



CITY OF TEMPE
HISTORIC PRESERVATION COMMISSION

Meeting Date: 09/11/2024
Agenda Item: 4

ACTION: Approve Certificate of Appropriateness to replace aluminum slider windows with vinyl windows on the home at 1630 East 12th Street, a contributing property in the Borden Homes Historic District, a Tempe Historic Property Register-designated historic district. (PL240304/HPO240006)

RECOMMENDATION: Staff – Adopt resolution

PROPERTY INFORMATION:

Property Owner: John Mirata
Applicant: John Mirata
Tempe Hist. Prop. Reg. Status: Designated
National Register Status: Listed

ATTACHMENT:

1. Certificate of Appropriateness application for 1630 East 12th Street

STAFF CONTACT: Zachary J. Lechner, Historic Preservation Officer, 480-350-8870

Department Director: Jeff Tamulevich, Community Development Director
Legal review by: N/A

COMMENTS:

The home at 1630 South 12th Street, built in 1971, is located between South Butte Avenue to the west and South McClintock Drive to the east in the south-central section of the Borden Homes subdivision. 1630 South 12th Street is a contributing property to the Tempe Historic Property Register-designated Borden Homes Historic District, but it is a non-contributor to the National Register of Historic Places-listed Borden Homes Historic District.

Staff evaluation of the Certificate of Appropriateness request employed the Borden Homes Historic District National Register nomination, [Borden Homes Historic District Design Guidelines](#), and *The Secretary of the Interior's Standards for the Treatment of Historic Properties* as guidance when analyzing the submittal.

HISTORICAL OVERVIEW:

Borden Homes Historic District encompasses one of the earliest post-World War II neighborhoods in Tempe. As *Borden Homes Historic District Design Guidelines* explains, “The district is historically significant as a well-preserved post-World War II neighborhood that is representative of new approaches to subdivision development and residential design and construction in Tempe in the late 1940s and early 1950s. Borden Homes was the first subdivision of tract homes established east of Tempe after the war. Built in anticipation of the emerging population boom; successful development of Borden Homes soon caused the city to expand and incorporate the subdivision within the city limits through annexation” (6).

Excerpt from the Borden Homes Historic District National Register nomination:

The Borden Homes Historic District is a well preserved post-World War II neighborhood that is most representative of new approaches to subdivision development and residential design and construction in Tempe in the late 1940s and early 1950s. It is significant under

National Register Criterion A for its association with the themes of Community Planning and Development in Tempe, 1947-1959, and Residential Flood Irrigation in Tempe, 1946-1958, and under Criterion C for its association with Architectural Design and Construction in Tempe, 1947-1956. Borden Homes was the first subdivision of tract homes established east of Tempe after the war in anticipation of the emerging population boom that would soon bring expansion of the city's boundaries to incorporate the area. It provides an excellent example of the transition from small builders constructing individual homes on available lots to a new approach where a subdivision was developed by a single builder. Almost half of the houses in the neighborhood were built 1947-1948, and offer outstanding examples of the Early/Transitional Ranch style. The remaining houses, built 1949-1956, show the gradual transition to the true Ranch house and how the evolution of masonry construction methods was influenced by the availability of new materials and new building code requirements. The underground flood irrigation system that serves Borden Homes and the landscaped environment that it supports are important components of the neighborhood design, features so desirable in mid-century Tempe that the irrigation works were constructed before street paving or any other improvements. The period of significance for the Borden Homes Historic District, 1947-1959, spans the first decade of an unprecedented housing boom that transformed a small farming community into a modern city. Between 1940 and 1960 Tempe's population rose from 2,900 to almost 25,000 residents. While Borden Homes was one of the first developer-built neighborhoods, it was also the last of the small subdivisions, for the quarter-section (160 acres) became the standard unit for subdivision development in the 1950s. Most of the homes in the Borden Homes Historic District were built before 1957 and have retained their historic integrity.

ARCHITECTURAL NOTES:

Excerpt from the Borden Homes Historic District National Register nomination:

The first homes built in the Borden Homes Historic District are representative of a turning point in homebuilding in Tempe, largely reflecting a broad national trend in the years after World War II. These are small brick houses with a simple design that could be built quickly and sold for only \$5,800-\$6,600. They are outstanding examples of the Early/Transitional Ranch style, a distinct style identified in Phoenix in 1992. The Early/Transitional Ranch house has massing and plan similar to the earlier Period Revival styles, but stripped of all ornamentation. Standard features such as concrete slab foundation, steel casement windows, and asphalt shingle roofs that would imminently be associated with the emerging Ranch style are present, but the house does not have the elongated facade that is most characteristic of the Ranch house. The houses on the west side of Una Avenue and in the 1100 blocks of South Una and Butte avenues were built 1947-1948. By 1949, when construction moved up to the 1000 blocks of Una and Butte, all houses were of concrete block construction, and long, low facades with a horizontal emphasis indicate that the transition had been made to the Ranch style.

