

CITY OF TEMPE
HISTORIC PRESERVATION COMMISSION

Meeting Date: 03/13/2019
Agenda Item: 4

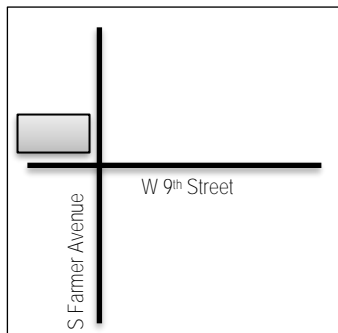
ACTION: Request for a Certificate of Appropriateness for an Amended Planned Area Development Overlay and a Development Plan Review for FARMER GOODWIN TOWNHOMES (830 South Farmer Avenue), consisting of a new ten (10) unit 3-story townhome development. The applicant is Crew Development Corporation.

RECOMMENDATION: Staff – Approve, with conditions

BACKGROUND INFORMATION: FARMER GOODWIN TOWNHOMES (PL160378 / DS160627), a Development Plan Review and proposed amendment to an approved 2005 Planned Area Development for the Farmer-Goodwin Architectural Office and Townhomes (SPD#2005.79), which included the rehabilitation and adaptive reuse of the historic Farmer-Goodwin House and construction of ten three-story townhomes to the south of the historic house. The two as-yet unbuilt townhome buildings include five townhome units per building and measure 36' to the top of the parapet and include several roof access structures that rise to a height of 42'.

The request includes the following:

1. Certificate of Appropriateness for amendments to the 2005 Planned Area Development approval issued by the Historic Preservation Commission
2. Certificate of Appropriateness for Farmer-Goodwin Townhomes Development Plan Review submittal



Property Owner
Designated Property
Applicant
Architect

Halle Capital, LLC
Farmer-Goodwin House
Crew Development Corporation
Benjamin Vogel

ATTACHMENTS: A. Tempe Historic Property Register designation file, B. 2005 Farmer-Goodwin Townhomes Architectural Office and Townhomes case file, C. 2005 Farmer-Goodwin Architectural Office and Townhomes Planned Area Development approval letter, D. 2017 Farmer Goodwin Townhomes case file, E. Farmer-Goodwin House façade conservation easement, F. 2019 Farmer Goodwin Townhomes submittal

STAFF CONTACT(S): John Larsen Southard, Historic Preservation Officer, (480) 350-8870

Department Director: Chad Weaver, Community Development Director
Prepared by: John Larsen Southard, Historic Preservation Officer

HISTORIC OVERVIEW

The primary significance of the Farmer-Goodwin House is its association with two prominent figures in the history of Tempe; Hiram Bradford Farmer and James Cooper Goodwin. The house is also one of the best-preserved and most unique adobe structures in the state. Pierce Carrick Shannon, a local saloonkeeper, purchased the land in 1880. He completed construction of the house in March of 1883. In January of 1886, the property was sold to Hiram Bradford Farmer for \$3,000. Farmer developed his 160 acres into one of the town's early subdivisions, known as Farmer's Addition. After Farmer left the Salt River Valley in 1890, the house passed through a number of owners until it was acquired in 1897 by James Wilson. When Wilson's daughter, Libbie, married James C. Goodwin in 1902, the house was deeded to her. The house continued to be owned by the Goodwin family until the 1992 death of their son, Woodrow Wilson Goodwin.

The Farmer-Goodwin House is a good example of a Folk expression of Victorian-era architecture. Its massing is similar to other Victorian-era styles, but this building lacks the "gingerbread" detailing often found in Victorian-era buildings. It is a one-and-a-half story adobe structure, rectangular in plan, surmounted by a hipped roof punctuated by ten flush wall dormers. It is symmetrical both in plan and elevation; the east and west facades are divided into three equal bays. The exterior adobe walls are finished with plaster, which has been scored with lines to simulate cut stone construction. The corners are detailed with quoins of built-up plaster. In plan the house is composed of a central hall (zaguan) with approximately equal-sized rooms disposed symmetrically on either side of it. The room arrangement is identical on the upper story, and access is by a stairway in the central hall. The wall dormers are a character-defining element, as well as the front veranda porch, which was rebuilt.

The Farmer-Goodwin House is listed in the Tempe Historic Register and the National Register of Historic Places. At the time of the initial townhome development proposal in 2005, a recent change in ownership threatened the future of the Farmer-Goodwin House. Commercial modifications to the structure were necessary to meet building safety standards for office use. That use was viewed as the least invasive and least intensive use of the property, and a choice that retained the ability to convert the historic house back to a residence or bed and breakfast at some point in the future. The Historic Preservation Commission reviewed and subsequently approved the 2005 application with the condition that the City be granted an historic preservation easement for the Farmer-Goodwin House. The ten townhome units were viewed as an appropriate request given the financial impact of preserving the historic Farmer-Goodwin House. The Historic Preservation Commission reviewed and approved an Amended Planned Area Development submittal for this project on February 9th, 2017. However, per the City historic preservation ordinance, Commission approvals are valid for a period of one year. As more than one year has elapsed since the 2017 approval, said approval has expired. Accordingly, the Commission is now reviewing this submittal as a request to amend the 2005 Planned Area Development and approve the current Development Plan Review documents.

COMMENTS

The Historic Preservation Commission approved the Planned Area Development proposal for the Farmer-Goodwin Architectural Office and Townhomes (SPD#2005.79), which included the rehabilitation and adaptive reuse of the historic Farmer-Goodwin House and construction of ten three-story townhouses to the south of the historic house, on October 13th, 2005. The Historic Preservation Commission approval, required before any other City approvals or permits can be issued due to the Farmer-Goodwin House being listed in the Tempe Historic Property Register, was conditioned on the City receiving a permanent historic preservation easement for the historic home. In addition to the required preservation easement, the Commission recommended:

- 1) That the design of new construction evince a visual relationship to the historic house, and
- 2) That new construction maximize the view of the historic property from Farmer Avenue, and
- 3) That permit processes for code and ordinance requirements provide flexibility in consideration of protecting the historic integrity of this significant historic resource

The proposed amendment to the 2005 submittal retains the **36'** height to the top of parapet, with a top-of-the-top height, as

measured at the highest point of the roof access structures, of 42’. The 2005 plan also included roof access structures rising above the parapet, but these features were not dimensioned. Setbacks approved in 2005 have carried over to the proposed amendment. The 2017 revised design remained distinct from the Farmer-Goodwin House while incorporating additional architectural references to the historic home. Specifically, the 2017 proposal included two dormers and a standing seam metal overhang at the third level of the east elevation of both buildings, balcony columns referencing details of the Farmer-Goodwin House porch on each level of the east elevation of both buildings, and compatible exterior doors for use on all levels of the east elevation of both buildings. The current submittal substitutes recessed LED can lights for the decorative sconces with shielded tops identified in the 2017 submittal and omits the dormers and the numerous small, square windows shown on the north and south elevations in the 2017 submittal, resulting in a more monolithic, less compatible design. While the submittal includes a tear sheet for the LED wall pack lights, it lacks a tear sheet for the recessed LED can lights.

The plant palette features deciduous trees, in keeping with the lush, flood-irrigated look and feel of the Farmer-Goodwin House. The current proposal retains the Indian Rosewood selection put forth in 2005, but replaces the proposed Chinese Pistache plantings with Chinese Elm. Both species are appropriate choices given the historic context of the property, and the Commission approved the Chinese Pistache substitution in 2017. As compared to the 2005 plan, the current proposal increases the number of trees planted at the eastern elevation but reduces the number of trees proposed for the southern elevation from six to zero. In addition, the ground cover proposed for the easternmost section of the north elevation of the north building has been omitted.

A façade conservation easement for the Farmer-Goodwin House has been executed and recorded with the Maricopa County Recorder’s Office (MCR ID 20190095877).

PUBLIC INPUT

As of Friday, March 8th, 2019, no public input has been received.

RECOMMENDED CONDITIONS OF APPROVAL:

1. Dormers, as depicted in the 2017 submittal, to be added to the east elevation
2. Recessed LED can light selection shall require a Certificate of No Effect prior to installation
3. Window size, type, and placement on the north elevation of the north building to be as depicted in the 2017 submittal

REASONS FOR APPROVAL:

Staff recommendation of conditional approval **is based upon the current proposal’s retention of the height and front, back, and side setbacks approved in 2005, and similarity in overall footprint.** Architectural features including columns, dormers, window details, and standing seam metal roofing overhangs, as depicted in the 2017 submittal and recommended as a condition of approval, reference character defining features of the Farmer-Goodwin House more effectively than the 2005 submittal. Increased tree plantings along the eastern end of the property contribute to a continuance of setting, somewhat mitigating the potential visual impact of the 2005 approval.

HISTORY & FACTS:

March 1883	Construction of the two-story house (820 S. Farmer Avenue) was completed by P.C. Shannon
January 1886	Property was seized by the Federal government when the original owner was convicted of selling illegal substances to the Native Americans. The property was put up for auction and Mr. & Mrs. Hiram Bradford Farmer purchased the property for \$3,000.00
December 1886	H.B. Farmer subdivided the property to create Farmers Addition, a 160 acre subdivision recorded with Maricopa County

August 1890	James Wilson purchased the property for \$8,000.00
1902	Wilson's daughter Libbie married James C. Goodwin; the house was deeded to her
March 1914	Goodwin Homes Subdivision was filed with Maricopa County Recorder
December 1972	820 S. Farmer Avenue is listed in the National Register of Historic Places
1992	The house continued to be owned by the Goodwin family until the death of James and Libbie's son, Woodrow Wilson Goodwin, in 1992. The City, with permission from the estate of Woodrow Goodwin, applied for and received a matching grant for a Building Condition Assessment Report. Subsequently, the City acted as the third party sponsor for the Drazy-Alexanders, resulting in two additional grants, one for emergency adobe stabilization and one for roof and window rehabilitation
February 1993	Normany Drazy and Pat Alexander-Drazy purchased the property and spent more than a decade rehabilitating the structure and surrounding landscape while living in the home
April 1994	Board of Adjustment approved a request for a use permit to allow a boarding house (bed and breakfast) establishment, and variances to allow a fence, six (6) feet tall in the front and side yard setbacks, to reduce the driveway width from 18 feet to 14 feet and use crushed granite instead of asphalt or concrete paving for the driveway
April 1999	Planning and Zoning Commission recommended the designation of 820 S. Farmer Avenue as an Historic Property
May 1999	City Council approved the designation of 820 S. Farmer Avenue as a Historic Property
June 2005	Doug and Patricia Bruhn purchase 810 and 820 S. Farmer Avenue for \$1,300,000.00 with an agreement to grant an historic easement on the 820 S. Farmer Avenue parcel, to protect the historic Farmer-Goodwin House
October 13, 2005	The Historic Preservation Commission approval, required before any other City approvals or permits can be issued due to the Farmer-Goodwin House being listed in the Tempe Historic Property Register, was conditioned on the City receiving a permanent façade conservation easement for the historic home. In addition to the required preservation easement, the Commission recommended: <ul style="list-style-type: none"> 1) That the design of new construction evince a visual relationship to the historic house, and 2) That new construction maximize the view of the historic property from Farmer Avenue, and 3) That permit processes for code and ordinance requirements provide flexibility in consideration of protecting the historic integrity of this significant historic resource
October 25, 2005	Planning and Zoning Commission held a public hearing and took public comment on a request for a proposed Planned Area Development with ten (10) new three-story townhouses and an architectural office within the historic Farmer-Goodwin House. This request included a General Plan 2030 Projected Land Use map amendment and Zoning map amendment on the northern .57 acres of the total 1.07 acre site located at 820 and 830 S. Farmer Avenue
November 17, 2005	City Council introduced and held a first hearing for this request
December 1, 2005	The City Council approved the Farmer-Goodwin Architectural Office and Townhomes Planned

Area Development (SPD#2005.79), which included the rehabilitation and adaptive reuse of the historic Farmer-Goodwin House and construction of ten three-story townhomes to the south of the historic house. Among other conditions of approval, the Council condition of approval number ten required:

A permanent Historic Preservation Easement [be] conveyed by the property owner to the City of Tempe prior to issuance of Building Permits

February 9th, 2017 Amendment to approved 2005 Planned Area Development conditionally approved by HPC

March 13th, 2019 Development Plan Review and Amended Planned Area Development request agendized for Historic Preservation Commission review and decisioning

Attachment A

Project Submittal

City of Tempe
Development Services Dept.
P.O. Box 5002
31 E. 5th Street
Tempe, Arizona 85282-5002



TRACKING NO. HPD-99.36

PLEASE PRINT

PROJECT NAME: Historic Property Designation & Farmer - Goodwin House DATE: 23 Mar 99

PROJECT ADDRESS: 820 S. Farmer SUITE NO.: _____

PROPOSED USE OF BLDG/SUITE: Residence / Bed + Breakfast EXISTING ZONING: R-3

LEGAL DESCRIPTION: See HP application MCA CODE: _____ 1/4 SECTION

APPLICANT'S NAME: Patricia's Alexander + Norman Drury TELEPHONE: (602) 967-3529

COMPANY OR FIRM NAME: NA FAX: _____

APPLICANT'S ADDRESS: 820 S. Farmer CITY: Tempe STATE: AZ ZIP: 85281

OWNER ARCHITECT ENGINEER
 CONTRACTOR ATTORNEY OTHER

OWNER'S NAME: See above TELEPHONE: _____

COMPANY OR FIRM NAME: _____ FAX: _____

OWNER'S ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

DESCRIPTION OF WORK/REQUEST: Historic Property Designation (application of "H" overlay zoning)

APPLICANT'S SIGNATURE: See HP application VALUATION: _____

PLANNING (350-8331)	Fees	BUILDING (350-8341)	Fees
<input type="checkbox"/> Prelim Site Plan Review	_____	<input type="checkbox"/> Building	_____
<input type="checkbox"/> Design Review	_____	<input checked="" type="checkbox"/> New	<u>NA</u>
<input type="checkbox"/> Design Review Sign	<u>NA</u>	<input type="checkbox"/> Complete	_____
<input type="checkbox"/> Sign Permit	_____	<input type="checkbox"/> Pretense	_____
<input type="checkbox"/> S of A/Hearing Officer	_____	<input type="checkbox"/> Basic	_____
<input type="checkbox"/> Recordation	_____	<input type="checkbox"/> Add/Alt	_____
<input type="checkbox"/> Other	_____	<input type="checkbox"/> TI	_____
<input checked="" type="checkbox"/> P & Z	_____	<input type="checkbox"/> AFES (overhead)	_____
<input checked="" type="checkbox"/> Zoning	_____	<input type="checkbox"/> Res	_____
<input type="checkbox"/> PAD	_____	<input type="checkbox"/> Pool	_____
<input type="checkbox"/> Subdivision/Condo	_____	<input type="checkbox"/> Demo	_____
<input type="checkbox"/> Site Plan	_____	<input type="checkbox"/> Grading Only	_____
<input type="checkbox"/> Development Plan	_____	<input type="checkbox"/> MEP	_____
<input type="checkbox"/> General Plan 2020 Amend	_____	<input type="checkbox"/> Mobile Home	_____
ENGINEERING (350-8341)		<input type="checkbox"/> Factory Built Bldg	_____
<input type="checkbox"/> Engineering	_____	<input type="checkbox"/> Revision	_____
<input type="checkbox"/> Revisions	<u>NA</u>	<input type="checkbox"/> New Standard Plan	_____
<input type="checkbox"/> Other	_____	<input type="checkbox"/> Permits For Std. #	_____
FIRE (350-8341)		<input type="checkbox"/> Other	_____
<input type="checkbox"/> Tanks	_____		
<input type="checkbox"/> Special Extinguishing System	<u>NA</u>		
<input type="checkbox"/> Dust Collection Systems	_____		
<input type="checkbox"/> Spray Paint Booth	_____		
<input type="checkbox"/> AFES (underground)	_____		
<input type="checkbox"/> Other	_____		

For Department Use Only

No. of Sets of _____ Building
Plans Submitted: _____ Planning
_____ Engineering

Site Report Application/Material
 Space Book(s) Parking Analysis
 Sign Colors Color Board
 Hydraulic Calc Report _____
 Haz Mat Form Other _____

VALIDATION

TOTAL VALUATION: _____ FILE WITH: _____
\$

TOTAL SUBMITTAL FEES: _____ REC'D BY: _____
\$

Plans and drawings submitted for Planning Division processes are subject to dissemination to the public

INSTRUCTIONS FOR PROJECT SUBMITTAL

PROJECT INFORMATION

- NAME:** Subdivision Name/Plan of Development, Etc.
ADDRESS: Site address, assessor's parcel number, and suite number
PROPOSED USE: i.e. single-family residence, office, medical office retail, school, restaurant, office/warehouse, carport, manufacturing, 68 unit apartment, 72 unit hotel, etc.
EXISTING ZONING: Zoning at time of application
LEGAL DESCRIPTION: Provide complete Legal Description of property on which permitted work will be done. If legal description is too long for space provided, attach a separate sheet with legal description.

APPLICANT INFORMATION

Name, address, telephone and FAX number of individual to be contacted for questions/corrections and notification of project status.

DESCRIPTION OF WORK

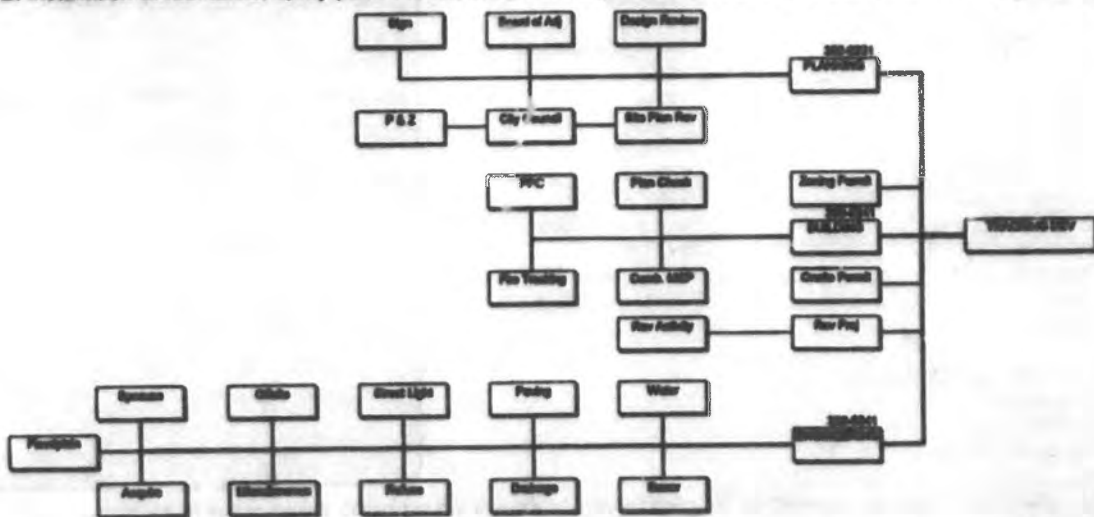
PLANNING: i.e. site plan review, Design Review, signs, Board of Adjustment, Zoning/Rezoning, PADs, Subdivision/Condo, Development Plan, General Plan Amendment.

BUILDING: i.e. interior remodel, addition to existing residence, prefabricated carport, construction due to fire damage, conversion of existing office to sales, conversion of garage or carport to living space, relocated building, revisions of an active permit, etc.
 Classes of work include:

- NEW** all new non-residential buildings (multi-family, office, industrial, assembly, retail, other commercial etc.). All new construction must be further identified as 'Complete', 'Prelease' or 'Basic' type buildings. Upon final inspection approval 'Complete' buildings will receive a Certificate of Occupancy. 'Prelease' and 'Basic' buildings are shell buildings resulting in the issuance of a 'Letter of Compliance' with Certificate of Occupancies issued at the time of tenant build-out
- A/A** additions or alterations to an existing building that increases floor area or requires structural review.
- T.I.** tenant improvement work - no increase in floor area and no structural work.
- AFES** automatic fire extinguishing systems.
- RES** all work (new, remodel, additions, etc.) relating to one and two family dwellings.
- POOL** swimming pools
- DEMO** this type of permit covers the demolition of an entire building and is not issued for demolition associated with interior work. Interior demolition work is covered under the building permit. Demolitions resulting from unauthorized construction (work done without permits) will require demolition permits.
- OTHER** that work which does not fit into any of the above categories, i.e. mobile homes, factory built buildings, retaining walls, prefabricated metal parking structures, relocated buildings, etc.
- MEP** application is for mechanical, electrical, or plumbing work only.

ENGINEERING: on-site, storm water retention, refuse enclosures, curb cuts, etc:

FIRE: installation of fuel tanks, spray paint booths, review of hazardous material forms, dust collection systems, etc.



Planning and
Zoning Commission
City Council

City of Tempe
Development Services Dept.
P.O. Box 5008
31 E. 5th Street
Tempe, Arizona 85280-0008

HPO-99.36



GENERAL and/or FINAL PLAN/SITE PLAN/ P.A.D./SUBDIVISION/CONDO APPLICATION

Type of Application: Historic Property Designation (Historic "H" Overlay Zoning)
 Prelim Final General Amended

Existing Zoning: R-3 Proposed Zoning: R-3/H

Proposed Use(s): Residence / Bed + Breakfast

Variance(s) and/or Use Permit(s): N.A.

Gross Site Area/Gross Acreage (incl. Future R/W): _____ s.f. _____ acres

Net Site Area/Net Acreage (excl. Future R/W): 33,350 s.f. 0.77 acres

Total Building Area: 3825 s.f.

Gross Floor Area: 1st Floor: 2160 s.f. including carports 1 x 450 sq ft, to be demolished s.f.

Building Coverage: 14 % including carports, covered walks: front porch & 450 sq ft

Residential Projects: Total No. of Units: N.A. Density: _____ /acre (gross) = 4725 sq ft

Mix of Units: N.A. Studio/1 bdrm. _____ 2 + bdrm. not exist but cov.

Landscaping On-Site: N.A. % (use net site for "%" calculations)

Setbacks Provided: 54' Front 20' Side 25' Rear Historic House Side Street

Parking Required By Use: N.A. cars _____ R.V. _____

Parking Provided: _____ cars _____ R.V. _____

Engineer/Architect: Mark Vinson, H.P.O. City of Tempe Development Services - Spec. Proj.

() x 8367 Address: PO Box 5002 Tempe AZ 85280

Area Code & Phone Number City, State, Zip Code

for purposes of designation processing only.

SUBDIVISION/CONDO ADDITIONAL INFORMATION:

No. Total Lots/Units: _____ No. of Tracts: _____

Density Proposed: _____ units/acre (use gross site acreage)

Minimum Lot Proposed: _____ s.f. Largest Lot Size: _____ s.f.

Average Lot Size: _____ s.f.

Subdivision Ordinance Waivers Requested: _____

See attached HPO Nominations Form ←

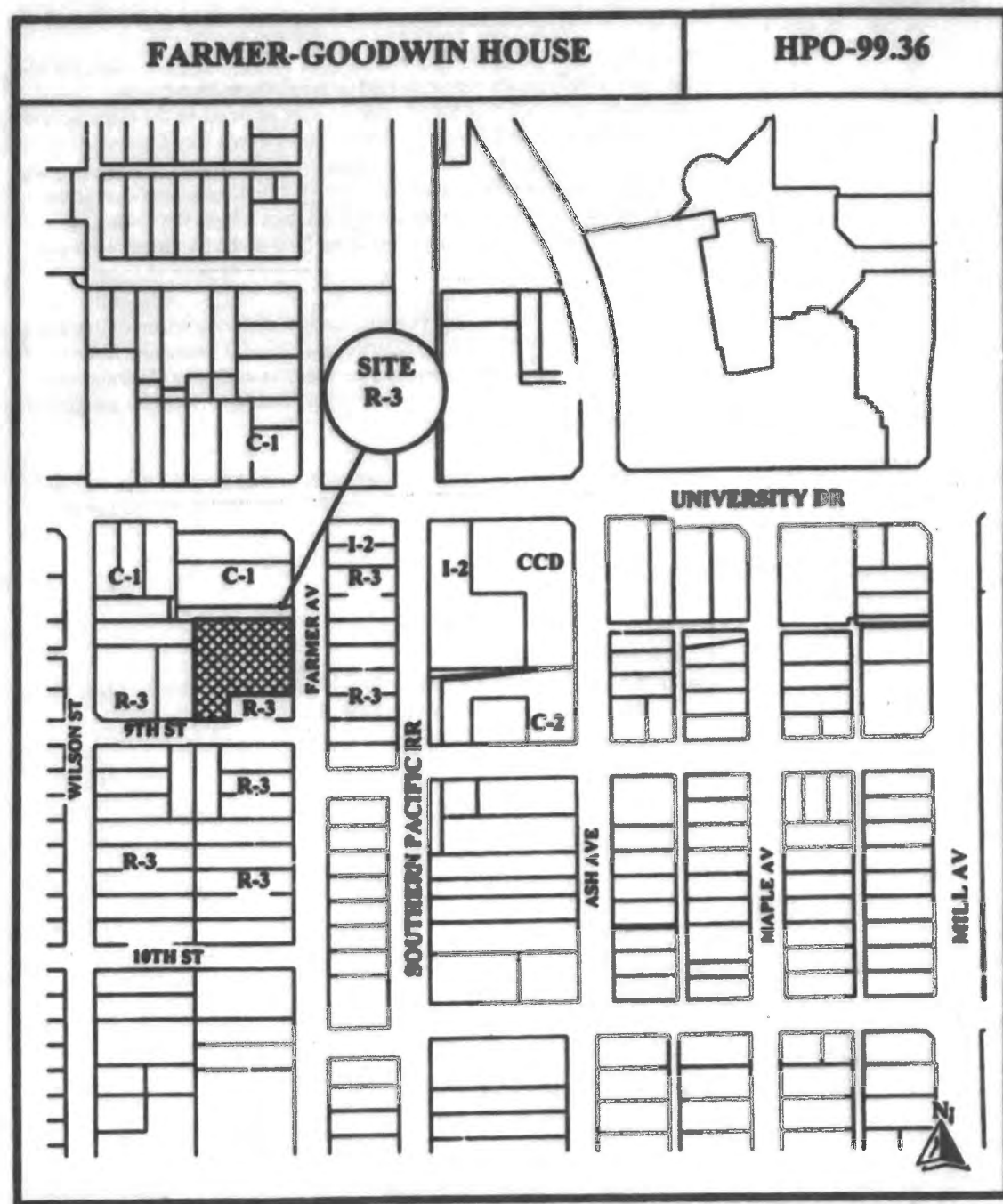
Owner's Signature _____ Date _____ Applicant's Signature _____ Date _____

(or Letter of Authorization)

**PLEASE CONTACT THE PLANNING DIVISION REGARDING FEES
GENERAL/FINAL PLAN/SITE PLAN/P.A.D./SUBDIVISION/CONDO APP.**

FARMER-GOODWIN HOUSE

HPO-99.36



Location Map SEE OTHER SIDE FOR MORE INFORMATION



NOMINATION FORM

TEMPE HISTORIC PROPERTY REGISTER

Property Location (Address or Boundaries)

520 S. Farmer

Legal Description (Subdivision Name, Lot and Block)

All of lots 11, 12 and 13; the south 20 feet of lot 1; and the west 67 feet of lot 10; all in block 1, Goodwin Homes

Date of Construction / source of date

March 1883

Existing Historic Designation or Identification (check if any)

National Register 1972 State Register Tempe Survey # _____
(Date Listed) (Date Listed)

Summary of Historic Function or Use

Home of first president of ASU (then Tempe Normal)
home of family of James Goodwin,
boarding home for ASU students

Present, Common, or Proposed Name

Farmer - Goodwin House

Present Function or Use

Residence/
Bed and Breakfast

Classification (check one)

Property (Building or Structure) Archaeological Site District Landmark

Ownership Information:

Pat Alexander and Norm Briggs
Owner Name
520 S. Farmer
Address
Tempe AZ 85281
City State Zip
967-3529
Phone
(Pat Alexander) 3-11-99
Signature (if required) Date

Applicant Information (if different from ownership)

Pat
Name
Address
City State Zip
Phone
Signature Date

For Staff Use Only:

Received: 11/16/99 (PT)
DSD#: 110 99
Hearings/Approvals:
HPC: 1 April 99/
P & Z: 13 April 99/
Council:

*Preliminary review with other impacted entities (State, Communities, Neighborhoods, etc.) should be scheduled prior to initial public hearing

Assessor's Tax Parcel Number(s)

124 69 03 3
124 69 09 1 124 69 09 2
124 69 04 2 6 124 69 02 2

Historic Name

Farmer - Goodwin House

A CHECKLIST OF ADDITIONAL INFORMATION NECESSARY IS PROVIDED WITH THIS FORM. PLEASE INCLUDE THESE ITEMS WITH THE NOMINATION.

**Staff
Summary
Report**



To: Mayor and City Council
Through: City Manager

Agenda Item Number 24
Meeting Date: 05/13/99
Doc. Name: 990513devarh07
Supporting Documents: Yes

SUBJECT: FARMER GOODWIN HOUSE #HPO-99.36

APPROVED BY: Randall Hurlburt, Development Services Director
Grace Kelly, Planner II

FILE COPY

BRIEF: This is the second public hearing for Farmer Goodwin House for designation as a historic property at 820 South Farmer Avenue.

COMMENTS: **PLANNED DEVELOPMENT (0406)** Hold the second public hearing for **FARMER GOODWIN HOUSE** (Pat Alexander and Norm Draxy, property owner) for designation as a historic property located at 820 S. Farmer Avenue. The applicant is seeking the following approval from the City of Tempe:

- a. (#HPO-99.36) Designation as a Historic Property for .77 net acres at 820 S. Farmer Avenue.

SUMMARY: The Historic Preservation Commission and Planning & Zoning Commission recommend that the City Council designate the Farmer Goodwin House, located at 820 S. Farmer Avenue, as entry #5 on the Tempe Historic Property Register. The house is approximately 3,798 s.f. on .77 net acres. Since Council adopted the Historic Preservation Ordinance on November 9, 1995, a building may be designated as "historic" provided the property is approved by the Historic Preservation Commission and the Planning and Zoning Commission. These recommendations are forwarded to City Council, and if approved by Council, the "Historic" overlay zoning is applied to the entire subject property. The Historic Preservation Commission approved the proposal on April 1, 1999, and the Planning Commission approved it on April 13, 1999. The proposal is in conformance with the Northwest Tempe Neighborhoods Strategic Plan. Staff and the Commissions believe the Farmer-Goodwin House meets the criteria and recommend the property be designated as an official Tempe historic property. Note: Council held the first public hearing on May 6, 1999.

	<u>Recommendation</u>	<u>Comments</u>
Staff	Approval	See report
Historic Preservation Commission	Approval	See report
Planning Commission	Approval	5-0 consent
Public	No comment	

Staff Report
#HPO-99.36
HISTORY & FACTS:

2

- 1883** Date of Construction
- 1886** The property was seized by the government when the original owner was convicted of selling illegal substances to the Indians. The property was put up for public auction and purchased by Mr. and Mrs. Hiram Bradford Farmer. Mr. Farmer had recently been appointed Headmaster of the new Tempe Normal School (ASU).
- 1900** House was sold to the Goodwin Family, where Woodrow Goodwin was born and raised and lived in the house until his death in 1980.
- 1980** The property was placed in probate in the 1980s and eventually sold to its current owners, Patricia Alexander and Norman Drazy, who have been rehabilitating the building as a bed-and-breakfast residence.
- April 1, 1999** The Historic Preservation Commission voted 5-0 to approved historic designation of the Farmer Goodwin House.
- April 13, 1999** The Planning Commission approved historic designation of the Farmer Goodwin House, by a 5-0 vote on the consent agenda.
- May 6, 1999** Council held the first public hearing.

DESCRIPTION: Owner - Patricia Alexander and Norman Drazy
Applicant - Historic Preservation Commission, Mark Vinson
Total site area - .77 acres
Total bldg. area - 3,788 s.f.

COMMENTS: At their public meeting of April 1, 1999, the Historic Preservation Commission recommended to the Planning & Zoning Commission that the Farmer Goodwin House at 820 S. Farmer Avenue be designated as an Historic Property and listed as entry #5 on the Tempe Historic Property Register.

The two-story Farmer-Goodwin House is situated on a 0.77 acre site on Farmer Avenue, just south of University Drive. The property is owned by Patricia Alexander and Norman Drazy. Since acquiring the property, the owners have been rehabilitating the house as a Bed-and-Breakfast Residence. The City has supported their efforts by assisting them to obtain preservation grants. For a more detailed history and description of this site, see attached staff report to the Historic Preservation Commission, dated 4/1/99, submitted by Mark Vinson, Historic Preservation Officer.

The Historic Preservation Commission recognizes that Farmer Goodwin House is associated with early residential development in Tempe and with two of its earlier residents, Hiram Bradford Farmer, President of ASU (Normal School, at that time) and Woodrow Goodwin.

City of Tempe
PO Box 8082
31 East Fifth Street
Tempe, AZ 85288
602-350-8872 (FAX)



Development Services
Department

602-350-8331 (Phone)

May 14, 1999

Patricia Alexander
Normal Drazy
820 South Farmer
Tempe, AZ 85281

Re: #HPO-99.36

Dear Ms. Alexander and Mr. Drazy::

At their regular meeting of May 13, 1999, the City Council approved the request by FARMER GOODWIN HOUSE (Pat Alexander and Norm Drazy, property owner) for designation as a historic property located at 820 S. Farmer Avenue. The applicant is seeking the following approval from the City of Tempe:

- a. (#HPO-99.36) Designation as a Historic Property for .77 net acres at 820 S. Farmer Avenue.

Sincerely,


Terry L. Mullins
Deputy Director

TLM:jrh

cc: File
Patricia Alexander / Normal Drazy
Traffic Engineer

FILE COPY

**Staff
Summary
Report**



To: Mayor and City Council
Through: City Manager

Agenda Item Number 48
Meeting Date: 05/06/99
Doc. Name: 990506dvvrh08
Supporting Documents: Yes

SUBJECT: FARMER GOODWIN HOUSE #HPO-99.36

APPROVED BY: Randall Hurburt, Development Services Director
Grace Kelly, Planner II

FILE COPY

BRIEF: This is the first public hearing for Farmer Goodwin House for designation as a historic property at 820 South Farmer Avenue.

COMMENTS: **PLANNED DEVELOPMENT (0406)** Hold the first public hearing for **FARMER GOODWIN HOUSE** (Pat Alexander and Norm Driry, property owner) for designation as a historic property located at 820 S. Farmer Avenue. The applicant is seeking the following approval from the City of Tempe:

- a. (#HPO-99.36) Designation as a Historic Property for .77 net acres at 820 S. Farmer Avenue.

SUMMARY: The Historic Preservation Commission and Planning & Zoning Commission recommend that the City Council designate the Farmer Goodwin House, located at 820 S. Farmer Avenue, as entry #5 on the Tempe Historic Property Register. The house is approximately 3,788 s.f. on .77 net acres. Since Council adopted the Historic Preservation Ordinance on November 9, 1995, a building may be designated as "historic" provided the property is approved by the Historic Preservation Commission and the Planning and Zoning Commission. These recommendations are forwarded to City Council, and if approved by Council, the "Historic" overlay zoning is applied to the entire subject property. The Historic Preservation Commission approved the proposal on April 1, 1999, and the Planning Commission approved it on April 13, 1999. The proposal is in conformance with the Northwest Tempe Neighborhoods Strategic Plan. Staff and the Commissions believe the Farmer-Goodwin House meets the criteria and recommend the property be designated as an official Tempe historic property.

	<u>Recommendation</u>	<u>Comments</u>
Staff	Approval	See report
Historic Preservation Commission	Approval	See report
Planning Commission	Approval	5-0 consent
Public	No comment	

Staff Report
#HPO-99.36

2

HISTORY & FACTS:

1883

Date of Construction

1886

The property was seized by the government when the original owner was convicted of selling illegal substances to the Indians. The property was put up for public auction and purchased by Mr. and Mrs. Hiram Bradford Farmer. Mr. Farmer had recently been appointed Headmaster of the new Tempe Normal School (ASU).

1900

House was sold to the Goodwin Family, where Woodrow Goodwin was born and raised and lived in the house until his death in 1980.

1980

The property was placed in probate in the 1980s and eventually sold to its current owners, Patricia Alexander and Norman Drazy, who have been rehabilitating the building as a bed-and-breakfast residence.

April 1, 1999

The Historic Preservation Commission voted 5-0 to approved historic designation of the Farmer Goodwin House.

April 13, 1999

The Planning Commission approved historic designation of the Farmer Goodwin House, by a 5-0 vote on the consent agenda.

DESCRIPTION:

Owner - Patricia Alexander and Norman Drazy
Applicant - Historic Preservation Commission, Mark Vinson
Total site area - .77 acres
Total bldg. area - 3,788 s.f.

COMMENTS:

At their public meeting of April 1, 1999, the Historic Preservation Commission recommended to the Planning & Zoning Commission that the Farmer Goodwin House at 820 S. Farmer Avenue be designated as an Historic Property and listed as entry #5 on the Tempe Historic Property Register.

The two-story Farmer-Goodwin House is situated on a 0.77 acre site on Farmer Avenue, just south of University Drive. The property is owned by Patricia Alexander and Norman Drazy. Since acquiring the property, the owners have been rehabilitating the house as a Bed-and-Breakfast Residence. The City has supported their efforts by assisting them to obtain preservation grants. For a more detailed history and description of this site, see attached staff report to the Historic Preservation Commission, dated 4/1/99, submitted by Mark Vinson, Historic Preservation Officer.

The Historic Preservation Commission recognizes that Farmer Goodwin House is associated with early residential development in Tempe and with two of its earlier residents, Hiram Bradford Farmer, President of ASU (Normal School, at that time) and Woodrow Goodwin.

Per the process described in Chapter 14A of the Tempe City Code (the Historic Preservation Ordinance), once approved by the Historic Preservation Commission, an application for designation must be heard by the Planning and Zoning Commission and, if approved there, heard by the City Council. If approved by Council, the effect of designation is that "Historic" overlay zoning will be applied to the entire subject property. While this does not change the underlying zoning or General Plan category, it does subject the designated property to the additional requirements as set forth in the Historic Preservation Ordinance.

Although not yet complete, the rehabilitation has proceeded in a sensitive manner and has reached a point where the exterior appearance is essentially restored. The Historic Preservation Commission and the Planning & Zoning Commission recommend to the City Council that the Farmer-Goodwin House be designated as an official Tempe historic property.

RECOMMENDATION: Historic Preservation Commission, Planning & Zoning Commission, and staff recommend the Farmer Goodwin House be designated as an official Tempe historic property.

ATTACHMENTS: Location Map
Site Plan
Elevations
Photographs
Staff Report submitted to the Historic Preservation Commission by Mark Vinson, Historic Preservation Officer, dated 4/1/99.

City of Tempe
P.O. Box 6000
31 East Fifth Street
Tempe, AZ 85280
602-350-5872 (FAX)



Development Services
Department

602-350-8331 (Phone)

April 16, 1999

Patricia Alexander
Normal Drazy
820 South Farmer
Tempe, AZ 85281

Re: #HPO-99.36

Dear Ms. Alexander and Mr. Drazy::

At their regular meeting of April 15, 1999, the City Council introduced the request by **FARMER GOODWIN HOUSE** (Pat Alexander and Norm Drazy, property owner) for designation as a historic property located at 820 S. Farmer Avenue. The applicant is seeking the following approval from the City of Tempe:

- a. (#HPO-99.36) Designation as a Historic Property for .77 net acres at 820 S. Farmer Avenue.

The City Council scheduled public hearings for May 6 and May 13, 1999 at 7:30 p.m. at the Council Chambers, 31 E. Fifth Street. Please plan to attend these meetings.

Sincerely,


Terry L. Mullins
Deputy Director

TLM:jrh

cc: File
Patricia Alexander / Normal Drazy
Traffic Engineer

FILE COPY

PLANNED DEVELOPMENT (#406) Hold a public hearing for **BRAKE MASTERS** (Charles Dunlap and Company, property owners) who wish to construct a Brake Masters service facility for the installation of brakes, oil changes and chassis lubrications within Lot 3 of Capistrano Village at 1836 East Elliot. Development would consist of two, 1-story buildings, consisting of 7,434 s.f. of total building area. The Brake Master facility would consist of 4,089 s.f. and the remaining retail pad building would consist of approximately 3,445 s.f. The applicant is therefore seeking the following approvals from the City of Tempe:

- a. **(#SGF-99.39)** Seventh Amended General Plan of Development and a Final Plan of Development for Lot 3, of Capistrano Village consisting of 7,534 s.f. total building area on 1.18 net acres at 1836 E. Elliot Road, including the following:
Use Permit
Allow a 4,089 s.f. automotive service facility (Brake Masters) in the PCC-1 Zoning District.
Variance:
Reduce the minimum required side yard setback for Lot 3 from 40' to 20' along the west property line.

MOTION: Commissioner Mattson made a motion to continue #SGF-99.39 until the April 27, 1999 Planning Commission meeting. Commissioner Huellmantel seconded the motion.

VOTE: Passed 5-0.

On a motion by Commissioner Mattson, seconded by Commissioner Spitzer, the Commission with a vote of 4-0, (Commissioner Huellmantel abstained) approved the Minutes of 3/23/99 as amended.

On a motion by Commissioner Mattson, seconded by Commissioner Spitzer, the Commission with a vote of 5-0, approved the following consent item:

PLANNED DEVELOPMENT (#406) Hold a public hearing for **FARMER GOODWIN HOUSE** (Pat Alexander and Norm Druzy, property owner) for designation as a historic property located at 820 S. Farmer Avenue. The applicant is seeking the following approval from the City of Tempe:

- a. **(#HPO-99.36)** Designation as a Historic Property for .77 net acres at 820 S. Farmer Avenue.

FILE COPY

City of Tempe
PO Box 8082
31 East Fifth Street
Tempe, AZ 85289
602-350-8872 (FAX)



Development Services
Department

602-350-8331 (Phone)

April 14, 1999

Patricia Alexander
Norman Drazy
820 South Farmer
Tempe, AZ 85281

Re: #HPO-99.36

Dear Ms. Alexander and Mr. Drazy::

At their regular meeting of April 13, 1999, the Planning & Zoning Commission approved the request by FARMER GOODWIN HOUSE (Pat Alexander and Norman Drazy, property owner) for designation as a historic property located at 820 S. Farmer Avenue. The applicant is seeking the following approval from the City of Tempe:

- a. (#HPO-99.36) Designation as a Historic Property for .77 net acres at 820 S. Farmer Avenue.

