembers began to discuss the project and asked questions.

In response to a question from Boardmember Nelson, Planning Director and Historic Preservation Officer, Mary Kopaskie-Brown clarified the only approval on the site that she was aware of is the garage to the east of the main house. She explained that it was issued a Certificate of Appropriateness in 2019 by previous staff members who are no longer working for Mesa. She went on to explain each Certificate of Appropriateness request is considered individually. The issue with this proposal is just the RV carport height.

Boardmember Nelson noted the additional slides added by Mr. McVay to his original request, decreasing the height of the proposed RV carport to a maximum height of 13’-2” down from 15’-6” which was initially proposed.

Chair Babos asked Mr. McVay if he was willing to revise his plan and resubmit. Mr. McVay replied he is willing to revise his plans to reduce the original height requested for the RV carport if it is something that can be approved.

In response to a question from Chair Babos, Senior Planner, Kellie Rorex explained an “attached” accessory dwelling unit does have to meet all of the setbacks of the RS-9 zoning district, but since the proposed accessory dwelling unit is greater than six feet away from the primary residence, it’s considered to be a “detached” accessory dwelling unit, and therefore it can be built within the rear setback—allowing the accessory dwelling unit and the associated RV carport and standard carport to be shifted further south on the property.

After some discussion, Chair Babos asked Mr. McVay if he would be opposed to sliding the RV carport back on the property. Mr. McVay responded he would not be opposed.

Chair Babos went on to ask if Mr. McVay would be agreeable to going with a flat roof. Mr. McVay explained his reasoning for requesting a simple shed roof and then stated if the direction of this Board is to have a different roofline he would definitely do so.

Both Boardmember Utton and Vice Chair Skogebo stated they agreed with Chair Babos' suggestion of a flat roof.

In response to a question from Vice Chair Skogebo, Mr. McVay stated he intends to put the slab on the grade that is there today. He then went on to state that placing the slab on the existing grade will result in an accessory dwelling unit that is lower in height than their existing house. He also intends to maintain the driveway material that's there and blend it into the landscape.

Discussion ensued related to setting a maximum roof height for the RV carport that would work with the code and for Mr. McVay.

It was motioned by Chair Babos, seconded by Boardmember Utton, to overturn the denial and approve ADM23-00135 with the following additions.

1. Move the entire project as far south as applicable regulations will allow.
2. Limit RV carport to a maximum of 18" above the historic roofline of the main house.
3. The RV carport will have a flat roof with no parapet.

Upon tabulation of votes, it showed:

AYES – Babos-Skogebo-Parsons-Nelson-Utton

NAYS – None

EXCUSED – Haughey-Sarkissian

4. Discussion Items:

4-a. Discuss the redevelopment of the Buckhorn Baths Motel property (5900 E. Main St.) including providing feedback to the property owner regarding future development of the site. This is at the request of the property owner.

Ms. Kopaskie-Brown introduced Meredith Smyth, who is working with the owner of Buckhorn Baths and informed the Board that Ms. Smyth is here for what she calls a listening session. She went on to state the property owner was also present and is available for questions from the Board.

Ms. Smyth stated she was there in partnership with Mr. Verma, who is the property owner. She is an interior designer who has been brought in to help bring the project to life and help create something special for the community. It is really important to them to preserve this in a way that is beneficial to Mesa. She then summarized the project for the Board stating Mr. Verma is proposing to build apartments and a possible hotel. Ms. Smyth then invited the Board to share what is important to them regarding this property.

In response to a question from Boardmember Parsons regarding possible demolition, Ms. Smyth stated before they can do any of their work, an assessment will be made. They are considering applying for a grant which will help pay for a company to inspect the site and evaluate what can be preserved.

Ms. Kopaskie-Brown clarified for the Board that as a Certified Local Government, a meeting had taken place with SHPO to talk about a potential grant to do a building analysis. At that time, the property owner did not want to move forward. She believes they are interested in moving forward now, so staff is reaching back out to SHPO to see if we can apply for that grant.

In response to a question from Chair Babos, Ms. Smyth stated the Buckhorn is an amazing property that features natural hot mineral baths and it helped contribute to the success of spring training baseball in Mesa and the greater area. They absolutely want to keep the neon sign and preserve it back to what it was.

Chair Babos suggested the main building could be incorporated into the future project as a clubhouse, or maybe developed into a spa as the mineral baths are still there. He would like to see the main building added to a Historic Register, either the Mesa Historic Properties Register or the National Register of Historic Places. He would also like to see at least a piece of that site stay as it is and develop everything around it.

Boardmember Utton mentioned in the past when you came down Main Street and you saw the signs you were welcomed into the city. It's a proud piece of Mesa history that he would like to see open to the public.

Boardmember Parsons shared the story of Glenwood Springs, Colorado. It was preserved and the town benefited over the years. She would like to see this site as a destination. A place to come out and have fun.

Ms. Smyth stated there are lots of ways to make it a destination via restaurants, parks, open space, etc. She referred to Castle Hot Springs Resort in Arizona. It's a private resort, which requires a booking. As she understands it, the Board would like to see this project truly open to the public.

In regard to a suggestion from Boardmember Utton to have comprehensive character throughout the entire site, Ms. Smyth stated the current Architect, Tim Boyle, established the current concept of what the apartments and potentially a hotel might look like, outside of this portion. He took a slightly more modern spin on it. She stated she understood the suggestion and perhaps there's a way to let them exist together in a complementary manner.