The Early/Transitional Ranch houses are small brick masonry houses of about 900 sq ft as built. They have an L-shaped or rectilinear plan. Low pitched roofs are in a variety of forms: intersecting gable, intersecting gable and hip, hip, or side gable. There is no true porch, but rather, a broad overhanging eave extending along half or more of the facade, supported by porch posts. A few houses have a small front-gabled porch roof extending from the main roof. There is considerable variation in masonry patterns and surface treatment of exterior walls. Flemish bond row-lock masonry is common, often with a raised belt course at wainscot height, and sometimes with Flemish bond above the belt course and common bond below. Another style seen is common bond masonry with brick below the belt course and concrete block above. Some houses are natural brick, while others are painted completely, or painted above or below the belt course. While each of these houses are similar in size and design, various combinations of plan, masonry style, roof type, and porch were used to give each home a unique appearance.

Houses built after 1948 clearly reflect the classic Ranch style that was emerging at mid-century. All homes were of common bond concrete block masonry with a narrow plan with a broad facade spanning more of the lot's width. Houses in the 1000 block of Butte Avenue, built 1949-1950, are of a much simpler design than those on Una Avenue. Almost all have a rectilinear plan and a hip or side gable roof; many have a distinctive new style of porch with a broad front-gabled porch roof supported by masonry columns. Houses built on 12th Street after 1950 also show further evolution of the Ranch style. They are still small, with less than 1,200 sq ft as built. The predominant type has an L-shaped plan and intersecting gable roof, with an extended eave porch over the junction of the two wings. Another model has an L-shaped plan with a recessed porch under a side gable roof. Almost all houses on 12th Street have a carport incorporated under the main roof of the house.

Most of the alterations of homes that are visible from the street occurred during the period of significance, 1947-1956. The most common change was the addition of a carport on the sides of houses on Una and Butte avenues. These tend to be simple flat-roofed or very low pitched shed-roofed structures supported by wood or iron poles, and do not adversely affect the architectural integrity of the buildings. With just a few exceptions, room additions are on the backs of houses and are not visible from the street.

The streetscape of the Borden Homes Historic District shows the gradual design changes that characterize Ranch style residential architecture at mid-century. However, all of the houses of the neighborhood are remarkably similar—small, simple, inexpensive homes on large irrigated lots.

SUMMARY OF CHARACTER-DEFINING FEATURES OF THE BORDEN HOMES HISTORIC DISTRICT:

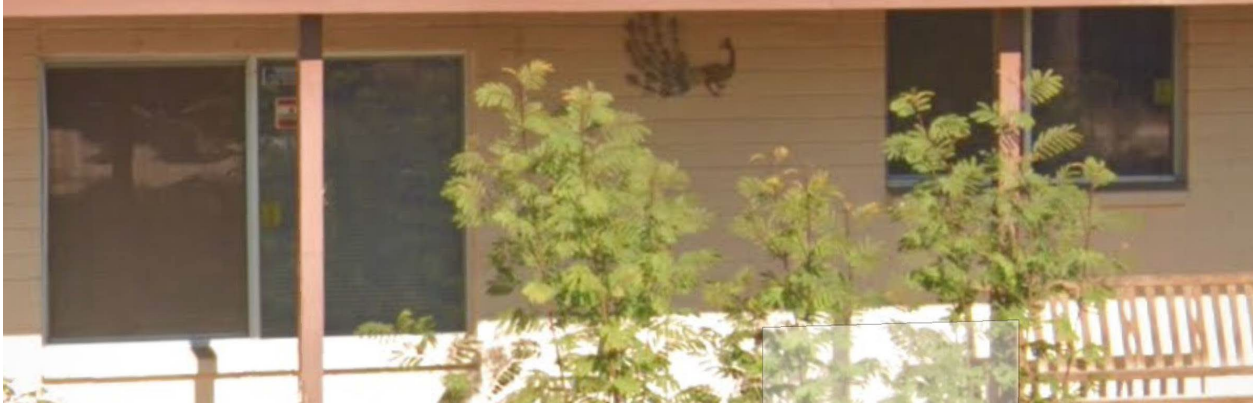
- *Small single-story houses on relatively large lots*
- *Consistent lot width and spacing between houses*
- *Continuous public sidewalk and rolled curbs*
- *Straight walks to front entries of each house*
- *L-shaped or rectilinear plan*
- *Exterior walls of natural brick, painted brick, and painted concrete block with a variety of distinctive masonry styles*
- *Standard features of all houses include concrete slab foundation, asphalt shingle roof, and steel casement windows*
- *Variety of roof forms, including intersecting gable, intersecting gable and hip, hip, and side gable*
- *Small front porches formed by extended eaves or front-gabled porch roofs extending from the main roof*
- *Architectural styles are Early/Transitional Ranch and Ranch*
- *Flood-irrigated yards with mature green landscaping and irrigation berms along the lot lines*