The City Council will schedule public hearings for May 6 and May 13, 1999 at 7:30 p.m. at the Council Chambers, 31 E. Fifth Street. Please plan to attend these meetings.

Sincerely,


for Terry L. Mullins
Deputy Director

TLM:jrh

cc: File
Mark Vinson
Traffic Engineer

FILE COPY

**Staff
Summary
Report**



To: Planning & Zoning Commissioners
Through: Development Services Director

Agenda Item Number 4
Meeting Date: 04/13/99

SUBJECT: FARMER GOODWIN HOUSE #HPO-99.36

APPROVED BY: Randall Hurlburt, Development Services Director
Grace Kelly, Planner II

FILE COPY

BRIEF: This is a public hearing for Farmer Goodwin House for designation as a historic property at 820 South Farmer Avenue.

COMMENTS: **PLANNED DEVELOPMENT (0406)** Hold a public hearing for **FARMER GOODWIN HOUSE** (Pat Alexander and Norm Draz, property owner) for designation as a historic property located at 820 S. Farmer Avenue. The applicant is seeking the following approval from the City of Tempe:

- a. (#HPO-99.36) Designation as a Historic Property for .77 net acres at 820 S. Farmer Avenue.

SUMMARY: The Historic Preservation Commission is recommending to the Planning & Zoning Commission and City Council that the Farmer-Goodwin House located at 820 S. Farmer Ave. be designated as a Historic Property and listed as entry #5 on the Tempe Historic Property Register. The house is approximately 3,788 s.f. on .77 net acres. Since Council adopted the Historic Preservation Ordinance on November 9, 1995, a building may be designated as "historic" provided the property is approved by the Historic Preservation Commission and the Planning and Zoning Commission. These recommendations are forwarded to City Council, and if approved by Council, the "Historic" overlay zoning is applied to the entire subject property. The Historic Preservation Commission and staff believe the Farmer Goodwin House meets the criteria and recommends the property be designated as an official Tempe historic property.

	<u>Recommendation</u>	<u>Comments</u>
Staff	Approval	See report
Historic Preservation Commission	Approval	(5-0 vote)
Public	No comment	

Staff Report
#HPO-99.36

HISTORY & FACTS:

1883

Date of Construction.

1886

The property was seized by the government when the original owner was convicted of selling illegal substances to the Indians. The property was put up for public auction and purchased by Mr. and Mrs. Hiram Bradford Farmer.

1887

1900

1980

April 1, 1999

Mr. Farmer had recently been appointed Headmaster of the new Tempe Normal School (ASU).

House was sold to the Goodwin Family, where Woodrow Goodwin was born and raised and lived in the house until his death in 1980.

The property was placed in probate in the 1980s and eventually sold to its current owners, Patricia Alexander and Norman Drazy, who have been rehabilitating the building as a bed-and-breakfast residence.

The Historic Preservation Commission voted 5-0 to approved historic designation of the Farmer Goodwin House.

DESCRIPTION:

Owner - Patricia Alexander and Norman Drazy
Applicant - City of Tempe, Mark Vinson, Historic Preservation Officer
Total site area - .77 acres
Total bldg. area - 3,788 s.f.

COMMENTS:

At their public meeting of April 1, 1999, the Historic Preservation Commission recommended to the Planning & Zoning Commission that the Farmer Goodwin House at 820 S. Farmer Avenue be designated as an Historic Property and listed as entry #5 on the Tempe Historic Property Register.

The two-story Farmer-Goodwin House is situated on a 0.77 acre site on Farmer Avenue, just south of University Drive. The property is owned by Patricia Alexander and Norman Drazy. Since acquiring the property, the owners have been rehabilitating the house as a Bed-and-Breakfast Residence. The City has supported their efforts by assisting them to obtain preservation grants. For a more detailed history and description of this site, see attached staff report to the Historic Preservation Commission, dated 4/1/99, submitted by Mark Vinson, Historic Preservation Officer.

The Historic Preservation Commission recognizes that Farmer Goodwin House is associated with early residential development in Tempe and with two of its earlier residents, Hiram Bradford Farmer, President of ASU (Normal School, at that time) and Woodrow Goodwin.

LITE COBA

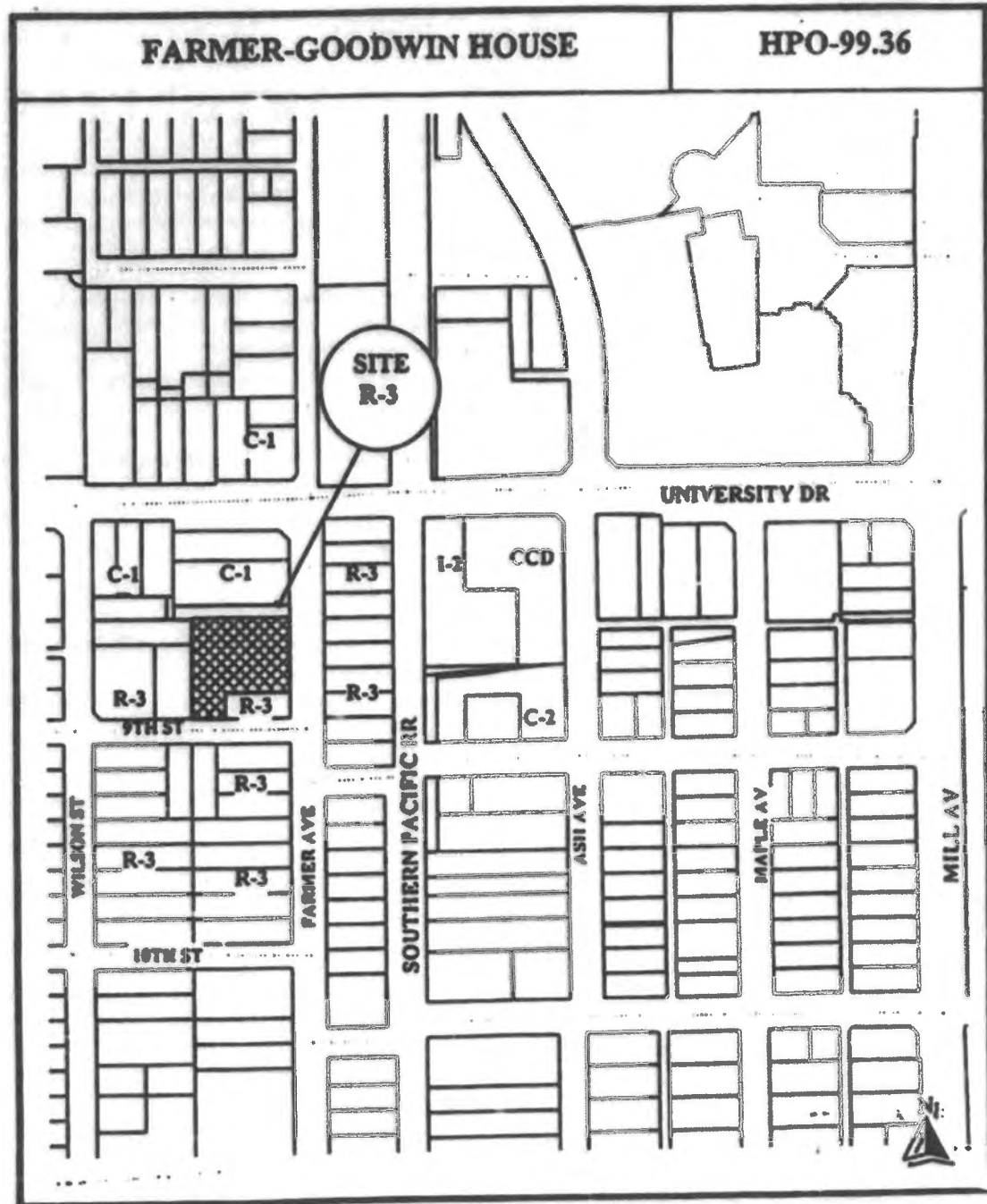
Per the process described in Chapter 14A of the Tempe City Code (the Historic Preservation Ordinance), once approved by the Historic Preservation Commission, an application for designation must be heard by the Planning and Zoning Commission and, if approved there, heard by the City Council. If approved by Council, the effect of designation is that "Historic" overlay zoning will be applied to the entire subject property. While this does not change the underlying zoning or General Plan category, it does subject the designated property to the additional requirements as set forth in the Historic Preservation Ordinance.

Although not yet complete, the rehabilitation has proceeded in a sensitive manner and has reached a point where the exterior appearance is essentially restored. The Historic Preservation Commission urges the Planning & Zoning Commission to recommend to the City Council that the Farmer-Goodwin House be designated as an official Tempe historic property.

RECOMMENDATION: Staff recommends the Farmer Goodwin House be designated as an official Tempe historic property.

ATTACHMENTS: Location Map
Site Plan
Elevations
Photographs

Staff Report submitted to the Historic Preservation Commission by Mark Vinson, Historic Preservation Officer, dated 4/1/99.



Location Map



HISTORIC PRESERVATION

HISTORIC PRESERVATION COMMISSION
Sharon DeBartolo
Bobby Soper (Chairman)
Joseph Stern
John Kelly
Michael Kenna, Chair
Michael Kelly (Chairman)
Don Patton
Nancy Walsh

Historic Preservation Officer
Mark C. Vinson, ASA/ASCP

The City of Tempe is a C-1(a) Local Government in association with the U.S. and State Department of the Interior/ National Park Service and Arizona State Parks/State Historical Preservation Office

Development Services Department
Redevelopment/Special Programs
133 East 6th Street, Suite 104
P.O. Box 5002
Tempe, Arizona 85280
(602)350-8567/8579 Fax



Staff Report

to the HISTORIC PRESERVATION COMMISSION (HPC)

By: Mark Vinson, Historic Preservation Officer (HPO)

Meeting Date: 1 April 1999
Agenda Item #: 2
DSD Project Review #: HPO-99.36

Re: Historic Property Designation: *Farmer-Goodwin House*

Background:

A nomination form has been submitted by the owners (see attached copy) for the designation of the *Farmer-Goodwin House* as a Tempe Historic Property and listing on the Tempe Historic Property Register. In conjunction with receipt of the application, all requirements for notification, posting and advertisement, as set forth in the Historic Preservation Ordinance have been met and a public hearing with the HPC has been set.

The Farmer-Goodwin House, located at 820 South Farmer Avenue, has been listed on the National Register of Historic Places since 1972 and is identified in the 1997 *Tempe Multiple Resource Area (MRA) Update (# 243)*. Classified as folk Victorian, the 2-story adobe structure is widely considered to be one of Tempe and Arizona's most significant historic resources. Constructed in 1883, the property was seized by the government when the original owner was convicted of selling illegal substances to the Indians. The property was put up for public auction and purchased by Mr. and Mrs. Hiram Bradford Farmer, c.1886. Mr. Farmer had recently been appointed Headmaster of the new Tempe Normal School (ASU). The Farmer's also boarded female students in their home. By the turn-of-the-century, the property had been sold to the Goodwin Family. Woodrow Goodwin was born in the house and lived in it for all of his 90 years. After his death in the home in the late 1980's, the property was placed in probate and eventually sold to its current owners, Patricia Alexander and Norman Drazy.

Since acquiring the property, the new owners have been actively involved in its rehabilitation as a bed-and-breakfast residence. The City has supported their efforts by assisting the owners in obtaining and administering preservation grants (building condition assessment report, adobe stabilization, reroofing) from the Arizona Heritage Fund. A complimentary lean-to addition, accommodating a modern kitchen and laundry room, has been constructed to the rear, and the front porch has been reconstructed after an historic photograph (see attached copy). A later garage/storage outbuilding is scheduled for demolition. Additional bedrooms and conversion of upstairs bedrooms to bed-and-breakfast suites is planned. The rehabilitation plans have been approved by Development Services. In addition, all work to-date has been monitored by the Tempe Historic Preservation Officer and has followed Secretary of the Interior Standards

The context surrounding the property has changed significantly since the construction of the house. The original larger land holdings associated with the property were sold off and subdivided fairly early. Several houses dating back to 1920 or earlier still exist along Farmer Avenue, to the south and east. The primary adverse impact to the historic context was effected with the demolition of the pre-1920 historic home immediately to the north and construction of a non-complimentary strip commercial center. This impact has been exacerbated by the location of a dumpster immediately adjacent to the Farmer-Goodwin property and its utilization for disposal of restaurant refuse, together with the removal or deterioration of required landscaping on the commercial site.

Summary:

The Farmer-Goodwin House is one of this community's most significant historic resources. Although not yet complete, the rehabilitation has proceeded in a sensitive manner and has reached a point where the exterior appearance is essentially restored. Although not totally intact, especially to the north, the remaining context is sufficient to convey an adequate interpretation of the property. Designation and listing on the Tempe Historic Property Register (as the first privately-owned property to be so designated) would recognize its significance, compliment its National Register listing, ensure that the significance and character of the property are considered in the review of future development plans, and assist the owners in pursuing further preservation grants.

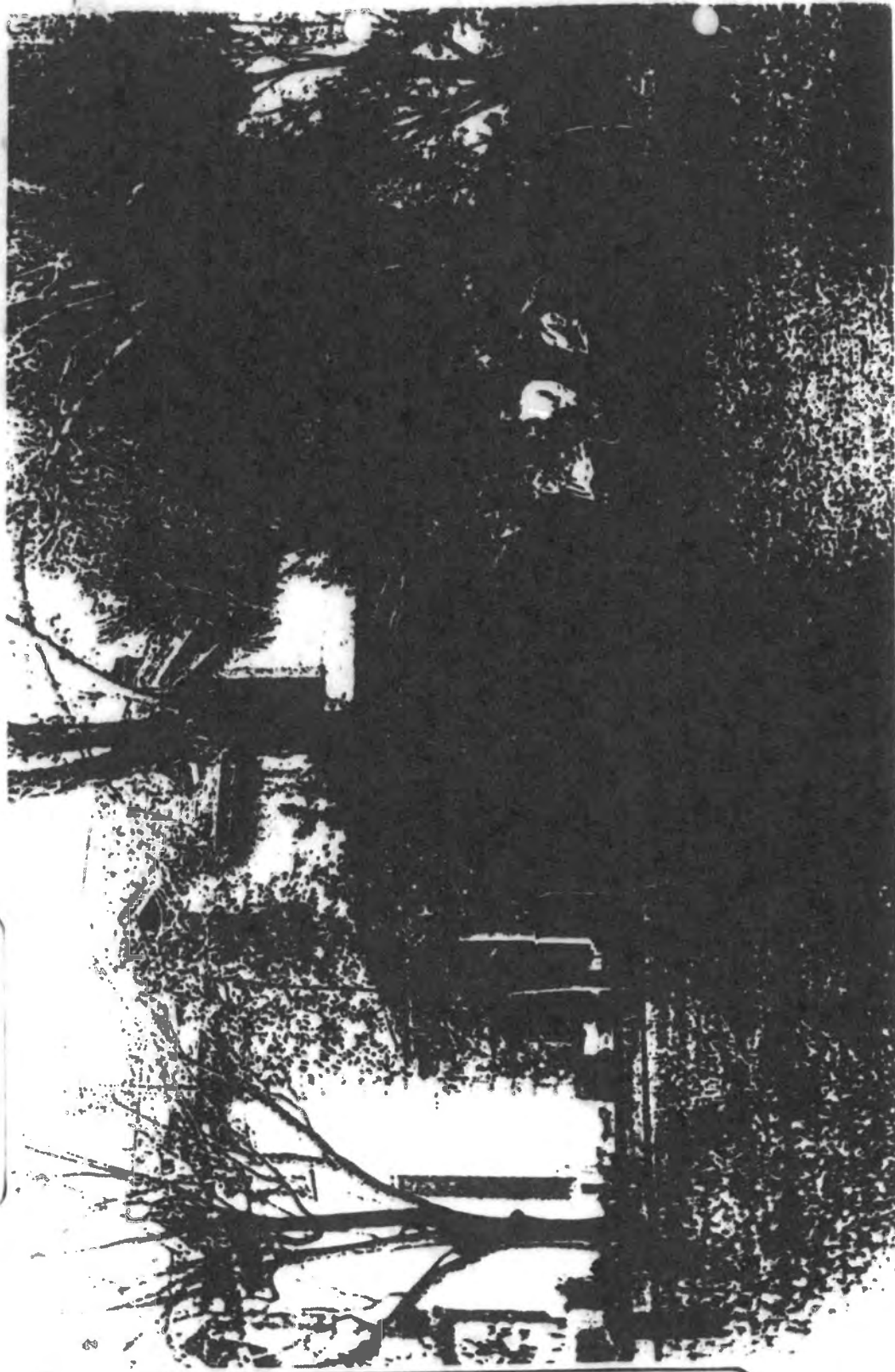
No comments, for or against the proposed designation, have been received.

If approved for designation by the HPC, the nomination will be forwarded to Development Services Planning Staff for placement on the next available agenda of the Planning & Zoning Commission (PZC). If approved by PZC, the nomination will be forwarded to the City Council for ultimate consideration, through a double public hearing process. If denied by the HPC, no further action will occur, unless appealed in writing by an aggrieved party to the City Council. Although designation does not change the underlying zoning, it results in the application of Historic ("H") overlay zoning and the effectuation of the requirements of the Historic Preservation Ordinance (Chapter 14A of the Tempe City Code).

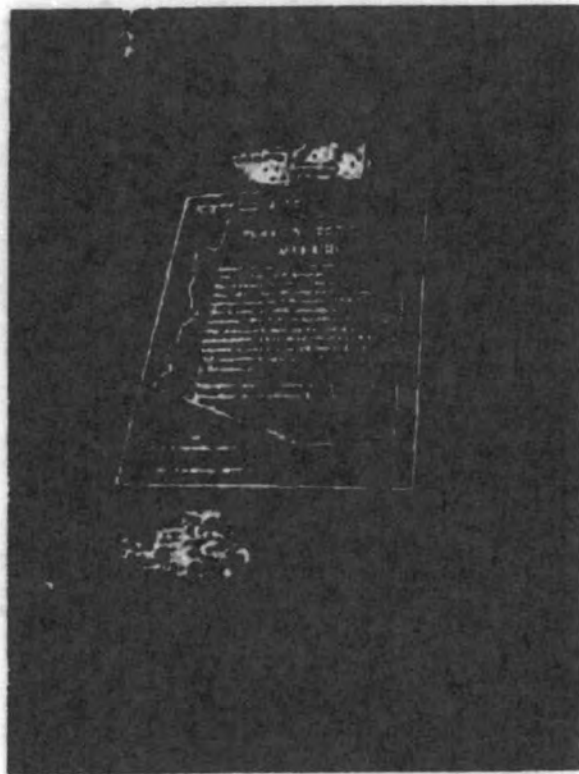
Recommendation(s):

That the HPC approve the request for designation/listing and recommend to the PZC and City Council that the Farmer-Goodwin House be recognized as Tempe Historic Property #5.

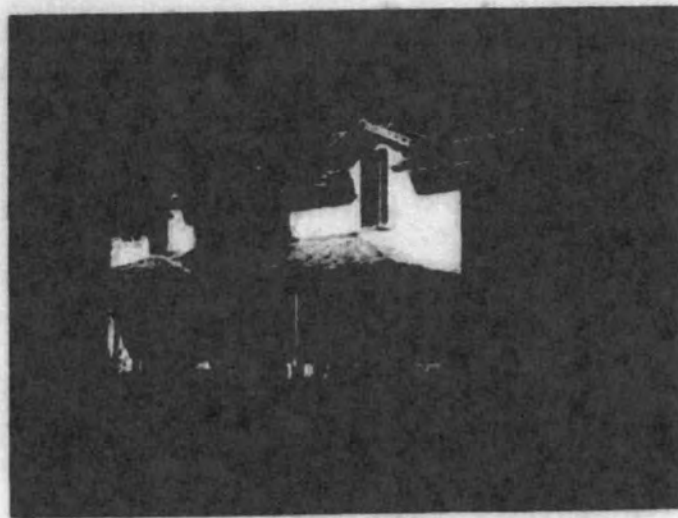
attachments



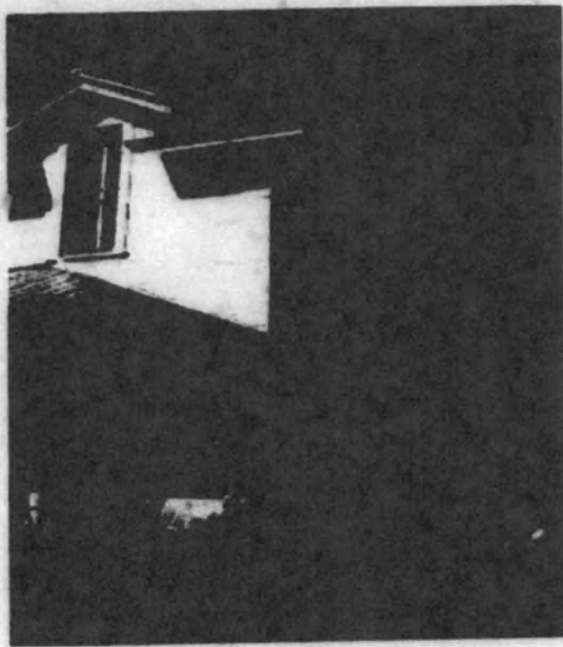
View of front of house from Farmer Avenue, showing original porch; c1900 (note Goodwin family in setting of lush landscaping)



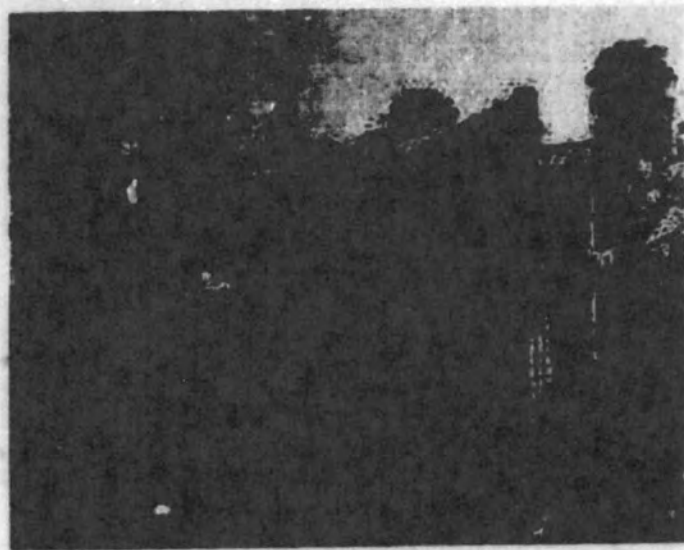
**National Register listing plaque
along Farmer Avenue.**



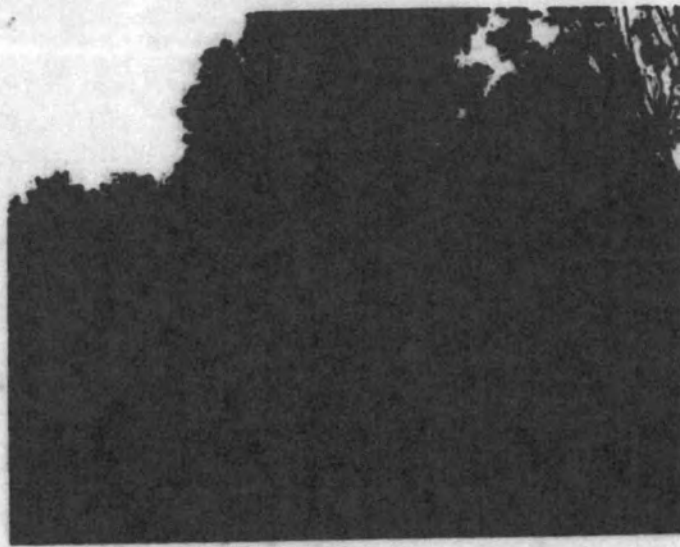
View showing East (Farmer) and
partial North elevations,
showing reconstructed front
porch.



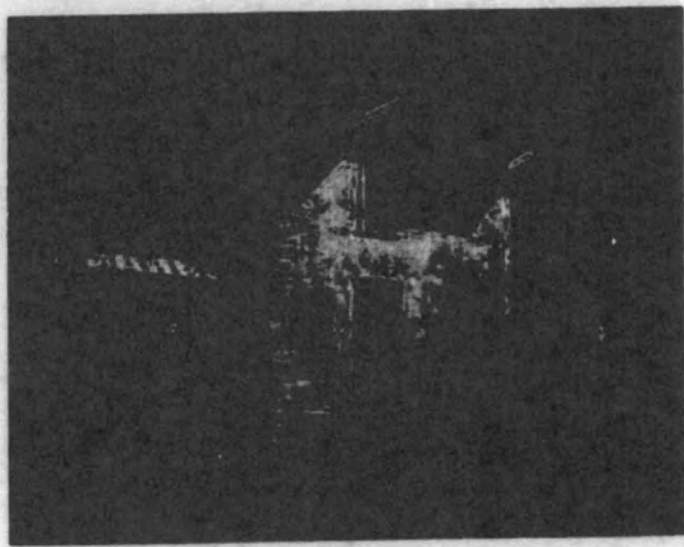
**View of North and partial
East (Farmer) elevations.**



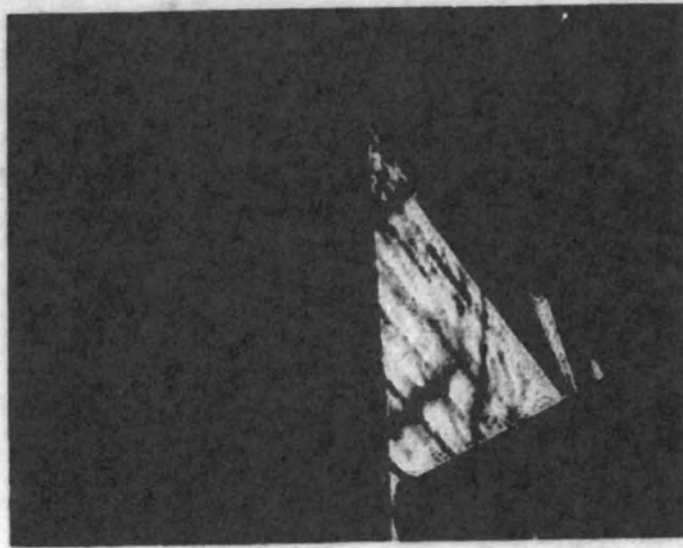
**View of West elevation (rear)
elevation, showing new
lower level addition.**



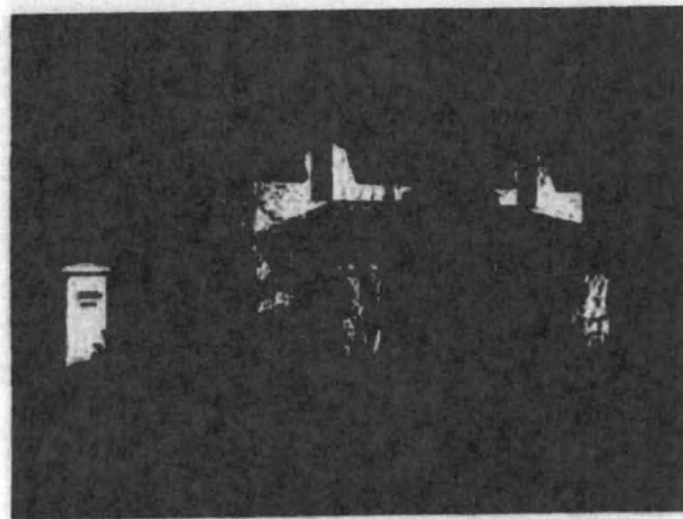
**View of late garage/outbuilding
(to be demolished).**



View of South elevation.

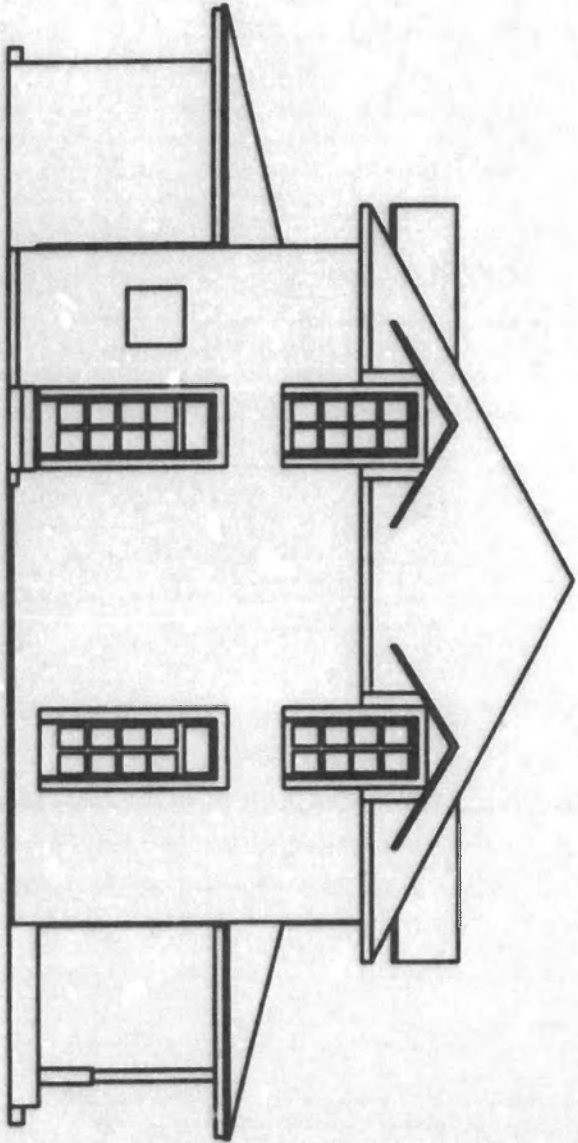


Detail view at SE corner,
upper level,
showing plaster "quoins".



View from Farmer Avenue,
looking West,
showing new fence.

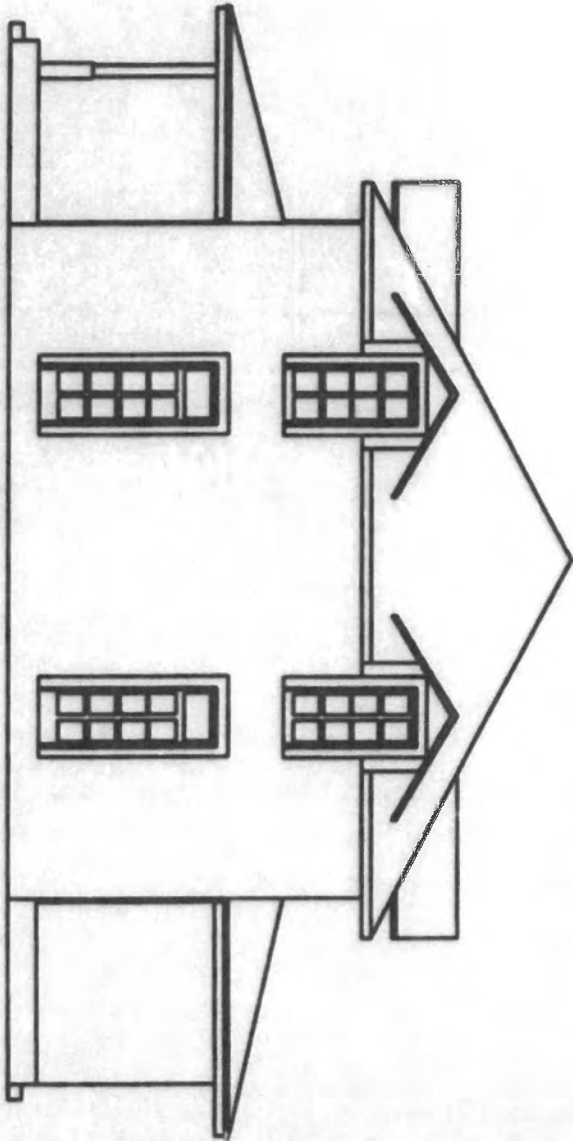
Furner / Goodwin House
629 South Furner Av.
Tempe, Arizona



South Elevation

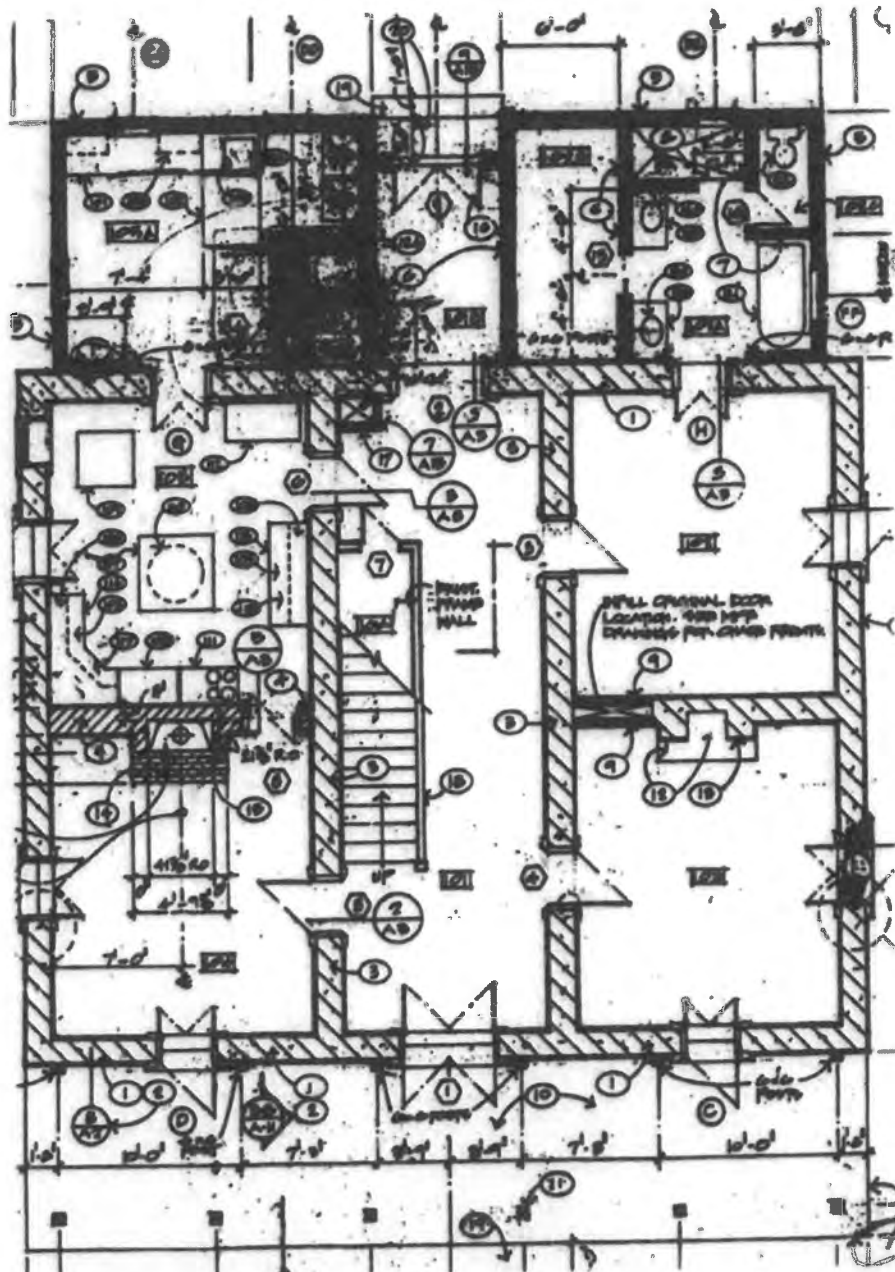
Scale 1/8" = 1'-0"

Farmer / Goodwin House
628 South Farmer Av.
Tempe, Arizona

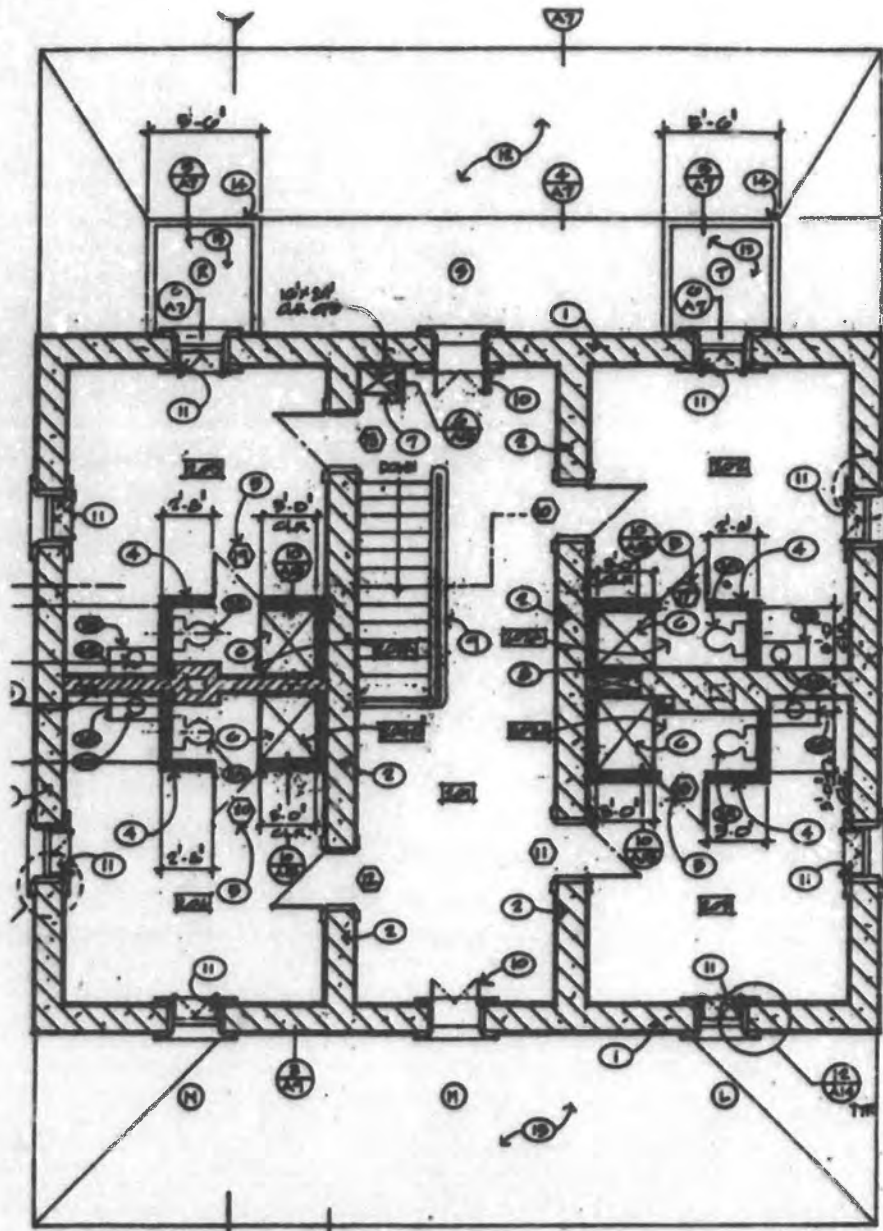


North Elevation

Scale 1/8" = 1'-0"

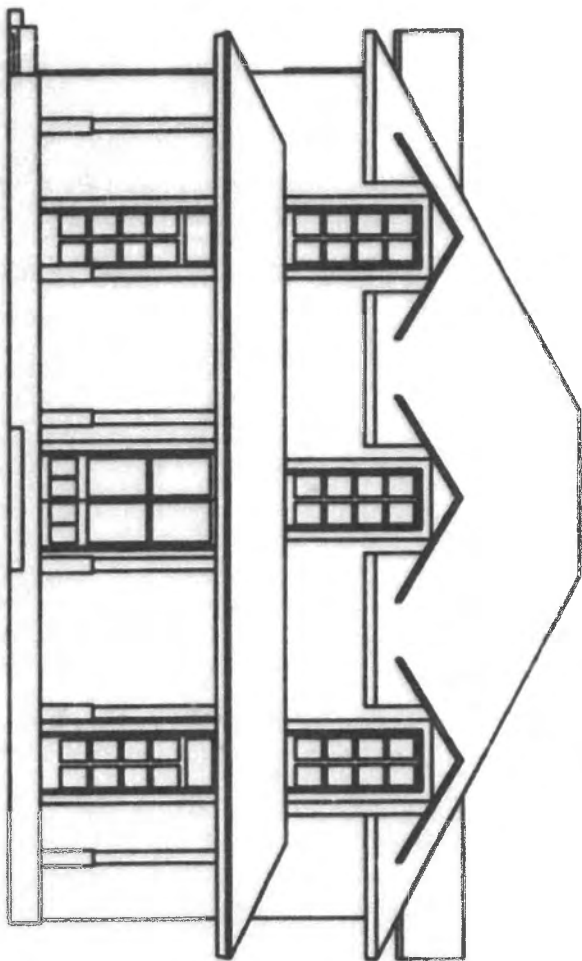


FIRST FLR PLAN



SECOND FLOOR PLAN

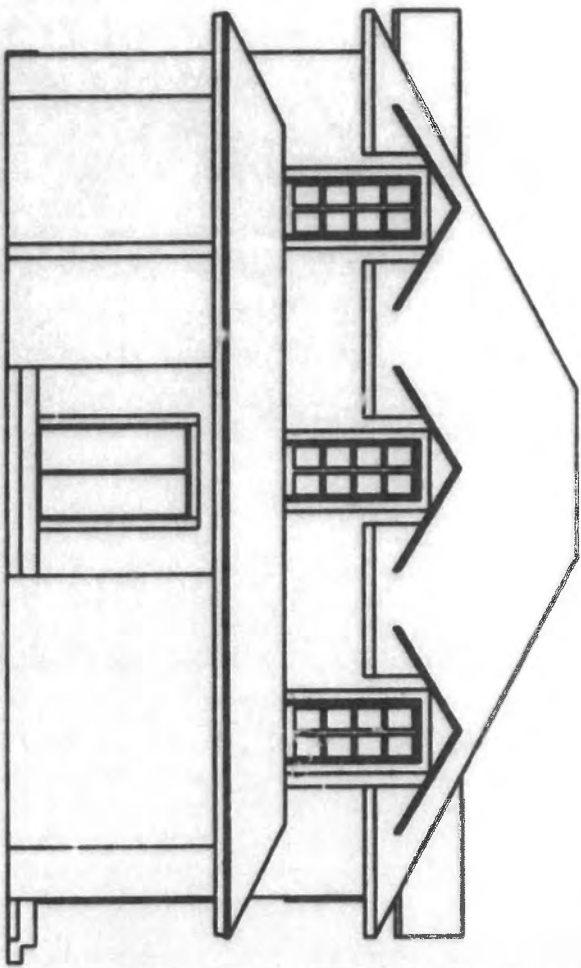
Farmer / Goodwin House
520 South Farmer Av.
Tempe, Arizona



East Elevation

Scale 1/8" = 1'-0"

Farmer / Goodwin House
429 South Fenner Av.
Tampa, Arizona



West Elevation

Scale 1/8" = 1'-0"

... SEE LANDSCAPE PLAN L-1

ONLY FOR UTILITY CO
ACCESS & SITE SERVICE
AND MAINTENANCE.

