



# 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

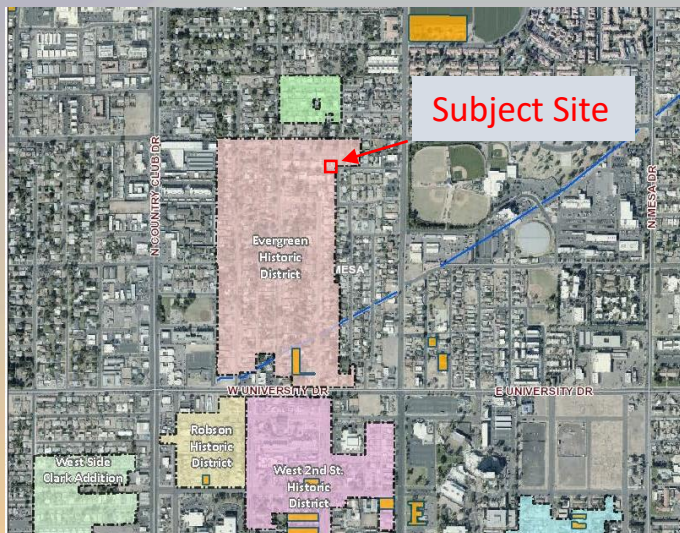


Front façade ca. Dec 2022

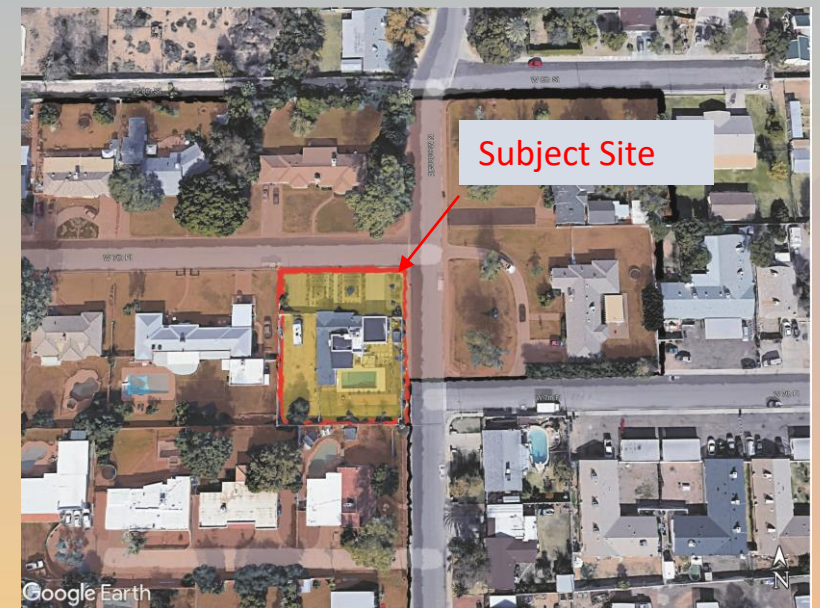


# Context - Site Location

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



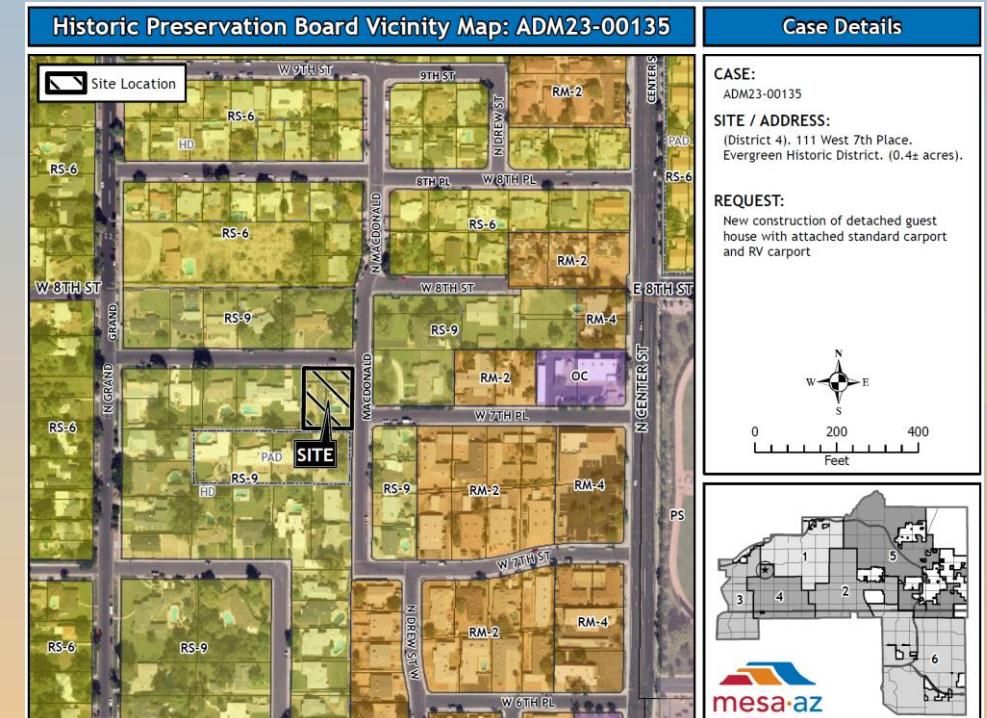
Historic Preservation Board Vicinity Map: ADM23-00135	Case Details
	<p><b>CASE:</b> ADM23-00135</p> <p><b>SITE / ADDRESS:</b> (District 4), 111 West 7th Place, Evergreen Historic District. (0.4± acres).</p> <p><b>REQUEST:</b> New construction of detached guest house with attached standard carport and RV carport</p> <div style="text-align: center;"> </div> <div style="text-align: center;"> </div>