Ms. Kopaskie-Brown informed the Board that a proposal for the site that incorporates the Buckhorn Baths has not been submitted. Staff has worked closely with the Architect to try to reflect the massing of things like the casitas to reflect the history. Creating an open space network so people can go from one place to another has also been part of discussions. While the architecture may be modern, staff is working to ensure the architecture of the proposed buildings includes some features that reflect the significant history of the site. She also stated it's the commercial piece that is still kind of the gap, which is why we haven't seen that application come to Planning yet.

In response to questions from Chair Babos, Mr. Verma stated the parcel is about 15 acres in size. They are planning 215 townhouses in about 10 buildings in a mixture of two- and three-story buildings. He also stated they want it to have beautiful restaurants and would

like to keep whatever the city wants to be preserved. They have no interest in destroying anything and want to have a historic, very nice monument. That is why they have come to hear the Board's opinions.

In response to a question from Boardmember Nelson, Ms. Smyth stated she has visited the Mesa Historical Museum but hasn't spoken in great detail with them about what they want to incorporate. She was there gathering inspiration and agreed they would be a great resource. She would personally love to see the Buckhorn museum preserved as it's unique and doesn't exist in a lot of places.

Boardmember Utton stated he would like to see a plaque placed toward the front of the property that details the history of the site so anyone walking by can understand why it was preserved.

Ms. Smyth thanked the Board and offered to meet one on one with Board members if they wanted to share more opinions.

4-b. Discuss Mesa Historic Preservation Month (May 2024) and the 2024 Mesa Historical Essay and Visual Arts contest including deciding contest prizes and event location, date, and time.

Ms. Rorex provided the Board with a recap of the recently concluded General Plan Art Contest.

Discussion ensued related to a timeline to roll out the Historic Preservation contest, available funds for prizes, activities, possible locations, and times. Chair Babos requested the draft of the announcement be shared with the Board when it's ready so they may begin sharing the information with people.

4-c. Discuss the 2023 Historic Preservation Board retreat including selecting the date, time, location, and topics.

After some Board discussion, the retreat was tentatively set for 9 am on Saturday, January 20, 2024.

Ms. Kopaskie-Brown stated staff would look into the cost of reserving The Post as the retreat location. A light breakfast and lunch will be provided. Snacks will also be available throughout the day.

The following possible retreat topics were discussed (five topics to be chosen):

1. Certificate of Appropriateness Process Training
2. Historic Preservation Work Plan
3. Community Outreach Events and Goals
4. Creating How to Guides and Walking Guides
5. Role, Purpose, and Duties of the HP Board (including meeting protocol)
6. Historic Preservation Plan
7. Monitoring Archaeological Sites

- 8. GIS Mapping
- 9. Supplemental List

5. Hear an update from City staff regarding the 2050 Mesa General Plan update.

Ms. Kopaskie-Brown stated a draft of the General Plan will be released for review by the public in January. It's a 60-day review timeframe that's required by state statute. An interactive session has been put together and is being shared at The Mix. It's a 3D immersive experience where you are in a room, and surrounded by what the future plan would look like. It's not open to the public, but if the Board is interested in attending a session, please let staff know.

In response to a question from Chair Babos, Ms. Kopaskie-Brown stated since the General Plan needs to follow the requirements of a state statute, the goal is for the public outreach process to take place in January, February, and a little bit of March next year. The General Plan should be going to the City Council for adoption in May/June as it has to be on the ballot next November. There's a lot of outreach going on right now through social media and events.

6. Hear reports from Board Members on current events related to historic preservation.*

There were no updates on this item from Board members.

7. Future agenda items.

- a. Supplemental List and Board Role
- b. Historic Preservation Plan
- c. Monitoring Archaeological Sites
- d. GIS Mapping of Historic properties

Ms. Kopaskie-Brown explained this list is on the agenda, so the Board understands staff haven't forgotten these items and we're trying to build them into our work plan. She stated if the Supplemental List is added to the retreat agenda it may be checked off this list and staff can start to move on to the other ones.

In response to a request from Chair Babos, Ms. Kopaskie-Brown stated "How-to" handouts for interested citizens and future Board members could be added to the list.

8. Items from citizens present.**

There were no requests from citizens to speak.

9. Historic Preservation Officer's Updates.

Ms. Kopaskie-Brown updated the Board on the Historic Preservation Guidelines and Text Amendments and stated a copy of the text amendments were provided to the State Historic Preservation Office (SHPO) on October 18th and a week later we provided a copy of the design

guidelines. SHPO had given us a grant for those two pieces and we're working on incorporating their comments and changes into both of those documents. These documents will likely be coming back to the Board, even if just as an FYI, for the December meeting.

In response to a question from Chair Babos, Ms. Kopaskie-Brown stated the demolition permit has been issued for the Kiva Lodge property. Because it wasn't designated as a Historic Landmark, the city didn't have any grounds to prevent that demolition permit from being issued.

In response to a question from Boardmember Nelson, Ms. Kopaskie-Brown stated the City Council approved the designation of The Nile Theater. It is now officially a locally designated Historic Landmark.

Chair Babos requested the Kiva Lodge demolition permit be added to next month's agenda for discussion.

10. Adjournment.

It was motioned by Boardmember Utton, seconded by Vice Chair Skogebo, to adjourn. The meeting was adjourned at 7:49 pm.

Upon tabulation of votes, it showed:

AYES - Babos-Skogebo-Parsons-Nelson-Utton

NAYS - None

EXCUSED - Haughey-Sarkissian

*These items are for Board discussion only - no Board action will be taken on the items.