SITES. PICKET FENCING TO HAVE
BE PIA CAPS

ST. 769 HISTORICAL MARKET
RENAISSANCE.



LOCATION MAP
NOT TO SCALE



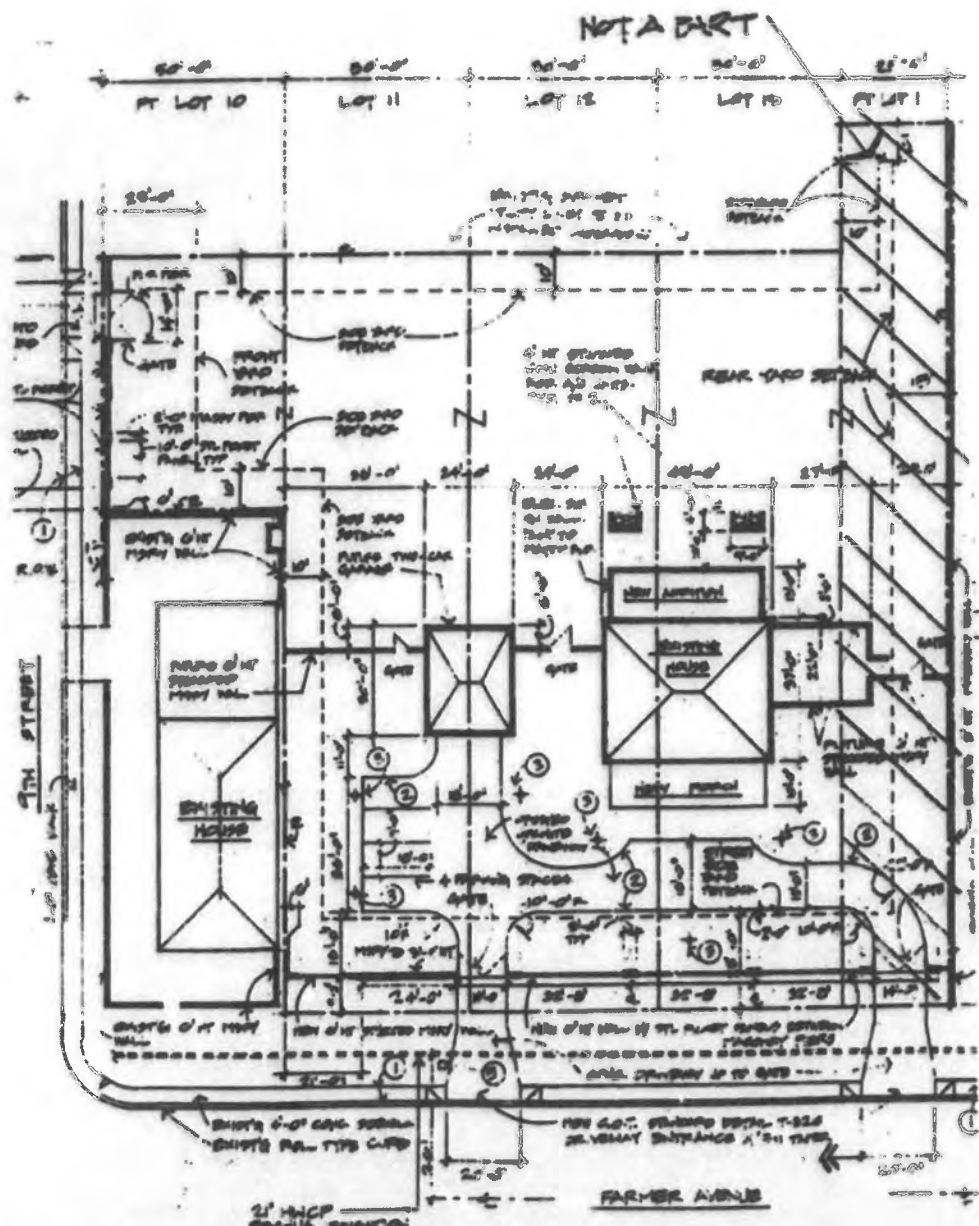
200'-0"

67'-0"

COOD MARY

ST. PICKET GATE

STUCCO MARY WALL



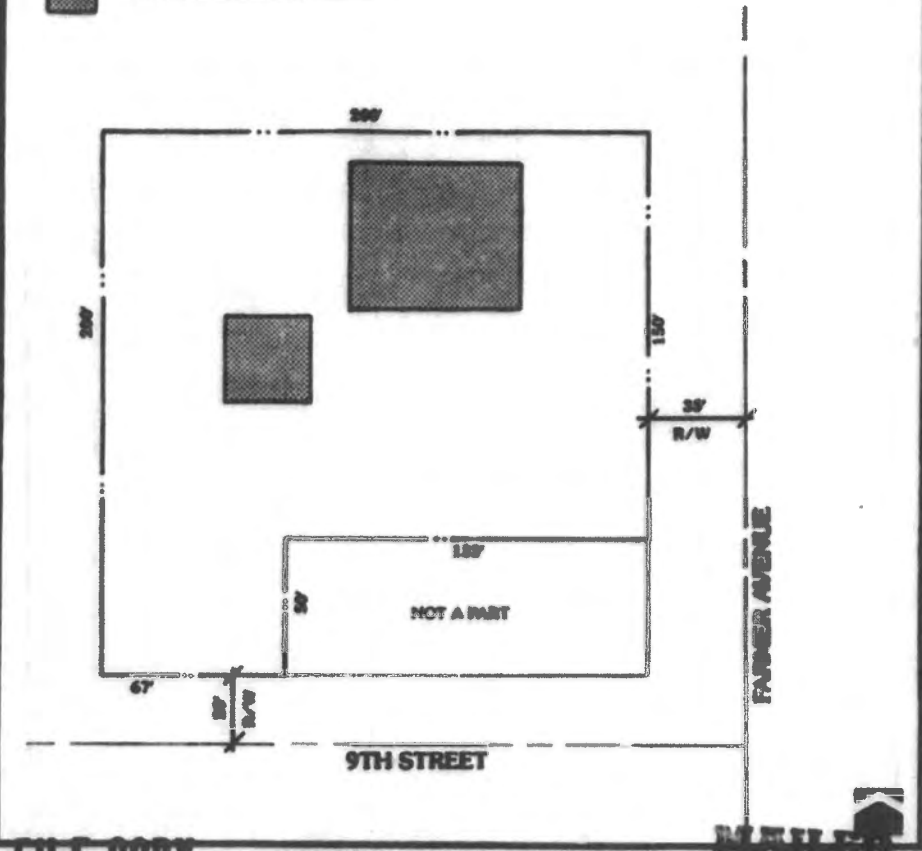
SITE PLAN
 No. 40

FARMER-GOODWIN HOUSE

HPO-99.36

SYMBOL(S):

 EXISTING BUILDING(S) (6,700 S.F.)



FILE COPY PUBLIC HEARING NOTICE

This is a notice for a public hearing for **FARMER GOODWIN HOUSE** (Pat Alexander and Norma Drury, property owner) for designation as a historic property located at 820 S. Farmer Avenue. The applicant is seeking the following approval from the City of Tempe:

- a. (HPO-99.36) Designation as a Historic Property for .77 net acres at 820 S. Farmer Avenue..

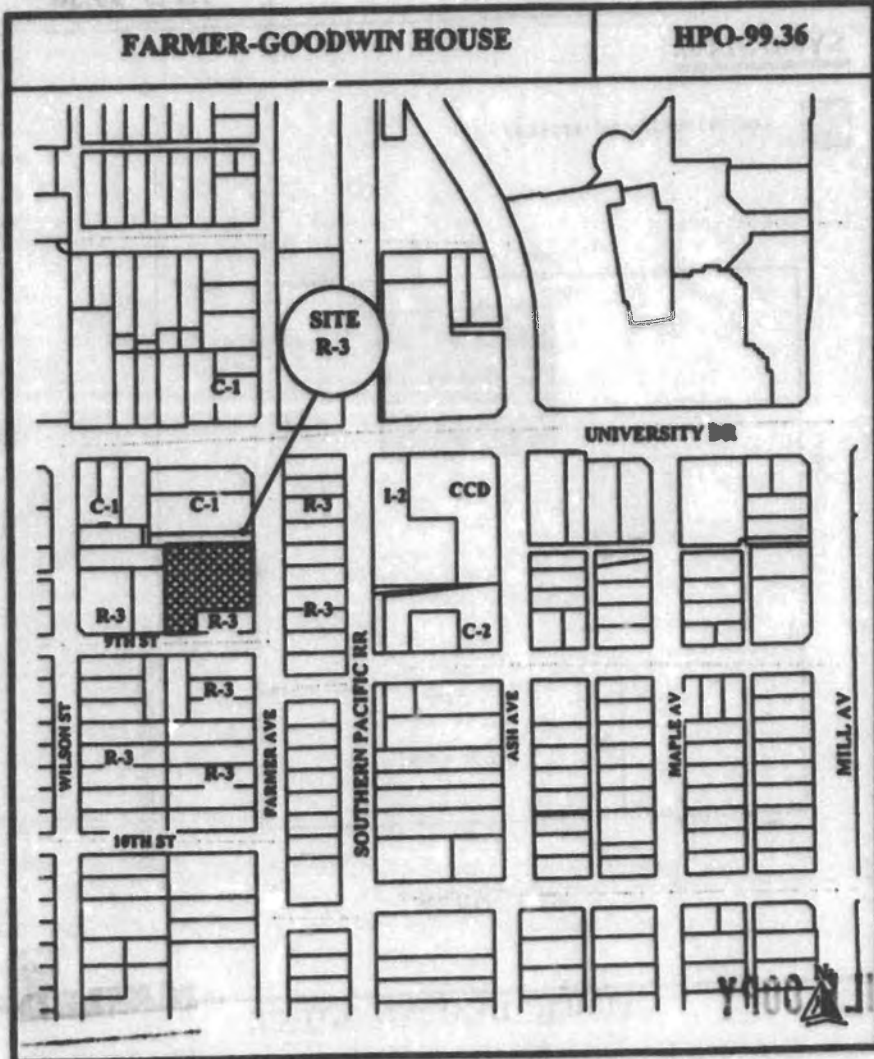
If you are interested you may attend a meeting of the Planning & Zoning Commission at 7:00 p.m. Tuesday, April 13, 1999 at the Council Chambers, 31 East Fifth Street. This will be a public hearing and you may present your views in person at the hearing. Or you may respond in writing to the Planning & Zoning Commission, P. O. Box 5002, Tempe, AZ 85280-5002.

If you have any questions or wish to view additional material including artists renderings and elevations which are on file you may contact the Development Services Department at 350-8331 or come in to the office at 31 East Fifth Street. Procedures for the public hearing may be obtained from our web site at www.tempe/dsd/agendas/ or may be picked up at the office or at the public hearing itself.

The City of Tempe endeavors to make all public meetings accessible to persons with disabilities. With 48 hours advance notice, special assistance can also be provided for sight and/or hearing impaired persons at public meetings. Please call 350-8331 (voice) or 350-8400 (TDD) to request an accommodation to participate in the Planning & Zoning Commission meeting.

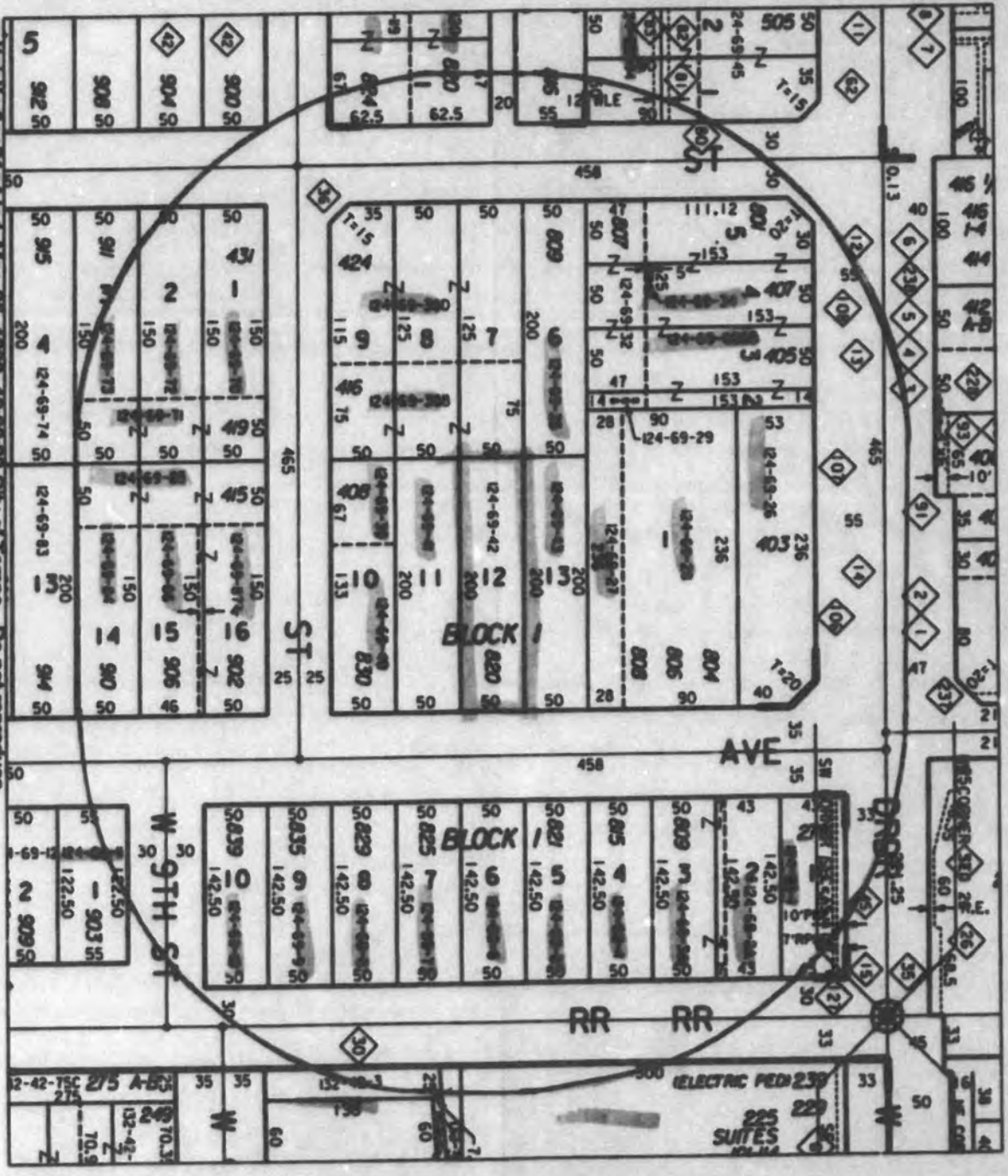
FARMER-GOODWIN HOUSE

HPO-99.36



Location Map

m:\gis\hondrez\ind\ind Mar. 25, 1999 10:00:23 City of Tempe - Do not reproduce



12469009

WILT GLENN A JR
PO BOX 1010
TEMPE AZ 85281

13242004G

FRIEDMAN INVESTMENTS
1321 E MISSOURI
PHOENIX AZ 85016

12469007

GIANFORTE SALVATORE/ARCANGEL
825 S FARMER AVE
TEMPE AZ 85281

12469003A

GIEK JOHN T/JEFF T
2018 S COLLEGE AVE
TEMPE AZ 85282

12469006

BAHR DONALD M/ADELAIDE P TR
821 S FARMER AVE
TEMPE AZ 85281

12469026

TOPS LIQUORS INC
909 S MILL AVE
TEMPE AZ 85281

12469042

DRAZY NORMAN A/ALEXANDER PAT
1927 E DUKE
TEMPE AZ 85283

12469038B

NICKELS ERNST L & JEANETTE Y
322 E BROADWAY LN
TEMPE AZ 85282

12469085

PERALTA ARMANDO/FECICIANA TR
3779 N VOLK AVE
LONG BEACH CA 908080000

12469040

MAHONEY D JEANNE
830 S FARMER AVE
TEMPE AZ 85281

12469010

WILT GLENN A JR
PO BOX 1010
TEMPE AZ 85281

13242004D

FRIEDMAN INVESTMENTS
1321 E MISSOURI
PHOENIX AZ 85016

12469002A

GALWEY KATHERINE S TR
1409 S MILL
TEMPE AZ 852810000

12469004

ELLINGTON ROSEANN
815 S FARMER
TEMPE AZ 852820000

12469008

LINGERFELT RALPH/CARLA M
600 E ALAMEDA DRIVE
TEMPE AZ 852820000

12469028

TOPS LIQUORS INC
909 S MILL AVE
TEMPE AZ 85281

12469041

DRAZY NORMAN A/ALEXANDER PAT
1927 E DUKE
TEMPE AZ 85283

12469071

JAAP JACQUELINE LEE
419 W 9TH ST
TEMPE AZ 85281

12469086

POWERS EDWIN G/FREDA M
PO BOX 115
HENRY IL 625370000

12469119

CAPAWANA SARAH LYNN
824 S WILSON
TEMPE AZ 85281

12469011

THOMPSON PHILIP R
117 DEER RIDGE PLACE
DANVILLE CA 94506

13242003

BANK RICHARD M TR
816 N 67TH LN
PHOENIX AZ 850430000

12469001

KATHERINE S GALWEY REVOCABLE
1409 S MILL
TEMPE AZ 852810000

12469005

BAHR DONALD M/ADELAIDE P TR
821 S FARMER AVE
TEMPE AZ 85281

12469027

DRAZY NORMAN A/ALEXANDER PA
1927 E DUKE
TEMPE AZ 85283

12469043

DRAZY NORMAN A/ALEXANDER PA
1927 E DUKE
TEMPE AZ 85283

12469087

BOWERS JUDITH
902 S FARMER AVE
TEMPE AZ 85281

12469039

DRAZY NORMAN A/ALEXANDER PA
1927 E DUKE
TEMPE AZ 85283

12469084

MAYO FRANKLIN E/MARY A
1349 W ELNA RAE
TEMPE AZ 852810000

12469120

DEUTSCHER NEIL FREDRIC
820 S WILSON
TEMPE AZ 85281

Attachment B

Staff Summary Report

City Council Hearing: 12/01/2005

Agenda Item Number: 41

SUBJECT: This is a second public hearing for the Farmer-Goodwin Architectural Office and Townhomes located at 820 and 830 S. Farmer Avenue.

DOCUMENT NAME: 20051025dsdk05

**PLANNED DEVELOPMENT (0406)
LAND USE GENERAL PLAN (0401-01)**

SUPPORTING DOCS: Yes

COMMENTS: Hold a public hearing for **FARMER-GOODWIN ARCHITECTURAL OFFICE AND TOWNHOMES** (Doug Bruan, Halle Capital, LLC, property owner and Manjula Vaz, Gammage and Burnham, PLC, applicant) for a proposed Planned Area Development on the north west corner of Farmer Avenue and Ninth Street, with ten (10) new three-story townhouses and an architectural office within the historic Farmer-Goodwin House. This request includes a General Plan 2030 Projected Land Use map amendment and Zoning map amendment on the northern .57 acres of the total 1.07 acre site located at 820 and 830 S. Farmer Avenue. The project includes the following:

Resolution No. 2005.57 #GEP-2005.03 for a General Plan 2030 Projected Land Use Map Amendment for .57 acres from Residential to Commercial, retaining the Density Map designation of Cultural Resource Area (20 du/ac based on zoning in 12/03) located at 820 S. Farmer Avenue.

Ordinance No. 2005.76 #ZON2005.14 for a Zoning Development Code Map Amendment for .57 acres from R-3 Multi-family to R/O Residential Office, located at 820 S. Farmer Avenue.

SPD#2005.79 a Preliminary and Final Planned Area Development (PAD) consisting of ten (10) three-story, two-bedroom townhomes on 0.50 acres, located at 830 S. Farmer Avenue.

PREPARED BY: Diana Kaminski, Senior Planner (480-858-2391)

REVIEWED BY: Steve Venker, Planning and Zoning Manager (480-350-8920)

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: **Staff – Approval, subject to conditions 1-10**
Historic Preservation Commission – Approval (5-0 vote) subject to conditions
Planning & Zoning Commission – Approval (6-1 vote) subject to conditions

ADDITIONAL INFO: The proposed project includes two lots located south of University Drive, on the north west corner of Farmer Avenue and 9th Street. The proposed project rehabilitates a historic structure from use as a residence to use as a commercial architectural office, retaining as much of the landscape, site layout and structural integrity as possible. The southern portion of the site will include ten townhomes that share retention and the pool amenity with the office. **The Planning and Zoning Commission heard this item on October 25, 2005 and took public comments prior to recommending approval of the request.**

ATTACHMENTS:

1. List of Attachments
 - 2-7. Comments/Analysis
 - 7-8. Reasons and Conditions of Approval
 9. History & Facts
 - 10-11. Project Description
-
- A. Resolution No. 2005.57
 - B. Ordinance No. 2005.76
 - C. Location Map and Aerial Photo
 - D. Site plan
 - E. Elevations
 - F. Floor plans
 - G. Conceptual landscape plan
 - H. Grading and drainage
 - I. Project Narrative
 - J. Community Participation Summary
 - K. Historic Preservation Meeting Proceedings

COMMENTS / ANALYSIS:

General Plan 2030:

The projected land use designation for these properties is Residential and the projected density is Cultural Resource Area, which allows a density up to the zoning density designated in December 2003: 20 dwelling units per acre. The proposed amendment would change the land use map on the northern parcel to Commercial, and retain the Residential designation on the southern parcel. The density designation would not be changed for either parcel. Amendment to the General Plan would enable a Zoning map amendment for the northern parcel from R-3, Multi-Family to R/O, Residential/Office with a Planned Area Development (PAD) Overlay for an adaptive re-use of the Historic designated Farmer-Goodwin house. The southern parcel would remain a Residential land use with the Cultural Resource Area density designation. The Planned Area Development would include ten townhomes on the southern parcel. The applicant provided an attached analysis and justification for the general plan amendment. Below is staff analysis of the proposed amendment. *Italicized* comments are staff recommendations for Commission consideration.

Land Use: The proposed application fosters development that will preserve an existing historic structure, provide infill housing in an older neighborhood, and provide reinvestment and redevelopment compatible with the area. This proposed site plan implements the goals and many of the objectives of the land use element. The current land use designation would not allow the Farmer-Goodwin House to be used as a commercial office for architects. By changing to a Commercial designation, the zoning could be changed to R/O, Residential/Office, which would retain the ability to use the property as either a residence or an office. The R/O zoning retains flexibility for future uses, with the most restrictive list of potential uses, minimizing impacts to the neighborhood and the historic structure.

The density designation within the General Plan is Cultural Resource Area, which means that the existing zoning (as of December 2003) of R-3 would allow up to 20 du/ac. This application will not change the density designation. With reference to the 1998-2002 Northwest Tempe Neighborhoods Strategic Plan, the proposed project meets many of the accepted goals and objectives of this document, including the projected land use and density, parking in the rear of the units, shade along the street fronts, windows and porches to interact with the street front, and architectural features identifying with the surrounding context. The Farmer-Goodwin house and the apartments to the west of the site are two stories with an allowed building height of 30 feet. Farmer-Goodwin is 29 feet 6 inches tall, the townhomes are proposed to be three stories, 31 feet 6 inches high. The PAD proposed setbacks are reduced from the surrounding setbacks, intensifying the use of the site beyond the context of nearby single-family uses, however, the west side provides a buffer to residences to the west, the south and east sides have a street between this site and any other residences, and the north side is adjacent to the back side of a commercial property, so the reduced setbacks do not appear to have detrimental impact on adjacent residential uses.

Accessibility: The Farmer-Goodwin House has accessibility challenges as an historic structure. The design of the parking lot and access ramp to the back of the building preserves the front view of the house, and makes the back door the primary entrance for the office staff and guests. Parking up front is generally for deliveries or shorter term appointments. Although all of the floorplans are three-story models, which would preclude persons with mobility challenges from full use of a home, the plans could accommodate users of different abilities. The design of the first floor could accommodate guests to the residences having limited access to the first floor as a family room, if proper door widths and thresholds were incorporated. *Staff encourages the developer to utilize universal design concepts which enable residents of different ages and abilities to use the residences.*

Community Design: The proposed project preserves the Farmer-Goodwin House as a focal point to the neighborhood with a site plan intended to minimize impacts to the Farmer-Goodwin building. The town home design provides diverse continuity in the use of similar materials and architectural elements from the historic structure, in a modern format that does not replicate the past. The proposed Planned Area Development will promote pedestrian movement and climactic comfort with the use of shade trees along the street front and retaining much of the existing mature landscape on site. The project promotes interaction and observation with the street while respecting privacy of nearby single family residences. This project meets the goal and objectives of this element. *Staff recommends utilization of green building principles that could be integrated into the design and construction of this project. Staff encourages retaining as much of the mature landscape as possible as part of the character of this site and surrounding neighborhood.*

Historic Preservation: The primary significance of the Farmer-Goodwin House is its association with two prominent figures in the history of Tempe: Hiram Bradford Farmer and James Cooper Goodwin. The house is also one of the best-preserved and unique adobe structures in the state. Pierce Carrick Shannon, a local saloonkeeper, purchased the land in 1880. He completed construction of the house in March of 1883. In January of 1886, the property was sold to Hiram Bradford Farmer for \$3,000. Farmer developed his 160 acres into one of the town's early subdivisions, known as Farmer's Addition. After Farmer left the Salt River Valley in 1890, the house passed through a number of owners until it was acquired in 1897 by James Wilson. When Wilson's daughter, Libbie, married James C. Goodwin in 1902, the house was deeded to her. The house continued to be owned by the Goodwin family until the death of James and Libbie's son, Woodrow Wilson Goodwin, in 1992.

The Farmer-Goodwin House is a good example of a Folk expression of Victorian-era architecture. Its massing is similar to other Victorian-era styles, but this building lacks the "gingerbread" detailing often found in Victorian-era buildings. It is a one-and-a-half story adobe structure, rectangular in plan, surmounted by a hipped roof punctuated by ten flush wall dormers. It is symmetrical both in plan and elevation; the east and west facades are divided into three equal bays. The exterior adobe walls are finished with plaster, which has been scored with lines to simulate cut stone construction. The corners are detailed with quoins of built-up plaster. In plan the house is composed of a central hall or zaguan with approximately equal-sized rooms disposed symmetrically on either side of it. The room arrangement is identical on the upper story, and access is by a stairway in the central hall. The wall dormers are a character-defining element, as well as the front veranda porch, which was rebuilt.

The Farmer-Goodwin House is designated on the Tempe Historic Register. This residence was most recently used as a single family home with a use permit for a bed and breakfast. A change in ownership threatened the future of this structure. Commercial modifications to the structure are necessary to meet building safety standards for office use. An office use is the least invasive and least intensive use of the property, and retains the ability to be converted back to a residence and bed and breakfast sometime in the future. The Historic Preservation Commission has reviewed this application and voted in support of the proposed project with the condition that an Historic Preservation Easement to the City be recorded. The proposed use and site plan implements the goal and objectives of this element.

Housing: This project will add 10 new townhomes to an area of the city that is limited with new housing opportunities. Mitchell Park East is predominantly single family residences: this project will diversify the available housing stock and provide additional opportunity for owner occupied living near downtown. As indicated by the applicant, the type of development proposed (2-bedroom town home) is not expected to attract families with children; however this is not a benefit to older

neighborhoods with declining enrollment in school. The proposed product is also limited by the three-story configuration from enabling aging in place to occur. With proximity to the university and downtown, the proposed product will potentially appeal to college students or staff, or young singles or couples. The product will be offered as an ownership opportunity, but may be leased by investors interested in this product and location. There is no affordable housing component to this development because the sale of these ten units is intended to offset the land and remodeling costs of the historic Farmer-Goodwin House, however no fiscal analysis was provided to determine the gap between costs and profits. *Without illustration of the economic impacts of the Farmer-Goodwin property on the town home development, staff recommends that the applicant consider donation of one of the lots to the Community Land Trust of Tempe, as a means to provide an affordable housing unit within this new development.*

Neighborhoods: A neighborhood meeting was held on August 29, 2005 and a second meeting was held on October 18, 2005. The applicant has indicated that follow-up meetings will be held with residents as needed. A summary report of these meetings was provided (see Attachment J) by the applicant. Staff has not received any comments on the proposed project. There have been articles in the newspaper about this project, providing more opportunity for public notification. There is a Northwest Tempe Neighborhoods Strategic Plan 1998-2002 that was accepted by Council. This document indicates the site should remain residential, and that the house should be designated historic. The document also includes community desires for developments to match the existing character of an area, and provide density or intensity appropriate to the neighborhood. The project provides shade, retains mature landscape around the Farmer-Goodwin house, and meets many of the objectives of the strategic plan. Many of the goals and objectives of this document have been incorporated into the General Plan. There is an on-going effort to create a community plan for this area, however, the document is in draft form, and therefore can't be referenced as part of the General Plan for this area. The proposed project meets the objectives of the General Plan Neighborhoods element.

Redevelopment: Not applicable, this is not part of a redevelopment area.

Economic Development: The conversion of the Farmer-Goodwin House to a commercial use may provide increased property value, but will not provide additional sales tax because of the proposed office/service use. However, the change provides potential for the residence to function for other low-intensity commercial activities in the future. The conversion of the house to an architectural office fosters private business investment, remains flexible to the economy, and attracts professional business to Tempe, increasing available employment opportunities within walking distance of downtown and the surrounding neighborhoods.

Cost of Development: The proposed density and unit type does not indicate any foreseen infrastructure impacts to development of this site. *The applicant should make contact with the school district to notify them of the additional residences and the timing for completion of the project.*

Growth Area: Not applicable, this site is outside of any designated growth areas.

Environment (Air, Noise, Ambient Temperature, Energy): The proposed development appears to generally meet the goals and objectives of these elements. Special attention is being given to mitigate railroad noise within the townhomes. Special attention is being given to minimizing on site paving to retain the aesthetic character of the historic house and minimize heat impacts. Landscape proposed will retain mature trees as well as add trees to mitigate reflective heat from new

residences and provide shade to the sidewalk. The existing historic adobe structure provides significant energy efficiency, and if noise mitigation is used in construction of the townhomes, these construction techniques could also provide increased energy efficiency to the new residences. *Staff recommends that the homes be designed and built for energy efficiency, which will also help mitigate any potential noise from the nearby railroad.*

Land (Remediation, Habitat, Solid Waste): The adaptive reuse of the Farmer-Goodwin house is a sustainable solution to the use of an historic structure, saving demolition and waste typically created by infill and redevelopment. *Staff encourages the applicant to recycle construction material to mitigate landfill impacts. To further implement this element, use of green building techniques, and energy efficient house and landscape designs are encouraged.*

Water (Water, Wastewater, Stormwater): The site is currently flood irrigated. The proposed project will retain flood irrigation on the north portion of the site for the purpose of preserving the mature landscape, and will replace the flood irrigation on the south lot with an irrigation system to reduce water use.

Pedestrian Network: The proposed development promotes walking by building orientation to the street front, building design, parking in the rear to minimize curb cuts and shade trees along the street front. Due to the historic status of the Farmer-Goodwin house, the Historic Preservation Officer has requested that the sidewalks not be widened to today's standards, but be kept at the historic sidewalk width. This may be an inconvenience to persons with strollers or groups walking together, but the character of this neighborhood supports a special sidewalk standard.

Bikeways: The proposed project provides 2 more bicycle parking spaces than required by code, plus sufficient space within the new townhomes to accommodate all residents biking to work, school or downtown. The development meets the goal and objective of this element.

Transit: The nearest bus stop is one block north on University Drive. The proposed project is within a mile of a proposed light rail stop, within a mile of the planned transit center for bus service. The development meets the goal and objectives of this element.

Travelways: The proposed development minimizes curb cuts and potential traffic impacts on either 9th Street or Farmer Avenue. The development meets the objectives of this element.

Parking & Access Management: The site provides parking for each residential unit and meets the code requirements for required parking for commercial offices. Access to the site is limited by gates on the commercial side to prevent public parking or guests of the townhomes from parking next to the commercial office. Staff encouraged the applicant to consider a shared parking model to reduce parking, but the applicant determined that dedicated parking was necessary for the proposed development. The proposed site plan is designed to minimize heat island impact with reduced paving surface in lieu of alternative surfaces, as well as retaining mature landscape and adding street trees for shade on the sidewalk.

Aviation: This site is within 7 miles of Sky Harbor International Airport, but is outside of the 65 DNL noise contours for air traffic; therefore this element is not applicable

Open Space: The site utilizes a gated private open space area shared by residents and office staff. The estimated square footage or site percentage of open space was not provided. Significant mature landscape has been retained on the northern site surrounding the historic home.

Recreational Amenities: The project provides residents with a private swimming pool and spa to be shared by town home residents and office staff.

Public Art & Cultural Amenities: There is no requirement for public art with this development. The Farmer-Goodwin House is a significant cultural resource, the proposed development preserves this.

Public Buildings and Services: Not applicable.

Public Safety: The proposed development provides residences up next to and facing both Farmer Avenue and 9th Street, as well as residences facing the historic house, providing extra visibility and security on the street and historic structure. The gated historic house is intended to protect the landscape and structure after commercial office hours. The pool and spa are fenced. The limited curb cuts minimizes pedestrian/vehicle conflicts. Modifications may need to be made to the landscape palette to reduce hiding places in the hedges front of the north group of townhomes. Overall the project implements the objectives of these elements, as they relate to private development.

Zoning and Development Code: The zoning map indicates this property is zoned R-3, Multi-Family Residential. The proposed amendment would change the zoning map to R/O PAD and R3-PAD, on 1.07 acres. The applicant provided an attached analysis and justification for the zoning map amendment.

Project Analysis

The proposed project consists of a Planned Area Development for one site, divided in half by zoning and subdivided by plat for property ownership. The northern portion of the site includes a remodel of the former Farmer-Goodwin House to function as a commercial architectural office while retaining the character of the historic structure, and the ability of the structure to be re-used as a residence in the future. The zoning map amendment will allow future use of the site by right within the limitations of allowed uses identified for the R/O Residential Office District. The southern portion of the site includes ten (10) new townhomes designed with elements reflective of and complementary to the historic character of the adjacent structure. These residences provide new ownership opportunity as an infill project within an existing neighborhood, and although retaining an R-3 Multi-Family Residential zoning, will function as a single-family product with a homeowners association to maintain common areas. The northern site has the density potential for 20 dwelling units per acre (10 units) but will remain as a single residence/office on a half acre site; the southern half complies with the designated density of the zoning code.

Site Analysis

The site is south of University Drive and west of the Union Pacific Railroad, located on the north west corner of Farmer Avenue and 9th Street. The site has commercial zoning to the north and multifamily residential zoning to the south, west and east of the site. The zoning districts for the surrounding area include R-3, Multi-Family Residential and CSS, Commercial Shopping and Services. There are a combination of apartment, duplex and single-family residences within the immediate area. The proposed zoning map amendment will be consistent with the zoning districts for the surrounding properties.

Traffic and Parking Analysis

The proposed project provides the least intense commercial use for the historic house possible, with minimal impacts to traffic or parking within the area. All parking for the architectural office is

provided on site, and is dedicated parking separate from the residences. Although the applicant had the opportunity to consider a mixed-use project, with shared parking, the applicant wished to comply with the zoning code parking requirements to ensure sufficient on-site parking. The townhomes are all designed with two-car garages, and comply with the zoning code parking requirements based on the number of bedrooms. Additional guest parking has also been provided on site. The proximity of these residences to downtown and ASU also provides the opportunity for residences to bike or walk to work, school or local attractions.

**PUBLIC COMMENTS
FROM THE COMMISSION**

HEARING: A resident who had not attended the neighborhood meetings was concerned about changes to the microclimate with the loss of flood irrigation and mature landscape material. Staff and the applicant explained that a majority of the mature trees on the north side of the site were being preserved, and that flood irrigation would continue on the north portion of the lot surrounding the Farmer Goodwin House. Another resident who participated in the neighborhood meetings and has a horticultural background commended the applicant for the selective removal of plant materials to salvage as many mature trees as possible, and indicated that the remaining plants would be healthier as a result of the needed thinning. Concerns about changes to microclimate would not be measurable on such a small site, changes occur when larger areas change. The resident also commended the applicant for the proposed project, and for working with the residents to address concerns. Another resident expressed concern about changing the character of the neighborhood, that the town home portion of the development will promote further change of the historic single-family character of the neighborhood. The applicant explained that the project fit the existing allowed zoning, and the design was modified based on resident input to look less like the historic property.

**REASON(S) FOR
APPROVAL:**

1. Conformance with General Plan 2030
2. Conformance with the Zoning and Development Code
3. Conformance with the Uniform Building Code and Tempe Code Amendments
4. General conformance with the Northwest Tempe Neighborhoods Strategic Plan 1998-2002
5. There has been no expressed opposition to this project prior to the hearing.
6. The proposed development should not be detrimental to the surrounding neighborhood and property owners in the immediate vicinity.
7. The proposed development will retain and maintain a significant historic structure in Tempe.
8. The proposed project will provide new individual ownership residential opportunities.
9. The proposed PAD appears to provide a quality project in the community which will ensure security and long term value.
10. The subdivision plat appears to conform to the technical requirements of Tempe City Code Chapter 30 Subdivisions.

**CONDITION(S) OF
APPROVAL:**

1. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
 - a. Off-site improvements to bring roadways to current standards include:
 - (1) Water lines and fire hydrants
 - (2) Sewer lines
 - (3) Storm drains.

- (4) Roadway improvements including streetlights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.
 - b. Fees to be paid with the development of this project include:
 - (1) Water and sewer development fees.
 - (2) Water and/or sewer participation charges.
 - (3) Inspection and testing fees.
 - c. All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.
 - d. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
 - e. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the Code of the City of Tempe - Section 25.120.
2. The owner(s) shall provide a continuing care condition, covenant and restriction for all of the project's landscaping, required by Ordinance or located in any common area on site. The CC&R's shall be in a form satisfactory to the Development Services Manager and City Attorney.
 3. The applicant shall comply with all applicable state and federal laws regarding archeological artifacts on this site.
 4. A building permit shall be obtained and substantial construction **commenced on or before December 1, 2006** or the zoning shall revert to that in place at the time of application, subject to a public hearing.
 5. The Final Subdivision Plat and P.A.D. shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department **on or before December 1, 2006**.
 6. The Final Subdivision Plat and P.A.D. shall be recorded with the Maricopa County Recorder's Office prior to issuance of permits.
 7. Recycling facilities shall be provided with details to be approved by the Public Works Department prior to the issuance of building permits.
 8. The applicant shall resolve all lighting and security details with Planning Department prior to the issuance of building permits.
 9. All final details of the project (i.e. elevations, floor plans, landscape, etc.) shall be review and approved by the Design Review Board prior to Council approval.
 10. A permanent Historic Preservation Easement is conveyed by the property owner to the City of Tempe prior to issuance of Building Permits.

HISTORY AND FACTS:

- March 1883 Construction of (820 S. Farmer Avenue) the two story house was completed by P.C. Shannon
- January 1886 Property was seized by the government when the original owner was convicted of selling illegal substances to the Native Americans. The property was put up for auction and Mr. & Mrs. Hiram Bradford Farmer purchased the property for \$3,000.00
- December 1886 H.B. Farmer subdivided the property to create Farmers Addition, a 160 acre subdivision recorded with Maricopa County.
- August, 1890 James Wilson purchased the property for \$8,000.00
- 1902 Wilson's daughter Libbie married James C. Goodwin; the house was deeded to her.
- March 1914 Goodwin Homes Subdivision was filed with Maricopa County Recorder.
- December 1972 820 S. Farmer Avenue is listed on the National Register of Historic Places
- 1992 The house continued to be owned by the Goodwin family until the death of James and Libbie's son, Woodrow Wilson Goodwin, in 1992. The City, with permission from the estate of Woodrow Goodwin, applied for and received a matching grant for a Building Condition Assessment Report. Subsequently, the City acted as the third party sponsor for the Drazy-Alexanders, resulting in two additional grants, one for emergency adobe and for roof and window rehabilitation.
- February 1993 Normany Drazy and Pat Alexander-Drazy purchased the property and spent more than a decade rehabilitating the structure and surrounding landscape while living in the home.
- April 1994 Board of Adjustment approved a request for a use permit to allow a boarding house (bed and breakfast) establishment, and variances to allow a fence, six (6) feet tall in the front and side yard setbacks, to reduce the driveway width from 18 feet to 14 feet and use crushed granite instead of asphalt or concrete paving for the driveway.
- April 1999 Planning and Zoning Commission approved the designation of 820 S. Farmer Avenue as a Historic Property.
- May 1999 City Council approved the designation of 820 S. Farmer Avenue as a Historic Property.
- June 2005 Doug and Patricia Bruhn purchase 810 and 820 S. Farmer Avenue for \$1,300,000.00 with a n agreement to place an historic easement on the 820 S. Farmer Avenue parcel, to protect the historic house.
- October 25, 2005 Planning and Zoning Commission held a public hearing and took public comment on a request for a proposed Planned Area Development with ten (10) new three-story townhouses and an architectural office within the historic Farmer-Goodwin House. This request included a General Plan 2030 Projected Land Use map amendment and Zoning map amendment on the northern .57 acres of the total 1.07 acre site located at 820 and 830 S. Farmer Avenue.
- November 17, 2005 City Council introduced and held a first hearing for this request.