PROJECT ANALYSIS:

The applicant replaced all of the home's original single-pane aluminum slider windows with new double-pane vinyl windows without applying for and receiving a required building permit from the City of Tempe Community Development Department. After staff identified the property as not complying with City Code, the applicant applied for a building permit (**BP241428**) for the window replacement. This application, because of the property's THPR designation, triggered a review by the Historic Preservation Office. After reviewing the case, the Historic Preservation Office directed Tempe Code Compliance to issue a Corrections Notice to the applicant. The HPO also emailed the applicant, advising him of two options for correcting the code violation: 1.) removing the vinyl double-pane windows and restoring the original single-pane aluminum slider windows or installing "like for like" replacement single-pane aluminum slider windows; or 2.) requesting a Certificate of Appropriateness from the Historic Preservation Commission for the vinyl double-pane replacement windows.

The applicant informed the HPO that he wished to apply for a Certificate of Appropriateness (option #2).





(Google Street View images of 1630 East 12th Street showing original (c. 1971) single-pane aluminum slider windows [June 2022])

The Secretary of the Interior's Standards for Rehabilitation caution against the following treatments for historic windows, which are relevant in this case:

1. *Removing or substantially changing windows or window features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.*
2. *Changing the appearance of windows that contribute to the historic character of the building by replacing materials, finishes, or colors which noticeably change the sash, depth of the reveal, and muntin configurations; the reflectivity and color of the glazing; or the appearance of the frame* (Secretary of the Interior's Standards for the Treatment of Historic Properties, 102).

In 2012, the Historic Preservation Commission adopted guidelines for evaluating additions and alterations in the Borden Homes Historic District. This partial list is especially relevant to the applicant's request:

- *New additions, exterior alterations, or related new construction should be sympathetic to the original design (i.e., stylistically appropriate, sensitively rendered, compatible in size and scale, with similar or compatible materials).*
- *New additions, exterior alterations, or related new construction should consider the cumulative effect of the change along with other changes that have been made or proposed (window replacement, siding, etc.).*
- *New additions, exterior alterations, or related new construction that is not sympathetic in design must not substantially damage the historic property.*
- *New additions, exterior alterations, or related new construction should not mimic the historic design to the extent that it becomes indistinguishable from the original building and thereby conveys a false sense of history.*
- *New additions, exterior alterations, or related new construction should not overwhelm or dominate the historic character of the property as a whole or alter the property's character-defining features, including significant open space.*
- *New additions, exterior alterations, or related new construction should not impair significant or character-defining features of the historic resource* (BHHD Design Guidelines, 35-36)

It is not clear why 1630 East 12th Street was included as a contributing property in the Borden Homes Historic District. One possible reason is its roughly compatible configuration and materials with other homes in the district, which do not overly detract from the character-defining features of the earlier postwar contributors to the THPR historic district. Notably, 1630 East 12th Street was one of only seven properties (of the more than 60 homes in the neighborhood) classified as non-contributing to the National Register historic district due to later construction dates or loss of historical integrity. 1630 East 12th Street was not included in the National Register historic district because its 1971 construction date falls well outside of the district's 1947-1956 period of significance.

Replacing the original, c. 1971 aluminum slider windows with vinyl windows, which, according to former City Architect and Historic Preservation Officer Mark Vinson, a few other homes in the district have already done, is certainly a visible

modification in character, but it is not egregious. After all, the home postdates the district's period of significance, and, in this case, character-defining steel casement windows were not replaced. Plus, aluminum slider windows are not character-defining features of the contributing properties within the Borden Homes Historic District (either THPR or National Register).

Staff posits that the wholesale replacement of the home's original aluminum slider windows with vinyl windows, while resulting in a minor reduction to the home's historic integrity, is not significant enough of a change to warrant denial of the applicant's Certificate of Appropriateness request. Any proposals to modify the home's appearance in the future, however, should be treated with added scrutiny to ensure that the property's remaining historic integrity is retained.

In sum, staff recommends that the Commission approve the applicant's Certificate of Appropriateness request, with the following standard conditions:

CONDITIONS OF APPROVAL:

1. The Certificate of Appropriateness shall only be valid after the property owner obtains all other necessary entitlements from the Planning Division.
2. All plans are to be approved as submitted. Any changes to the plans as submitted shall be reviewed by the Historic Preservation Officer for compliance with the Certificate of Appropriateness and issuance of a Certificate of No Effect.