**The public may address the Board on any item. The Arizona Open Meeting Law (ARS § 38-431 et seq.) limits the Historic Preservation Board to discussing only those matters specifically listed on the agenda.

A recording of the meeting is available upon request. Please contact the Planning Department with questions, 480-644-2385.



Historic Preservation Board

Appeal of COA Denial
Case Number: ADM23-00135

November 7, 2023



Overview of the Appeal

- Appeal of Historic Preservation Officer's Denial of Certificate of Appropriateness request
- Proposal for the construction of detached guest house with:
 - Attached standard carport; and
 - RV carport



Historical Background

Evergreen Historic District - period of significance from 1910 to 1948

- District is made up of two subdivisions
 - North Evergreen Addition (1910)
 - North Vista Gardens Addition (1947)
 - The build-out of infrastructure and the development of homes within these subdivisions occurred over multiple decades (two distinct periods of development)

Period 1 - Majority of the District's infrastructure build-out and home development took place shortly after subdivision platting

Period 2 - NE quadrant of the Evergreen HD was developed significantly later than other areas of District

- Period 2 characterized by existence of Ranch homes—reflective of relatively late build-out



Historical Background

- **Home is located in the NE quadrant of the Evergreen Historic District - characterized by a late build-out relative to the rest of the Evergreen HD**
 - Ranch homes are the dominant housing type in the NE quadrant
- **Home's historic characteristics- minimal Early Ranch form with an intersecting gabled roof and simple, slender porch posts - historic roofline height is approximately 11 feet**



Site Background

- **COA issued in 2019 to allow addition of attached garage, new windows, a rear addition, a non-historic wall/gate, and new curb - new roofline is approximately 12 feet tall**
- **The home is classified as a non-contributor to the Evergreen District**
 - Home was classified as a non-contributor prior to 2019 alterations
 - Non-contributing properties are subject to the same COA reviews as contributing properties



Site Photos



Front façade ca. Mar 2018

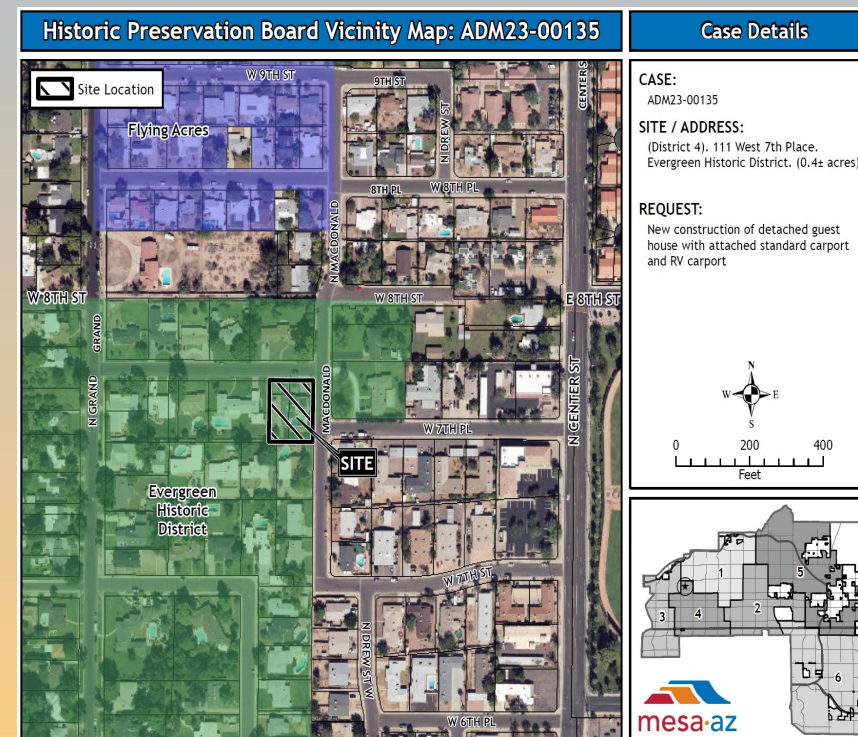
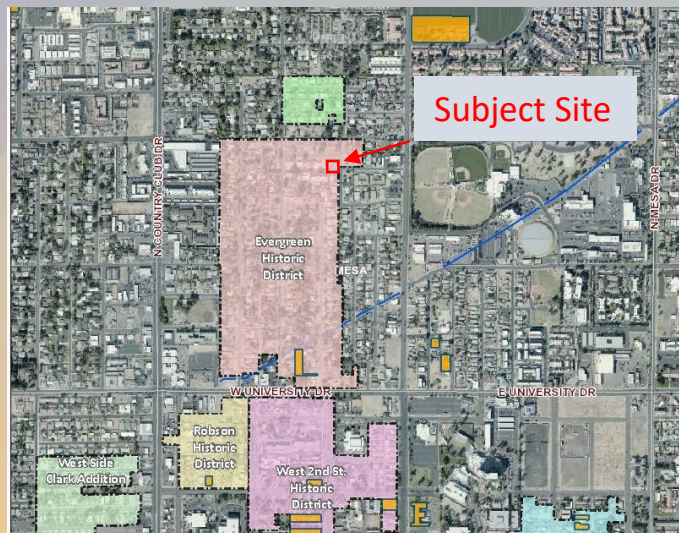