PROJECT DESCRIPTION:

Owner/Developer: Doug Bruhn with Halle Capital, LLC
Applicant: Manjula Vaz, Gammage and Burnham, PLC
Architect: Brian D. Cox, Cox James Architects

General Plan 2030

Existing Land Use: Residential
Proposed Land Use: Commercial and Residential
Existing Density: Cultural Resource Area (R-3 zoning allows 20 du/ac)
Proposed Density: Cultural Resource Area (R-3 zoning allows 20 du/ac)

Zoning Ordinance 808

Existing Zoning: R-3, Multi-Family Residential
Proposed Zoning: Planned Area Development (PAD) Overlay with
R/O Residential Office and R-3 Multi-Family Residential

Site Plan

Residential Office Site Area: .57 acres
Residential Site Area: .5 acres
Total Site Area: 1.07 acres
Number of units: 10 single family residences and 1 office
Density: 20 dwelling units per acre

Minimum per residential unit:

Min. lot area: 1230 SF
Min. lot width: 30'-0"
Min lot length: 41'-0"

Building Area:

(Office area): 2797 SF
(Garage/Storage): 797 SF
Residential area:
Units 1 & 6: 2256 SF (2 units)
Units 2-4 and 7-9: 7170 SF (6 units)
Units 5 & 10: 2264 SF (2 units)
Total Building Area: 11690 SF (all 10 units)

Floor Area:

Office area: 2883 SF (net)
(Garage/Storage): 863 SF (net)
Residential area:
Units 1 & 6: 1945 SF (net per unit – livable)
(Garage: 522SF)
Units 2-4 and 7-9: 1953 SF (net per unit - livable)
(Garage: 550SF)
Units 5 & 10: 2022 SF (net per unit – livable)
(Garage: 522 SF)
Total Floor Area: 19652 SF (net all 10 units - livable)
(Garages: 5388 SF)

Total Building Coverage : 54% (TOWNHOMES - R3 PAD) 35% (EXISTING HOUSE - R/O PAD)

Total Landscape Area: 18% (TOWNHOMES - R3 PAD) 30% (EXISTING HOUSE - R/O PAD)

Max. Building Height: 36 feet (3 stories)
Front yard setback: 2 feet
Front open structures: 2 feet
Side yard setback: 0 feet
Rear yard setback: 2 feet
Street side setback: 2 feet
Parking Required: 22 spaces for the townhomes, 11 for the office
Parking Provided: 22 spaces for the townhomes, 11 for the office
Bicycle Parking Required: 10 spaces for the townhomes, 4 for the office
Bicycle Parking Provided: 12 for the townhomes, 4 for the office

Neighborhood and Public Input: The closest neighborhoods to this site are Maple Ash and Mitchell Park East Neighborhood Associations and Ash Court and Sienna Court Home Owner Associations. The applicant held a Neighborhood Meeting on August 29, 2005 and a second Neighborhood Meeting on October 18, 2005. Results of these meetings are attached (see Attachment K). No public comment has been received by staff as of October 17, 2005. (Any comments provided after completion of this report will be forwarded as a supplement to the commission).

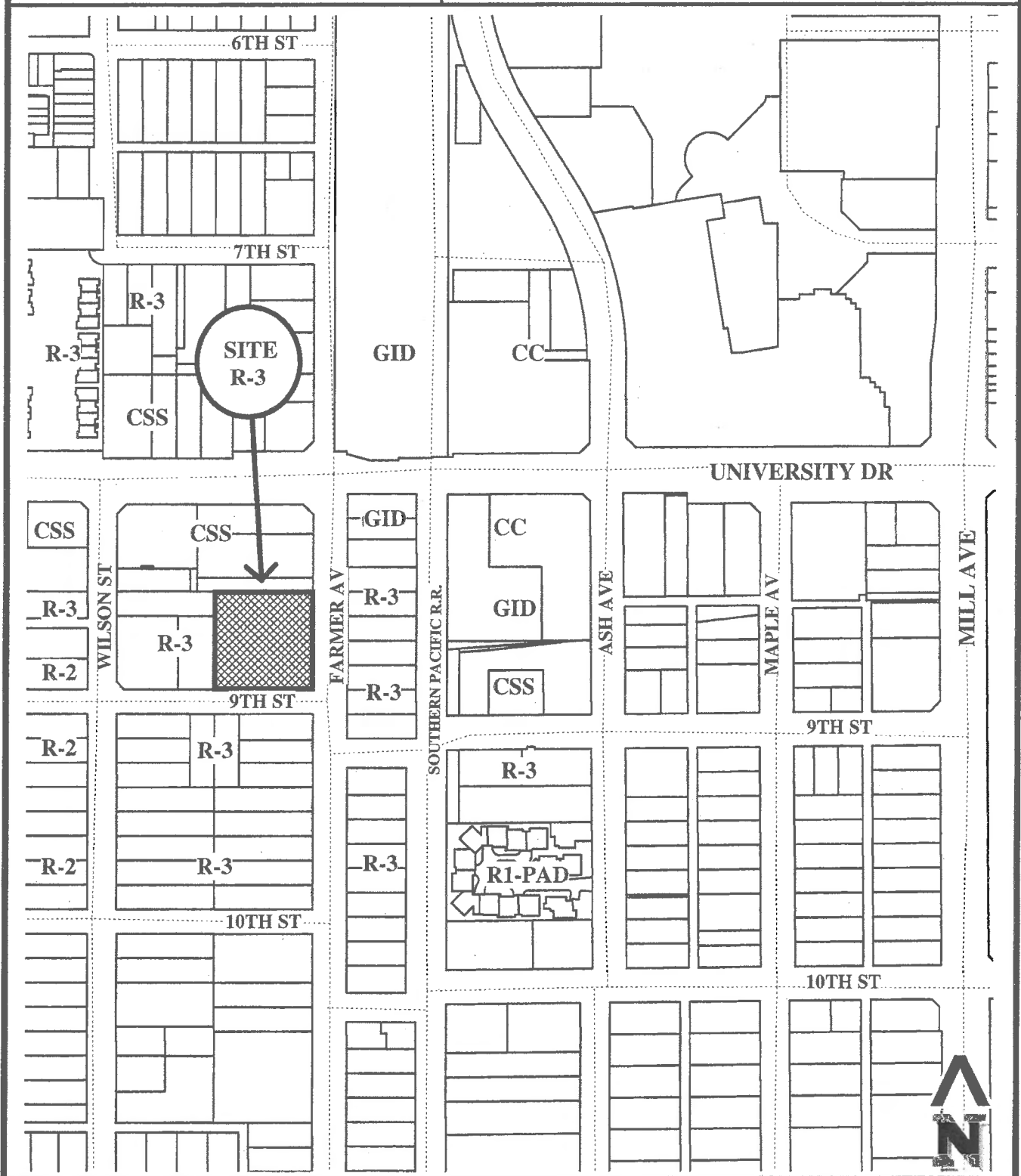
Historic Preservation Commission Input:

On October 13, the Tempe Historic Preservation Commission voted 5-0 to recommend approval of the proposed Planned Area Development for Farmer-Goodwin Townhomes located at 820-830 South Farmer Avenue on condition that a permanent Historic Preservation Easement is conveyed by the property owner to the City of Tempe. They also made the following recommendations:

- That the design of new construction have a visual relationship to the historic house
- That new construction maximize the view of the historic property from Farmer Avenue
- That the permit review process for code and ordinance requirements provide flexibility in consideration of protecting the historic integrity of the resource.

**FARMER GOODWIN
PROPERTY**

**GEP-2005.03 ZON-2005.14
SPD-2005.79 RES-2005.57 ORD-2005.76**



Location Map

ORDINANCE NO. 2005.76

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 removing the below described property on 1.07 net acres from the R-3, Multi-Family Residential General Zoning District and designating .5 acres as R-3 PAD and .57 acres as R/O-PAD; Multi-Family Residential and Residential/Office Zoning Districts with a Planned Area Development Overlay for the site.

LEGAL DESCRIPTION

(TAKEN FROM DRAWINGS SUBMITTED)

THE SOUTH 28 FEET OF LOT 1, THE WEST 67 FEET OF LOT 10 AND ALL OF LOTS 11, 12 AND 13 IN BLOCK 1, GOODWIN HOMES, ACCORDING TO BOOK 7 OF MAPS, PAGE 14, RECORDS OF MARICOPA COUNTY, ARIZONA.

LOT 10, BLOCK 1, GOODWIN HOMES, ACCORDING TO BOOK 7 OF MAPS, PAGE 14, RECORDS OF MARICOPA COUNTY, ARIZONA. EXCEPT THE WEST 67 FEET THEREOF.

TOTAL AREA IS 1.07 GROSS ACRES.

Section 2. Further, those conditions of approval imposed by the City Council as part of **Case #ZON-2005.14** 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 _____, 2005.

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

*wrong
legal
needs
text
amend.*

Abrahamson, Steve

From: Manjula M. Vaz [mvaz@gblaw.com]
Sent: Wednesday, October 04, 2006 8:00 AM
To: Abrahamson, Steve; Paul Michaud
Cc: McGuire, Diane
Subject: Re: Variance for Farmer Goodwin on wall located at 820 S Farmer Ave

Thanks, Steve.

We appreciate the help.

Manjula

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

From: Abrahamson, Steve <Steve_Abrahamson@tempe.gov>
To: Paul Michaud
CC: Manjula M. Vaz; McGuire, Diane <diane_mcguire@tempe.gov>
Sent: Wed Oct 04 07:38:14 2006
Subject: RE: Variance for Farmer Goodwin on wall located at 820 S Farmer Ave

Paul,

In that we've not advertised the request, you are eligible for a refund. This e-mail will suffice as your refund request. The process can take up to six (6) weeks. Please let me know if you have any questions or concerns.

Steve Abrahamson

Planner

City of Tempe

Development Services Department

Voice: 480.350.8359

Fax: 480.350.8872

<http://steve_abrahamson@tempe.gov>

From: Paul Michaud [mailto:pmichaud@gblaw.com]
Sent: Tuesday, October 03, 2006 6:25 PM
To: Abrahamson, Steve
Cc: Manjula M. Vaz
Subject: Variance for Farmer Goodwin on wall located at 820 S Farmer Ave

10/10/2006

Steve,

Manjula Vaz in our office just informed me that this owner no longer requires a variance regarding not constructing the wall along the west property line. The existing mature oleanders were removed during the under grounding of the existing utility lines. The owner will be constructing the required wall. Will this e-mail suffice for our request of a refund of the \$1,030 application fee. Please let me know. The variance was submitted on 9-13-06.

Regards,

Paul E. Michaud, A.I.C.P.
Land Use Planner
Gammage & Burnham P.L.C.
Two North Central Avenue
Suite 1800
Phoenix, AZ 85004
(602) 256-4425
FAX (602) 256-4475
Email: pmichaud@gblaw.com

This transmission is intended for the named addressee(s) only and may contain confidential and privileged information. Reading, copying or disseminating this transmission by anyone other than the named addressee(s) is strictly prohibited. If you have received this message in error, please notify me immediately by reply e-mail or phone at the number above.

Letter of Explanation
Farmer Goodwin Variance

The preservation of the Farmer Goodwin residence relies on a redevelopment program that provides for a productive reuse of the home and provides additional value for the property in the form of townhouse units, while maintaining the authenticity of the historic site to the maximum possible extent. Section 4-706 D. of the Zoning and Development Code requires a minimum 8-foot wall along the west property line of the entire site. Our request is for a variance from this requirement.

The site is located at the northwest corner of Farmer Avenue and 9th Street and consists of several parcels that together have an area of 1.07 acres. The Farmer Goodwin house and grounds occupy the northerly 0.57 acres, while 0.5 acres at the immediate corner will be redeveloped as 10 townhouses. Topps Liquors lies immediately north of Farmer Goodwin in a small shopping center, and there is a single family residence and apartments to the west. There is a combination of single and multiple family residential developments on the east side of Farmer Avenue and the south side of 9th Street. The neighborhood is zoned R-3 with the exception of the shopping center, which is zoned CSS.

The north 0.57 acres of the site has been rezoned R-O with an amendment to the General Plan land use from residential to commercial. This combination of General Plan and zoning allows the Farmer Goodwin residence to be converted to architect's offices yet preserve an option of returning to residential use in the future. At the same time, the southerly part of the site was rezoned to R-3 with a PAD Overlay to develop 10 townhouses. There has been considerable neighborhood support for the project from neighbors and neighborhood associations. This southern section is the area of the requested variance.

As noted above, the Code requires an 8-foot wall along the west property line. The purpose of the requirement is to maintain an adequate buffer between commercial and multi-family development and single family. Along the west line of the Farmer Goodwin site (north 0.57 acres) we propose to construct an 8-foot wall. However, along the property line of the townhouse development there is an existing buffer consisting of oleanders 15 to 20 feet tall and approximately 8 feet wide for a portion of the distance. In other places there is an existing 6-foot wall with trees and other plant material. Removing all these plants and the existing would be necessary in order to build a new wall that would be a lesser buffer than now exists. In addition, our neighbors have been clear in expressing their preference that as much of the existing landscaping as is possible to keep should be kept. Finally, the Design review Board agreed that the existing screening is preferable, and approved the project with a stipulation that would allow the development to be built without the wall if the existing condition were maintained.

The preservation of the historic property is the primary factor in the design of the site plan and this we believe to be a special circumstance condition applying to the land and building that justifies the requested variances. Removing this substantial vegetation would result in decreased privacy for the proposed townhomes change the character of the site. In addition, there would no detrimental effect on adjacent property resulting from the granting of the variances. In fact, there would be a beneficial effect, because the proposed buffer is greater than the ordinance requirement.

Planning Department
City of Tempe
31 E. 5th Street
Tempe, Arizona 85281

Re: Property located at 820 S. Farmer (Farmer Goodwin Property)

To Whom It May Concern:

The purpose of this letter is to formally authorize all of the firms and individuals identified below to file and process all necessary rezoning applications, including but not limited to preliminary plan of development, site plan approval, preliminary plat approval, final plat approval, parking waivers, and any necessary variances and use permits, the property located at 820 S. Farmer, commonly known as the Farmer Goodwin Property.

- The law firm of Gammage & Burnham, including but not limited to its representatives, Grady Gammage, Jr., Stephen Anderson, Manjula Vaz, Jenifer Corey and Neal Pascoe
- Halle Capital, LLC including but not limited to its representatives, Douglas R. Bruhn and Pat Bruhn;
- The architectural firm of Cox James Architects, including but limited to its representative Brian Cox

I am the owner of the parcel located at 820 S. Farmer, Tempe, Arizona.

Sincerely



Principal Owners:

Name	<u>Halle Capital LLC c/o Doug Bruhn</u>
Address	<u>3124 E Brookwood Court</u> <u>Phoenix, AZ 85048</u>
Phone	<u>602-251-3838</u>
Fax	<u>602-251-3833</u>
E-Mail	<u>drbruhn@transactfurn.com</u>

Applicant/Representative:

Name	<u>Manjula Vaz, Gammage & Burnham (legal)</u>
Address	<u>Two North Central Ave, 18th Floor</u> <u>Phoenix, AZ 85004</u>
Phone	<u>602-256-4422</u>
Fax	<u>602-256-4475</u>
E-Mail	<u>SAnderson@gblaw.com</u>

PUBLIC WORKS DEPT. COMMENTS
INTERDEPARTMENTAL STAFF MEETING
AGENDA
DATE: 5/13/05

#5 PROJECT: FARMER GOODWIN HOUSE
ADDRESS: 820 S FARMER AVE
NUMBER: SPR05076/DS050679
COMMENTS: REZONING TO MU 53 TO MU ZONE

Engineering: 100 year onsite retention required: a) No drywells are allowed in paved areas, b) No direct connections are allowed from paved areas into drywells, c) Utilization of 67% of landscaped frontage will be allowed for onsite retention. Onsite waterline with fire hydrants may be required. Waterlines shall be constructed of Class 52 D.I.P. polywrapped. Address(es) to be assigned by Engineering Prior to submitting plans for review. AZPDES requirements shall be met. Submit copy of NOI with copy of Certified Mail Receipt. Any overhead utilities on or adjacent to site must be placed underground per City of Tempe Code, Section 25-120. A project is planned to place existing overhead utilities underground. Developer can contact Isaac Chavira at (480)350-8024 to discuss deferralment instead of actual undergrounding. Show all new private underground utility lines to site with L.F of trench required.

Land Services: Provide a site plan with the following information: a vicinity map; both graphic and numeric scale; show half-street right of way on adjacent streets, provide a site specific legal description.

Environmental: No comments

Traffic: Driveways shall be per Tempe standard detail T-520 (30-ft minimum, 40-ft maximum with 5:1 tapers). Identify new and existing driveways. Sidewalks on 9th Street and Farmer Ave shall be 6- ft wide per current Tempe Standards. Provide sight triangles on landscape plans.

Transit: No comments

Refuse: No comments

Fire: Locate fire hydrant(s) within 150' of any portion of the first floor of any building

Water: Additional FH(s) required on street frontage. Fire suppression system connection(s) to be isolated from fire hydrants. Recommend replacement of existing 6" line on 9th St. with an 8" from Roosevelt to Farmer with the appropriate valve clusters at the T s. TGIS shows only short segment of sanitary sewer in 9th St. adjacent to west end of property.

Communications: No comments

IF HISTORIC BUILDING CONVERTS TO A COMMERCIAL USE, RESOLVE THE FOLLOWING ISSUES:

- ADDRESS & CIRCULATION INCLUDE FIRE TRUCK ACCESS
- CHANGE OF OCCUPANCY (BODC)
- LIFESPACE DRIVEWAY WIDTH (TRAFFIC)
- FRONT SPRINKLER BUILDING (FRS)

LIBC 94 COT AMENDMENT SEC 2109 & FOLLOWING

- ANY OCCUPANCY CHANGE REQUIRES A STRUCTURAL SYSTEM THAT COMPLIES TO CODES, ETC. (SEE DETAIL)

NO RECORD DRIVING PERMIT FOR GARAGE. REPAIRS TO BE COMPLETED.

REMOVE EXISTING FENCE & GATES IN FRONT YARD SETBACK

SHOW PARKING REQUIREMENT FOR OFFICE POSITION AND DELINEATE PARKING SPACES PER ZDC CHAPTER 6

DO NOT DELINEATE EXISTING PROPERTY LINES TO REMAIN WITH SHARPE SYMBOL AS LINES TO BE REMOVED - SHOW PROPOSED PROPERTY LINES - SHOW TOWNHOUSE DEVELOPMENT.

DO NOT PROPOSE PARKING OR MANEUVERING IN FIRST 20' OF PROPERTY

SHOW FIRE ACCESS LANE WITH 20' INSIDE PADWAY PER ZDC 4-802 (6)

SHOW PUBLIC SIDEWALK CONTINUING ACROSS DRIVEWAY

SHOW PEDESTALIAN CONNECTION FROM EACH UNIT TO PUBLIC R.O.W.

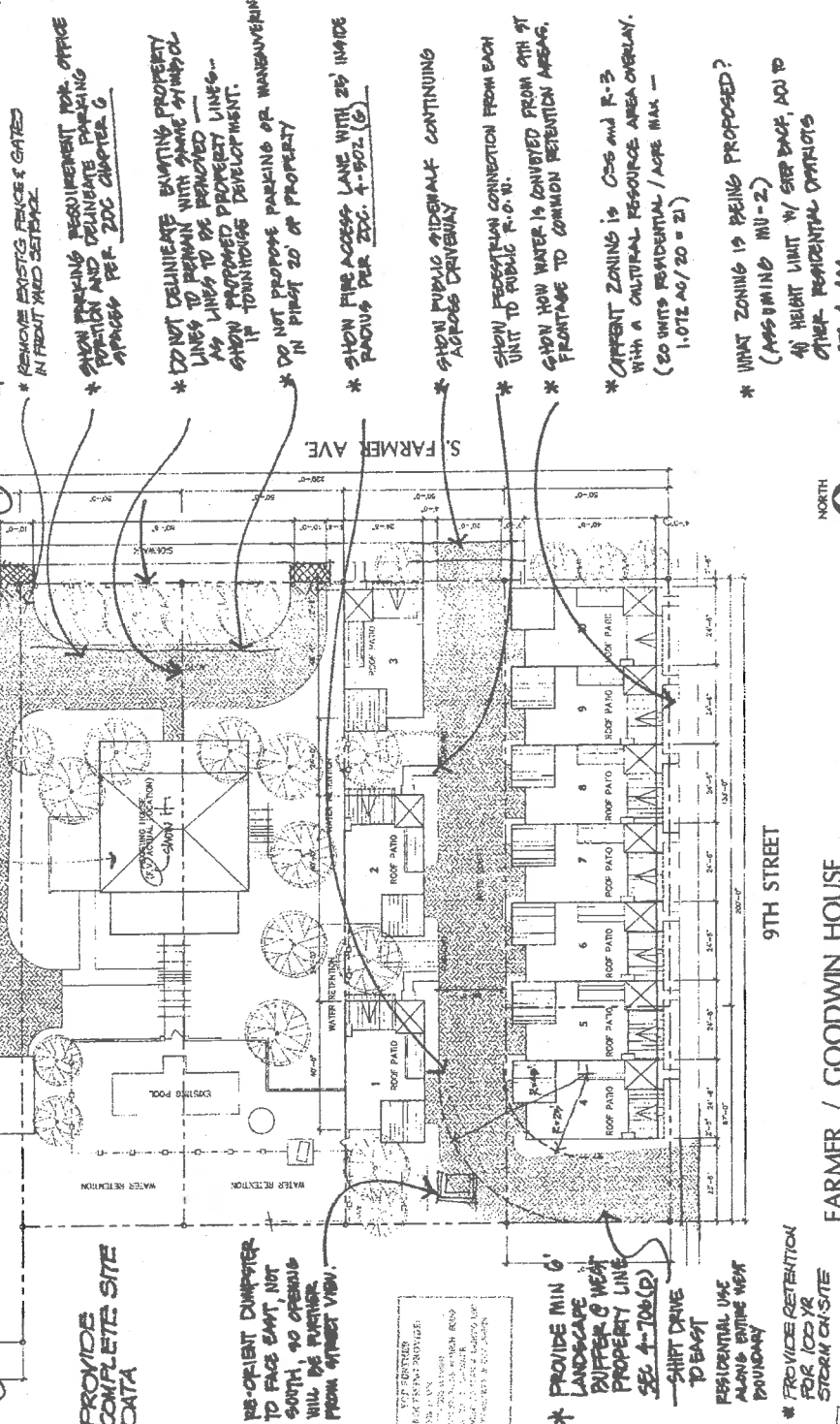
SHOW HOW WATER IS CONVEYED FROM 9TH ST FRONTAGE TO COMMON RETENTION AREAS.

APPROPRIATE ZONING IS C-2B AND R-3 WITH A CULTURAL RESOURCE AREA OVERLAY. (20 UNITS RESIDENTIAL / ACRE MAX - 1.072 AC / 20 = 21)

WHAT ZONING IS BEING PROPOSED? (APPROXIMATE MU-2)

ANY HEIGHT LIMIT W/ STEP BACK, ADD TO OTHER RESIDENTIAL DISTRICTS (SEE 4-404)

IS THIS A TOWNHOME OR CONDOMINIUM DEVELOPMENT? (WHERE ARE UTILITIES AND METER LOCATIONS)



PROVIDE COMPLETE SITE DATA

RE-ORIENT DUMPSTER TO FACE EAST, NOT SOUTH, SO OPERATOR WILL BE FURTHER FROM STREET VIEW.

PROVIDE MIN 6' LANDSCAPE BUFFER @ WEST PROPERTY LINE SEE 4-700(B)

SHIFT DRIVE TO EAST

RESIDENTIAL USE ALONG ENTIRE WEST BOUNDARY

PROVIDE RETENTION FOR 100 YR STORM ON-SITE

NO MORE COMMENTS PROVIDED WHEN MORE COMPLETE DATA/DRAWINGS ARE SUBMITTED

PROCESS A FINAL SUBMITTAL PLAN

DATE: 5-13-05

PROJECT: 8205 9th St, R-3

PROJECT: 8205 9th St, R-3

ADDRESS: 8205 9th St, R-3

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

FARMER / GOODWIN HOUSE

COX, JAMES ARCHITECTS

9TH STREET

S. FARMER AVE

NORTH

5.

(480) 350-8331 (Phone)

April 27, 2006

Mr. Chris Chan
Cox James Architects
14 East Pierce Street
Phoenix, Arizona 85004

**RE: FARMER GOODWIN TOWNHOMES
SBD-2006.23/CC060024**

Dear Mr. Chan:

At their regular meeting of April 20, 2006, the City Council approved the request by **FARMER GOODWIN ARCHITECTURAL OFFICE AND TOWNHOMES (CC060024)** (Patricia Bruhn, owner / Chris Chan, Cox James Architects, applicant) SBD-2006.23 for an Amended Subdivision Plat for one (1) commercial office lot located at 820 South Farmer Avenue and ten (10) new residential lots and one (1) tract located at 830 South Farmer Avenue.

This approval is subject to the following conditions:

1. The Amended Subdivision Plant shall be recorded prior to issuance of building permits.
2. The Amended Subdivision Plat shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department on or before **April 20, 2007**. Failure to record the plan within one year of Council approval shall make the plan null and void.
3. The developer/owner(s) shall provide a continuing care condition, covenant and restriction for all of the project's landscaping, required by Ordinance or located in any common area on site. The CC&R's shall be reviewed and in a form satisfactory to the Development Services Manager and City Attorney.

Before recordation of your plan or plat, please submit two (2) sets of 24 x 36 black line prints to Development Services – Planning Division for review. Please place the Recordation (**REC06021**) Number in the right hand bottom margin of each sheet. Use 36 pt. Helvetica, Kroy or 350 CL Leory Lettering.

SBD-2006.23

April 27, 2006

After compliance with the above conditions, submit three (3) sets of double-matte photo mylars 24" Mylars should be signed in **BLACK INK AND ALL SHEETS WET STAMPED IN BLACK INK** by the necessary parties and forwarded to Development Services – Planning Division. Also send a check made payable to the Maricopa County Recorder's Office for the fee of the final processing and recordation. Verify the amount of the fee for final processing and recordation by contacting Jon Christopher at (480) 350-8436.

After recording the map, the City of Tempe requires the following prints of the recorded document(s):

3 Set(s) – Reduced Photo Positives (8 ½" x 14")

These sets will be ordered by the City of Tempe, and then billed to you by the Blueprint Company.

Sincerely,

Diana Kaminski
Senior Planner

DK/dm

cc: Doug and Patricia Bruhn
Jon Christopher/COT
File

FARMER GOODWIN TOWNHOMES (CC060024)
SBD-2006.23
April 27, 2006

Page 2

After compliance with the above conditions, submit three (3) sets of double-matte photo mylars 24" Mylars should be signed in **BLACK INK AND ALL SHEETS WET STAMPED IN BLACK INK** by the necessary parties and forwarded to Development Services – Planning Division. Also send a check made payable to the Maricopa County Recorder's Office for the fee of the final processing and recordation. Verify the amount of the fee for final processing and recordation by contacting Jon Christopher at (480) 350-8436.

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Sincerely,



Diana Kaminski
Senior Planner

DK/dm

cc: Doug and Patricia Bruhn
Jon Christopher/COT
File

Development Services
Department
(480) 350-8331 (Phone)

April 27, 2006

Mr. Chris Chan
Cox James Architects
14 East Pierce Street
Phoenix, Arizona 85004

FILE COPY

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SBD-2006.23/CC060024**

Dear Mr. Chan:

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Before recordation of your plan or plat, please submit two (2) sets of 24 x 36 black line prints to Development Services – Planning Division for review. Please place the Recordation (**REC06021**) Number in the right hand bottom margin of each sheet. Use 36 pt. Helvetica, Kroy or 350 CL Leory Lettering.

FARMER GOODWIN TOWNHOMES

A REPLAT OF LOTS 10, 11, 12, 13 AND A PORTION OF LOT 1 OF BLOCK ONE (1) GOODWIN HOMES AS RECORDED IN BOOK 7, PAGE 14 M.C.R. LOCATED WITHIN A PORTION OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

BOOK 870 PAGE 50
 OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 HELEN PURCELL
 2006-1317209
1004 0006 02 50 PM

DEDICATION

STATE OF ARIZONA)
) S.S.
 COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT HALLE CAPITAL, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS REPLATTED UNDER THE NAME "FARMER GOODWIN TOWNHOMES" A REPLAT OF LOTS 10, 11, 12, 13 AND A PORTION OF LOT 1 OF BLOCK ONE (1) GOODWIN HOMES AS RECORDED IN BOOK 7, PAGE 14 M.C.R., LOCATED WITHIN A PORTION OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS PLAT OF "GOODWIN HOMES TOWNHOUSES", AND DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS AND EASEMENTS CONSTITUTING THE SAME AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE STREETS AND PUBLIC UTILITY EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

ACKNOWLEDGMENT

STATE OF ARIZONA)
) S.S.
 COUNTY OF MARICOPA)

ON THIS 23rd DAY OF Sept, 2006, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED DOUGLAS R. BRUHN AND PATRICIA M. BRUHN, WHO ACKNOWLEDGED THEMSELVES TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL
 BY: Cynthia S. Eeds 7-7-2010
 NOTARY PUBLIC MY COMMISSION EXPIRES

HALLE CAPITAL, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY
 BY: Douglas R. Bruhn AND Patricia M. Bruhn
 DOUGLAS R. BRUHN PATRICIA M. BRUHN

ITS: MANAGING MEMBERS

LEGAL DESCRIPTION

PARCEL 1:
 THE SOUTH 28 FEET OF LOT ONE (1), THE WEST 67 FEET OF LOT TEN (10) AND ALL OF LOTS ELEVEN (11), TWELVE (12) AND THIRTEEN (13), IN BLOCK ONE (1), GOODWIN HOMES, ACCORDING TO PLAT RECORDED IN BOOK 7 OF MAPS, PAGE 14, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL 2:
 LOT 10, BLOCK 1, GOODWIN HOMES, ACCORDING TO BOOK 7 OF MAPS, PAGE 14, RECORDS OF MARICOPA COUNTY, ARIZONA,
 EXCEPT THE WEST 67 FEET THEREOF.

OWNER

HALLE CAPITAL L.L.C.
 ATTN: DOUGLAS AND PATRICIA BRUHN
 3RD FLOOR, LUHRS TOWER
 45 W. JEFFERSON
 PHOENIX, AZ 85003-2326

BENCHMARK

BRASS CAP IN HANDHOLE AT INTERSECTION OF UNIVERSITY AND HARDY (CITY OF TEMPE BENCHMARK #108)
 ELEV. - 1149.69

BASIS OF BEARING

CENTERLINE OF WILSON BETWEEN THE BRASS CAP FLUSH AT THE INTERSECTION OF WILSON AND 9TH ST. AND THE BRASS CAP IN HANDHOLE AT THE INTERSECTION OF WILSON AND UNIVERSITY (ASSUMED TO BE DUE NORTH).

APPROVALS

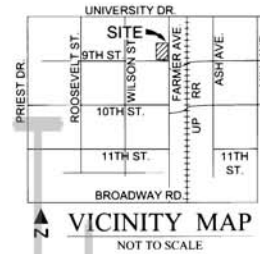
APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS 20th DAY OF April, 2006

BY: [Signature] DATE: 9/21/06
 MAYOR

ATTEST: [Signature] DATE: 9/21/06
 CITY CLERK

BY: [Signature] DATE: 9/27/06
 CITY ENGINEER

BY: [Signature] DATE: 10/2/06
 DEVELOPMENT SERVICES



NOTES

- NO OTHER BOUNDARY SURVEYS WERE LOCATED FROM AN INTERNET SEARCH.
- THERE WAS NO OBSERVABLE EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL. NO RECENT CONSTRUCTION OR EARTHWORK WAS EVIDENT.
- THE FRONTAGE OF THE PROPERTY IS ADJACENT TO A PUBLIC STREET RIGHT OF WAY.
- ALL SET BARS WERE SET WITH 1/2" IRON BARS AND CAPPED WITH A RUBBER CAP MARKED "GOOKIN LS15865".
- THE PARENT LEGAL DESCRIPTION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY, ORDER NO: 05110333, AMEND. NO. 2, DATED SEPT. 8, 2005. LEGAL DESCRIPTION CAN ALSO BE FOUND IN QUIT CLAIM DEEDS INSTRUMENTS #05-0891511 M.C.R. AND 05-0891600 M.C.R..
- ORIGINAL PLAT OF RECORD: GOODWIN HOMES, BOOK: 7, PAGE: 14, M.C.R.
- ON-SITE SURFACE RETENTION OF THE 100 YEAR STORM PER CITY OF TEMPE DRAINAGE CRITERIA IS REQUIRED FOR EACH LOT.

FLOOD PLAIN CERTIFICATION

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN ZONE "SHADED X" AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C2165H, DATED SEPTEMBER 30, 2005. ZONE "SHADED X" IS DESIGNATED AS BEING AREAS OF 500-YEAR FLOOD. AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY UNDER THAT CIRCUMSTANCE.

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND PROPERTY ASSEMBLAGE OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF SEPTEMBER 2005; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THE MONUMENTS POSITIONS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND ARE CORRECTLY SHOWN.

[Signature]
 W.S. GOOKIN JR., AZ. RLS NO: 15865
 DATE: 9/21/06

Q.S: 6-42



FARMER GOODWIN TOWNHOMES		OWNER: HALLE CAPITAL LLC	
TEMPE, AZ			
GOOKIN ENGINEERS		SHEET 1 of 2 SHEETS	
<small>1000 N. GILBERT ST. SUITE 100 PHOENIX, ARIZONA 85012 480-947-3741</small>		<small>DESIGNED: E.G. DRAWN: S.F. CHECKED: S.F.</small>	
<small>REGISTERED PROFESSIONAL ENGINEER STATE OF ARIZONA LICENSE NO. 15865</small>		2139B	

DS050679

SBD-2006.23

REC06021

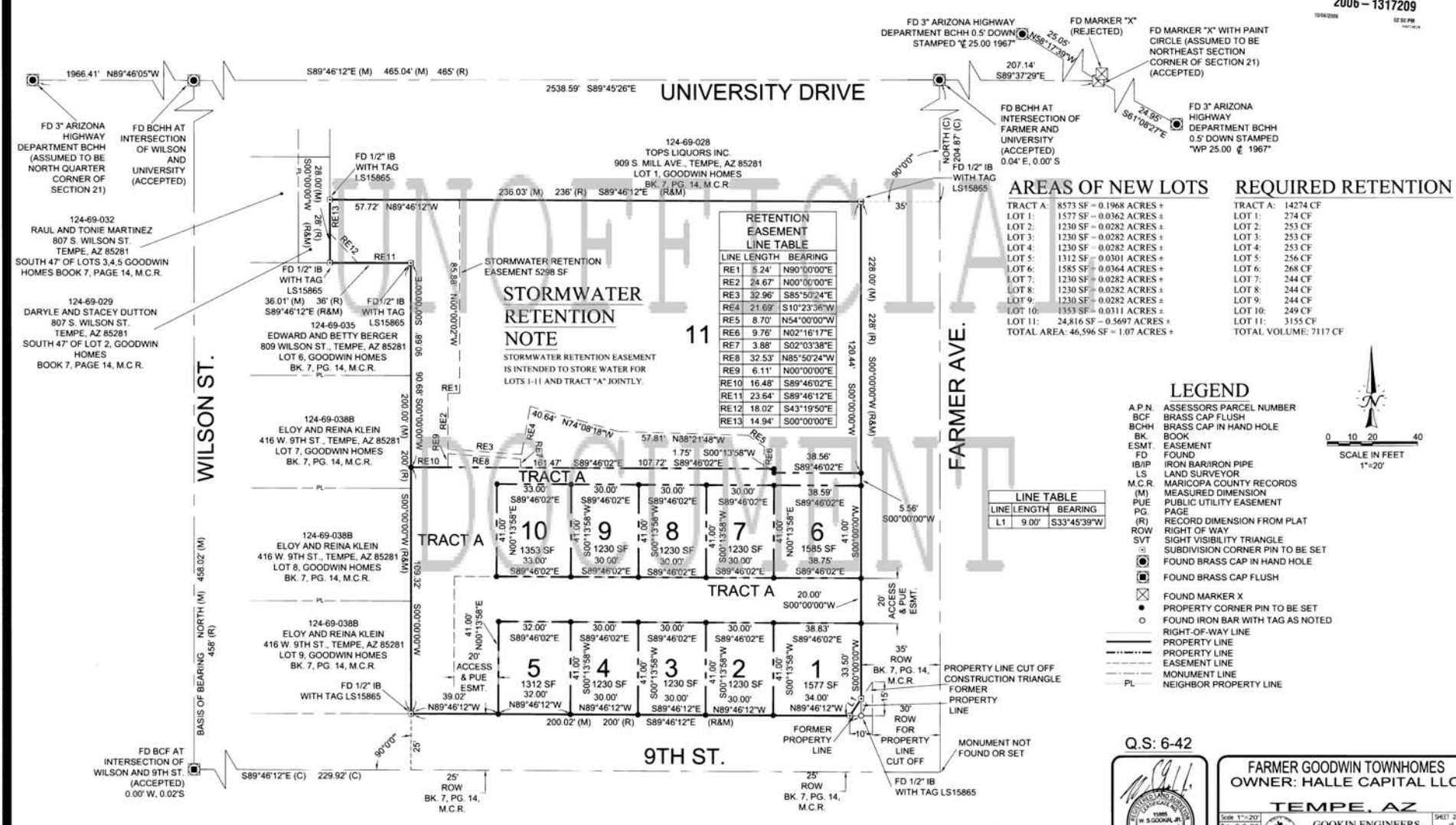
REC06021

SBD-2006.23

DS050679

FARMER GOODWIN TOWNHOMES

BOOK 870 PAGE 50
 OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 HELEN PURCELL
 2006 - 1317209
 10/20/2006 02:32 PM



REC06021

SBD-2006.23

DS050679

DS050679

SBD-2006.23

REC06021

Q.S: 6-42

FARMER GOODWIN TOWNHOMES
 OWNER: HALLE CAPITAL LLC

TEMPE, AZ

GOOKIN ENGINEERS
 ENGINEERS AND ARCHITECTS
 490-947-3741

Scale: 1"=20'
 Date: 2-9-06
 Design: E.G.
 Drawn: S.E.
 Title Block: 2-9-06

SHEET 2 of 2 SHEETS
 2139B

Attachment C

PL150454



Staff Summary Report

City Council Hearing: 12/01/2005

Agenda Item Number: 41

SUBJECT: This is a second public hearing for the Farmer-Goodwin Architectural Office and Townhomes located at 820 and 830 S. Farmer Avenue.

DOCUMENT NAME: 20051025dsdk05

**PLANNED DEVELOPMENT (0406)
LAND USE GENERAL PLAN (0401-01)**

SUPPORTING DOCS: Yes

COMMENTS: Hold a public hearing for **FARMER-GOODWIN ARCHITECTURAL OFFICE AND TOWNHOMES** (Doug Bruan, Halle Capital, LLC, property owner and Manjula Vaz, Gammage and Burnham, PLC, applicant) for a proposed Planned Area Development on the north west corner of Farmer Avenue and Ninth Street, with ten (10) new three-story townhouses and an architectural office within the historic Farmer-Goodwin House. This request includes a General Plan 2030 Projected Land Use map amendment and Zoning map amendment on the northern .57 acres of the total 1.07 acre site located at 820 and 830 S. Farmer Avenue. The project includes the following:

Resolution No. 2005.57 #GEP-2005.03 for a General Plan 2030 Projected Land Use Map Amendment for .57 acres from Residential to Commercial, retaining the Density Map designation of Cultural Resource Area (20 du/ac based on zoning in 12/03) located at 820 S. Farmer Avenue.

Ordinance No. 2005.76 #ZON2005.14 for a Zoning Development Code Map Amendment for .57 acres from R-3 Multi-family to R/O Residential Office, located at 820 S. Farmer Avenue.

SPD#2005.79 a Preliminary and Final Planned Area Development (PAD) consisting of ten (10) three-story, two-bedroom townhomes on 0.50 acres, located at 830 S. Farmer Avenue.

PREPARED BY: Diana Kaminski, Senior Planner (480-858-2391)

REVIEWED BY: Steve Venker, Planning and Zoning Manager (480-350-8920)

A handwritten signature in black ink, appearing to be 'S. Venker', enclosed in a hand-drawn oval.

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: **Staff – Approval, subject to conditions 1-10**
Historic Preservation Commission – Approval (5-0 vote) subject to conditions
Planning & Zoning Commission – Approval (6-1 vote) subject to conditions

ADDITIONAL INFO: The proposed project includes two lots located south of University Drive, on the north west corner of Farmer Avenue and 9th Street. The proposed project rehabilitates a historic structure from use as a residence to use as a commercial architectural office, retaining as much of the landscape, site layout and structural integrity as possible. The southern portion of the site will include ten townhomes that share retention and the pool amenity with the office. **The Planning and Zoning Commission heard this item on October 25, 2005 and took public comments prior to recommending approval of the request.**

ATTACHMENTS:

1. List of Attachments
 - 2-7. Comments/Analysis
 - 7-8. Reasons and Conditions of Approval
 9. History & Facts
 - 10-11. Project Description
-
- A. Resolution No. 2005.57
 - B. Ordinance No. 2005.76
 - C. Location Map and Aerial Photo
 - D. Site plan
 - E. Elevations
 - F. Floor plans
 - G. Conceptual landscape plan
 - H. Grading and drainage
 - I. Project Narrative
 - J. Community Participation Summary
 - K. Historic Preservation Meeting Proceedings

Community Design: The proposed project preserves the Farmer-Goodwin House as a focal point to the neighborhood with a site plan intended to minimize impacts to the Farmer-Goodwin building. The town home design provides diverse continuity in the use of similar materials and architectural elements from the historic structure, in a modern format that does not replicate the past. The proposed Planned Area Development will promote pedestrian movement and climactic comfort with the use of shade trees along the street front and retaining much of the existing mature landscape on site. The project promotes interaction and observation with the street while respecting privacy of nearby single family residences. This project meets the goal and objectives of this element. *Staff recommends utilization of green building principles that could be integrated into the design and construction of this project. Staff encourages retaining as much of the mature landscape as possible as part of the character of this site and surrounding neighborhood.*

Historic Preservation: The primary significance of the Farmer-Goodwin House is its association with two prominent figures in the history of Tempe: Hiram Bradford Farmer and James Cooper Goodwin. The house is also one of the best-preserved and unique adobe structures in the state. Pierce Carrick Shannon, a local saloonkeeper, purchased the land in 1880. He completed construction of the house in March of 1883. In January of 1886, the property was sold to Hiram Bradford Farmer for \$3,000. Farmer developed his 160 acres into one of the town's early subdivisions, known as Farmer's Addition. After Farmer left the Salt River Valley in 1890, the house passed through a number of owners until it was acquired in 1897 by James Wilson. When Wilson's daughter, Libbie, married James C. Goodwin in 1902, the house was deeded to her. The house continued to be owned by the Goodwin family until the death of James and Libbie's son, Woodrow Wilson Goodwin, in 1992.