# 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







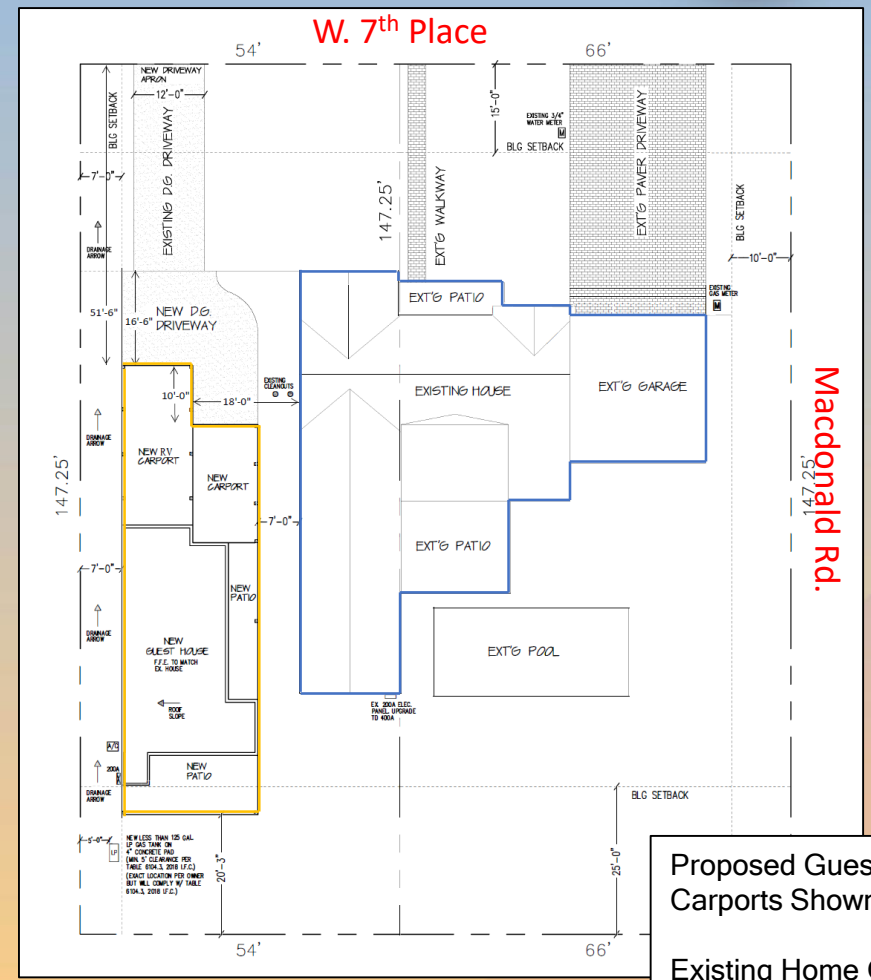
# Proposed Site Plan

## 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 Guest House and Carports Shown in Orange

Existing Home Outlined in Blue



# 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

## 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

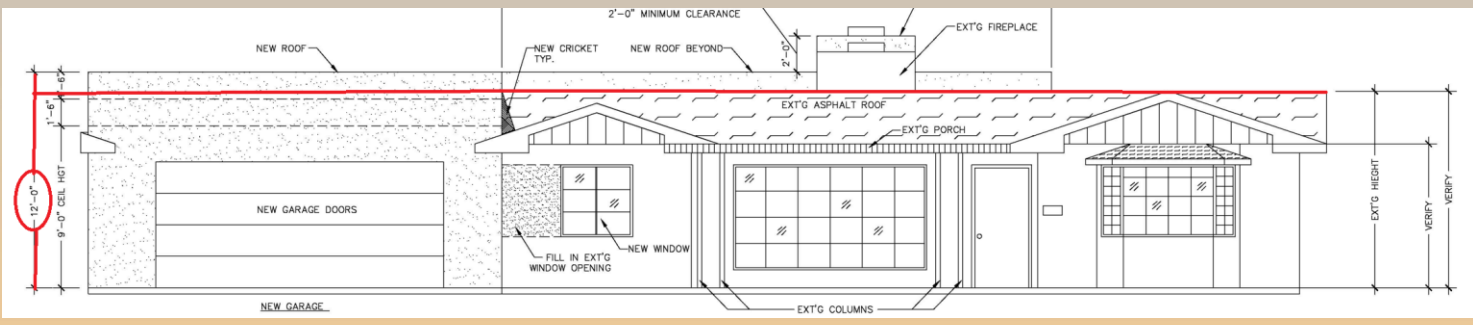
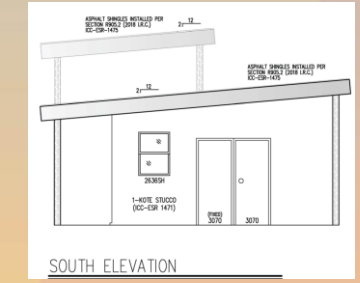
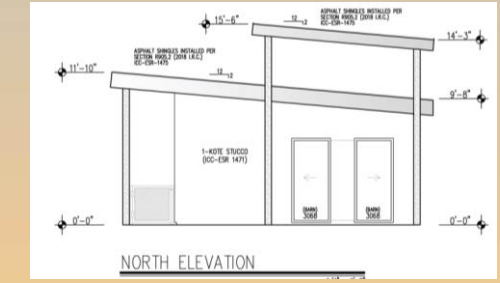
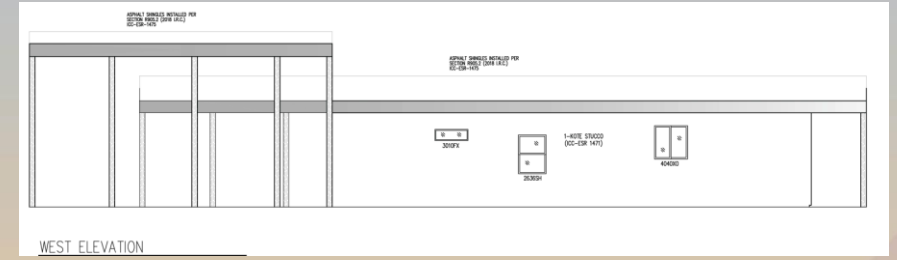


Images showing 6"x6" posts (used for guest house and carports) and wood slat walls (for carports)



# Elevations

- Existing Home Historical roofline - approximately 11' high
- Property altered in 2020 - roof extended to 12' tall
- Historical roofline used in determining compatibility
- Proposed RV carport - sloping roof height 15', 6"
- Proposed RV carport 4' 6" taller than historical roofline



*Property altered in 2020 with a garage and rear addition.  
12' tall roof/parapet existing - Historical roofline indicated in red*



# 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.

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# Appellent Position (SOI Standard 2)

- 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)

## 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)

## 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. 7<sup>th</sup> Place)