Front façade ca. Dec 2022



Context - Site Location

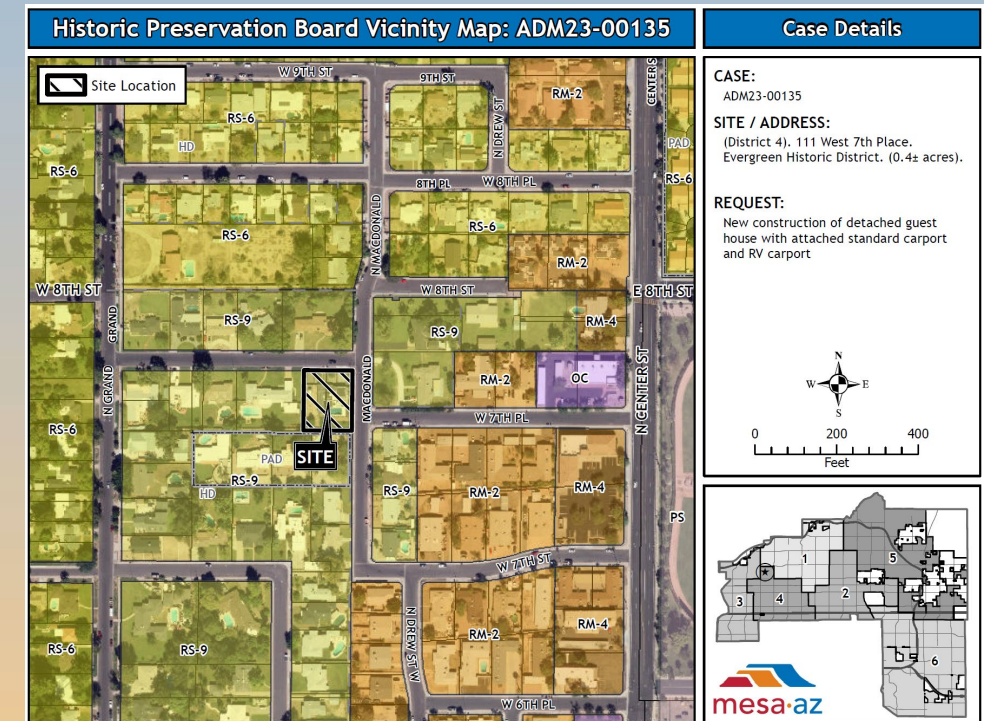
The Subject Property is located at 111 W. 7th Place within the NE quadrant of the Evergreen Historic District





Context - Zoning

- RS-9 - Single Family Residential
- HD Overlay - Historic District Overlay
- Section 11-30-17 of the MZO:
 - Detached Accessory Structures shorter than 15' can be located within the rear yard setback





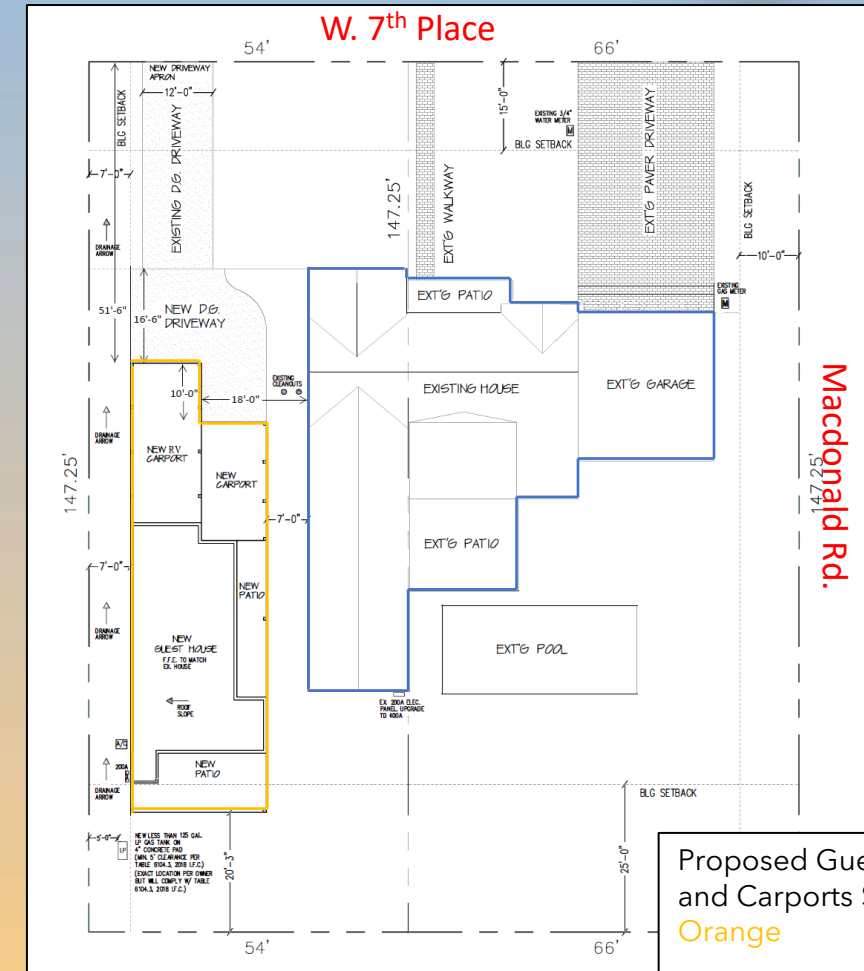
Proposed Site Plan

1,612 SF total for all proposed structures

- 722 SF guest house
- 310 SF patio space
- 580 SF total for two-bay carport
 - 360 SF RV carport
 - 220 SF standard carport