The Farmer-Goodwin House is a good example of a Folk expression of Victorian-era architecture. Its massing is similar to other Victorian-era styles, but this building lacks the "gingerbread" detailing often found in Victorian-era buildings. It is a one-and-a-half story adobe structure, rectangular in plan, surmounted by a hipped roof punctuated by ten flush wall dormers. It is symmetrical both in plan and elevation; the east and west facades are divided into three equal bays. The exterior adobe walls are finished with plaster, which has been scored with lines to simulate cut stone construction. The corners are detailed with quoins of built-up plaster. In plan the house is composed of a central hall or zaguan with approximately equal-sized rooms disposed symmetrically on either side of it. The room arrangement is identical on the upper story, and access is by a stairway in the central hall. The wall dormers are a character-defining element, as well as the front veranda porch, which was rebuilt.

The Farmer-Goodwin House is designated on the Tempe Historic Register. This residence was most recently used as a single family home with a use permit for a bed and breakfast. A change in ownership threatened the future of this structure. Commercial modifications to the structure are necessary to meet building safety standards for office use. An office use is the least invasive and least intensive use of the property, and retains the ability to be converted back to a residence and bed and breakfast sometime in the future. The Historic Preservation Commission has reviewed this application and voted in support of the proposed project with the condition that an Historic Preservation Easement to the City be recorded. The proposed use and site plan implements the goal and objectives of this element.

Housing: This project will add 10 new townhomes to an area of the city that is limited with new housing opportunities. Mitchell Park East is predominantly single family residences: this project will diversify the available housing stock and provide additional opportunity for owner occupied living near downtown. As indicated by the applicant, the type of development proposed (2-bedroom town home) is not expected to attract families with children; however this is not a benefit to older

neighborhoods with declining enrollment in school. The proposed product is also limited by the three-story configuration from enabling aging in place to occur. With proximity to the university and downtown, the proposed product will potentially appeal to college students or staff, or young singles or couples. The product will be offered as an ownership opportunity, but may be leased by investors interested in this product and location. There is no affordable housing component to this development because the sale of these ten units is intended to offset the land and remodeling costs of the historic Farmer-Goodwin House, however no fiscal analysis was provided to determine the gap between costs and profits. *Without illustration of the economic impacts of the Farmer-Goodwin property on the town home development, staff recommends that the applicant consider donation of one of the lots to the Community Land Trust of Tempe, as a means to provide an affordable housing unit within this new development.*

Neighborhoods: A neighborhood meeting was held on August 29, 2005 and a second meeting was held on October 18, 2005. The applicant has indicated that follow-up meetings will be held with residents as needed. A summary report of these meetings was provided (see Attachment J) by the applicant. Staff has not received any comments on the proposed project. There have been articles in the newspaper about this project, providing more opportunity for public notification. There is a Northwest Tempe Neighborhoods Strategic Plan 1998-2002 that was accepted by Council. This document indicates the site should remain residential, and that the house should be designated historic. The document also includes community desires for developments to match the existing character of an area, and provide density or intensity appropriate to the neighborhood. The project provides shade, retains mature landscape around the Farmer-Goodwin house, and meets many of the objectives of the strategic plan. Many of the goals and objectives of this document have been incorporated into the General Plan. There is an on-going effort to create a community plan for this area, however, the document is in draft form, and therefore can't be referenced as part of the General Plan for this area. The proposed project meets the objectives of the General Plan Neighborhoods element.

Redevelopment: Not applicable, this is not part of a redevelopment area.

Economic Development: The conversion of the Farmer-Goodwin House to a commercial use may provide increased property value, but will not provide additional sales tax because of the proposed office/service use. However, the change provides potential for the residence to function for other low-intensity commercial activities in the future. The conversion of the house to an architectural office fosters private business investment, remains flexible to the economy, and attracts professional business to Tempe, increasing available employment opportunities within walking distance of downtown and the surrounding neighborhoods.

Cost of Development: The proposed density and unit type does not indicate any foreseen infrastructure impacts to development of this site. *The applicant should make contact with the school district to notify them of the additional residences and the timing for completion of the project.*

Growth Area: Not applicable, this site is outside of any designated growth areas.

Environment (Air, Noise, Ambient Temperature, Energy): The proposed development appears to generally meet the goals and objectives of these elements. Special attention is being given to mitigate railroad noise within the townhomes. Special attention is being given to minimizing on site paving to retain the aesthetic character of the historic house and minimize heat impacts. Landscape proposed will retain mature trees as well as add trees to mitigate reflective heat from new

residences and provide shade to the sidewalk. The existing historic adobe structure provides significant energy efficiency, and if noise mitigation is used in construction of the townhomes, these construction techniques could also provide increased energy efficiency to the new residences. *Staff recommends that the homes be designed and built for energy efficiency, which will also help mitigate any potential noise from the nearby railroad.*

Land (Remediation, Habitat, Solid Waste): The adaptive reuse of the Farmer-Goodwin house is a sustainable solution to the use of an historic structure, saving demolition and waste typically created by infill and redevelopment. *Staff encourages the applicant to recycle construction material to mitigate landfill impacts. To further implement this element, use of green building techniques, and energy efficient house and landscape designs are encouraged.*

Water (Water, Wastewater, Stormwater): The site is currently flood irrigated. The proposed project will retain flood irrigation on the north portion of the site for the purpose of preserving the mature landscape, and will replace the flood irrigation on the south lot with an irrigation system to reduce water use.

Pedestrian Network: The proposed development promotes walking by building orientation to the street front, building design, parking in the rear to minimize curb cuts and shade trees along the street front. Due to the historic status of the Farmer-Goodwin house, the Historic Preservation Officer has requested that the sidewalks not be widened to today's standards, but be kept at the historic sidewalk width. This may be an inconvenience to persons with strollers or groups walking together, but the character of this neighborhood supports a special sidewalk standard.

Bikeways: The proposed project provides 2 more bicycle parking spaces than required by code, plus sufficient space within the new townhomes to accommodate all residents biking to work, school or downtown. The development meets the goal and objective of this element.

Transit: The nearest bus stop is one block north on University Drive. The proposed project is within a mile of a proposed light rail stop, within a mile of the planned transit center for bus service. The development meets the goal and objectives of this element.

Travelways: The proposed development minimizes curb cuts and potential traffic impacts on either 9th Street or Farmer Avenue. The development meets the objectives of this element.

Parking & Access Management: The site provides parking for each residential unit and meets the code requirements for required parking for commercial offices. Access to the site is limited by gates on the commercial side to prevent public parking or guests of the townhomes from parking next to the commercial office. Staff encouraged the applicant to consider a shared parking model to reduce parking, but the applicant determined that dedicated parking was necessary for the proposed development. The proposed site plan is designed to minimize heat island impact with reduced paving surface in lieu of alternative surfaces, as well as retaining mature landscape and adding street trees for shade on the sidewalk.

Aviation: This site is within 7 miles of Sky Harbor International Airport, but is outside of the 65 DNL noise contours for air traffic; therefore this element is not applicable

Open Space: The site utilizes a gated private open space area shared by residents and office staff. The estimated square footage or site percentage of open space was not provided. Significant mature landscape has been retained on the northern site surrounding the historic home.

Recreational Amenities: The project provides residents with a private swimming pool and spa to be shared by town home residents and office staff.

Public Art & Cultural Amenities: There is no requirement for public art with this development. The Farmer-Goodwin House is a significant cultural resource, the proposed development preserves this.

Public Buildings and Services: Not applicable.

Public Safety: The proposed development provides residences up next to and facing both Farmer Avenue and 9th Street, as well as residences facing the historic house, providing extra visibility and security on the street and historic structure. The gated historic house is intended to protect the landscape and structure after commercial office hours. The pool and spa are fenced. The limited curb cuts minimizes pedestrian/vehicle conflicts. Modifications may need to be made to the landscape palette to reduce hiding places in the hedges front of the north group of townhomes. Overall the project implements the objectives of these elements, as they relate to private development.

Zoning and Development Code: The zoning map indicates this property is zoned R-3, Multi-Family Residential. The proposed amendment would change the zoning map to R/O PAD and R3-PAD, on 1.07 acres. The applicant provided an attached analysis and justification for the zoning map amendment.

Project Analysis

The proposed project consists of a Planned Area Development for one site, divided in half by zoning and subdivided by plat for property ownership. The northern portion of the site includes a remodel of the former Farmer-Goodwin House to function as a commercial architectural office while retaining the character of the historic structure, and the ability of the structure to be re-used as a residence in the future. The zoning map amendment will allow future use of the site by right within the limitations of allowed uses identified for the R/O Residential Office District. The southern portion of the site includes ten (10) new townhomes designed with elements reflective of and complementary to the historic character of the adjacent structure. These residences provide new ownership opportunity as an infill project within an existing neighborhood, and although retaining an R-3 Multi-Family Residential zoning, will function as a single-family product with a homeowners association to maintain common areas. The northern site has the density potential for 20 dwelling units per acre (10 units) but will remain as a single residence/office on a half acre site; the southern half complies with the designated density of the zoning code.

Site Analysis

The site is south of University Drive and west of the Union Pacific Railroad, located on the north west corner of Farmer Avenue and 9th Street. The site has commercial zoning to the north and multifamily residential zoning to the south, west and east of the site. The zoning districts for the surrounding area include R-3, Multi-Family Residential and CSS, Commercial Shopping and Services. There are a combination of apartment, duplex and single-family residences within the immediate area. The proposed zoning map amendment will be consistent with the zoning districts for the surrounding properties.

Traffic and Parking Analysis

The proposed project provides the least intense commercial use for the historic house possible, with minimal impacts to traffic or parking within the area. All parking for the architectural office is

provided on site, and is dedicated parking separate from the residences. Although the applicant had the opportunity to consider a mixed-use project, with shared parking, the applicant wished to comply with the zoning code parking requirements to ensure sufficient on-site parking. The townhomes are all designed with two-car garages, and comply with the zoning code parking requirements based on the number of bedrooms. Additional guest parking has also been provided on site. The proximity of these residences to downtown and ASU also provides the opportunity for residences to bike or walk to work, school or local attractions.

**PUBLIC COMMENTS
FROM THE COMMISSION**

HEARING: A resident who had not attended the neighborhood meetings was concerned about changes to the microclimate with the loss of flood irrigation and mature landscape material. Staff and the applicant explained that a majority of the mature trees on the north side of the site were being preserved, and that flood irrigation would continue on the north portion of the lot surrounding the Farmer Goodwin House. Another resident who participated in the neighborhood meetings and has a horticultural background commended the applicant for the selective removal of plant materials to salvage as many mature trees as possible, and indicated that the remaining plants would be healthier as a result of the needed thinning. Concerns about changes to microclimate would not be measurable on such a small site, changes occur when larger areas change. The resident also commended the applicant for the proposed project, and for working with the residents to address concerns. Another resident expressed concern about changing the character of the neighborhood, that the town home portion of the development will promote further change of the historic single-family character of the neighborhood. The applicant explained that the project fit the existing allowed zoning, and the design was modified based on resident input to look less like the historic property.

**REASON(S) FOR
APPROVAL:**

1. Conformance with General Plan 2030
2. Conformance with the Zoning and Development Code
3. Conformance with the Uniform Building Code and Tempe Code Amendments
4. General conformance with the Northwest Tempe Neighborhoods Strategic Plan 1998-2002
5. There has been no expressed opposition to this project prior to the hearing.
6. The proposed development should not be detrimental to the surrounding neighborhood and property owners in the immediate vicinity.
7. The proposed development will retain and maintain a significant historic structure in Tempe.
8. The proposed project will provide new individual ownership residential opportunities.
9. The proposed PAD appears to provide a quality project in the community which will ensure security and long term value.
10. The subdivision plat appears to conform to the technical requirements of Tempe City Code Chapter 30 Subdivisions.

**CONDITION(S) OF
APPROVAL:**

1. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
 - a. Off-site improvements to bring roadways to current standards include:
 - (1) Water lines and fire hydrants
 - (2) Sewer lines
 - (3) Storm drains.

- (4) Roadway improvements including streetlights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.
 - b. Fees to be paid with the development of this project include:
 - (1) Water and sewer development fees.
 - (2) Water and/or sewer participation charges.
 - (3) Inspection and testing fees.
 - c. All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.
 - d. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
 - e. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the Code of the City of Tempe - Section 25.120.
2. The owner(s) shall provide a continuing care condition, covenant and restriction for all of the project's landscaping, required by Ordinance or located in any common area on site. The CC&R's shall be in a form satisfactory to the Development Services Manager and City Attorney.
 3. The applicant shall comply with all applicable state and federal laws regarding archeological artifacts on this site.
 4. A building permit shall be obtained and substantial construction **commenced on or before December 1, 2006** or the zoning shall revert to that in place at the time of application, subject to a public hearing.
 5. The Final Subdivision Plat and P.A.D. shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department **on or before December 1, 2006**.
 6. The Final Subdivision Plat and P.A.D. shall be recorded with the Maricopa County Recorder's Office prior to issuance of permits.
 7. Recycling facilities shall be provided with details to be approved by the Public Works Department prior to the issuance of building permits.
 8. The applicant shall resolve all lighting and security details with Planning Department prior to the issuance of building permits.
 9. All final details of the project (i.e. elevations, floor plans, landscape, etc.) shall be review and approved by the Design Review Board prior to Council approval.
 10. A permanent Historic Preservation Easement is conveyed by the property owner to the City of Tempe prior to issuance of Building Permits.

HISTORY AND FACTS:

- March 1883 Construction of (820 S. Farmer Avenue) the two story house was completed by P.C. Shannon
- January 1886 Property was seized by the government when the original owner was convicted of selling illegal substances to the Native Americans. The property was put up for auction and Mr. & Mrs. Hiram Bradford Farmer purchased the property for \$3,000.00
- December 1886 H.B. Farmer subdivided the property to create Farmers Addition, a 160 acre subdivision recorded with Maricopa County.
- August, 1890 James Wilson purchased the property for \$8,000.00
- 1902 Wilson's daughter Libbie married James C. Goodwin; the house was deeded to her.
- March 1914 Goodwin Homes Subdivision was filed with Maricopa County Recorder.
- December 1972 820 S. Farmer Avenue is listed on the National Register of Historic Places
- 1992 The house continued to be owned by the Goodwin family until the death of James and Libbie's son, Woodrow Wilson Goodwin, in 1992. The City, with permission from the estate of Woodrow Goodwin, applied for and received a matching grant for a Building Condition Assessment Report. Subsequently, the City acted as the third party sponsor for the Drazy-Alexanders, resulting in two additional grants, one for emergency adobe and for roof and window rehabilitation.
- February 1993 Normany Drazy and Pat Alexander-Drazy purchased the property and spent more than a decade rehabilitating the structure and surrounding landscape while living in the home.
- April 1994 Board of Adjustment approved a request for a use permit to allow a boarding house (bed and breakfast) establishment, and variances to allow a fence, six (6) feet tall in the front and side yard setbacks, to reduce the driveway width from 18 feet to 14 feet and use crushed granite instead of asphalt or concrete paving for the driveway.
- April 1999 Planning and Zoning Commission approved the designation of 820 S. Farmer Avenue as a Historic Property.
- May 1999 City Council approved the designation of 820 S. Farmer Avenue as a Historic Property.
- June 2005 Doug and Patricia Bruhn purchase 810 and 820 S. Farmer Avenue for \$1,300,000.00 with a n agreement to place an historic easement on the 820 S. Farmer Avenue parcel, to protect the historic house.
- October 25, 2005 Planning and Zoning Commission held a public hearing and took public comment on a request for a proposed Planned Area Development with ten (10) new three-story townhomes and an architectural office within the historic Farmer-Goodwin House. This request included a General Plan 2030 Projected Land Use map amendment and Zoning map amendment on the northern .57 acres of the total 1.07 acre site located at 820 and 830 S. Farmer Avenue.
- November 17, 2005 City Council introduced and held a first hearing for this request.

PROJECT DESCRIPTION:

Owner/Developer: Doug Bruhn with Halle Capital, LLC
Applicant: Manjula Vaz, Gammage and Burnham, PLC
Architect: Brian D. Cox, Cox James Architects

General Plan 2030

Existing Land Use: Residential
Proposed Land Use: Commercial and Residential
Existing Density: Cultural Resource Area (R-3 zoning allows 20 du/ac)
Proposed Density: Cultural Resource Area (R-3 zoning allows 20 du/ac)

Zoning Ordinance 808

Existing Zoning: R-3, Multi-Family Residential
Proposed Zoning: Planned Area Development (PAD) Overlay with R/O Residential Office and R-3 Multi-Family Residential

Site Plan

Residential Office Site Area: .57 acres
Residential Site Area: .5 acres
Total Site Area: 1.07 acres
Number of units: 10 single family residences and 1 office
Density: 20 dwelling units per acre

Minimum per residential unit:

Min. lot area: 1230 SF
Min. lot width: 30'-0"
Min lot length: 41'-0"

Building Area:

(Office area): 2797 SF
(Garage/Storage): 797 SF
Residential area:
Units 1 & 6: 2256 SF (2 units)
Units 2-4 and 7-9: 7170 SF (6 units)
Units 5 & 10: 2264 SF (2 units)
Total Building Area: 11690 SF (all 10 units)

Floor Area:

Office area: 2883 SF (net)
(Garage/Storage): 863 SF (net)
Residential area:
Units 1 & 6: 1945 SF (net per unit - livable)
(Garage: 522SF)
Units 2-4 and 7-9: 1953 SF (net per unit - livable)
(Garage: 550SF)
Units 5 & 10: 2022 SF (net per unit - livable)
(Garage: 522 SF)
Total Floor Area: 19652 SF (net all 10 units - livable)
(Garages: 5388 SF)

Total Building Coverage : 54% (TOWNHOMES - R3 PAD) 35% (EXISTING HOUSE - R/O PAD)

Total Landscape Area: 18% (TOWNHOMES - R3 PAD) 30% (EXISTING HOUSE - R/O PAD)

Max. Building Height: 36 feet (3 stories)
Front yard setback: 2 feet
Front open structures: 2 feet
Side yard setback: 0 feet
Rear yard setback: 2 feet
Street side setback: 2 feet
Parking Required: 22 spaces for the townhomes, 11 for the office
Parking Provided: 22 spaces for the townhomes, 11 for the office
Bicycle Parking Required: 10 spaces for the townhomes, 4 for the office
Bicycle Parking Provided: 12 for the townhomes, 4 for the office

Neighborhood and Public Input: The closest neighborhoods to this site are Maple Ash and Mitchell Park East Neighborhood Associations and Ash Court and Sienna Court Home Owner Associations. The applicant held a Neighborhood Meeting on August 29, 2005 and a second Neighborhood Meeting on October 18, 2005. Results of these meetings are attached (see Attachment K). No public comment has been received by staff as of October 17, 2005. (Any comments provided after completion of this report will be forwarded as a supplement to the commission).

Historic Preservation Commission Input:

On October 13, the Tempe Historic Preservation Commission voted 5-0 to recommend approval of the proposed Planned Area Development for Farmer-Goodwin Townhomes located at 820-830 South Farmer Avenue on condition that a permanent Historic Preservation Easement is conveyed by the property owner to the City of Tempe. They also made the following recommendations:

- That the design of new construction have a visual relationship to the historic house
- That new construction maximize the view of the historic property from Farmer Avenue
- That the permit review process for code and ordinance requirements provide flexibility in consideration of protecting the historic integrity of the resource.

RESOLUTION 2005.57

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, AMENDING THE GENERAL PLAN 2030 PROJECTED LAND USE MAP FROM RESIDENTIAL TO COMMERCIAL FOR APPROXIMATELY .57 ACRES LOCATED AT 820 S. FARMER AVENUE AND OWNED BY HALLE CAPITAL, LLC .

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEMPE, that the General Plan 2030 Projected Land Use Map is hereby amended for property owned by Halle Capital LLC, located on the north west corner of Farmer Avenue and Ninth Street. The land uses for this property has been amended from Residential to Commercial. The total acreage and percentage of projected land uses listed on page 68 of the land use element of General Plan 2030 will be amended to reflect new totals for land uses based on this amendment.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, this _____ day of _____ 2005.

Mayor

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

ORDINANCE NO. 2005.76

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 removing the below described property on 1.07 net acres from the R-3, Multi-Family Residential General Zoning District and designating .5 acres as R-3 PAD and .57 acres as R/O-PAD; Multi-Family Residential and Residential/Office Zoning Districts with a Planned Area Development Overlay for the site.

LEGAL DESCRIPTION

THE SOUTH 28 FEET OF LOT 1, THE WEST 67 FEET OF LOT 10 AND ALL OF LOTS 11, 12 AND 13 IN BLOCK 1, GOODWIN HOMES, ACCORDING TO BOOK 7 OF MAPS, PAGE 14, RECORDS OF MARICOPA COUNTY, ARIZONA.

LOT 10, BLOCK 1, GOODWIN HOMES, ACCORDING TO BOOK 7 OF MAPS, PAGE 14, RECORDS OF MARICOPA COUNTY, ARIZONA. EXCEPT THE WEST 67 FEET THEREOF.

TOTAL AREA IS 1.07 GROSS ACRES.

Section 2. Further, those conditions of approval imposed by the City Council as part of **Case #ZON-2005.14** 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 _____, 2005.

Mayor

ATTEST:

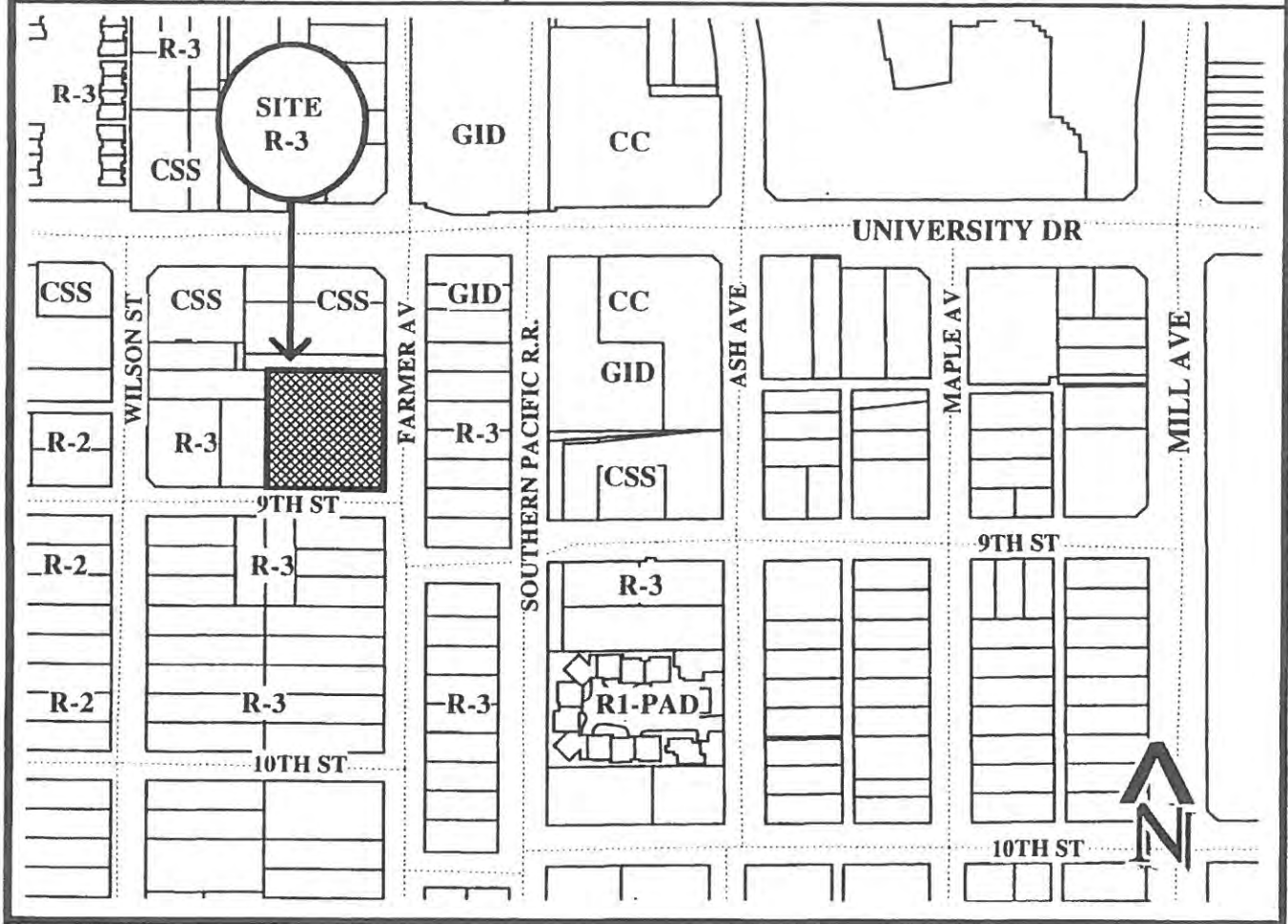
City Clerk

APPROVED AS TO FORM:

City Attorney

**FARMER GOODWIN
PROPERTY**

**GEP-2005.03 ZON-2005.14
SPD-2005.79 RES-2005.57 ORD-2005.76**



County Parcels



PLANNED AREA DEVELOPMENT FOR FARMER GOODWIN TOWN HOMES

PROJECT DIRECTORY

ARCHITECT
COX JAMES ARCHITECTS
14 E. PIERCE STREET
PHOENIX, AZ 85015
CONTACT: BRIAN COX
T: 602.253.0234 F: 602.253.0155

CIVIL ENGINEER
GOOKIN ENGINEERS
4203 N. BROWN AVE.
SCOTTSDALE, AZ 85215
CONTACT: ED GOOKIN
T: 480.947.3141

LANDSCAPE ARCHITECT
FLOOR & ASSOCIATES
1425 NORTH FIRST STREET,
2ND FLOOR
PHOENIX, AZ 85004
CONTACT: KRIS FLOOR
T: 602.462.1423 F: 602.462.1427

ATTORNEY
GAMMAE & BURRHAM
2 N. CENTRAL AVE.,
18TH FLOOR
PHOENIX, AZ 85004
CONTACT: MANJULA M. VAZ
T: 602.256.6461

**COX JAMES
ARCHITECTS**

14 EAST PIERCE
PHOENIX, AZ 85004
602-253-0234 T-480-947-3141

1425 NORTH FIRST STREET,
2ND FLOOR
PHOENIX, AZ 85004
602-462-1423 T-602-462-1427

PROJECT ADDRESS
FARMER GOODWIN TOWN HOMES
AT
820, 830 S. FARMER AVE.,
TEMPE, ARIZONA 85281

PROJECT NUMBER
0508001

DRAWN BY
CC
CHECKED BY
BC
SCALE
1" = 20'-0"
DATE
5-27-05
REVISIONS

SHEET TITLE

SITE PLAN

DESIGN REVIEW

SHEET NUMBER

A-1

PROJECT ADDRESS

820, 830 S. FARMER AVENUE,
TEMPE, AZ 85281

LEGAL DESCRIPTION

THE SOUTH 28 FEET OF LOT 1, THE WEST 67 FEET OF LOT 10 AND ALL OF LOTS 11, 12, AND 13, IN BLOCK 1, GOODWIN HOMES, ACCORDING TO BOOK 7 OF MAPS, PAGE 14, RECORDS OF MARICOPA COUNTY, ARIZONA.

LOT 10, BLOCK 1, GOODWIN HOMES, ACCORDING TO BOOK 7 OF MAPS, PAGE 14, RECORDS OF MARICOPA COUNTY, ARIZONA, EXCEPT THE WEST 67 FEET THEREOF.

OWNER/DEVELOPER

HALLE CAPITAL LLC
3124 E. BROOKWOOD COURT
PHOENIX, AZ 85048
TEL: 602.251.3838 FAX: 602.251.3833
CONTACT: DOUG BRUHN

STATEMENT OF OWNERS

WE HAVE REVIEWED THIS PLAN AND APPROVED THE DEVELOPMENT AS SHOWN.
SIGNED THIS _____ DAY OF _____ 2005
BY _____ AS _____ OF
HALLE CAPITAL LLC.

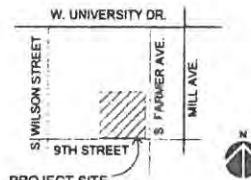
ACKNOWLEDGEMENT

STATE OF ARIZONA COUNTY OF MARICOPA THE FORGOING INSTRUMENT WAS KNOWLEDGE BEFORE ME THIS _____ DAY OF _____ 2005 BY
AS _____ HALLE CAPITAL LLC, OWNER.
IN WITNESS WHEREOF I HAVE HERUNTO SET MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC: _____
MY COMMISSION EXPIRES _____

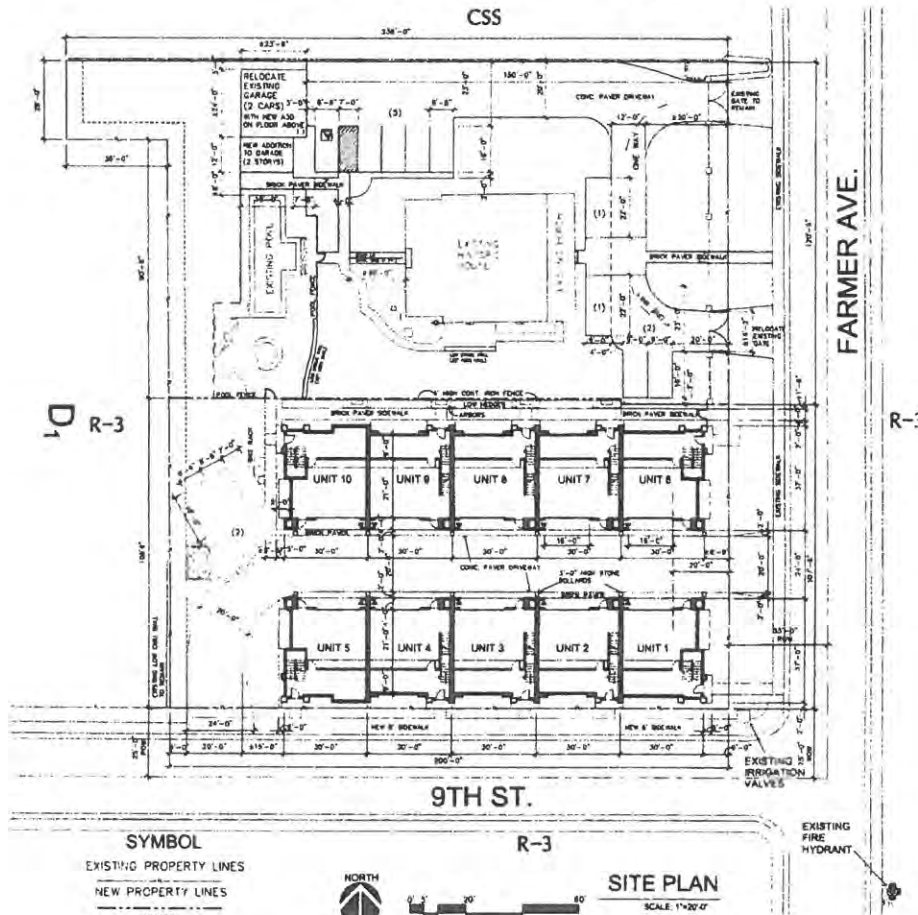
APPROVALS

BY: _____ DATE: _____
DEVELOPMENT SERVICES MANAGER

LOCATION MAP



PROJECT SITE
820, 830 S. FARMER AVENUE,
TEMPE, AZ 85281



SYMBOL
EXISTING PROPERTY LINES
NEW PROPERTY LINES
FENCE

SITE PLAN
SCALE: 1"=20'-0"

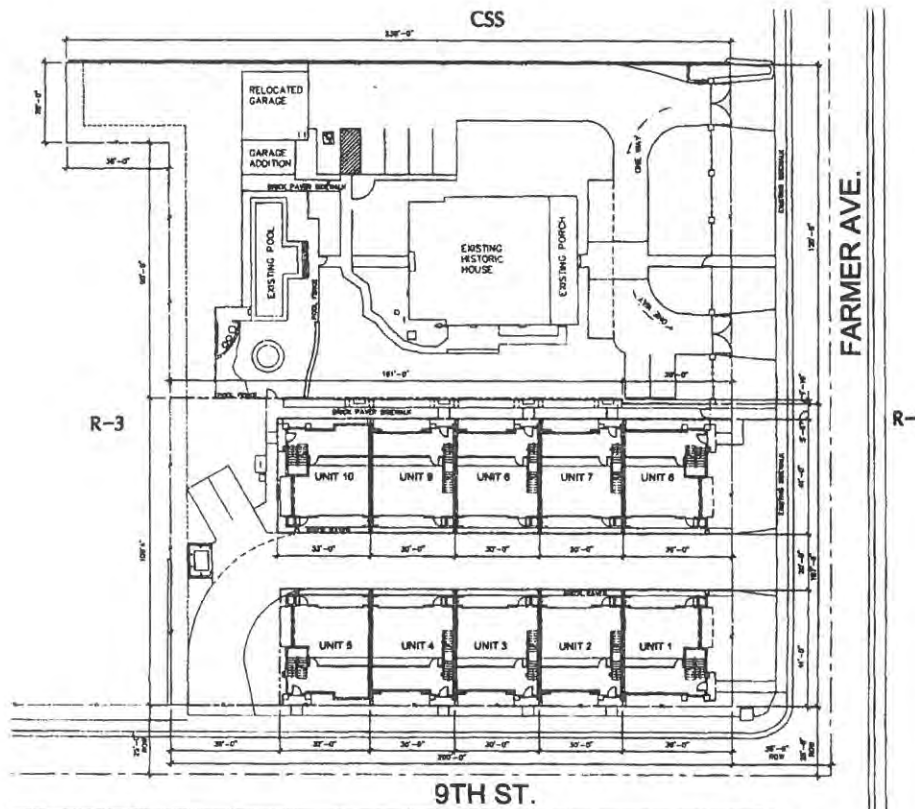
NORTH

0' 10' 20' 40'

PROJECT DATA

PROJECT SCOPE	EXISTING ZONE	PROPOSED ZONE	TOTAL SITE AREA	SETBACK (FRONT/BACK)	SETBACK (SIDES)	ALLOWED BUILDING HEIGHT	PROPOSED BUILDING HEIGHT	FARMER GOODWIN TOWN HOMES (CONSTRUCTION TYPE: V-N, SPRINKLERED)						EXISTING FARMER GOODWIN HISTORIC HOUSE														
								SITE AREA (ACRE)	RESIDENTIAL DENSITY (DU/ACRE)	BUILDING AREAS	MAXIMUM LOT COVERAGE	MINIMUM LANDSCAPE %	FLOOR AREAS (ALL 10 UNITS)	PARKING REQUIRED	PARKING PROVIDED	BICYCLES REQUIRED	BICYCLES PROVIDED	SITE AREA (ACRE)	RESIDENTIAL DENSITY (DU/ACRE)	BUILDING AREAS INCLUDING RELOCATED (GARAGE)	MAXIMUM LOT COVERAGE	MINIMUM LANDSCAPE %	FLOOR AREAS (2 STORIES)	NEW STORAGE & ADD ON TO GARAGE (SPRINKLERED)	PARKING REQUIRED	PARKING PROVIDED	BICYCLES REQUIRED	BICYCLES PROVIDED (IN GARAGE)
DEVELOP 10 TOWN HOMES AND CONVERT EXISTING HISTORIC HOUSE TO BE USED AS AN ARCHITECT'S OFFICE.	R-3	R/O (PAD) R3 (PAD)	1.07 ACRES	27Z	0	30'-0"	38'-0"	0.5	20	11,890 SF	54%	18%	19,852 SF (NET) (LIVABLE) 5,368 SF (GARAGE)	22	22	10	12	0.57	10	3,594 SF	35%	30%	2,883 SF (NET)	863 SF (NET)	9.6 +1.7 11.3	11	4	4

D2



SYMBOL
 - - - - - EXISTING PROPERTY LINES
 - - - - - NEW PROPERTY LINES
 - - - - - FENCE

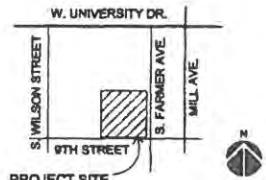


SITE PLAN
 SCALE: 1"=20'-0"

UNIT 10	UNIT 9	UNIT 8	UNIT 7	UNIT 6	TOWNHOMES
1,353 SF	1,230 SF	1,230 SF	1,230 SF	1,509 SF	LOT AREA

UNIT 5	UNIT 4	UNIT 3	UNIT 2	UNIT 1	TOWNHOMES
1,312 SF	1,230 SF	1,230 SF	1,230 SF	1,509 SF	LOT AREA

LOCATION MAP



PROJECT SITE
 820, 830 S. FARMER AVENUE,
 TEMPE, AZ 85281

COX · JAMES
ARCHITECTS

14 EAST PIERCE
 PHOENIX, AZ 85004
 602-252-0200 FAX 602-252-0202

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RELIEF SCALE DRAWING

PROJECT ADDRESS
 FARMER GOODWIN TOWN HOMES
 AT
 820, 830 S. FARMER AVE.,
 TEMPE
 ARIZONA 85281

PROJECT NUMBER
 05018.001

DRAWN BY
 CC
CHECKED BY
 BC
SCALE
 1" = 20'-0"
DATE
 9-27-05
REVISIONS

SHEET TITLE

SITE PLAN
 (PROPERTY LINES)

DESIGN REVIEW



SHEET NUMBER

A-2

COX-JAMES
ARCHITECTS

14 EAST PERCE
PHOENIX, AZ 85004
480-253-8844 FAX 480-253-4402

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FARMER GOODWIN TOWN HOMES
AT
830 S. FARMER AVE.
TEMPE
ARIZONA 85281

PROJECT NUMBER
0301001

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CC
CHECKED BY
BC
SCALE
AS NOTED
DATE
9-27-05
REVISIONS

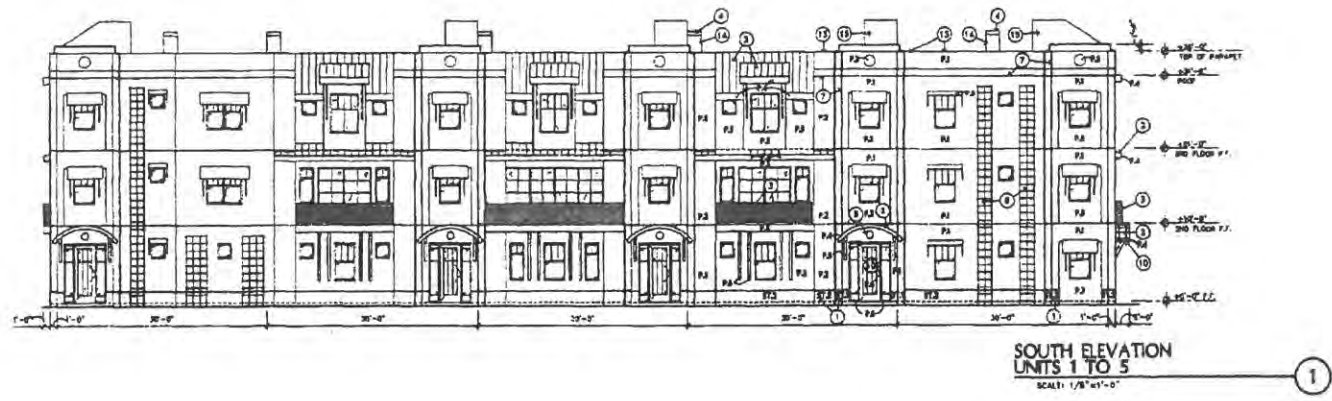
SHEET TITLE
ELEVATIONS

DESIGN
REVIEW



SHEET NUMBER

A201



- 1. PARAPET AT ROOF.
- 2. CHIMNEY.
- 3. ROOF ACCESS PENTHOUSE.
- 4. ROUND STEEL COLUMN.
- 5. STONE BALLARD.
- 6. CONC. PAVED DRIVEWAY/AUTOCOURT.
- 7. EXISTING HISTORIC FARMER GOODWIN HOUSE FRONT ELEVATION.
- 8. NEW BRICK SIDEWALK LEADING TO UNITS 4 TO 10.
- 9. NEW BRICK SIDEWALK AND CURB TO CONNECT EXISTING SIDEWALK TO HISTORIC HOUSE.
- 10. EXISTING HISTORIC FARMER GOODWIN HOUSE BACK ELEVATION.
- 11. 4" HIGH OPEN IRON FENCE.
- 12. LANDSCAPE BUFFER ADJACENT TO SIDEWALK IN FRONT OF DRIVEWAYS.

- NOTES
- 1. CLEFTED SANDSTONE BASE AROUND BASE OF EACH UNIT.
 - 2. ROOFING MATERIAL SHALL BE 12" WIDE 1" HIG. COLOR TO BE: COOL WEATHERED COPPER (RIP BRAND).
 - 3. FLASHING TO BE SATIN STAINLESS STEEL OR PAINTED STEEL.
 - 4. METAL TOP CAP OF CHIMNEY TO MATCH ROOFING MATERIAL.
 - 5. WALL MOUNTED LIGHT FIXTURE AT MAIN ENTRY MOUNTED UNDER COVERED CANOPY. SEE PHOTOGRAPHIC PLAN FOR DETAILS.
 - 6. METAL TRUSS MOUNTED ON WALL.
 - 7. VERTICAL AND HORIZONTAL BUILDING REVEALS 1/4" TYPICAL.
 - 8. CANTABRIGIA/ARIZONA BRICKS AND SUPPORT.
 - 9. ENTRY PORTICO.
 - 10. 8" DIA. COMPACT FLUORESCENT DOWNLIGHT AT SOFFIT CEILING ABOVE AT GARAGE.
 - 11. OVERHEAD GARAGE DOOR.

- FINISHES
- 1. EXTENSIVE OF RESILIENCE TO BE 1" THICK EPS SYSTEM OVER 8" CMU MASONRY AND 8" STEEL FRAMING EPS SHALL BE SMOOTH URM SAND FINISH. COLOR OF EPS TO MATCH FOLLOWING PAINT COLOR.
 - 2.1 - BENJAMIN MOORE, HUNTINGTON BEIGE HC-27.
 - 2.2 - DUNN-EDWARDS, DECORIE GOLDEN HAZE.
 - 2.3 - DUNN-EDWARDS, DESIGNER'S CHOICE SHADE (ACCENT COLOR).
 - 2.4 - DUNN-EDWARDS, SCOTCH BARNES FTDC (EAVE TRIM).
 - 2.5 - DUNN-EDWARDS, DESIGNER'S CHOICE WOOD METAL WSH/SLIP/2001F.
 - 2.6 - BENJAMIN MOORE, MOOLEY HC-89 (DOOR/WINDOW TRIM).
- DOWNLIGHTS SHALL RECEIVE STONE BASE.
- 27-1 - CLEFTED FRESH SANDSTONE, ROMA W. RED.
 - 27-2 - CLEFTED FRESH SANDSTONE, ARIZONA BRICK.