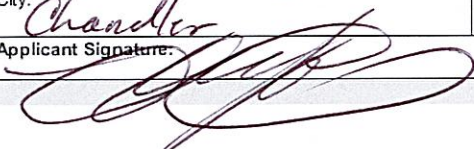
SAMPLE MOTION:

"I move to approve the applicant's request for a Certificate of Appropriateness to replace all original aluminum slider windows with vinyl windows on the home at 1630 East 12th Street, a contributing property in the Borden Homes Historic District, a Tempe Historic Property Register-designated historic district, contingent on compliance with the recommended conditions of approval."

CHECKLIST FOR CERTIFICATES OF APPROPRIATENESS

Drawings submitted for Certificates of Appropriateness or No Effect become the property of the Historic Preservation Office. Please be certain that you have a copy of them prior to submission.
Additional information may be required by Historic Preservation Office on a case-by-case basis.

1. COMPLETED APPLICATION FORM (Attached or available in the Historic Preservation Office.)

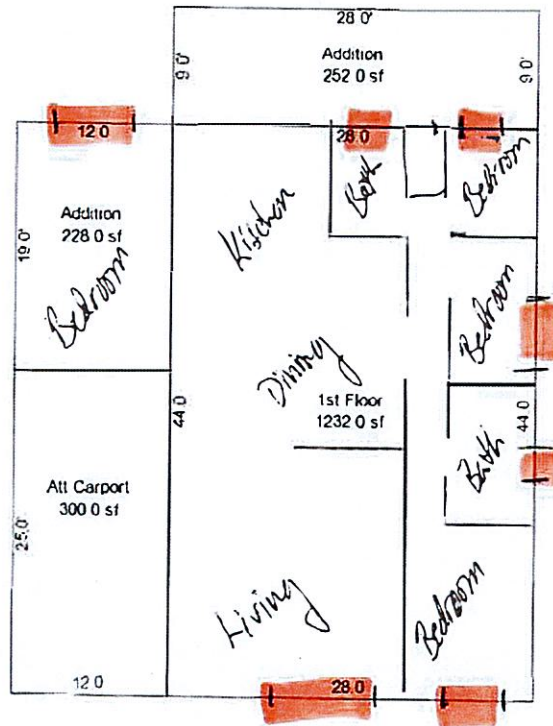
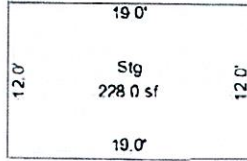
Project Submittal Application			
Project Information - Required			
Project Name: <i>12th house</i>		Suite No.: <input type="checkbox"/>	
Project Address: <i>1130 E. 12th St. Tempe AZ 85281</i>		Existing Zoning: <input type="checkbox"/>	
Proposed Use of Building/Suite: <i>rental</i>		Parcel No.: <i>132-61-053</i> <input type="checkbox"/>	
Legal Description: <input checked="" type="checkbox"/> Attached			
Description of Work/Request: <i>Window replacement - work was completed without permit</i>			
		Valuation (for building plan review only):	
Applicant Information - Required			
Company or Firm Name:		Telephone 1: <i>(949) 701-1316</i> Ext: _____	
Applicant's Name: <i>John Miratta</i>		Telephone 2: () Ext: _____	
Applicant's Street Address: <i>2640 E. Sanrise Pl</i>		Fax: ()	
City: <i>Chandler</i>	State: <i>AZ</i>	Zip: <i>85284</i>	Email Address(es):
Applicant Signature: 		Date: <i>8/19/2024</i>	
For City Use Only			

2. SITE PLAN DRAWN TO SCALE (Minimum Size 11x17) Site plan to include:

- North arrow AND the scale used in the drawings.
- Lot dimensions and lot coverage (The total structural coverage provided on a lot or site inclusive of all roofed areas or structures capable of supporting a roof divided by the net area of the lot or size.)
- Current square footage, and square footage of proposed new construction.
- Location of existing and proposed property lines, streets, sidewalks, walkways, alleys, driveways, fences, walls, hardscape improvements, and parking lots.
- Setback dimensions of all structures from adjacent property lines (front, rear and sides).
- Location and dimensions of all existing structures, proposed additions, areas of alteration and new structures. This should include buildings, pools, carports, porches, patio covers, accessory buildings, windows, doors, walls, garages, mature trees or other landscape features which impact site planning.
- Distance between existing and new construction (from eave to eave).
- Location of all proposed demolition work. *NOTE: Projects with major demolition work may require a demolition plan.*



Sketch Viewer: 132-61-058 | Page: 1



- Windows were installed without a permit.
- New windows are a sliding type of window, dual pane, low E glass with screens
- Windows that were replaced are highlighted above in orange.