Proposal's Location

- 7 feet to the west of the existing home
- 51 feet from the front property line
- 7 feet from the side property line
- 20 feet from the rear property line





Proposed Project – Design and Materials

Guest House

- Conventionally framed
- Finished with stucco painted to match the main home
- Roofed with asphalt shingles to match main home
- 6"x6" posts to support to covered patio

Historic Preservation Meeting
November 7, 2023
Attachment 1
Page 10 of 22

RV Carport

- Post and beam construction method
- Wood slat walls
- Sloping asphalt shingle roof

Standard Carport

- Post and beam construction method
- Wood slat walls
- Sloping asphalt shingle roof

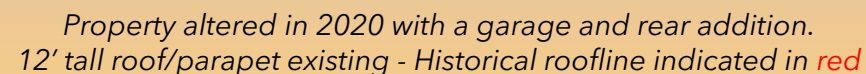
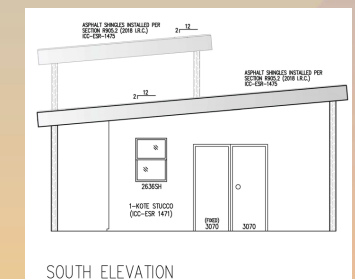
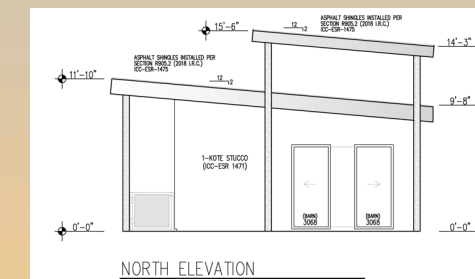
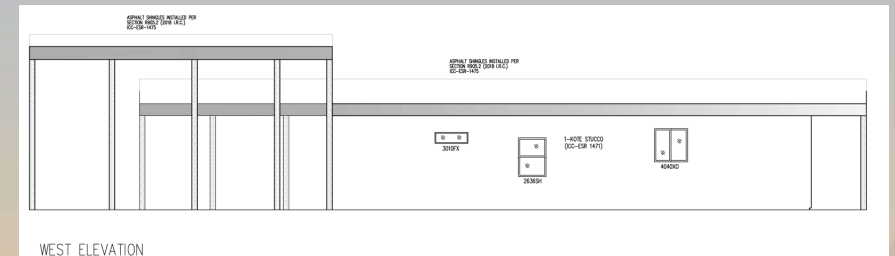


Images showing 6"x6" posts (used for guest house and carports) and wood slat walls (for carports)



Elevations

-
- Architectural drawing of the East Elevation of a building. The drawing shows a long, low structure with a flat roof and a series of vertical elements. From left to right, there is a door labeled "3019", a window labeled "402000" with "1-402E STU200 (GCC-ENR-1470)" below it, another door labeled "3019", a window labeled "402000" with "1-402E STU200 (GCC-ENR-1470)" below it, and a final window labeled "402000". Above the roofline, there are two labels: "OFFICE INTERIOR PARTITION FOR 10' DIA. (10' DIA. PARTITION)" and "OFFICE INTERIOR PARTITION FOR 10' DIA. (10' DIA. PARTITION)". On the right side, there are two vertical dimension lines: one labeled "15'-6"





Height Simulation

Historic Roofline (Approx. 11')

RV Carport – 15'-6"

Standard Carport – 11'-10"





COA Analysis

September 5, 2023 - COA denied by HPO

Proposed Project inconsistent with SOI Standards 2 and 9

- Standard 2 – Will not avoid the alteration of the spaces and spatial relationships that characterize the property
- Standard 9 - Proposed Project
 - Will destroy the spatial relationships that characterize the property
 - Will be incompatible with the size, scale, proportion and massing of the existing home
 - Would not be subordinate and secondary to the historic building - not compatible in massing and scale

Proposed Project inconsistent HP design guidelines - *Historic Homes of Mesa (HHOM)*

Proposed Project will not complement and enhance the historic building in size and scale

Height of RV carport is inappropriate in scale to the original building

SOI Standard 2

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

SOI Standard 9

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property.

The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Guidelines recommend: Constructing a new addition on a secondary or non-character defining elevation and limiting its size and scale in relationship to the historic building.

Ensuring that the addition is subordinate and secondary to the historic building and is compatible in massing, scale, materials, relationship of solids to voids, and color.

HHOM Guideline 3

3. Design the new addition to complement and enhance the historic building in size, scale, materials, and details.
Don't: construct an addition which is larger in size or inappropriate in scale to the original building.