SEP 28 2005

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

FARMER GOODWIN TOWN HOMES
AT
830 S. FARMER AVE.,
TEMPE
ARIZONA 85281

PROJECT NUMBER
00091001
DRAWN BY
CC
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BC
SCALE
AS NOTED
DATE
9-27-05
REVISIONS

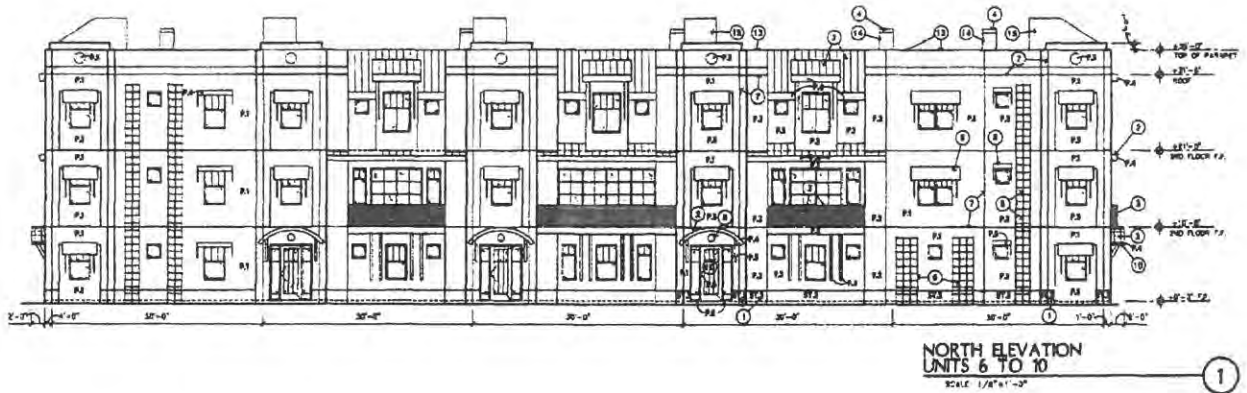
SHEET TITLE
ELEVATIONS

DESIGN
REVIEW



SHEET NUMBER

A202



NORTH ELEVATION
UNITS 6 TO 10
SCALE 1/8" = 1'-0"



SOUTH ELEVATION
UNITS 6 TO 10
SCALE 1/8" = 1'-0"

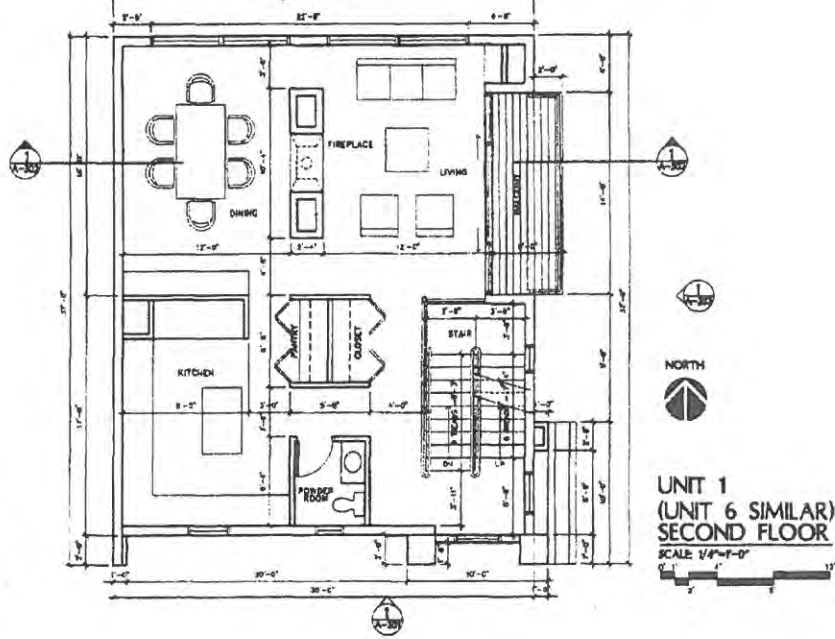
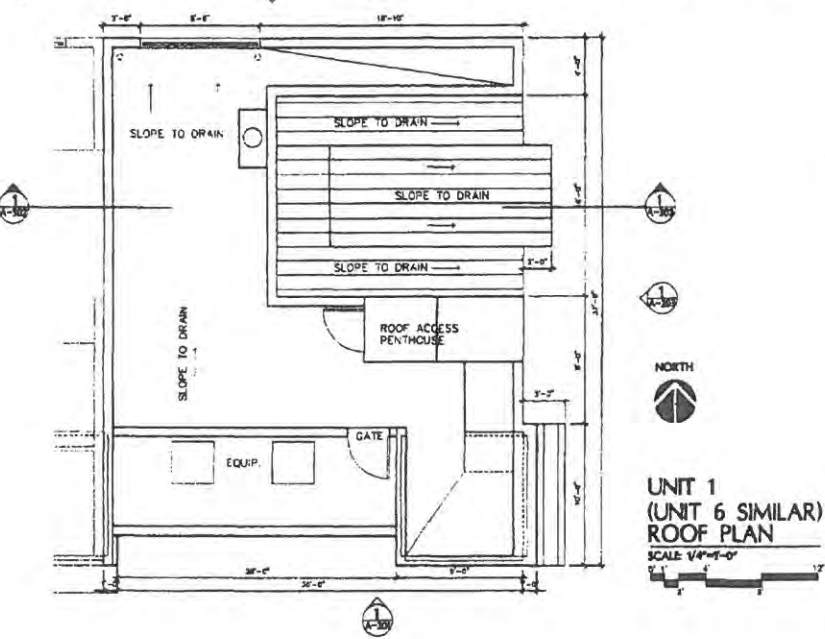
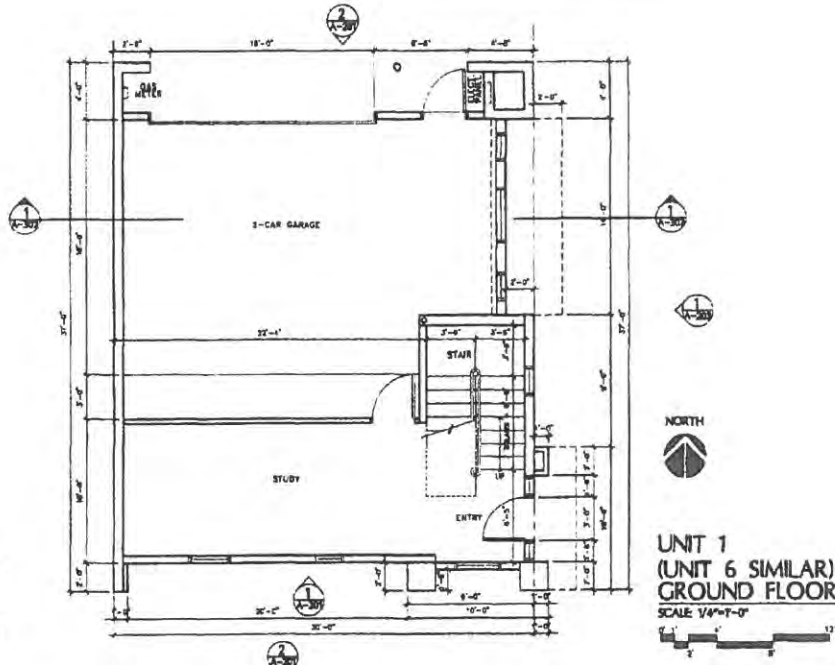
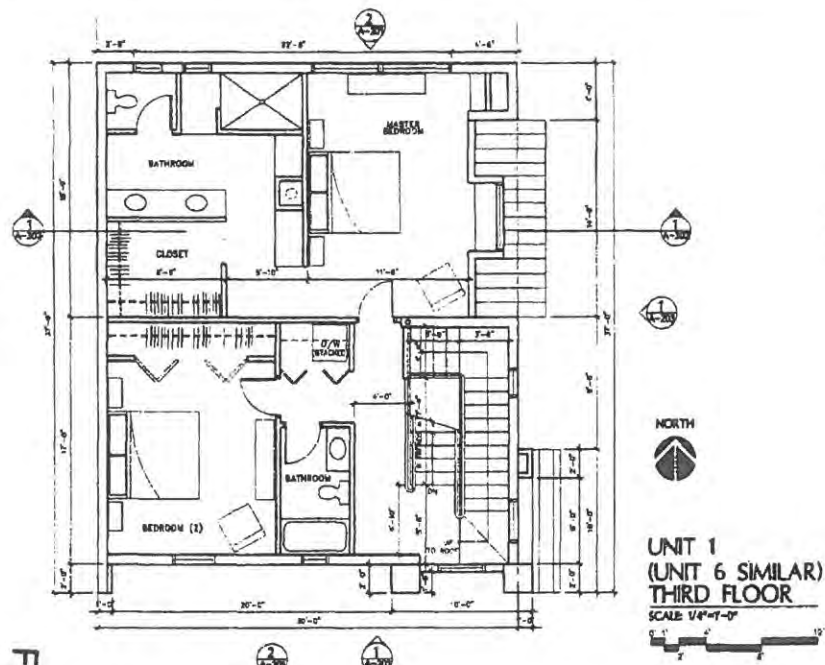
- 13. PARAPET AT ROOF
- 14. CHIMNEY
- 15. ROOF ACCESS HATCHHOUSE
- 16. ROUND STEEL COLUMN
- 17. STONE BALLAND
- 18. CONIC PAVED DRIVEWAY/AUTOCOURT
- 19. EXISTING HISTORIC FARMER GOODWIN HOUSE, FRONT ELEVATION
- 20. EXISTING FENCE TO REMAIN
- 21. NEW BRICK SIDEWALK LEADING TO UNITS 6 TO 10
- 22. NEW BRICK SIDEWALK AND GATE TO CONNECT EXISTING SIDEWALK TO HISTORIC HOUSE
- 23. EXISTING HISTORIC FARMER GOODWIN HOUSE BACK ELEVATION
- 24. 4" HIGH OPEN IRON FENCE
- 25. LANDSCAPE ARCHER ADJACENT TO SIDEWALK IN FRONT OF TOWNHOMES

- NOTES
- 1. CLEFT SANDSTONE BASE AROUND BASE OF EACH UNIT.
 - 2. ROOFING MATERIAL SHALL BE 1 1/2" X 1/2" 1" RB. COLOR TO BE COOL WEATHERED COPPER (AER SPAN).
 - 3. FINISH TO BE SATIN FINISH STEEL OF PAINT TO STEEL.
 - 4. METAL TOP CAP OF CHIMNEY TO MATCH ROOFING MATERIAL.
 - 5. WALL MOUNTED LIGHT FIXTURE AT MAIN ENTRY MOUNTED UNDER COVERED CANOPY. SEE PHOTOGRAPHIC PLAN FOR DETAILS.
 - 6. METAL TRUSS MOUNTED ON WALL.
 - 7. VERTICAL AND HORIZONTAL BUILDING REVEALS, 1/4" TYPICAL.
 - 8. METAL WOOD BRIMS AND SUPPORT.
 - 9. CANVAS/NEOPHEN HIRING AND SUPPORT.
 - 10. ENTRY PORTCOIL.
 - 11. 8" DIA. COMPACT FLUORESCENT DOWNLIGHT AT ENTRY CEILING ABOVE AT GARAGE.
 - 12. OVER-EAS GARAGE DOOR.

- FINISHES
- EXTERIOR OF BUILDINGS TO BE 1" THICK EPS SYSTEM OVER 1/2" DIA. SANDWICH AND 1/2" STEEL FRAMING EPS SHALL BE SMOOTH LIGHT SAND FINISH. COLOR OF EPS TO MATCH FOLLOWING PAINT COLOR:
- F-1 - BENJAMIN MOORE, HUNTINGTON RIDGE, HC-2
 - F-2 - DUNN-EDWARDS, DECTER, GOLDEN DATE
 - F-3 - DUNN-EDWARDS, DESIGNER'S CHOICE, SHADE (ACCENT COLOR)
 - F-4 - DUNN-EDWARDS, DEPTHS, BARNED STONE (EAVE TRIM)
 - F-5 - DUNN-EDWARDS, DESIGNER'S CHOICE, LOWRIVER SAND (METAL STEPPERS/PORT)
 - F-6 - BENJAMIN MOORE, MIDDLE, HC-88 (DOOR/APPROACH TRIM)
- TOWNHOMES 8-41: RECIPE STONE BASE
- ST-1 - CLEFT FINISH SANDSTONE, MEXAN RED
 - ST-2 - CLEFT FINISH SANDSTONE, ALZONA SUNSET



E2



COX-JAMES ARCHITECTS

14 EAST PIERCE
PHOENIX, AZ 85004
PH: 602-251-1100 FAX: 602-251-1101

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FARMER GOODWIN TOWN HOMES
AT
830 S. FARMER AVE.,
TOLSON
ARIZONA 85028

PROJECT NUMBER
05018001

DRAWN BY
CC

CHECKED BY
BC

SCALE
AS NOTED

DATE
9-27-05

REVISIONS

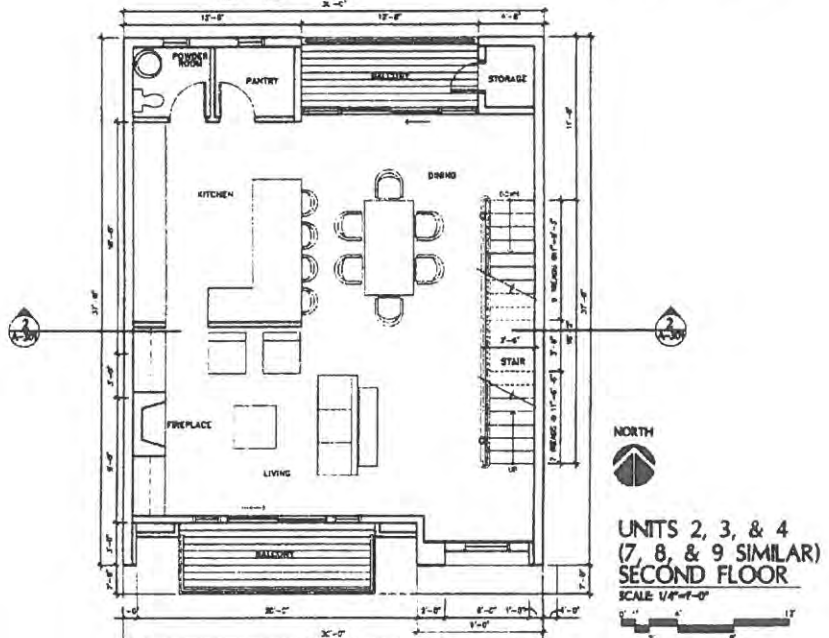
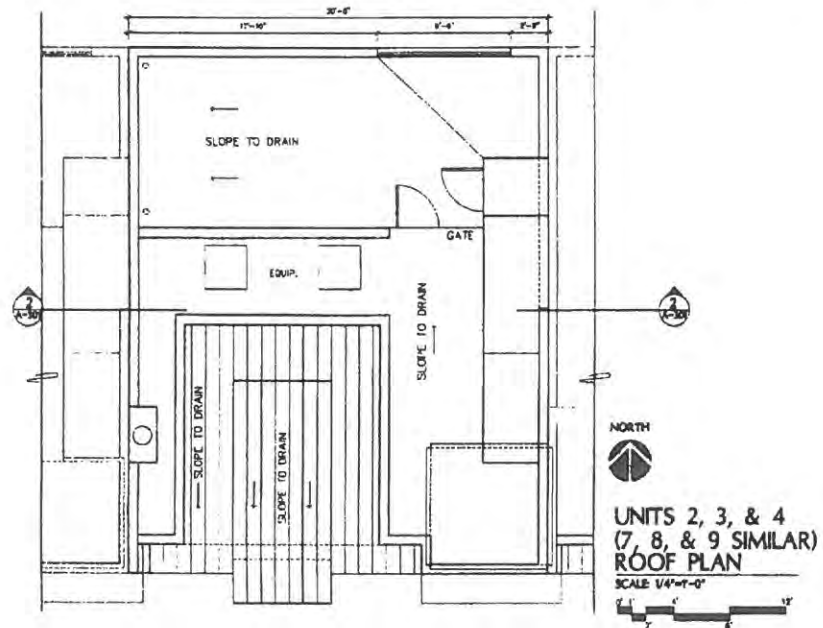
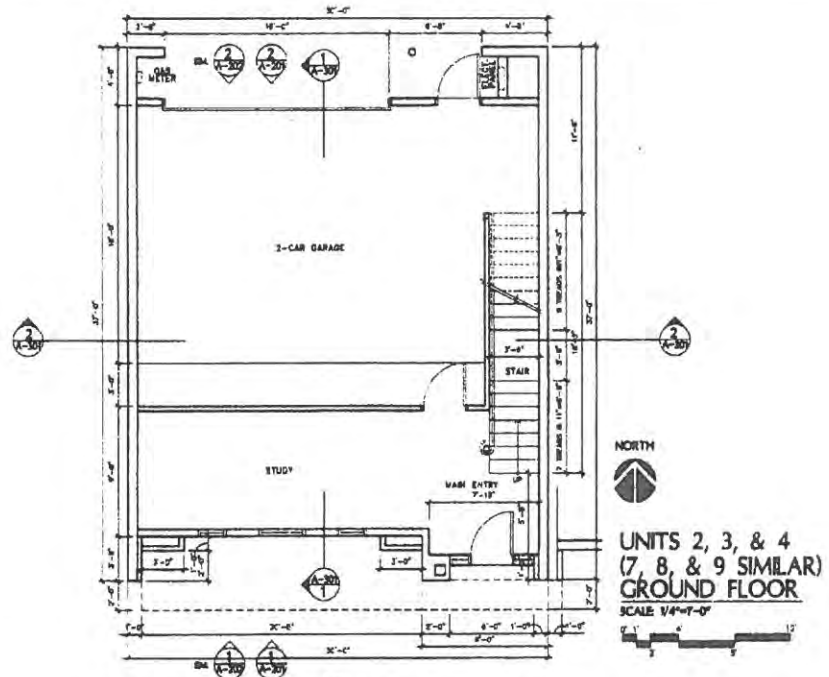
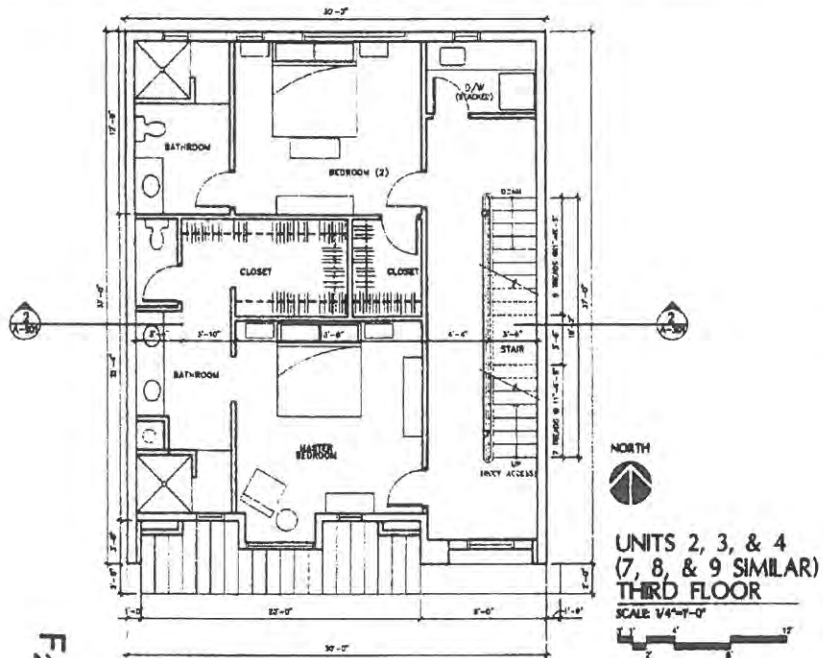
SHEET TITLE

FLOOR PLANS

DESIGN REVIEW

SHEET NUMBER
A-101

SEP 28 2005



**COX · JAMES
ARCHITECTS**

14 EAST PIERCE
PHOENIX, AZ 85004
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FARMER GOODWIN TOWN HOMES
AT
830 S. FARMER AVE.,
TEMPE, ARIZONA 85283

PROJECT NUMBER
05018/001

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9-27-05
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SHEET TITLE

FLOOR
PLANS

DESIGN
REVIEW

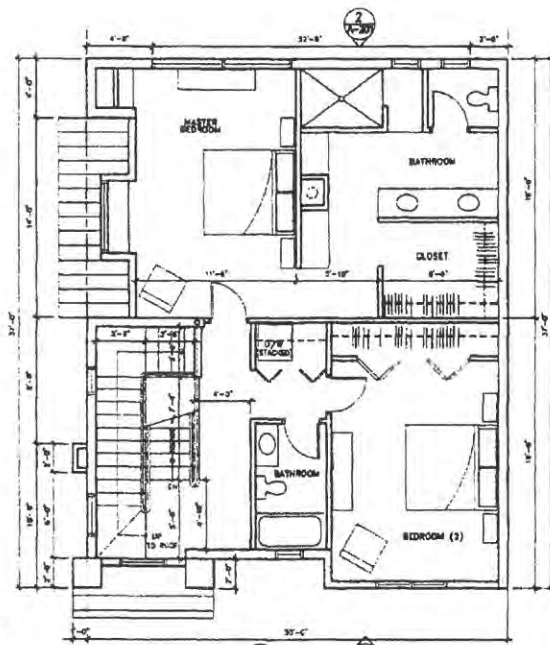


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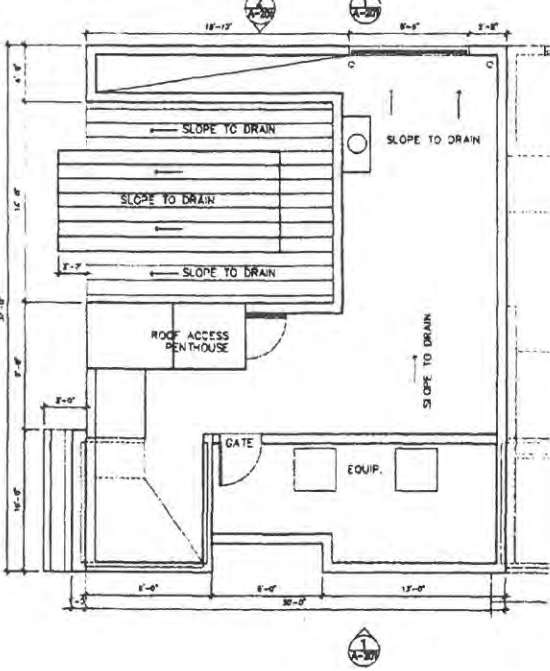
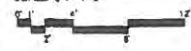
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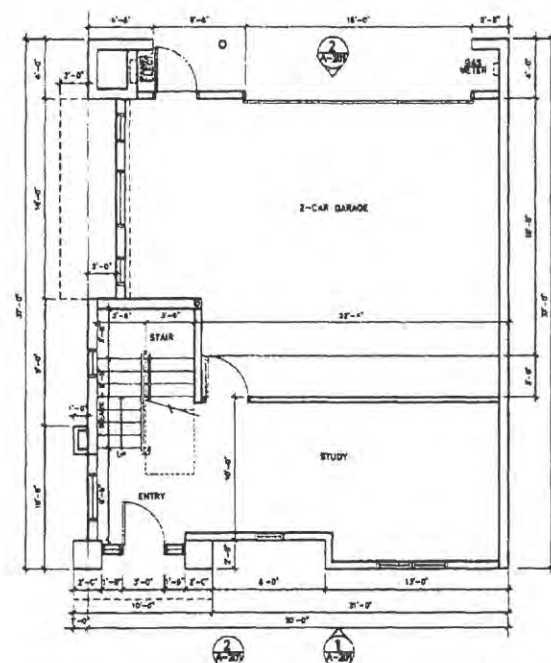
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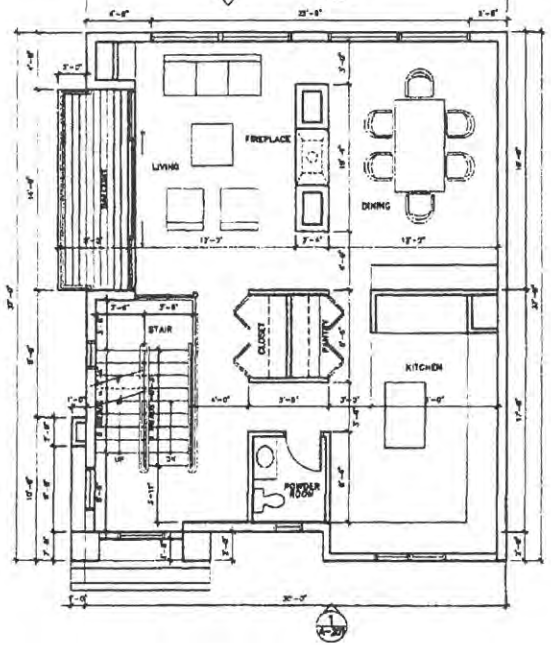
**UNIT 5
(UNIT 10 SIMILAR)
THIRD FLOOR**
SCALE 1/4"=1'-0"



**UNIT 5
(UNIT 10 SIMILAR)
ROOF PLAN**
SCALE 1/4"=1'-0"



**UNIT 5
(UNIT 10 SIMILAR)
GROUND FLOOR**
SCALE 1/4"=1'-0"



**UNIT 5
(UNIT 10 SIMILAR)
SECOND FLOOR**
SCALE 1/4"=1'-0"



**COX · JAMES
ARCHITECTS**

14 EAST PIERCE
PHOENIX, AZ 85004
602-995-2525 FAX 602-995-2526

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FARMER GOODWIN TOWN HOMES
AT
830 S. FARMER AVE.,
PHOENIX, ARIZONA 85028

PROJECT NUMBER
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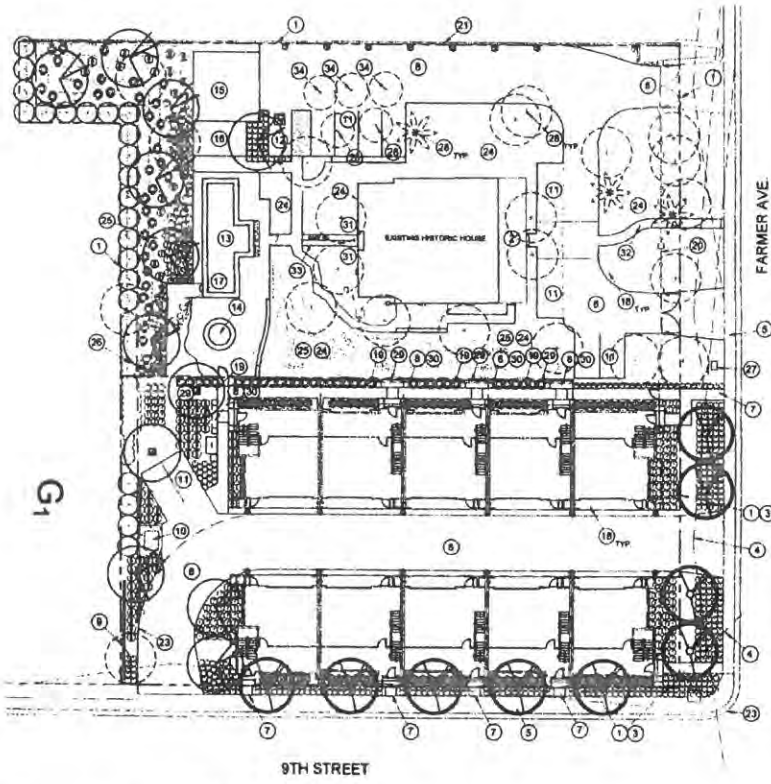
FLOOR
PLANS

DESIGN
REVIEW



SHEET NUMBER

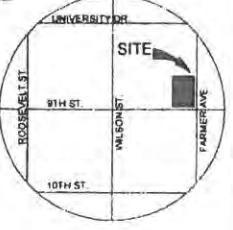
A-103



- KEYNOTES**
- PROPERTY LINE
 - EXISTING PORCH
 - R.O.W.
 - SIGHT VISIBILITY TRIANGLE
 - SIDEWALK
 - DRIVE - CONCRETE PAVEMENT
 - BRICK WALKWAY
 - STABILIZED DECOMPOSED GRANITE PATH - SEE LANDSCAPE NOTES
 - 4' HIGH SCREEN WALL
 - TRASH ENCLOSURE
 - PARKING
 - ADA PARKING STALL
 - EXISTING POOL
 - EXISTING SPA
 - RELOCATE EXISTING DRAINAGE TO THIS LOCATION - SEE ARCHITECTURAL DRAWINGS
 - NEW ADDITION TO GARAGE - SEE ARCHITECTURAL DRAWINGS
 - RELOCATE PUMP EQUIPMENT - SEE ARCHITECTURAL DRAWINGS
 - LIGHT FIXTURE LOCATION - SEE ARCHITECTURAL DRAWINGS
 - ARBOR
 - EXISTING FENCE
 - EXISTING 8' HIGH CMU WALL
 - WATER METER LOCATION
 - CURB
 - REPAIR EXISTING LAWN
 - NEW RETENTION BASIN
 - EXISTING CLEANOUT TO REMAIN
 - EXISTING HISTORICAL MARKER TO BE RELOCATED
 - EXISTING TREE TO BE RELOCATED
 - STEEL HEADER
 - BENCH
 - BERM
 - PROPOSED WALKWAY
 - PROPOSED ADA RAMP
 - RELOCATE EXISTING TREES

PLANT LEGEND

BOTANICAL NAME SYM. (COMMON NAME)	SIZE	QTY.
TREES		
EXISTING PALM	TO REMAIN IN PLACE U.D.N.	
EXISTING TREE	TO REMAIN IN PLACE U.D.N.	
DALBERGIA BIRBO DIBBOO	3/4" BOV 3' 0" CAL. MIN. (14/16 10/4)	16
PLISTACHIA CHINENSIS 'SABINA'S RADIANCE' CHINESE PRISTACHE	3/4" BOV 1' 0" CAL. MIN. (16/16 10/4)	9
PHOSPHORUM HYBRIDUM HORNBEES HERCULATE	2 1/2" BOV 1/4" 1' 0" CAL. MIN. (16/16 10/4)	2
SHRUBS		
DIETES VESATA ENDORPHIN BUSH	1 GAL.	77
LANTANA 'NEW GOLD' NEW GOLD LANTANA	1 GAL.	473
LEUCOPHYLLUM LAMCUMMARIANAE TWO BRANCHED	1 GAL.	81
ROCKVA ANDROCARPUM BEAR BRANCHED	1 GAL.	207
RUELLIA PROSTRANS BAJA RUELLIA	1 GAL.	62
TECOMA SPECIOSA ORANGE BELL	1 GAL.	27
VIGNA CARACALLA SPADE VINE	1 GAL.	20
VALERIA MAJOR MESA	1 GAL.	13



COX - JAMES ARCHITECTS

14 EAST PIERCE
PHOENIX, AZ 85004
602.251.504 FAX 602.251.5049

ARCHITECT
COX JAMES ARCHITECTS
14 E. PIERCE ST.
PHOENIX, AZ 85004

LANDSCAPE ARCH.
FLOOR & ASSOCIATES
1425 N. 18th STREET
SECOND FLOOR
PHOENIX, ARIZONA 85004

SITE ADDRESS
820 S. FARMER AVE.
TEMPE, ARIZONA 85281

FARMER GOODWIN TOWN HOMES
AT
820 S. FARMER AVE.,
TEMPE,
ARIZONA 85281

PROJECT NUMBER
F&A 0507

DRAWN BY
C.J.

CHECKED BY
K.F.

SCALE
1" = 20' - 0"

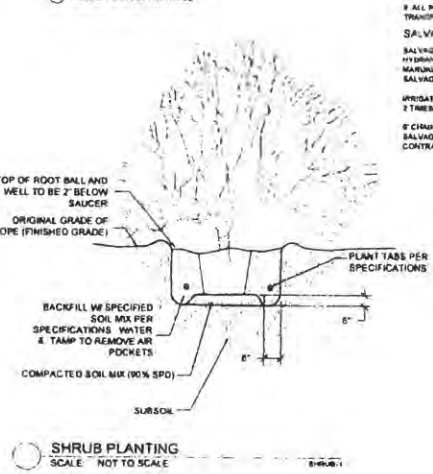
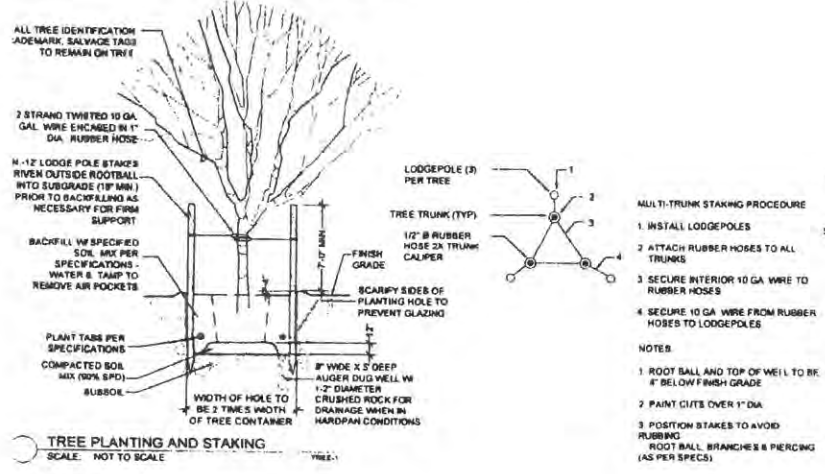
DATE
09.26.05

REVISIONS

SHEET TITLE
LANDSCAPE PLAN

DESIGN REVIEW

SHEET NUMBER
L-1.0



NEXT MATERIALS

- 2" MIN. GRANITE EXPRESSE BROWN DECOMPOSED GRANITE - 2" MIN. GRANITE EXPRESSE 400 3/4" BOV. 100% COFFIN IN ALL PLANTING AREAS UNLESS OTHERWISE NOTED.
- 1/4" MIN. NATURAL LOCK STABILIZED DECOMPOSED GRANITE, 3/4" DEPTH COLOR EXPRESSE BROWN, AS SUPPLIED BY GRANITE EXPRESSE AND SHADING. SEE PLAN FOR LOCATIONS.

NOTES

- ALL PLANTING AREAS TO BE WATERED WITH AUTOMATIC IRRIGATION SYSTEM.
- AREAS OF DECOMPOSED GRANITE SHALL NOT EXCEED 3 FEET IN ANY DIRECTION WITHOUT PLANT MATERIALS OR GRASS COVER.
- RIGHT OF WAY TRIANGLE SHALL BE CLEAR OF LANDSCAPING AND OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 3 FEET. TREE 5 FEET WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT FEET IN HEIGHT UPON INSTALLATION.
- ALL PLANT MATERIAL AND SPECIFICATIONS SHALL CONFORM TO THE ARIZONA NURSERYMEN ASSOCIATION STANDARDS.
- ALL LANDSCAPING INSTALLED BY THIS PROJECT SHALL BE MAINTAINED BY OWNER.
- CONTRACTOR RESPONSIBLE FOR VERIFICATION OF PLANT MATERIAL QUANTITIES.
- SEE CIVIL DRAWINGS FOR RETENTION AREAS, SLOPES AND BASH DEPTHS.
- PROVIDE TEMPORARY IRRIGATION TO EXISTING PLANT MATERIAL ON SITE DURING CONSTRUCTION.
- ALL PLANT MATERIAL TO HAVE A 5' CLEARANCE AROUND TRANSFORMER AND OTHER EXTERIOR UTILITY EQUIPMENT.

SAVAGE NOTE:

SAVAGE CONTRACTOR SHALL CONNECT IRRIGATION LINE TO PRE EXISTING 2" BACKFLOW PREVENTOR AND 1" PVC MAINLINE WITH MANUAL DATE VALVE SHALL BE INSTALLED AND LOCATED INSIDE THE SALVAGE YARD TO CONTROL IRRIGATION FOR TREES.

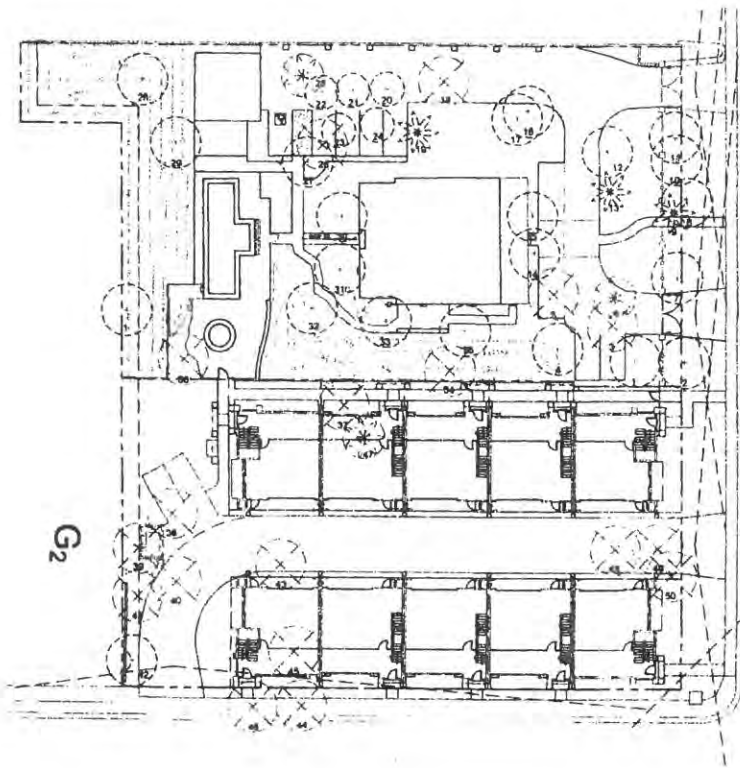
IRRIGATION SCHEDULE SHALL BE AS FOLLOWS: 800 FT - APRIL IRRIGATE 2 TIMES A WEEK MAY - OCT. IRRIGATE 3 TIMES A WEEK.

CHAIN LINK FENCE FOR SALVAGE YARD TO BE PROVIDED BY SALVAGE CONTRACTOR. SIDE OF SALVAGE YARD TO BE VERIFIED CONTRACTOR IN FIELD.

SEP 28 2005



L-1.0

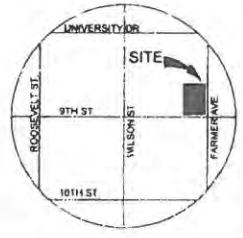


SALVAGE TREE LEGEND

NO.	COMMON NAME	BOTANICAL NAME
1	ORANGE TREE	
2	PURPLE ORCHID TREE	BANIKWA PURPUREA
3	STAGHOLE TREE	
4	FRUIT	
5	FRUIT	
6	FRUIT	
7	FRUIT	
8	FRUIT	
9	FRUIT	
10	FRUIT	
11	FRUIT	
12	FRUIT	
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48	FRUIT	
49	FRUIT	
50	FRUIT	

PLANT LEGEND

SYM. (COMMON NAME)	SIZE	QTY.
TREES		
PLANTING PALM	TO REMAIN IN PLACE U.O.R.	
PLANTING PALM	TO BE REMOVED U.O.R.	
EXISTING TREE	TO REMAIN IN PLACE U.O.R.	
EXISTING TREE	TO BE REMOVED	



ARCHITECT
COX JAMES ARCHITECTS
14 E. PIERCE ST.
PHOENIX, AZ 85004

LANDSCAPE ARCH.
FLOOR & ASSOCIATES
1425 N. 141 STREET
SECOND FLOOR
PHOENIX, ARIZONA 85004

SITE ADDRESS
820 S. FARMER AVE.
TEMPE, ARIZONA 85281

COX · JAMES ARCHITECTS

14 EAST PIERCE
PHOENIX, AZ 85004

FARMER GOODWIN TOWN HOMES
AT
820 S. FARMER AVE.,
TOWNE
ARIZONA 85281

PROJECT NUMBER
F&A 05017

DRAWN BY
C.J.
CHECKED BY
K.F.
SCALE
1" = 20' - 0"
DATE
09.26.05
REVISIONS

SHEET TITLE

SALVAGE PLAN

DESIGN REVIEW

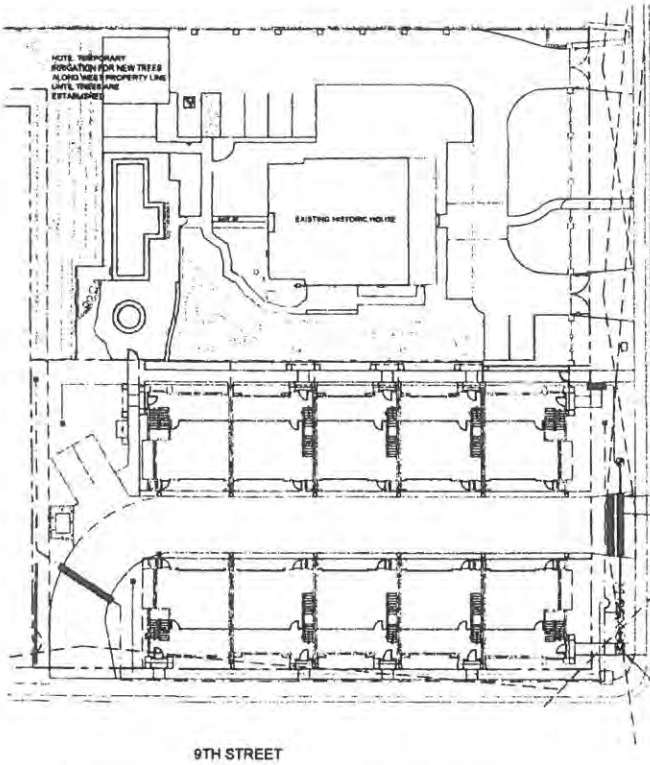


SHEET NUMBER

SEP 28 2005



L-2.0

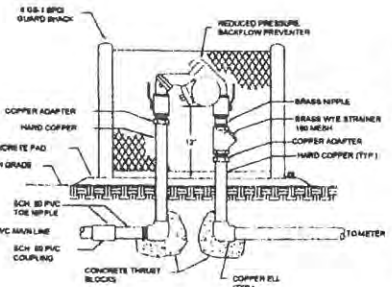


FARMER AVE

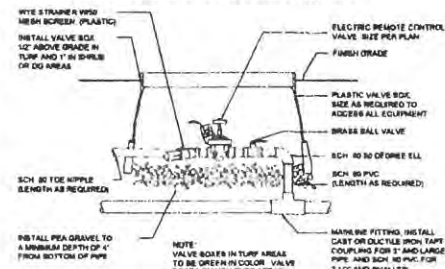
9TH STREET



NOTE
 1. PROVIDE TEMPORARY IRRIGATION TO EXISTING PLANT MATERIAL ON SITE DURING CONSTRUCTION.
 2. REPLACE EXISTING IRRIGATION SYSTEM IN THE ELLIOT RD. FRONTAGE W/ IRRIGATION FROM THIS SITE. MAINTAIN THROUGH IRRIGATION CONNECTION FOR EXISTING SYSTEMS IF EXISTING COVERS ANY AREA OTHER THAN THIS LOCATION.



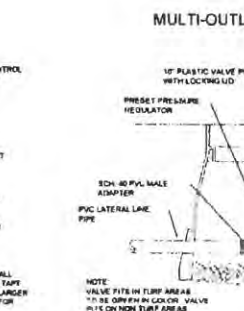
REDUCED PRESSURE BACKFLOW PREVENTER



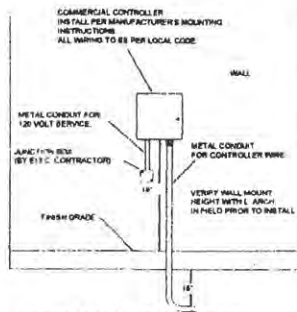
REMOTE CONTROL VALVE EMITTERS ONLY

IRRIGATION LEGEND

- 4 RAIN BIRD 12084 F FLOOD BUBBLER FOR ANNUAL AREAS
- 8 RAIN BIRD 104 PRESS COMPENSATING BUBBLER FOR PALM TREES (2 PER SYMBOL)
- BOWSMITH M220 MULTI-OUTLET EMITTER 2 GPH PER OUTLET
- BOWSMITH M210 MULTI-OUTLET EMITTER 1 GPH PER OUTLET
- BOWSMITH BLS20 SINGLE OUTLET EMITTER 1 GPH
- NOTE: SEE EMITTER SCHEDULE FOR EMITTER NUMBER OF LINES AND OUTLETS PER PLANT
- 15 RAIN BIRD PRES. ELECTRIC REMOTE CONTROL VALVE WITH STRAINER (100 MESH)
- 16 RAIN BIRD 100PES ELECTRIC REMOTE CONTROL VALVE WITH STRAINER (100 MESH)
- 17 SPINNAKER 3/4\"/>



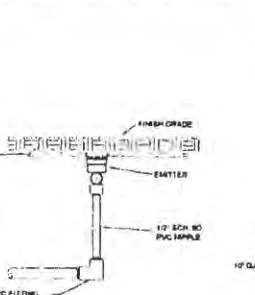
PRESSURE REGULATOR



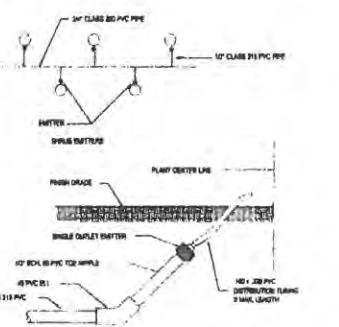
CONTROLLER - WALL MOUNT

PLANT	PLANT TYPE	EMITTERS PER PLANT	GPH PER EMITTER	NUMBER OF OUTLETS	TOTAL GPH PER PLANT
PREES	24\"/>				
BIRUBS	3\"/>				
SPARKER	1\"/>				

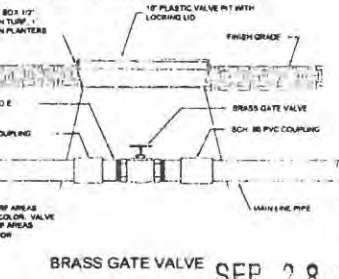
EMITTER SCHEDULE



MULTI-OUTLET EMITTER



SINGLE OUTLET EMITTER



BRASS GATE VALVE

- GENERAL NOTES**
- THIS IRRIGATION SYSTEM REQUIRES A MINIMUM OF 80 PSI WATER PRESSURE AT WATER METER.
 - THE CONTRACTOR SHALL VISIT SITE PRIOR TO BIDDING ON PROJECT TO VERIFY INSTALLATION CONDITIONS.
 - BEFORE COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL CONTACT BLUE STAKE TO VERIFY LOCATIONS AND DEPTHS OF UNDERGROUND UTILITIES THAT MAY BE AFFECTED BY HIS WORK, AND HE SHALL BE RESPONSIBLE FOR DAMAGES TO SUCH UTILITIES CAUSED AS A RESULT OF HIS IRRIGATION INSTALLATION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPENSATING THE OWNER AND/OR HIS OWNER'S REPRESENTATIVE FOR ANY DESIGN CHANGES MADE AS A RESULT OF DEVIATION BY THE CONTRACTOR FROM THE PLANS AND SPECIFICATIONS OR DUE TO EXISTING FACILITY MATERIAL OR FACILITY VIOGATIONS.
 - INSTALL ALL MANHOLE WITH A MINIMUM OF 20\"/>

COX-JAMES ARCHITECTS

14 EAST PERCE PHOENIX, AZ 85004

FARMER COUNTRY TOWN HOMES AT 820 S. FARMER AVE., PHOENIX, ARIZONA 85018

PROJECT NUMBER: F&A 05017
 DRAWN BY: CJ
 CHECKED BY: KE
 DATE: 09.26.05

SHEET TITLE: IRRIGATION PLAN
 DESIGN REVIEW

32412
 1-26-05
 SHEET NUMBER

L-3.0



GENERAL NOTES

- PROPOSED ELEVATIONS SHOWN INDICATE FINISHED GRADES. SEE ARCHITECTURAL PLAN FOR REQUIREMENTS TO DEPRESS FOR TILE, FLAGSTONE, ETC. IF ANY.
- ALL PATIO, WALLS, AND DRIVES TO SLOPE AWAY FROM BUILDING AND DRAGAGES AT A MINIMUM SLOPE OF 1" PER FOOT UNLESS SPECIFIED OTHERWISE. ALL LAWN AREAS ADJOINING WALLS OR SLABS WILL BE GRADED TO 2" BELOW THE TOP OF SLAB. TYPICAL FINISHED GRADE AROUND PERIMETER OF NEW BUILDINGS ARE MINUS 8" BELOW FINISHED FLOOR UNLESS SPECIFIED OTHERWISE.
- ALL MATERIAL UNDER SLABS AND WALLS SHALL BE COMPACTED TO NOT LESS THAN 95% PER ASTM D95.
- WASTE MATERIAL, BROKEN CONCRETE, ETC. SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.
- THE CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS FROM THE LOCAL GOVERNMENT FOR WORK WITHIN ITS JURISDICTION.
- AN APPROVED GRADING AND DRAINAGE PLAN SHALL BE ON THE SITE AT ALL TIMES. DEVIATIONS FROM THE PLAN MUST BE PRECEDED BY AN APPROVED PLAN REVISION.
- WHERE UTILITY LINES CROSS RETENTION AREA, A MINIMUM 3" COVER SHALL BE MAINTAINED OVER UTILITY LINES.
- CLEARANCE FOR OCCUPATION OF ANY BUILDING IS DEPENDANT UNTIL GRADING AND DRAINAGE IMPROVEMENTS ARE COMPLETE.
- REFERENCE ARCHITECTURAL PLANS FOR DIMENSIONS AND DETAILS OF NEW WALLS, WALKS, DRIVES, ETC. AND LANDSCAPING REQUIREMENTS.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST MARICOPA ASSOCIATION OF CONVENTS (MASC) SPECIFICATIONS AND STANDARD DETAILS.
- IN AREAS WHERE SIDEWALKS OR PAVING DO NOT IMMEDIATELY ADJOIN THE RESIDENCE, PROTECTIVE SLOPES SHOULD BE PROVIDED WITH AN OUTFALL OF ABOUT 5 PERCENT FOR AT LEAST 10 FEET FROM THE PERIMETER WALLS.
- CONTRACTOR TO VERIFY LOCATION OF UTILITIES BY CONTACTING BLUE STAKE PRIOR TO CONSTRUCTION. LOCATIONS AND DEPTHS WERE NOT VERIFIED BY POT HOUNDING. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY THE PRESENCE AND LOCATION OF ALL EXISTING OVERHEAD AND/OR UNDERGROUND UTILITIES THAT MAY INTERFERE WITH THIS CONSTRUCTION, WHETHER OR NOT SAID UTILITIES ARE SHOWN ON THE CONSTRUCTION PLANS FOR THIS PROJECT AND TO ADEQUATELY PROTECT AND MAINTAIN ANY SUCH UTILITIES.
- ALL GRADING SHALL BE PER 2003 IRC.
- FOUND UTILITIES VARY FROM CITY UTILITY MAPS. UTILITY LOCATIONS BASED ON CITY MAPS SHOWN AS DASHED LINES AND FEATURES FOUND UTILITY FEATURES SHOWN AS NOTED ON PLAN.
- ORIGINAL PLAT DATED 1914 CONTAINS NO BEARINGS OR ANGLES. THIS SURVEYOR FOUND MONUMENTS AS SHOWN ON THIS SURVEY. THEY WERE ASSUMED TO BE IN THE SAME RELATIVE POSITIONS AS CORRESPONDING POINTS ON THE ORIGINAL PLAT. NO OTHER ASSUMPTIONS WERE MADE ABOUT BEARINGS ON THE PLAT OTHER THAN THE GENERAL NORTHERLY DIRECTION THEREOF.
- AREA DRAWS TO BE A MINIMUM OF 82 SQUARE INCHES OPEN AREA EQUIVALENT TO AN AOS 12 INCH 9/16" DRAIN GATE.

CONSTRUCTION NOTES

- INSTALL AOS 12" X 12" PIPES.
- INSTALL 12" AREA DRAIN.
- INSTALL MAXWELL IN DRYWELL BY TORRENT RESOURCES.
- INSTALL FENCE PER ARCHITECTURAL PLANS.
- RELOCATE POOL EQUIPMENT AS SHOWN ON ARCHITECTURAL PLAN.
- INSTALL DOUBLE SEWER CLEANOUT SEE PLUMBING PLAN FOR CONTINUATION.
- INSTALL 3/4" WATER METER. SEE PLUMBING PLANS FOR CONTINUATION.
- INSTALL 8" FULLY RESTRAINED DUCTILE IRON CL. 350 WATER PIPE WITH POLYETHYLENE CORROSION PROTECTION WITH 2" MINIMUM COVER.
- INSTALL NEW 8" CL. 350 DUCTILE IRON PIPE SEWER LINE WITH MINIMUM SLOPE EQUAL TO 0.0052 FT/FT. CONTRACTOR TO VERIFY THAT GRADERS OF SEWER TAPS WILL FUNCTION WITH PROPOSED SLOPES.
- CONSTRUCT NEW #8 SEWER MANHOLE WITH COLLAR PER MAG STD. DETAIL 430 AND 432. ADJUST FRAME AND COVER TO MATCH FINISHED GRADE.
- CONNECT NEW #8 CL. 350 DUCTILE IRON PIPE SEWER LINE TO EXISTING MANHOLE WITH WATER TIGHT CONNECTION AT LOWEST POSSIBLE INVERT.
- INSTALL VALVE BOX AND COVER PER MAG DETAIL 391-1-C.
- INSTALL 8" AOS #12 PIPE WITH BOLT DRAIN.
- INSTALL 8" TAPPING ELBOW AND VALVE PER MAG STD. DETAIL 340 AND 391-1-C. CONTRACTOR TO VERIFY SIZE AND LOCATION OF EXISTING WATERLINE AND PURCHASE APPROPRIATE SIZE TAPPING ELBOW AND VALVE.
- INSTALL 12" CAST BASH WITH OPEN BOTTOM.
- BARICUT AND REMOVE EXISTING PAVEMENT. REPLACE WITH NEW A.C. PAVEMENT PER MAG STD. DET. 300, "T" TOP.
- CONSTRUCT #8 SEWER TAP TO PROPERTY LINE PER MAG STD. DET. 445.
- INSTALL PIPE THROUGH RETAINING WALL WITH INVERT SET TO BASH BOTTOM.

ARCHITECT SITE ADDRESS

COE JAMES ARCHITECTS 820, 830 S. FARMER AVE
14 E. PERCIE ST.
TEMPE, ARIZONA 85281
(602)263-0334
(P) 602-253-0150

LEGAL DESCRIPTION

(LEGAL DESCRIPTION MODIFIED FROM TITLE REPORT AT THE REQUEST OF THE OWNER TO ELIMINATE AREAS NOT OWNED.) THE SOUTH 28 FEET OF LOT ONE (1), THE WEST 87 FEET OF LOT (10) AND ALL OF LOTS ELEVEN (11), TWELVE (12) AND THIRTEEN (13), IN BLOCK ONE (1), GOODWIN HOMES, ACCORDING TO PLAT RECORDED IN BOOK OF MAPS, PAGE 14, RECORDS OF MARICOPA COUNTY, ARIZONA.

LOT 10, BLOCK 1, GOODWIN HOMES, ACCORDING TO BOOK OF MAPS, PAGE 14, RECORDS OF MARICOPA COUNTY, ARIZONA. EXCEPT THE WEST 87 FEET THEREOF.

AREA

OWNED PORTION OF LOT 1: 8,009 SF OR 0.1517 ACRES
OWNED PORTION OF LOT 10 WESTERN PORTION: 3,302 SF OR 0.0756 ACRES
OWNED PORTION OF LOT 10 (EASTERN PORTION): 8,651 SF OR 0.1574 ACRES
LOT 12: 10,001 SF OR 0.2286 ACRES
LOT 13: 10,001 SF OR 0.2286 ACRES

BENCHMARK

BRASS CAP IN HANDHOLE AT INTERSECTION OF UNIVERSITY AND HARDY
ELEV. = 1148.98

RETENTION CALCULATIONS

V=(A+P-C)/2
A= 48,813
P= 2,707 (100 YR. 2HR.)
MULTIFAMILY AREA = 21,403 SF @ 0.53
SUBURBAN AREA = 25,210 SF @ 0.38
C = 0.63(21,403)+0.38(25,210) = 48,813

RETENTION VOLUME REQUIRED: 3,188 CF
BASIN 1: 3,545 CF
BASIN 2: 1,804 CF

TOTAL VOLUME PROVIDED: 5,239 CF

A.P.N.

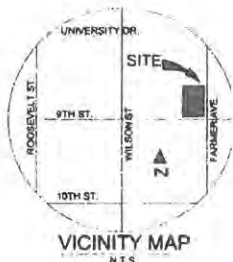
LOT 1: 124-09-027
LOT 10 (WESTERN PORTION): 124-09-029
LOT 10 (EASTERN PORTION): 124-09-040
LOT 11: 124-09-041
LOT 12: 124-09-042
LOT 13: 124-09-043

BASIS OF BEARING

CENTERLINE OF WILSON BETWEEN THE BRASS CAP FLUSH AT THE INTERSECTION OF WILSON AND 9TH ST. AND THE BRASS CAP IN HANDHOLE AT THE INTERSECTION OF WILSON AND UNIVERSITY (ASSUMED TO BE DUE NORTH)

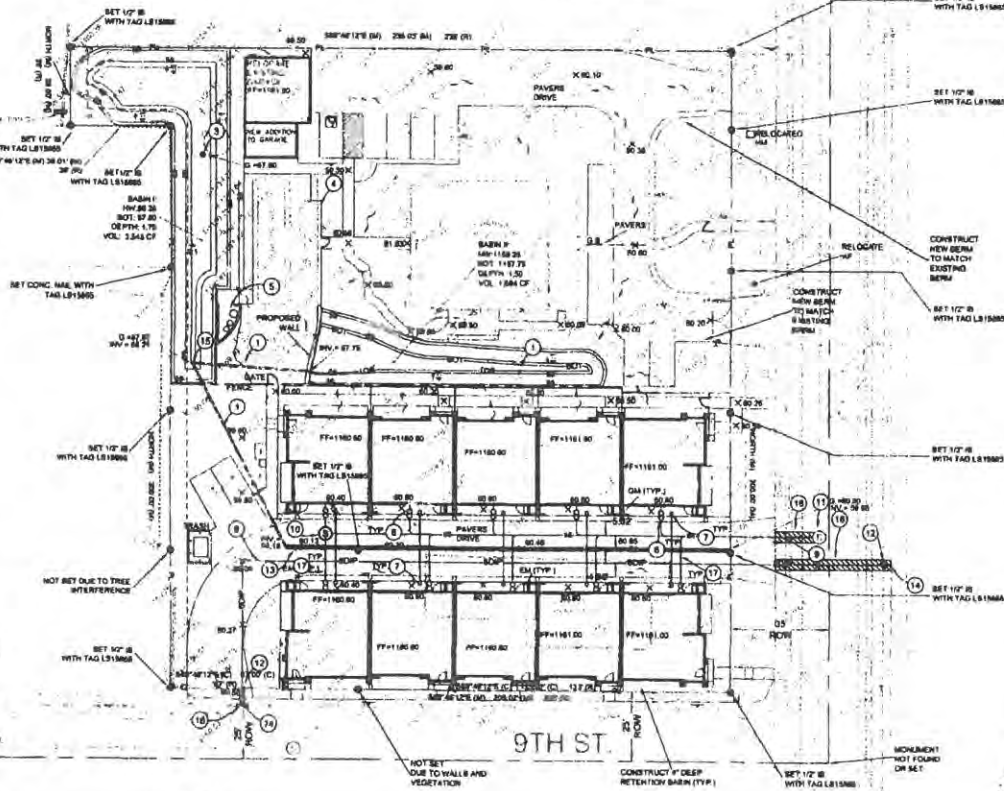
LEGEND

- EXISTING CONTOUR
- EXISTING GRADE
- PROPOSED CONTOUR
- PROPOSED GRADE
- DRAINAGE ARROW
- ELECTRIC METER
- FINISHED FLOOR
- PIPE HORIZONTAL
- GAS METER
- HISTORICAL MARKER
- MANHOLE (SEWER)
- PALM TREE
- PROPERTY LINE
- POWER POLE
- RIGHT OF WAY
- TREE
- WATER METER
- WATER VALVE
- UNDERGROUND ELECTRIC
- GAZEBO
- 8" DUCTILE IRON PIPE WATERLINE
- WATERLINE
- 8" SEWERLINE
- SEWERLINE
- STORM DRAIN LINE
- IRRIGATION LINE
- CHAIN LINK FENCE
- WROUGHT IRON FENCE



GENERAL SEWER NOTES

- CLASS 300 DUCTILE IRON PIPE (D.I.P.) IS TO BE USED FOR GRAVITY SANITARY SEWER LINE CONSTRUCTION. THE FOLLOWING REQUIREMENTS APPLY.
 - DUCTILE IRON SEWER PIPE SHALL CONFORM TO ANSI/AWWA C151/A21.31 AND ASTM A746. DUCTILE IRON SEWER PIPE SHALL BE COATED AND LINED FOR USE AS SANITARY SEWER PIPE AND SHALL HAVE A MINIMUM OF 5 MILS OF EPOXY INSIDE COATING.
 - ALL FIELD CUT ENDS SHALL HAVE EPOXY REPAIRS AS RECOMMENDED BY THE MANUFACTURER.
 - DUCTILE IRON SEWER PIPE SHALL HAVE A MINIMUM 8-MIL POLYETHYLENE ENCASEMENT PER MAG SECTION 810.2.
 - ARIZONA DEPARTMENT OF HEALTH SERVICES, BUREAU OF WATER QUALITY CONTROL, INFORMATION MEMO #24, DATED MARCH 1980, SHALL BE INCORPORATED INTO THE SPECIFICATIONS IN ITS ENTIRETY.
 - TRENCH EXCAVATION, BACKFILLING, AND COMPACTION SHALL BE IN CONFORMANCE WITH MAG UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION SECTION 801 AND COS SUPPLEMENTAL SPECIFICATION 801.
 - IN TRENCHES OVER-EXCAVATED IN EXCESS OF 0.30 FEET, ASTM D 2321-83 CLASS B TRENCH BOTTOMS SHALL BE RECOMPACTED AT OPTIMUM MOISTURE CONTENT TO 95 PERCENT OF MAXIMUM DENSITY.
 - CONSOLIDATION OF BACKFILL MATERIAL IN THE HAUNCHING AREA OF THE PIPE JOINT SHALL BE ACCOMPLISHED BEFORE INITIAL BACKFILLING MAY BEGIN AS SHOWN IN ASTM D 2321-83, FIGURE 1, PAGE 8.
 - SEPARATE INSPECTIONS BY THE CITY ARE REQUIRED FOR TRENCH BOTTOM PREPARATION AND FOR HAUNCH CONSOLIDATION.
- FINAL COMPACTION OF THE HAUNCHING AREA MATERIAL MAY BE ACCOMPLISHED AS PART OF THE COMPACTION OF THE INITIAL BACKFILL PER ASTM D 2321-83, FIGURE 1, PAGE 8 AT THE DISCRETION OF THE FIELD ENGINEERING MANAGER OR HIS/her AUTHORIZED REPRESENTATIVE.
- COMPACTION TESTS IN BOTH THE EXISTING (SEE ASTM D 2321-83, FIGURE 1, PAGE 8) AND THE FINAL BACKFILL ZONE SHALL BE CONDUCTED AT INTERVALS SPECIFIED BY THE FIELD ENGINEERING MANAGER OR HIS/her AUTHORIZED REPRESENTATIVE.
- SEWER SERVICE LINES SHALL BE CONSTRUCTED TO THE PROPERTY LINE IN ALLEYS OR STREETS AND SHALL BE SEALED. ALL TAPS SHALL BE THE "T" CONNECTION TYPE. THE METHOD OF MARKING THE SEALED END OF THE SANITARY SEWER SERVICE LINES AT THE PROPERTY LINES SHALL BE DETERMINED BY THE FIELD ENGINEERING INSPECTOR.
- NO COMPLETED SANITARY SEWER LINES SHALL BE BACKFILLED UNTIL INSPECTED AND APPROVED BY THE CITY OF TEMPE FIELD ENGINEERING MANAGER OR HIS/her AUTHORIZED REPRESENTATIVE.
- TRENCHING, BACKFILLING, AND COMPACTION SHALL BE IN ACCORDANCE WITH THE MAG UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 801 AND COS SUPPLEMENTAL SPECIFICATION 801-LATEST REVISION. ALL BACKFILL WITHIN THE PUBLIC RIGHTS-OF-WAY SHALL BE TYPE 1 UNLESS OTHERWISE NOTED. COMPACTION TESTING SHALL BE AS REQUIRED BY THE FIELD ENGINEERING MANAGER OR HIS/her AUTHORIZED REPRESENTATIVE.
- MANHOLES SHALL BE CONSTRUCTED WITH NO STEPS AND MUST BE SEALED PER CITY OF SCOTTSDALE SPECIFICATION. MANHOLE CONSTRUCTION AND VACUUM TESTING SHALL BE PER COS SUPPLEMENTAL SPECIFICATION 801. ALL MANHOLE FRAMES AND COVERS SHALL BE ADJUSTED TO FINISHED GRADE UPON COMPLETION OF PAVING OR GRADE IMPROVEMENTS. MANHOLES IN UNPAVED AREAS SHALL BE ADJUSTED TO 1-1/2 INCHES ABOVE FINISHED GRADE. ALL MANHOLES SHALL HAVE A CONCRETE COLLAR AROUND THE RING AND COVER PER MAG 422.
- SECTIONS OF PIPE CONNECTED TO MANHOLES SHALL BE NO LONGER THAN FIVE (5) FEET TO MINIMIZE ADVERSE IMPACTS TO THE SEWER LINE DUE TO SETTLEMENT OF THE MANHOLE.



FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

COMMUNITY NUMBER	PANEL NUMBER (PANEL DATE)	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASIN FLOOD ELEVATION (OR AO ZONE, SEE DEPTH)
040054	2185 07-18-01	"3"	07-19-01	"X"	N/A

SCALE IN FEET
1" = 20'

602-263-1100
Dariusz Wozniak
1-800-752-2949

SEP 28 2005

FARMER PROJECT GRADING AND DRAINAGE
820, 830 S. FARMER AVE.
TEMPE, AZ 85281

GOOKIN ENGINEERS
1400 N. GILBERT ST. SUITE 100
MESA, AZ 85204
480-947-3741

2139A

Letter of Explanation Farmer Goodwin General Plan Amendment

INTRODUCTION

This proposal is to amend the land use element of the general plan by changing the land use map designation of a .57acre parcel from multiple-family residential to Commercial, consistent with Residential Office use. The property is located at the northwest corner of Farmer Avenue and 9th Street and currently is developed as the Farmer Goodwin residence, an historic building that is included on the Tempe Historic Property Register and the National List of Historic Places. The purpose of the amendment is to allow adaptive re-use of the building so that its use will change from residence to architect's offices while the building remains with its historic character intact. The adjacent property under the same ownership would be developed with new townhomes, a use that is consistent with the existing land use designation. Therefore, no rezoning or general plan amendment is needed for the townhouse portion of the project. The historic building would remain, which is consistent with the Historic Preservation element of the general plan, and as noted above, the proposed townhomes are consistent with the Land Use element. The changes proposed to the historic property are the change of use of the Farmer Goodwin building, and the minimum changes to the site, primarily the addition of surface parking, to satisfy ordinance requirements for the proposed uses.

The preservation of the Farmer Goodwin building is a clearly a public benefit that is defined in General Plan 2030. Moreover, to accomplish this objective without the expenditure of public funds is fiscally sound.

The amendment proposed is not a change that is expected to result in additional changes in the neighborhood or to have any appreciable effect on nearby property. The property to the north is currently zoned and developed with retail (CSS) zoning, and the townhome portion of the project is already anticipated by the general plan and existing zoning. The area zoning pattern finds commercial zoning to the northwest and industrial zoning to the northeast, with multi-family extending to the south and single-family to the west. The existing zoning pattern to the east is a mosaic of commercial, industrial, single-family, and multi-family. There are several nearby neighborhoods, including the Park Tract, Goodwin Homes, and the Gage Addition, that are nearing the age at which they can be considered for historic district status, and the precedent set for preservation may enhance such an effort.

Density and intensity of use are consistent with the density and intensity that could be expected under the current general plan, and there is no reason to expect any additional measurable demand on streets and transportation, water or sewer capacity, or similar infrastructure issues that could be occasioned by a proposed change of greater magnitude. The proposed architect's office on a site of .57 acres that could contain approximately 11 dwelling units based on the current general plan and zoning clearly will not require an

increase in infrastructure capacity, and does not increase the intensity of development in this area.

The project features its proximity to downtown Tempe and an urban lifestyle rather than recreational amenities on-site. Indeed, with only 10 units, there is there would be little demand for recreation facilities and little in the way of resources to support amenities.

As stated above, the purpose of this application is to allow the development of a project that maintains the integrity of an existing historic property. Toward that end there must be as little change to the site as possible while adding surface parking and introducing 10 townhomes. In addition, since this is a residential neighborhood, the townhomes also serve as a buffer between the commercial property and the residential neighborhood to the west, south, and east. The architecture for the townhomes that are being introduced to the site must be such that they are compatible with both the historic property and the neighborhood.

The project is not located on an arterial street and is not a significant generator of vehicle, bicycle, or pedestrian traffic. However, sufficient right-of way will be dedicated to provide a 35-foot half-street for Farmer Avenue. City standards for public streets will be met with this dedication and construction of the adjacent streets as required. In addition, there are sidewalks along both Farmer and 9th, allowing pedestrian access to University Drive, the nearest arterial street, and its transit connections. Bicycle parking as needed will be provided on site, although as previously noted, this facility is not expected to be a significant generator of bicycle traffic.

This amendment is expected to produce a minor decrease in potential student enrollment. As previously stated, the 10 dwelling units proposed is fewer than the number (20) that could be consistent with the General Plan Land Use Map. In addition, the type of development proposed is less likely to appeal to families with children. Although children will not be excluded, this development is oriented toward adults, and is not expected to be occupied primarily by families with children. The likely result is fewer school-age children at this location than would be the case if the property were to develop under the existing land use category.

The site is also within the boundaries of the Northwest Tempe Neighborhoods Strategic Plan. The focus of this proposed General Plan amendment is on historic preservation, addressed by a Conservation, Preservation, and Redevelopment Element in the Northwest Tempe Neighborhoods Strategic Plan. The Element's overall goal is to find the ways and means to preserve or reuse neighborhoods and to achieve sustainability. Objectives include "Encourage preservation of the historic character of the area" and "Encourage preservation of the mature landscape in the Heritage Character Study Area" both of which are exemplified by this application. This proposal responds to the Northwest Tempe Strategic Neighborhoods Plan in a variety of ways, with preservation of a key historic resource paramount.

More specific discussion of the manner in which this proposal addresses the elements of General Plan 2030 follows.

Land Use

The Projected Land Use Map of General Plan 2030 reflects residential land use at medium high density, up to 20 units per acre. Existing zoning is R-3 and would permit up to 20 units per acre. This request is to change the projected land use to commercial to allow the conversion of use of the Farmer Goodwin home to architect's offices. The .5-acre portion of the site devoted to townhomes does not require either a general plan amendment or rezoning, but the envisioned office use requires both. In the context of the general plan, the proposed amendment addresses multiple objectives of the Land Use Element:

- Encourage reinvestment and redevelopment appropriate to a particular area.
- Promote neighborhood preservation and enhancement.
- Encourage preservation of significant historic and archeological resources.
- Ensure that new development will be consistent with general plan goals.

These objectives are accomplished, with this proposal, through the amendment that will allow for an economically beneficial use of the historic property. This is far more consistent with the broader goals of the plan than simply developing residences on the property and without providing a means to maintain the historic property for the foreseeable future.

Accessibility

Accessibility is a challenge for historic property in that the potential exists for conflict between maintaining the integrity of the historic architecture and meeting current code requirements. However, the site plan provides for a ramp from the parking area to the rear of the Farmer Goodwin building, so appropriate access will be introduced. The townhomes' entry is at grade level, and access to the residences will also be compliant. The townhomes will be 3-stories, and must be, in order to provide a suitable living environment in limited space, and are not likely to be purchased by individuals for whom accessibility is required.

Community Design

The preservation of this historic building will certainly enhance Tempe's sense of place and pride. Moreover, it will help to augment the character of a neighborhood in which there are several subdivisions that are, or soon will be, candidates for historic district status. The new townhomes will take numerous design cues from the historic property and will themselves become part of the setting for the building.

Historic Preservation

As noted previously, the Farmer Goodwin House is an historic property included on the Tempe Historic Property Register. The building is a well-preserved adobe residence built in the 19th century and is a good example of the construction done in Tempe at the time along with being a reflection of the culture and history of a region. The goal of the Historic Property Element is to “enhance community character and heritage through the identification and preservation of significant sites, properties, and districts.” That statement describes what this application proposes to do. In addition, the objective to “Foster economic vitality through preservation and/or adaptive rehabilitation of historic properties that contribute to character of the community” also describes the proposal. These statements identify the purpose of this application.

Housing

The Housing Element encourages, among other things, the provision of diverse housing opportunities for all income levels and household types. Strategies include a strategy to encourage diversity of housing type to provide residents product choice. The townhomes proposed here offer an unique opportunity to reside in a small development in an established neighborhood with historic character, yet a neighborhood that is close to downtown amenities to allow an urban lifestyle. The price of the homes cannot be determined at this point because their value is a component of the return needed to preserve the Farmer-Goodwin home. Nevertheless, it is not likely that these homes will be considered affordable, although moderately-priced may possibly describe the cost of the townhomes.

Neighborhoods

The Neighborhood Element of the General Plan 2030 contains a variety of objectives and strategies that range from encouraging participation in the planning process to encouraging mixed-use to supporting programs that protect historic assets. This proposal encompasses many of these objectives and strategies. From the standpoint of public participation, that is required as part of the processes of amending the General Plan and rezoning the property. At least 1 neighborhood meeting will be held, and depending on the response, there may be more. The specifics will be described in a Public Participation Plan to be submitted with the accompanying application. There are objectives and strategies that this application responds to, such as the objective to “Promote neighborhood preservation and enhancement”. Strategies include encouraging mixed-use development that provides local services and a residential component appropriate to the neighborhood, encouraging reinvestment, infill, land re-use, and redevelopment and preservation appropriate to each neighborhood, and continuing plans and programs that benefit neighborhoods including the Historic Preservation Plan.

Redevelopment

The Redevelopment Element is not applicable to this proposal. This element applies specifically to areas that qualify for a redevelopment designation due to physical decay, or health or safety concerns, which are not relevant to this site or neighborhood.

Economic Development

The Economic Development Element does encourage the attraction of new business to Tempe, and 1 aspect of this proposal will be the relocation of an existing architectural firm to Tempe from another city in the metropolitan area. Neighborhood enhancement, such as the preservation of historic buildings, contributes to the quality of life and desirability of the built environment, and is an inducement to potential new business and an aid in retaining existing business.

Cost of Development

The Cost of Development Element contains objectives and strategies that are intended to ensure that development does not generate infrastructure costs or service costs that will be borne by the city, that development is sustainable, and that costs and benefits are monitored. This proposal responds directly to this element in a variety of ways. As previously noted, the preservation of this historic building is being accomplished without expenditure of public funds either now or in the future. Moreover, the development proposed is not expected to result in demand for infrastructure or services greater than the demand that would result from development according to the current general plan land use.

Environment

The first component of the Environmental element is on air quality, which stems primarily from vehicle emissions, although other sources including dust, pollen, and smoke from wood-burning fireplaces also contribute. Strategies for reducing vehicle emissions include mixed-use development and infill development to reduce vehicle miles traveled. Pollen levels can be minimized through careful selection of plant material.

Noise is the second component of this Element, and is addressed here primarily in building design. The site is reasonably proximate to rail lines and the air travel corridor and care will be exercised, particularly in the townhomes, to consider noise in the design of the buildings and the materials selected. The historic adobe is limited in soundproofing methods that can be used without detracting from historic accuracy.

Temperature and Energy Resources are related elements, since both have to do with use of shade, building orientation, building materials, and landscaping that are appropriate in the desert southwest. Mature landscaping, overhanging roof structures, and the adobe of the historic building all contribute.

Land

The Land Element relates to properties that have contamination concerns and is not applicable to this proposal.

Water

Water and Wastewater are resources that require infrastructure components for delivery and treatment. Conservation practices and land use patterns assist in managing the availability of resources and the cost of providing them. This proposal is for infill and re-use and do not increase requirements for these resources or the infrastructure needed for their delivery.

Pedestrian Network

No regional pedestrian link is adjacent to the site. Pedestrian circulation is accommodated on the site with walkways connecting the Farmer Goodwin house and the townhomes with each other and with the public sidewalk in the adjacent streets.

Bikeways

There is no regional bikeway adjacent to the property.

Transit

Transit is available on University Drive, approximately 1 block to the north.

Travelways

The subject property is an infill site with the only possible adjacent roadways already developed. These roadways provide ready access to the regional street system.

Motorists

The adjacent streets, Farmer Avenue and 9th Street, exist as improved residential streets, with a direct connection to University Drive and near downtown Tempe and the regional freeway system. The site's proximity to University allows for convenient access to public transit, and its proximity to downtown Tempe will allow for pedestrian and bicycle trips to replace auto trips for services that are available nearby.

Parking and Access Management

The submitted site plan reflects direct vehicular access from Farmer Avenue to both the Farmer Goodwin home and the townhomes, but no vehicular connection between the

uses. Both uses provide the parking required by the ZDC on site. As such, the proposed uses are not expected to increase demand for public parking or encourage auto travel.

Aviation

The Aviation Element is not related to the proposed amendment.

Open Space

The subject property, the Farmer Goodwin site, contains mature landscaping and landscaped open space. The open space will be shared by the townhome development but is not accessible by the general public.

Recreational Amenities

A swimming pool/spa exist on the Farmer Goodwin site and will be shared by the office and townhome residents.

Public Art & Cultural Amenities

There is no public art per se but a significant cultural amenity, the Farmer Goodwin home, preserved as a result of this development.

Public Safety

The site will be designed, to the extent possible, with CPTED principles.

Growth Element

The subject property is not located within a growth area

DESIGN CONCEPT

Farmer-Goodwin Town Homes

The new townhouse design echoes the formal simplicity of the Farmer-Goodwin mansion while maintaining a unique vernacular of its own. The goal was to strike a comfortable design balance of old and new while still maintaining a connection to the surrounding neighborhood. Roof pitches, smooth stucco plaster, stainless steel railings, standing seam metal roofing, and colors such as; light yellow ochre, sage green, deep olive, brick red, plum brown, and medium terra cotta combine to meld the past and present together in a clean, contemporary way. Windows are typically shaded with awnings in several materials, including rigid metal and soft fabrics, which may be either canvas or a synthetic fabric.

These townhouses have been designed to fit into the neighborhood vernacular, but even more importantly, they are a key element in the saving of the Farmer-Goodwin mansion from an economic standpoint. Further reinforcing the goal of saving the mansion, our firm, Cox James Architects shall use it for our new home. It is our intent to keep it as much of a house as is visually and physically possible including preserving as much of the mature landscaping as possible. With only five employees and little visitation to our office, the impact will probably be less than at other times during its long and colorful history.

The townhouses are oriented north-south for proper solar orientation and are arranged in 2 rows of 5 units side by side. Second floor porches provide outdoor space above the ground level, and in the northerly row of townhouses these spaces face north so the view of the Farmer Goodwin building can be enjoyed. Porches in the southerly row are arranged to protect the privacy of a neighbor whose home is on the south side of 9th Street. The porch of the unit at the immediate corner of 9th Street and Farmer faces east, while other the porch of the next unit faces south but has been moved west so any view into a side yard on 9th Street is a distant view. The porch of the westerly unit faces west.

Vehicle circulation is accomplished by means of a semicircular drive that connects Farmer and 9th Street, allowing for through circulation, and allowing all units to have direct access that is internal. No garage doors face the street, nor is traffic on the public streets interrupted by vehicles backing from garages.

Site landscaping will focus on the retention of existing mature vegetation, including several large trees on the Farmer Goodwin site, and supplementing the existing vegetation where possible.

Refuse collection will be shared by both uses. The collection enclosure will be situated on the townhouse property, along the main drive where refuse vehicles can have ready access and the enclosure will be convenient to occupants of both the office and the townhouses.

**FARMER GOODWIN TOWNHOUSES
CITIZEN PARTICIPATION REPORT**

**DATES AND LOCATIONS OF ALL MEETINGS WHERE CITIZENS WERE
INVITED TO DISCUSS THE APPLICANT'S PROPOSAL**

The Applicant held a Neighborhood Meeting at the Farmer Goodwin House on August 29, 2005 at 6:00 p.m. The Applicant intends to hold a second Neighborhood Meeting on Tuesday, October 18, 2005.

CONTENT, DATES MAILED, AND NUMBER OF MAILINGS

The Applicant sent a letter sent by first class mail to each property owner within 300 feet of the proposed site informing them of the proposed rezoning and general plan amendment applications. The letter invited the neighbors/property owners to attend a neighborhood open house. (A copy of neighborhood sign-in sheet is attached) In addition, the site was posted with a sign indicating the date, time and place of the neighborhood meeting.

NUMBER OF PEOPLE WHO PARTICIPATED IN THE PROCESS

Sixteen community members attended the meeting. Also in attendance were the applicants and a representative of the property owners,

SUMMARY OF ISSUES/CONCERNS

Concerns/Issues expressed by those in attendance include: 1) proposed density, 2) height of the new homes in relationship, 3) elevations 4) potential parking variance and 5) location of 2nd story balconies.

APPLICANT'S ANSWER

With respect to the density, the site is currently zoned R-3. It is the applicants intent to rezone the north portion of Site, where the Farmer Goodwin House is currently located to Residential Office (RO). By rezoning to Residential Office, the Applicant will be able to accommodate the use of an office in a residential home. It is the Applicant's intent to make the Farmer Goodwin House into the office of Cox James Architects. Under R-O zoning, the north portion of the Site will actually be less dense than the current zoning of R-3.

With respect to the south half of the property, the Applicant intends to build 10 townhouses consistent with the existing R-3 zoning. R-3 allows 20du/ac. The south half of the property is ½ acre which will accommodate 10 townhouses. The Applicant intends to process an R-3 PAD application for the south half of the property in order to vary some of the setbacks and the height requirements.

Regarding the questions about height, the height of the Farmer Goodwin house is approximately 30 feet. The top of the townhouses will be 36 feet. While this is taller than the Farmer Goodwin House, the Applicant believes that it is generally consistent with the Farmer Goodwin house height. In addition, there are some surrounding two story apartment buildings in the area which add to the height in the immediate area.

Pursuant to the Zoning Ordinance, the Applicant has provided enough parking to accommodate both the townhouses and use of the Farmer Goodwin House as an office. The Applicant does not need a parking variance. Therefore, the concern of a parking variance is resolved.

With respect to the concern of balconies facing 9th street, the Applicant has revised the elevations of the two townhouses closest to the intersection of 9th and Farmer. The Applicant has moved the balconies on those houses so that they will not peer into the single family residence to the south of townhouses. The first townhouse with a second story balcony is the third townhouse on 9th street. We believe that this change to elevation and balcony should either resolve or mitigate the concern of the single family residences on the south side of the 9th Street.

The meeting closed with the Applicant telling neighbors that they would review the plans and try to resolve concerns. At the time of this meeting, the Applicant had not submitted plans to the City. The Applicant revised plans to address neighborhood comments and submitted plans to the City. The Applicant intends to hold another neighborhood meeting on Tuesday, October 18th to review the current site plan.

CONCERNS, ISSUES UNABLE TO ADDRESS

The Applicant is willing to continue to work with the neighborhood to discuss plans and review concerns.

Meeting adjourned at approximately 7:45.