November 7, 2023



Appellent Position (SOI Standard 2)

Historic Preservation Meeting
November 7, 2023
Attachment 1
Page 14 of 22

- **Appellant Position (SOI Standard 2):**

- Proposed Project is consistent with the character of the property purchased and as previously approved by the City (ADM20-00186)
- Original structure - typical roofline of 12 feet
- Proposed RV carport - height 15.5 feet
- 2019 COA permitted addition making Subject Property a non-contributor to District
- Not out of line with the height of the original structure
- RV carport located 16.5 feet behind front line of original house and 51.5 feet from street
- Zoning requires that the building be located within the lots buildable area
- Existing lot configurations - does not allow alternative location - which meets Zoning Code Requirements



Staff Response (SOI Standard 2)

- **SOI Standard 2 - Historic Preservation Officer Response:**
 - Historic roofline is approximately 11' tall
 - Non-contributing properties subject to same Standards and Guidelines as contributing properties
 - Non-contributing status should not factor into decision
 - Height and location of proposed RV carport will alter spatial relationships of Subject Property and District to a degree that will compromise historical integrity
 - MZO **does not** preclude Appellant from relocating detached accessory structures farther into the rear setback
 - Detached accessory structures can be located within the rear setback as long as they don't exceed 15' in height



Appellent Position (SOI Standard 9)

Appellant Position (SOI Standard 9):

- The proposed guest house and RV/carport is not an addition to a non-character defining elevation, it is a detached structure. As such, Appellant believes this guideline does not apply.
- The majority of the proposal is at an acceptable height, Appellant believes that for this reason, the proposal is subordinate to the main house.
- RV carport is only 360 SF - making it subordinate to Primary Residence which is 3,240 SF
- Materials are appropriate for Subject Property due to use of compatible materials
- Many taller structures exist within the Evergreen HD



Staff Response (SOI Standard 9)

SOI Standard 9 - Historic Preservation Officer Response:

- Standard 9 applies to the Proposed Project as “related new construction”
- The guest house and standard carport are acceptable as proposed – no issues with proposed materials
- 15’-6” RV carport would be approximately 4’-6” taller than the historic roofline of the Primary Residence and would be incompatible with the size and scale of Subject Property and NE quadrant of District
- The District is comprised of multiple distinct developmental patterns
 - NE quadrant is characterized by Ranch homes with low-profile roofs
 - Many taller homes and structures exist in District, but not in the NE quadrant



Appellent Position (HHOM Guideline 3)

Historic Preservation Meeting
November 7, 2023
Attachment 1
Page 18 of 22

3. Appellant Position (HHOM Standard 3):

- As noted in our earlier responses, we believe that we have addressed staff's concerns related to this standard.



Staff Response (HHOM Guideline 3)

Historic Preservation Meeting
November 7, 2023
Attachment 1
Page 19 of 22

HHOM Guideline 3 - Historic Preservation Officer Response:

- Guideline 3 applies to the Proposed Project as “related new construction”
- RV carport is incompatible with Subject Property and NE quadrant of the District
 - Incompatibility could be mitigated if RV carport was not as tall and/or it was moved farther back from front property line



Recommendation

- RV carport is inconsistent with the SOI Standards and HHOM Guidelines
- RV carport would result in an adverse effect on the District because of the height, scale, and placement on the lot
- MZO not precluding the relocation of the RV carport on the Subject Property
- If the RV carport were reduced in height and/or relocated, the Proposed Project could be deemed appropriate for its historical context
- HPO recommends the Board **deny** the appeal and **uphold** the HPO's decision



Questions?



Site Photo



Front façade (north façade, looking south from W. 7th Place)

Historic Preservation Meeting
November 7, 2023
Attachment 2
Page 1 of 23



111 W 7TH PLACE HPO APPEAL

Historic Preservation Board
November 7, 2023

Jeff McVay

111 W 7TH PLACE HPO APPEAL – PURPOSE OF REQUEST



Summary of proposal:

- 1,612 square foot casita, covered patio, and a two-bay carport
 - 722 SF livable
 - 890 SF non-livable (320 SF RV carport)
- Winter residence for aging parents
- Protection for RV
- Re-investment in property



111 W 7TH PLACE HPO APPEAL – PURPOSE OF REQUEST

Historic Preservation Meeting
November 7, 2023
Attachment 2
Page 3 of 23



111 W 7TH PLACE HPO APPEAL – PURPOSE OF REQUEST

Historic Preservation Meeting

November 7, 2023

Attachment 2

Page 4 of 23



111 W 7TH PLACE HPO APPEAL – SUMMARY OF STAFF CONCERNS AND OWNER RESPONSES



111 W 7TH PLACE HPO APPEAL – TWO DRIVEWAYS

Staff Comment:

The proposed driveway apron would be inconsistent with conditions of previous approval. It would further disrupt the historic pattern found within the District.

Owner Response:

- *Two driveways is a regular condition within Evergreen Historic District (Green)*
- *Use of decomposed granite drive material minimizes visual impact compared to many others in Evergreen*



111 W 7TH PLACE HPO APPEAL – PLACEMENT ON PARCEL

Historic Preservation Meeting
November 7, 2023
Attachment 2
Page 7 of 23



Staff Comment:

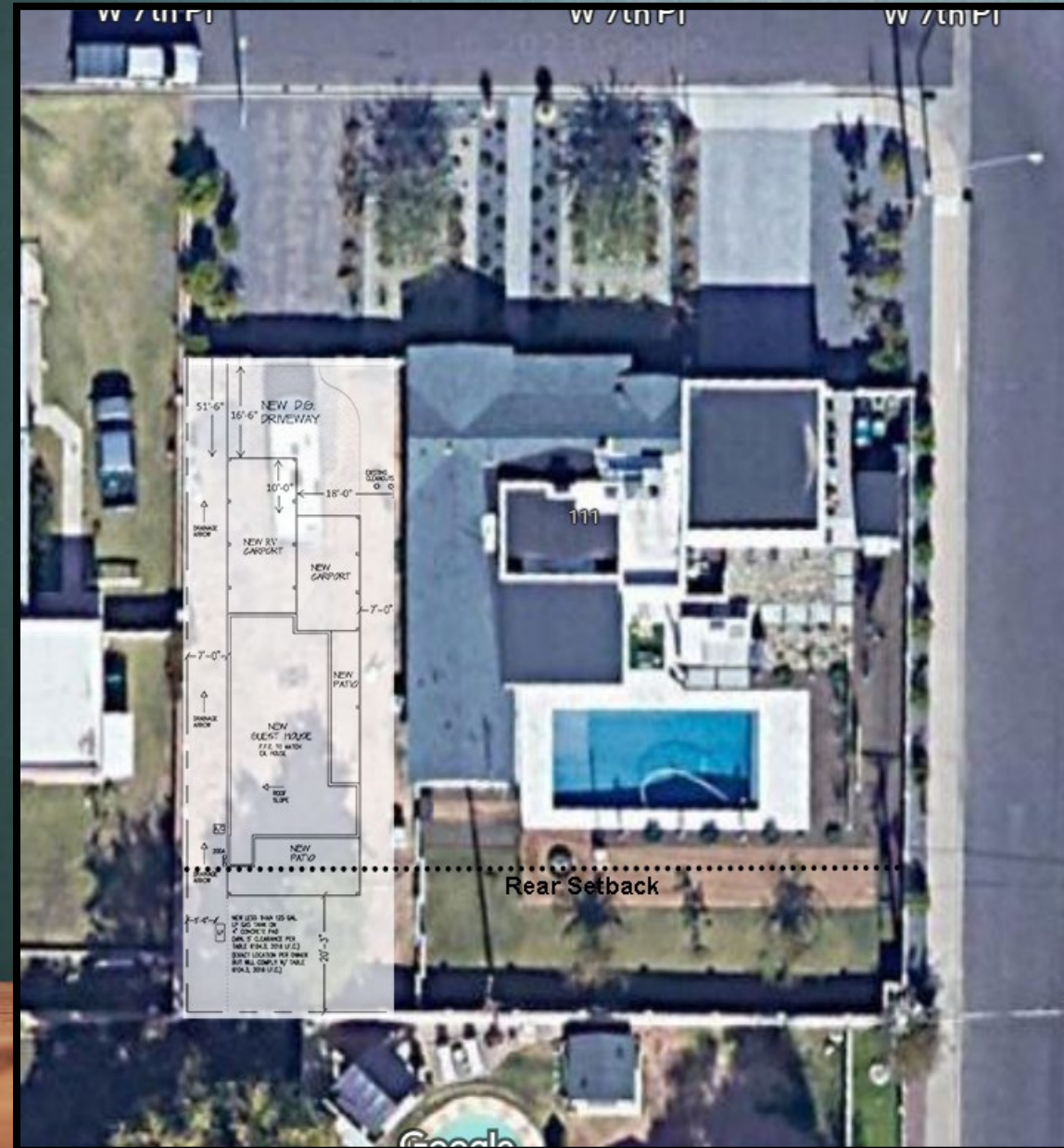
The placement on the parcel disrupts the rhythm and character found within the District. It would be better placed elsewhere on the lot or further back if possible.

Owner Response:

- Location of primary structure on corner lot with existing improvements limited location options
- Located as far back as setbacks allow
- Less impact on west neighbor than south neighbor

111 W 7TH PLACE HPO APPEAL – PLACEMENT: REAR SETBACK

Historic Preservation Meeting
November 7, 2023
Attachment 2
Page 8 of 23



111 W 7TH PLACE HPO APPEAL – PLACEMENT: NEIGHBORS

Historic Preservation Meeting
November 7, 2023
Attachment 2
Page 9 of 23



111 W 7TH PLACE HPO APPEAL – SUBORDINATE TO PRIMARY



Historic Preservation Meeting
November 7, 2023
Attachment 2
Page 10 of 23

Staff Comment:

The project as proposed with the RV carport would disrupt the scale and proportion found within the District. This part of the project would not be subordinate to the historic resources and is not limited in size and scale to the historic building.

Owner Response:

- Primary house area: 3,240 SF (green)
- Total proposed guest house area: 1,612 SF
 - 1,292 SF: Area of guest house with max height of 11'-10" (80% of guest house - blue)
 - 320 SF: Area of guest house with max height of 13'-2" (20% of guest house - red)

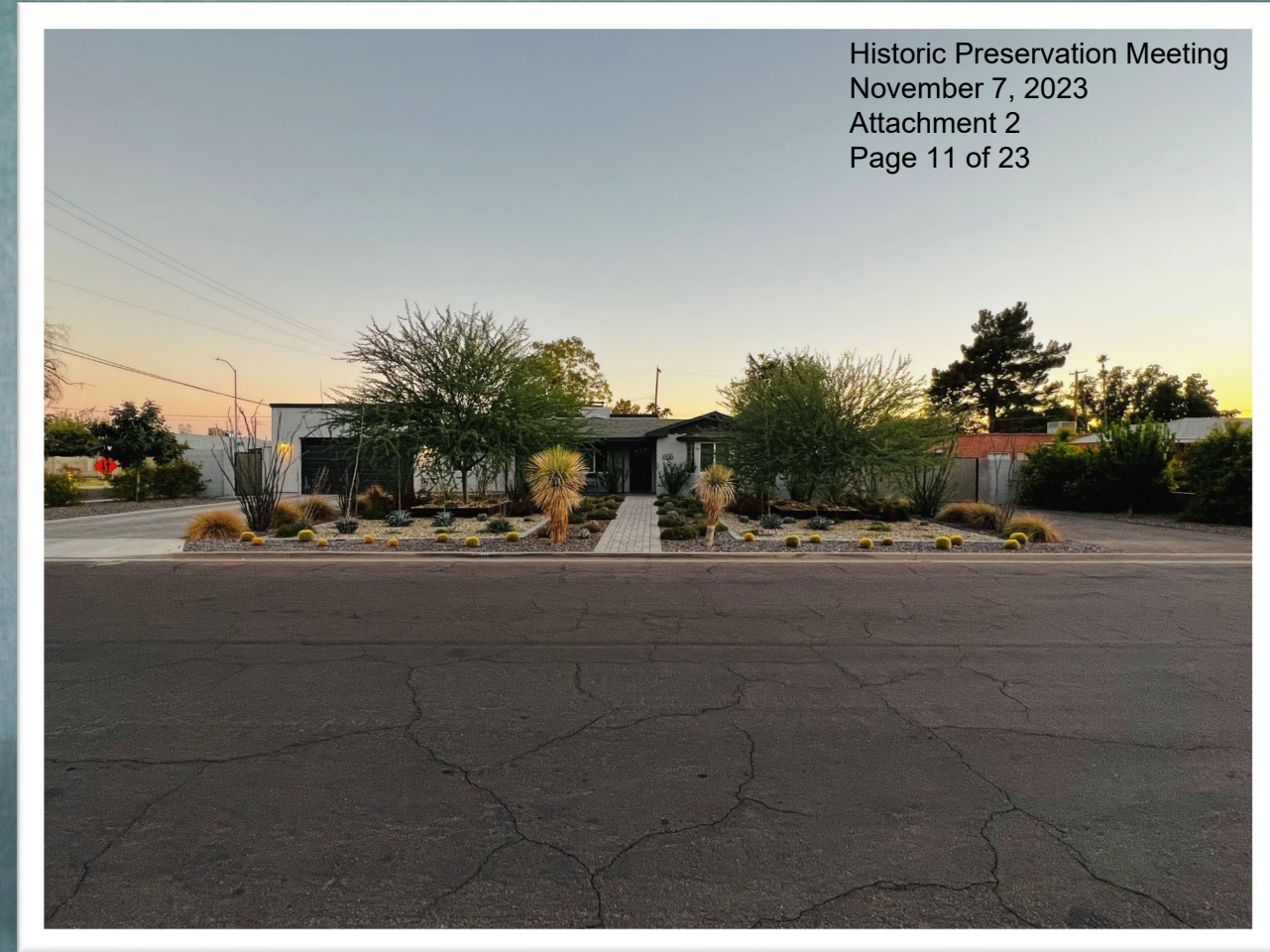
111 W 7TH PLACE HPO APPEAL – HEIGHT OF RV CARPORT

Staff Comment:

The proposed RV garage has a height that exceeds the development patterns within the District.

Owner Response:

- *Property is non-contributing to Evergreen Historic District*
- *Primary house height: 12 feet*
 - *Maximum height (chimney): 14 feet*
- *Original proposed maximum height: 15'-6"*
- *Revised maximum height proposed: 13'-2"*
- *Location on parcel:*
 - *51'-6" from street*
 - *16'-6" behind front of primary house*
 - *20' from closest structure on west neighbor*



111 W 7TH PLACE HPO APPEAL – HEIGHT: ORIGINAL PROPOSAL

Historic Preservation Meeting
November 7, 2023
Attachment 2
Page 12 of 23



15'-6" Maximum Height

111 W 7TH PLACE HPO APPEAL – HEIGHT: REVISED PROPOSAL

Historic Preservation Meeting
November 7, 2023
Attachment 2
Page 13 of 23



111 W 7TH PLACE HPO APPEAL – ADDITIONAL INFORMATION



111 W 7TH PLACE HPO APPEAL – HEIGHT: EXISTING HOUSE

Historic Preservation Meeting
November 7, 2023
Attachment 2
Page 21 of 23



11'-9" Measured from gable to grade at eave

Overall lot grade away from eave lowers



111 W 7TH PLACE HPO APPEAL – HEIGHT: GARAGE ADDITION

Historic Preservation Meeting
November 7, 2023
Attachment 2
Page 22 of 23



12'-7" Measured from parapet to grade at foundation

Overall increase in grade from street is visible

Overall fall in grade to east side of lot is visible

Topography provides additional mitigation of proposed RV carport height



111 W 7TH PLACE HPO
APPEAL – COMPARABLE
PROPERTIES IN EVERGREEN



111 W 7TH PLACE HPO APPEAL – SIMILAR IN EVERGREEN



754 N. Grand

Historic Preservation Meeting
November 7, 2023
Attachment 2
Page 15 of 23

111 W 7TH PLACE HPO APPEAL – SIMILAR IN EVERGREEN

Historic Preservation Meeting
November 7, 2023
Attachment 2
Page 16 of 23



111 W 7TH PLACE HPO APPEAL – SIMILAR IN EVERGREEN

Historic Preservation Meeting
November 7, 2023
Attachment 2
Page 17 of 23



120 W. 7th St

111 W 7TH PLACE HPO APPEAL – SIMILAR IN EVERGREEN

Historic Preservation Meeting
November 7, 2023
Attachment 2
Page 18 of 23



111 W 7TH PLACE HPO APPEAL – SIMILAR IN EVERGREEN

Historic Preservation Meeting
November 7, 2023
Attachment 2
Page 19 of 23



424 N. Macdonald

THANK YOU