FARMER GOODWIN OPEN HOUSE
August 29, 2005 6:00 PM

I SUPPORT

I DO NOT SUPPORT

NONE

COMMENTS:

The overall plan looks good. There
may be some details that need tweaking
but it seems the architects are willing
to work with the neighbors on these things.
I think projects such as this are good
for the neighborhood

NAME: Sally Wittinger
ADDRESS: 427 W. 11th St
TELEPHONE: (480) 804-9788
EMAIL: salwitt@aol.com

FARMER GOODWIN OPEN HOUSE
August 29, 2005 6:00 PM

I SUPPORT

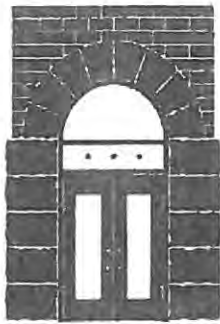
I DO NOT SUPPORT

NONE

COMMENTS:

Design proposals feel out of character w/
"Old town Temp" Mill - Priest, University to Broadway.
I have concerns over displacement of residents
due to a raise in property values. I've been
told that apts. on Wilson & 9th will be
destroyed ~~for~~ to make way for higher
income residents. Please don't change my
neighborhood

NAME: Drew Sullivan
ADDRESS: 810 S. Ash Ave.
TELEPHONE:
EMAIL:



• T • E • M • P • E •
PRESERVATION

**HISTORIC PRESERVATION
COMMISSION**

Bob Gasser, Chair
Richard Pagoria, Vice-Chair
Mike Deskin
Elias Esquer
Ann Patterson
Stuart Siefer, RA
Liz Wilson

Alternate Member:
David Scheatzle, PhD, FAIA, PE

• • •

**HISTORIC PRESERVATION
OFFICER**
Joseph G. Nucci, RA



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



Tempe Historic Preservation Commission (Tempe HPC)
MEETING PROCEEDINGS

Meeting Date: Thursday, September 8, 2005

Location: Hatton Hall,
34 East Seventh Street

Commissioners Present: Mike Deskin
Bob Gasser
Rich Pagoria
Ann Patterson (6:18)
Liz Wilson

Staff Present: Joe Nucci, HPO
Mark Vinson, City Architect

Public Present: Doug Bruhn 85048
Patricia Bruhn 85048
Greg Bunce 85281
Charles Buss 85281
Brian D. Cox 85284
James Garrison 85282
Vic Linoff 85285
Pamela Rector 85283
Manjula Vaz 85282
Barbara Worthington 85281

Call to Order: 6:00 pm, Bob Gasser, Chair

I. Welcome and Introductions

Chairman Gasser acknowledged public attendance and asked for introductions around the table.

II. Approval of Minutes

Chairman Gasser called for discussion of the minutes of the September 8, 2005 Tempe HPC meeting. Hearing no discussion he then called for a motion to approve the minutes.

MOTION MADE BY COMMISSIONER PAGORIA AND SECONDED BY COMMISSIONER WILSON TO APPROVE MINUTES OF THE SEPTEMBER 8, 2005, TEMPE HPC MEETING. MOTION CARRIED 4-0 WITH COMMISSIONER PATTERSON ARRIVING AFTER THE VOTE.

III. Farmer Goodwin Town Homes PAD

ACTION SUMMARY - On October 13, 2005, the Tempe Historic Preservation Commission voted 5-0 to recommend approval of the proposed Planned Area Development for Farmer Goodwin Town Homes project located at 820-830 South Farmer Avenue on condition that a permanent Historic Preservation Easement be conveyed by the property owner to the City of Tempe. Tempe HPC also made the following recommendations for approval.

- That the design of new construction evince a visual relationship to the historic house, and
- That new construction maximize the view of the historic property from Farmer Avenue, and
- That permit review processes for code and ordinance requirements provide flexibility in consideration of protecting the historic integrity of this significant historic resource.

Manjula Vaz with Gammage & Burnham representing the property owners Doug and Patricia Bruhn, introduced the proposal stating this is the first commission they have been to. She said they had a Neighborhood Meeting on August 29, 2005, and they filed an application [DS050679 SPR05076] at the beginning of September. She noted that from here they go on to Planning Commission, Design Review, and they intend to be at Council in early December.

Manjula Vaz stated the property is currently zoned R-3, a multifamily zoning allowing 20 dwelling units per acre. She stated Tempe General Plan 2030 shows the site as residential with a Cultural Resource Overlay.

Manjula Vaz noted the Bruhn's purchased the property March, 2005, with the specific intent to preserve the historic 1883 Farmer Goodwin House and grounds. She said the purchase price of the property was very high and did not justify just leaving only two existing residences on the lots. The Planned Area Development (PAD) proposes to divide the site into two half-acre pieces. The piece at the south will be developed into 10 single-family town houses and will retain the existing R-3 zoning. The piece at the north, the Farmer Goodwin House site, is proposed for rezoning to Residential/Office to allow Cox-James Architects to use the historic 1883 Farmer Goodwin House as their architectural office.

Manjula Vaz explained that in order to effect the zoning change, the GP2030 designation will have to be changed to "Commercial" and that they anticipate that the Cultural Resource Area designation will remain in place. She said the design intent is to work with the City to preserve as much of the grounds as possible and to the greatest practicable extent, to maintain the historic integrity of the historic 1883 Farmer Goodwin House.

Manjula Vaz said the proposed adaptive reuse will not include exterior changes or additions other than painting and cosmetic repairs, however, she noted there are electrical issues related to change of occupancy categories under the building code that they are continuing to try to work out with the City.

Manjula Vaz reminded Commissioners that code requirements for commercial occupancy are more restrictive than for residential use, and pointed out that elsewhere in the Valley, this type of change of occupancy occurs frequently. She noted that the Cities of Phoenix and Mesa have adopted specific codes to facilitate adaptive reuse of existing and historic buildings with significantly less adverse effect on the historic integrity of their community cultural resources. She indicated Tempe hopes to have a similar code in place in the near future and that they will continue to work with Mike Williams to find best solutions in the interim.

Manjula Vaz noted that the Zoning & Development Code requires 11 parking spaces for the office occupancy and they have tried to distribute them across the site with an eye toward preserving existing mature landscape features. She noted that the existing (post-historic) garage will be relocated and will provide two of the 11 required spaces with an addition designed similar to the house. She said the existing irrigation will remain as will the existing pool and spa.

Manjula Vaz stated Cox-James Architects have a staff of 5 people and do not generate significant visitor traffic, but they do not wish to pursue a parking variance based on community input gathered at the Neighborhood Meeting. She said they are applying for a PAD to allow relief from the R-3 zoning height limit of 36 feet, however, density and parking requirements are not changed by a PAD.

Manjula Vaz noted that the project has undergone significant redesign through the Neighborhood Meeting process and through consultation with Development Services Staff.

Brian Cox stated that an earlier concept for the townhouses showed more literal references to the historic 1883 Farmer Goodwin House. He said matching the roof pitch and dormers has given way to a concept that reflects colors, elements, and textures from the surrounding neighborhood while allowing an original expression in the new construction.

Brian Cox said the idea is to keep the house intact without adding or taking away any of the character defining features of the house and grounds.

Chairman Gasser remarked his surprise that the dormer and roof treatment present in the earlier concept had been dropped indicating his view that they were appropriate under Secretary Standards which state new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. He asked if there was a City perspective on these changes.

City Architect Mark Vinson responded that the designers are responding to a large number of issues and he appreciates the sensitivity shown to the conservation of the historic 1883 Farmer Goodwin House in this proposal. He said he would like to provide feedback starting from the grounds and working up to the buildings.

Mark Vinson circulated marked-up drawings for Commission review and commented that the two parking spaces indicated northwest of the townhouse cluster could be relocated to east Unit 7, and Units 7 through 10 be moved west, the convenience of the parking spaces to the street would improve and a better view of the historic 1883

Farmer Goodwin House from Farmer Avenue would result. He noted stepping down the height of those units furthest east would similarly improve street views to the historic 1883 Farmer Goodwin House.

Manjula Vaz replied that the proposed site plan will actually improve street views to the historic 1883 Farmer Goodwin House, as currently sightlines are blocked by vegetation, walls, and the existing ranch house at 830 South Farmer.

Chairman Gasser asked if the three-story units were necessary for the economics of the project noting that the CDD sketches being circulated showed lowered units at the Farmer Avenue frontage on the east.

Commissioner Wilson indicated her concern that the new construction does not seem to be subordinate to the historic 1883 Farmer Goodwin House. She said she would like to see the new construction shifted to the west, the heights reduced and the step-down idea used to reduce the adverse effect on the historic setting.

Commissioner Wilson suggested new construction should not be taller than the historic 1883 Farmer Goodwin House and indicated she would like to see the massiveness of the new construction broken up more.

Commissioner Pagoria stated that the project, as proposed, does not do violence to the historic property and therefore he considers this concept to be successful. He noted that he was very pleased that the commercial half of the property will be able to support the historic half of the project.

Chairman Gasser agreed, noting that when the property went up for sale, the concept of the infill multifamily development was touted as an historic preservation strategy. He noted that this approach would not normally be approved by the Commission. He said this approach does not follow Secretary of the Interior Standards and has a definite effect on historic integrity of a district overall. However, he noted that the Commission felt the need for a compromise in this case based on the extraordinary significance of the historic 1883 Farmer Goodwin House. He emphasized that if this infill approach were to be repeated over time and throughout a residential neighborhood, the effect would be to incrementally destroy the historic integrity of that district or neighborhood.

Chairman Gasser suggested that the dormer reference be reconsidered before it is dismissed as inappropriate.

Brian Cox replied that they could easily do that and that they are receiving so much input from so many sources as to be frustrated in the design process.

SHPO Garrison observed that the historic 1883 Farmer Goodwin House is an extremely significant building for the State of Arizona, not just for Tempe, and therefore is a good candidate for financial assistance from the State. He sympathized with the designer's frustration with the design-by-committee process. SHPO Garrison suggested that the owners and designers should decide what the project should be and proceed on that basis. He suggested the site plan appears static and that moving Unit 6 to the west might help that. SHPO Garrison agreed that the front units at two stories would help reduce the massiveness but recognized that studios would not have the same return as two-bedroom units. He suggested some mechanism to reduce the scale would help

with issues of compatibility. SHPO Garrison indicated if this doesn't "pencil-out" this is where the community should step up and consider financial assistance, tax-credits, or other subsidies.

Brian Cox replied that the parking is located where it is to comply with zoning ordinance requirements.

SHPO Garrison suggested these are the kind of special considerations that Staff should be empowered to provide in view of the extraordinary significance of the historic 1883 Farmer Goodwin House. He said this is the kind of community support that should be forthcoming for a project like this.

SHPO Garrison suggested that new construction should be deemphasized in deference to the historic 1883 Farmer Goodwin House. He recommended that a special willingness to be flexible in code and ordinance requirements is uniquely appropriate here.

Brian Cox replied that the impact on historic fabric to comply with code requirements for commercial electrical alone will have tremendous adverse effect.

SHPO Garrison suggested that the test is to determine if existing conditions are unsafe. If an existing condition is not considered unsafe by the Building Official, then code will permit it to remain.

Mark Vinson observed that there are provisions in the code to allow for interpretation in the case of an historic property, and noted that Mike Williams is aware of how this works.

Brian Cox noted another issue is the need for commercial occupancy to have 18 inches clear space below the floor. He indicated existing conditions range to as little as 5 or 6 inches and that Building Safety Staff are considering removing the floor to increase the clearance.

Commissioner Pagoria suggested these are the type of things that the Commission can assist with.

Vic Linoff noted that by the end of the year, Tempe should be adopting an Existing Building Code which includes a section specifically dealing with historic buildings. He said this codes works from the premise of not making an existing building less safe and provides latitude in imposing current code requirements on existing safe structures.

Vic Linoff mentioned that Tempe has already allowed these code provisions on other permit projects. Brian Cox indicated Mike Williams has been very helpful. Vic Linoff stated he would like to see the historic 1883 Farmer Goodwin House become a test case for the new code as it would set an excellent standard.

Commissioner Deskin asked how the Commission can provide assistance in support of this project. Manjula Vaz indicated she will keep in touch with HPO and the City Architect as needed throughout the process, and requested that the HPC motion include specific direction in support of maintaining historic integrity. Commissioner Deskin asked how specific a motion can be.

HPO indicated that to move forward through the permit process, the applicant needs approval from the HPC for the design concept and that that approval can include conditions. Chairman Gasser suggested that conditions be kept to a minimum.

Chairman Gasser suggested that HPC/HPO can go with the applicant to subsequent Planning & Zoning and Design Review hearings in support of preservation objectives. He called for a motion to be made.

SHPO Garrison observed that the options available to the developer are within the City's control. He suggested the idea of a motion with few conditions and additional recommendations would be an appropriate mechanism to communicate preservation concerns to other Boards, Commissions, and Staff.

MOTION MADE BY COMMISSIONER PATTERSON AND SECONDED BY COMMISSIONER PAGORIA TO APPROVE THE FARMER GOODWIN TOWN HOMES PAD AS PROPOSED WITH THE CONDITION THAT A PERMANENT HISTORIC PRESERVATION EASEMENT BE CONVEYED BY THE PROPERTY OWNER TO THE CITY OF TEMPE AND WITH RECOMMENDATIONS THAT THE DESIGN OF NEW CONSTRUCTION ONE: EVINCE SOME VISUAL RELATIONSHIP TO THE BUILDING [HISTORIC HOUSE] TWO: THAT AS FAR AS POSSIBLE THE CONDOMINIUMS WOULD ALLOW A FRONTAL VIEW OF THE BUILDING [HISTORIC HOUSE] THREE: THAT BUILDING SAFETY REVIEW KEEP IN MIND A LENIENT VIEW OF THE CODE.

During discussion prior to the vote Chairman Gasser reiterated that conveyance of a permanent Historic Preservation Easement is a condition of approval of the PAD by the Tempe HPC. Commissioner Wilson requested that the applicant keep the Commission informed of project progress by returning at a future meeting, and to inform Tempe HPC of issues with City Staff.

As clarification, the recommendation **THAT AS FAR AS POSSIBLE THE CONDOMINIUMS WOULD ALLOW A FRONTAL VIEW OF THE BUILDING [HISTORIC HOUSE]** was restated as **NEW CONSTRUCTION MAXIMIZE THE VIEW OF THE HISTORIC PROPERTY FROM FARMER AVENUE.**

As clarification, the recommendation **THAT BUILDING SAFETY REVIEW KEEP IN MIND A LENIENT VIEW OF THE CODE** was amended to read **THAT PERMIT REVIEW PROCESSES FOR CODE AND ORDINANCE REQUIREMENTS PROVIDE FLEXIBILITY IN CONSIDERATION OF PROTECTING THIS SIGNIFICANT HISTORIC RESOURCE.**

MOTION [RESTATED] BY COMMISSIONER PATTERSON AND SECONDED BY COMMISSIONER PAGORIA TO APPROVE THE FARMER GOODWIN TOWN HOMES PAD AS PROPOSED WITH THE CONDITION THAT A PERMANENT HISTORIC PRESERVATION EASEMENT BE CONVEYED BY THE PROPERTY OWNER TO THE CITY OF TEMPE. THE TEMPE HISTORIC PRESERVATION COMMISSION RECOMMENDS THAT THE DESIGN OF NEW CONSTRUCTION EVINCE A VISUAL RELATIONSHIP TO THE BUILDING AND THAT NEW CONSTRUCTION MAXIMIZE THE VIEW OF THE HISTORIC PROPERTY FROM FARMER AVENUE AND THAT PERMIT REVIEW PROCESSES FOR CODE AND ORDINANCE REQUIREMENTS PROVIDE FLEXIBILITY IN CONSIDERATION OF PROTECTING THIS SIGNIFICANT HISTORIC RESOURCE. MOTION CARRIED 5 TO 0.

IV. Public Hearing – Centennial House Historic Property Designation

Chairman Gasser noted that this is a public hearing by the Tempe Historic Preservation Commission for the historic designation of the Sampson Tupper House, Centennial House, located at 601 West Third Street, in Tempe."

Chairman Gasser stated he has concerns about this designation and said he will play the role of devil's advocate in testing the eligibility of this property. He said the Secretary of the Interior's Standards recommend against moving or relocating historic properties. Chairman Gasser noted that this property was delisted in 1988 primarily because it was moved, but that there are other issues of integrity also. He noted that additions to the house made during the historic period were removed when the house was relocated in 1988. Chairman Gasser said one of the character defining features of the Colonial Revival architectural style is a single front entry. He noted that windows on both sides of the original entry have been replaced with French doors, and expressed his opinion that this disrupts the integrity of the front elevation. Chairman Gasser said the 1988 rear additions are fairly consistent with the historic additions and the chimneys have been accurately reconstructed. He said the thing that bothers him most in terms of modifications to the house is the front porch which was added after the move. Chairman Gasser said the pre-1925 photograph in the Staff Report shows that no porch was present at that time, and the 1925 porch addition is shown in later photos to be fairly distinctive in its own right. He suggested the 1988 porch is dramatically different and is totally contrary to Secretary Standards as it is based on conjectural period design and has nothing to do with this house. He said if they had left off the front porch he would not be nearly as concerned.

Chairman Gasser noted that the revised Staff Report argues for eligibility as a landmark, meaning the property has gained significance within the past 50 years. He said when he thinks of Tempe Landmarks he thinks of City Hall or the Valley National Bank Building at Apache and Rural. Chairman Gasser stated these are exceptional buildings that have not yet reached 50 years. He said the landmark designation again makes reference to Susan Harter, and while no one would argue the significance of her contributions to Tempe Preservation, this designation could send the wrong message to the public and for the future that this type of preservation is OK. Chairman Gasser said he likens this to stripping the original finish for a piece of Early-American Furniture. He called attention to SHPO Garrison's previous opinion that an event-based historic designation would not be eligible for National Register listing until 50 years after the event occurred. Finally, Chairman Gasser noted that this property has been relocated to the historic 1946 Roosevelt Subdivision, a first tier subdivision, and so the setting has been altered as well.

Commissioner Wilson said she shares concerns about the addition of the front porch.

Commissioner Pagoria suggested there are other properties that might be considered to be in the same condition as Centennial House. He suggested creating an additional category to recognize these resources not as historic or landmark properties but as some other special designation.

Chairman Gasser noted the Staff Report prepared for the September 8, 2005 Neighborhood Meeting attempted a case for eligibility under National Register Criteria A - association with historically significant activities in community history (citizen activism) and Criteria B – association with persons historically significant in the community (Susan Harter). He observed that in both cases the subject must attain 50 years for designation. Chairman Gasser noted that the October Staff Report argues eligibility under National Register Criteria C – embodying the distinctive characteristics of a type, period, or method of construction. He indicated that the basis for HPO recommendation appears to be a moving target and suggested HPO might take a run at Criteria D – likely to yield information important in prehistory or history, at the last option left to explore.

SHPO Garrison stated it appears that insufficient time has passed to determine if the changes made by Susan Harter circa the 1988 relocation were good or bad. He said we all agree that she did some things that were inappropriate, noting for example, that she installed chimneys from the historic 1892 Niels Petersen House after the move. He noted that Susan Harter had collected various historic artifacts and recycled them into Centennial House as a means of conservation. SHPO Garrison noted that this is not the preservation approach that we would recommend or even necessarily support, but, nevertheless that is what she did. He said while this can be criticized, the test for eligibility remains as – Is there something of significance present and if so – Does it have integrity? SHPO Garrison noted that under Criteria C – it says “embodies distinctive characteristics of a method of construction – the way in which a property was fabricated”. He noted this aspect of Criteria C eligibility gets away from architectural design as a method of construction normally evaluates to one of four different types or classes of construction; a pattern or feature common to a particular class of resources (best of class or last example of a once common type); individuality or variation of features that occur within the class; the evolution of that class or the transition between classes.

SHPO Garrison stated that the initial 1983 Historic Property Survey discovered that this was the oldest brick residence within the City of Tempe. He suggested there is a high probability that this is the FIRST brick residence in Tempe, but that has not been proven, although it is certainly right in there. SHPO Garrison then circulated a list of Tempe properties indicating construction date and materials. He noted that every residence constructed earlier than Centennial House was either adobe or frame.

SHPO Garrison observed that in Roosevelt Subdivision we now have the very earliest example of brick masonry residential construction standing alongside the ultimate evolution of this technology in the row-lock homes circa 1947. He said these are the bookends of unreinforced brick construction; examples of the first and the last applications of this class of construction.

SHPO Garrison said Method of Construction also refers to the way certain properties are related to one another by cultural tradition or function, by date of construction, or availability of materials and technologies. SHPO Garrison stated he had given some

thought to this issue of eligibility and noted that the Sampson House was constructed right at the point when clay brick masonry became available for houses built in Tempe.

SHPO Garrison said Method of Construction also refers to important examples of building practices at a particular time in history or an important phase of architectural development in a community if it had an impact as evidenced by later buildings. He said obviously unreinforced clay brick masonry continued to be used for residential construction up until the advent of Building Codes in the 1950s, so here again we find significance. SHPO Garrison noted that the bricks you see today are the bricks the house was built with, notwithstanding the insensitive repointing that occurred subsequent to the move. He said the original bricks are all there and even if she changed the front windows, she did this entirely within the original masonry openings as can be seen from the historic photographs – so she didn't take one brick out of that building – they're still all there.

SHPO Garrison advised that for listing at the local level to have the oldest brick residence, which is also believed to be the first brick residence constructed in Tempe, all that remains in a determination of eligibility is to test for integrity, integrity is the ability of a property to convey its significance. The National Register Bulletin "How to Apply the National Register Criteria for Evaluation" identifies seven aspects of integrity.

- o *Location – the place where the historic property was constructed or where the historic event occurred.*
- o *Design – the combination of elements that create the form. Plan, space, structure, and style of a property.*
- o *Setting – the physical environment of a historic property.*
- o *Materials – the physical elements that were combined during a particular period of time and in a particular pattern or configuration to form a historic property.*
- o *Workmanship – the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.*
- o *Feeling – a property's expression of the aesthetic sense of a particular period of time.*
- o *Association – the direct link between an important historic event or person and a historic property.*

SHPO Garrison circulated a matrix titled "Aspects of Integrity: Generalized Application" dated 1989 as prepared by J. Garrison to illustrate how to evaluate the integrity of a property (see attached). The chart indicates those aspects of integrity that must be present for different property types to remain eligible. He said most of the criticism of this nomination is the lack of location and setting. SHPO Garrison stated that under Criteria C – there exist provisions for listing moved buildings where the moved property retains enough historic features to convey integrity of design, materials, workmanship, feeling, and association. He said this is legitimate basis for designation, and that he did not think we set a precedent by moving the oldest brick residence in town – anybody can move the oldest brick residence in town and how many buildings can be thus moved – only one.

SHPO Garrison then asked if this building retains integrity of design, materials, workmanship, and feeling. He said looking at Centennial House these criteria are met. Chairman Gasser asked if in this analysis the 1988 front porch addition did not create a problem. SHPO Garrison acknowledged that this does not meet Secretary Standards,

however, she did no harm to the integrity of the bricks which is what's significant and also that this addition is reversible leaving the integrity intact for the future.

SHPO Garrison suggested that even if the changes had resulted in the loss of some percentage of materials, the basis of eligibility has been so narrowed as to leave eligibility available as the continued existence of the oldest brick residence, which is also believed to be the first brick residence constructed in Tempe.

SHPO Garrison noted that Centennial House has other interesting aspects such as style and design, however, the recommendation is to focus narrowly on the materials as the basis for eligibility under Criteria C. He said at this moment in time the decision to build a residence from clay brick masonry marks a point in community history when the permanence of Tempe appeared plausible, if not this property from a building construction technology perspective – than which one would you select?

Chairman Gasser asked if this property came forward as a National Register nomination would it have SHPO support? SHPO Garrison responded saying that the National Register is not always the way to justify local designation, however, in this case if the first of something is important, you actually have one.

SHPO Garrison suggested that the debate about the preservation actions at this project will continue into the future, some things should have been done differently, however, he does not blame Susan Harter for what she did. Commissioner Pagoria noted that at the time these changes are 50 years old, these issues will be moot. Garrison agreed.

Vic Linoff reminded the Commission that if Susan Harter had not undertaken this project with her own means, we would not be discussing the merit of designating the oldest brick residence, which is also believed to be the first brick residence constructed in Tempe. He said that in 1988, the preservation philosophy may have been different, noting that while he agrees mistakes were made, he still believes that Susan worked with a true sensitivity and from a real basis in community history. She did things the best way she was able. Vic Linoff said he agrees with SHPO that he does not think HPC designation sets a precedent, noting that there are so few properties from this era and acknowledging that moving a property is an absolute last resort. He cited the examples of the Minton and Pomeroy houses recently moved from the site of the Mesa Arts Center and currently going through the process of being relisted on the National Register. He said there was no choice for those properties as there are so few territorial properties in Tempe that the survivors deserve extraordinary consideration. Vic Linoff said this is similar to Farmer Goodwin, noting that no one is happy with what's occurring but at least the historic 1883 Farmer Goodwin House will survive. He added that the alterations to Centennial House are reversible with no additional loss of original materials.

Chairman Gasser called for a motion.

MOTION BY COMMISSIONER PATTERSON AND SECONDED BY COMMISSIONER PAGORIA THAT THE TEMPE HISTORIC PRESERVATION COMMISSION RECOMMEND THAT MAYOR AND COUNCIL DESIGNATE CENTENNIAL HOUSE AS A TEMPE HISTORIC PROPERTY AND LIST IT ON THE TEMPE HISTORIC

PROPERTY REGISTER. MOTION CARRIED 4 - 0 WITH CHAIRMAN GASSER ABSTAINING.

HPO asked SHPO Garrison for his opinion as to how local listing differs from National Register designation, even though properties can be listed on the National Register at the local or State level of significance. SHPO Garrison replied this is like Catch-22. He said SHPO recommends to all CLGs that they follow National Register criteria as closely as possible so that a property of local significance can also be listed on the National Register. He said in review of an application the State should agree with the local significance and react accordingly. He recommended that the CLG identify one basis for eligibility and argue that as well as possible to assist in National Register eligibility although he noted that Federal Agencies are encouraged to identify all aspects of eligibility.

V. Discuss and Consider – Second-tier Subdivisions

Chairman Gasser introduced this topic noting that a number of these so called second-tier candidates are being considered in addition to the seven first-tier subdivisions that the Commission has acknowledged to support. Chairman Gasser commented that the Commission had previously reduced the number of second-tier candidates from 25 to 20 on the basis of contextual relationships.

HPO directed attention to the chart prepared by Commissioner Wilson that was distributed at this meeting stating this illustrates the thematic associations of the 25 second-tier subdivisions.

Commissioner Wilson recalled several "historic contexts" previously identified including:

- Arizona State University (association with development of the campus)
- Custom Homes (architect designed, or builder variants)
- Tract Homes (association with the post-war metro housing boom)
- Flood Irrigation (residential utility service)
- Prominent Persons (association with significant Tempe citizens)
- Mom-and-pop developers (local small business or one-time enterprises)
- Corporate developers (see subdivision size classifications)
- Subdivision Size (National Association of Home Builders classifications: small <25 units, medium 26 - 100 units, large >100 units)

Commissioner Wilson suggested the next step could be to consider candidate districts in groups according to representative themes so as to identify best in class for each theme as well as those subdivisions that relate broadly to multiple contexts. She indicated more rigorous integrity testing as part of this step would aid in identifying subdivisions with the greatest interpretive potential.

HPO introduced Pamela Rector stating Pam has a degree in history with an area of emphasis in Public History and has worked in the SRP and AHS Archives. He said Pam is interested in volunteering assistance to Tempe Preservation and is especially interested in working on Survey, Designation, and Context Development.

HPO observed that Charles Buss and Barbara Worbington are here as representatives of the University Heights Neighborhood Association and are interested in addressing the Commission on the topic of second-tier subdivisions.

Barbara Worbington stated she and Charles Buss were here to determine how to move ahead with the National Register designation for the Borden Homes Historic District and to encourage the Commission to consider designation for Tomlinson Estates. She said it is important that other subdivisions within the neighborhood association boundaries be kept on the list of candidate districts because of immediate changes that are taking place with new ownership in these areas. She said the neighborhood is losing that flavor that they have struggled to maintain.

Barbara Worbington asked what is the next step to be taken by the Neighborhood Association? HPO responded that the City is obligated under the Tempe Historic Preservation Ordinance to facilitate a process for development of Design Guidelines for newly formed districts. He noted that the design guidelines process parallels the process for National Register nomination as each process seeks to identify those character-defining features of a district that are worth of conservation and are the basis for listing on the National Register. HPO recommended that the neighborhood association seek support from the Commission to combine the two processes into a single public participation process that would yield both Design Guidelines and a NRHP Nomination for the Borden Homes Historic District.

Chairman Gasser recommended that the University Heights Neighborhood Association schedule a presentation by Tempe Preservation at an upcoming association meeting to bring a presentation on these processes to the stakeholders. Barbara Worbington requested clarification as to who should be invited to this meeting; would it be the standard mailing which would include all stakeholders within the University Heights Neighborhood Association boundaries, or should just the stakeholders within the Borden Homes Historic District be included. It was suggested the Neighborhood Association be included in the advertised meeting invitation. HPO noted that the Neighborhood Association is enabled under the jurisdiction of the Neighborhood Programs Office and the Neighborhood Advisory Committee and suggested that notification protocol should be followed. Barbara Worbington indicated she would contact HPO and make these arrangements.

Commissioner Patterson suggested a group of members arrange to visit the Campus Homes and Date Palm Manor subdivisions to evaluate in better detail the number of contributing properties present. Commissioner Wilson suggested this would be appropriate and requested information from the SHPO on evaluating carport infill impact on considerations of integrity. Chairman Gasser indicated this support for this.

VI. Discussion from HPO Report –

Chairman Gasser noted the concept of combining archaeological testing with data recovery for the Hayden Flour Mill is a departure from standard practice. HPO transmitted a revised copy of the RFP in the City of Tempe Purchasing Department format for review by the Chair.

Chairman Gasser asked for a progress report on the Hayden Butte Context and National Register Nomination. HPO reported that this project has not been advanced.

Chairman Gasser noted that Water Utility Department Staff have been scheduled to discuss plans for the Eisendrath House and the future of Residential Flood Irrigation at the November HPC meeting. HPO replied that he has Contacted WUD Manager Don Hawkes who has confirmed availability for the 11/03/05 meeting.

Chairman Gasser asked about the date scheduled for the November meeting indicating he will not be available on 11/03/05. HPO indicated that Hatton Hall is not available on 11/03/05.

There was consensus to convene the November HPC meeting on 11/10/05.

The first choice of location will be the Tempe Public Library Program Room and the fall-back location will be the CDD Orchid House Conference Room.

Meeting adjourned at approximately 8:23 PM.
Minutes scheduled for Tempe HPC adoption on 11/10/2005.

Bob Gasser, Chair

Rdevpub/HistoricPreservation/HPCmins090805PROCEEDINGS.doc

Meeting minutes are produced from this transcript of proceedings. The transcript of proceedings and the minutes are available on request from Tempe HPO.

Attachments:

- 1) Pop Quiz - Tom Gallier: Retiree floats Eisendrath plan, Arizona Republic (Hensley) 09/07/2005
- 2) Letter from Yates to Council "Reasons to continue flood irrigation" 09/08/2005

Draft issued for review comments to:	Review comments received from:
<input checked="" type="checkbox"/> John Akers, THM	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Frequently Used Abbreviations or Acronyms:

ABOR – Arizona Board Of Regents: Arizona's state universities are under the jurisdiction and control of the Arizona Board of Regents. The state universities are operationally independent from each other, but, together with the Board, they comprise the principal components of the system of coordinated governance established by the Board and known as the Arizona University System.

ADEQ – Arizona Department of Environmental Quality: Established by the Arizona Legislature in 1986 in response to growing concerns about groundwater quality, ADEQ today administers a variety of programs to improve the health and welfare of our citizens and ensure the quality of Arizona's air, land and water resources meets healthful, regulatory standards.

ADWR – Arizona Department of Water Resources: Created in 1980 to ensure dependable long-term water supplies for Arizona's growing communities, the ADWR administers state water laws (except those related to water quality), explores methods of augmenting water supplies to meet future demands, and works to develop public policies that promote conservation and equitable distribution of water.

APF – Arizona Preservation Foundation: Arizona's only non-profit statewide historic preservation organization. Founded in 1979, APF is dedicated to preserving Arizona's historical, archaeological, architectural, and cultural resources.

ASLA – American Society of Landscape Architects: Founded in 1899, the ASLA is the national professional association representing landscape architects and promoting the landscape architecture profession and advancing the practice through advocacy, education, communication, and fellowship.

CCDC – Central City Development Committee: Formed in August 2004, when the Tempe City Council identified committees for the next two years. The entire council will serve on the Central City Development Committee of the Whole, which will address development at Town Lake, the Papago Park area and downtown.

CDD – City of Tempe Community Development Department: Established February 15, 2005, by City Manager Will Manley the CDD consists of six divisions; Economic Development, Housing Services, Redevelopment, Neighborhood Enhancement, Rio Salado/Town Lake, and Special Projects and is managed by Chris Salomone.

CLG – Certified Local Government: In 1980, Congress established a framework for local preservation programs through an amendment to the National Historic Preservation Act empowering Arizona cities and counties to become Certified Local Governments (CLGs). Once certified, these entities are eligible for specialized assistance and funds for developing their own local preservation programs. The City of Tempe became a CLG in 1995.

DSD – Development Services Department: Tempe Development Services Department is charged with the responsibility of enhancing the quality of Tempe's living environment, assuring the safety of buildings, enlarging the City's economic base and assisting low and moderate income households. The Tempe Historic Preservation Office is an agency of the Development Services Department.

EPA – Environmental Protection Agency: Authorized under Executive Order 1110.2 on December 4, 1970, the mission of the Environmental Protection Agency is to protect human health and the environment by working for a cleaner, healthier environment for the American people.

FAIA – Fellow of the American Institute of Architects: an honor awarded to members of the American Institute of Architects, members of the prestigious College of Fellows are recognized for having made significant contributions to the profession.

HPAC – Historic Preservation Advisory Committee: Arizona State Parks is governed by the State Parks Board and receives direction and oversight from several advisory committees and groups such as the Historic Preservation Advisory Committee, also known as HPAC.

IRS – Issue Review Session: Mayor and Council public meeting where members of the public may come forward and talk with City Council during the "Call to the Audience" at the beginning of the IRS.

JRC – Joint Review Committee: Authorized under Resolution No. 2004.75 on 8/19/04, this seven-member board has four ASU positions and three City positions and is formed to review projects within the Mixed Use/Education zone.

PCBs – polychlorinated biphenyls: Toxic and persistent chemicals primarily used as insulating fluids in heavy-duty electrical equipment in power plants, industries, and large buildings across the country, most PCB applications were effectively eliminated by the Environmental Protection Agency on April 19, 1979, under final regulations banning their manufacture and phasing out most uses.

PSA – Papago Salado Association: Founded in 1992, the not-for-profit Association is a consortium of public agencies, local governments of Phoenix, Scottsdale and Tempe, and private organizations which have an interest in the area bounded by 44th Street, College Avenue, Oak Street, and University Drive. PSA promotes heritage education and is responsible for several projects to increase tourism and promote an identity for the area.

SHPO – State Historic Preservation Office: a division of Arizona State Parks, is responsible for the identification, evaluation, and protection of Arizona's prehistoric and historic cultural resources.

SRP-MIC – Salt River Pima-Maricopa Indian Community: Created by Executive Order on June 14, 1879 by President Rutherford B. Hayes, the Salt River Pima-Maricopa Indian Community (SRPMIC) is located in Maricopa County, aside the boundaries of Mesa, Tempe, Scottsdale, Fountain Hills and metropolitan Phoenix.

Tempe HPC – Tempe Historic Preservation Commission: Created by Ordinance 95.35, adopted November 9, 1995. Members serve three year terms with the exception of the initial appointments. Meetings are held first Thursday of each month and are located at Hatton Hall, 34 E. 7th Street, Bldg. #B (public parking in Brickyard).

Tempe HPF – Tempe Historic Preservation Foundation: The Foundation is a private nonprofit corporation established in 2005, to advance the historic preservation objective of the Tempe Community at large.

Tempe HPO – Tempe Historic Preservation Office: Responsible for the identification and conservation of Tempe's prehistoric and historic cultural resources, the Office uses Federal, state, and city funding for the historic preservation program and assists owners of historic properties with grant applications, property maintenance, and preservation activities.

THM – Tempe Historical Museum: Located at 809 E. Southern Avenue in Tempe, the Tempe Historical Museum is a center where the community comes together to celebrate Tempe's past and ponder the future. Permanent and changing exhibits, educational programs, and research projects generally focus on some aspect of Tempe's history within the context of state and national events.

TOD – Tempe Transportation Overlay District (in production) The purpose of the TOD is to encourage appropriate land development and redevelopment consistent with and complementary to the community's focused investment in transit, bicycle, and pedestrian infrastructure in certain geographic areas of the City.

ZDC – Zoning & Development Code: Adopted by Mayor and Council on January 20, 2005, effective February 22, 2005, the ZDC implements Tempe General Plan 2030 by encouraging creative development of the built environment in order to build a community that promotes the livability and uniqueness of Tempe.

1950s subdivisions for further consideration

SUBDIVISION NAME	Plat year; build out period	Solliday Comments	Builder(s)
Mitchell's Subdivision; 71 lots	1946, 1951, 1956; 1946-1960s	medium integrity; fair condition	W.W. Mitchell Sr.
Hudson Manor; 163 lots	1948, 1950, 1952, 1954; 1948-1955	medium integrity; good condition	C.A. Hudson; Conrad Calson RE- LaMar Homes; Burdette Construction Co.; Darrow-Lotfield Construction
University Estates; 120 lots	1949; 1948-1960s	medium integrity; good condition	Universal Homes; Tonto Homes; custom homes
Tomlinson Estates; 67 lots	1950; 1950-1953	medium integrity; fair condition	Hugh Evans; Castleberry Construction
Willacker Homes; 55 lots	1950; 1950-1955	medium integrity; fair condition	Lee Thompson RE - Carl Willard Construction Co.
University Terrace; 67 lots	1951; 1950-1960s	medium integrity; good condition	James E Shelley; E.W. Hudson
Tempe Terrace; 99 lots	1950, 1955; 1951-1960s	medium integrity; fair condition	Sahauro Construction Co; Farmer & Godfrey; Harl Chamberlain - Carlson Realty
Campus Homes; 157 lots	1953; 1953-1955	medium integrity; good condition	Del E. Webb Development Co
University Heights; 139 lots	1953; 1954-1960s	high integrity; good condition	Karl S. Guelich developer - T.S. Montgomery architect; custom homes
Date Palm Manor; 47 lots	1954; 1953-1959	high integrity; good condition	Agnew Construction Co.; custom homes
Laird Estates; 81 lots	1955; 1955-1960s	high integrity; good condition	Tempe Mayor Hugh Laird developer; Williams & Wells, Marion Weary, and K&W Construction builder
University Homes; 108 lots	1955, 1957, 1958; 1956-1960	high integrity; good condition	Norman F. McKinley - Bruce Realty Co.
Broadmor Manor; 97 lots	1955, 1957, 1958, 1959; 1955-1960	high integrity; good condition	Herman Goldman
Broadmor Vista; 61 lots	1957	high integrity; good condition	Karl S. Guelich 0 University Construction Co/Sun Devil Homes
Sunset Vista; 42 lots	1957; 1958-1960s	high integrity; fair condition	Duplexex & apt complexes
Tempe Estates; 34 lots	1957; 1958-1960s	high integrity; good condition	Elmer Bradley, Clyde Gilliland, C.I. Wagoner - Bradley Construction Co.
D bar L Ranchos; 101 lots	1958; 1956-1960s	medium integrity; good condition	Darrow-Lotfield Construction Co.
Carlson Park; 77 lots	1958, 1959; 1957-1959	medium integrity; good condition	Carlson Realty Co., William Shafer - Siesta Homes
Hudson Park; 45 lots	1958; 1958-1959	medium integrity; good condition	Carlson Realty Co., William Shafer - Siesta Homes

Parkside Manor; 163 lots	1958, 1959; 1958-1960s	high integrity; good condition	Carlson Realty Co., William Shafer - Siesta Homes
Hughes Acres; 80 lots	1959; 1959	high integrity; good condition	Knoell Brothers
Nu-Vista; 405 lots	1959; 1960-1961	high integrity; good condition	Knoell Brothers
Papago Parkway; 395 lots	1959; 1954-1960s	medium integrity; good condition	Staggs-Bilt Homes
Cavalier Hills; 74 lots	1959; 1960s	high integrity; good condition	Gene Hancock - Hancock Construction/Cavalier Homes

Development Services
Planning

December 2, 2005

GAMMAGE & BURNHAM
MANJULA VAZ
2 N. CENTRAL AVENUE #1800
PHOENIX, AZ 85004

Re: **#SPD-2005.79**

Dear Manjula:

At their regular meeting of December 1, 2005, the City Council approved the request by **FARMER-GOODWIN ARCHITECTURAL OFFICE AND TOWNHOMES** (Doug Bruan, Halle Capital, LLC, property owner and Manjula Vaz, Gammage and Burnham, PLC, applicant) for a proposed Planned Area Development on the north west corner of Farmer Avenue and Ninth Street, with ten (10) new three-story townhouses and an architectural office within the historic Farmer-Goodwin House. This request includes a General Plan 2030 Projected Land Use map amendment and Zoning map amendment on the northern .57 acres of the total 1.07 acre site located at 820 and 830 S. Farmer Avenue. The project includes the following:

Resolution No. 2005.57 #GEP-2005.03 for a General Plan 2030 Projected Land Use Map Amendment for .57 acres from Residential to Commercial, retaining the Density Map designation of Cultural Resource Area (20 du/ac based on zoning in 12/03) located at 820 S. Farmer Avenue.

Ordinance No. 2005.76 #ZON2005.14 for a Zoning Development Code Map Amendment for .57 acres from R-3 Multi-family to R/O Residential Office, located at 820 S. Farmer Avenue.

SPD#2005.79 a Preliminary and Final Planned Area Development (PAD) consisting of ten (10) three-story, two-bedroom townhomes on 0.50 acres, located at 830 S. Farmer Avenue.

This approval was subject to the following conditions:

1. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
 - a. Off-site improvements to bring roadways to current standards include:
 - (1) Water lines and fire hydrants
 - (2) Sewer lines
 - (3) Storm drains.
 - (4) Roadway improvements including streetlights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.
 - b. Fees to be paid with the development of this project include:
 - (1) Water and sewer development fees.

- (2) Water and/or sewer participation charges.
 - (3) Inspection and testing fees.
 - c. All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.
 - d. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
 - e. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the Code of the City of Tempe - Section 25.120.
2. The owner(s) shall provide a continuing care condition, covenant and restriction for all of the project's landscaping, required by Ordinance or located in any common area on site. The CC&R's shall be in a form satisfactory to the Development Services Manager and City Attorney.
 3. The applicant shall comply with all applicable state and federal laws regarding archeological artifacts on this site.
 4. A building permit shall be obtained and substantial construction **commenced on or before December 1, 2006** or the zoning shall revert to that in place at the time of application, subject to a public hearing.
 5. The Final Subdivision Plat and P.A.D. shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department **on or before December 1, 2006**.
 6. The Final Subdivision Plat and P.A.D. shall be recorded with the Maricopa County Recorder's Office prior to issuance of permits.
 7. Recycling facilities shall be provided with details to be approved by the Public Works Department prior to the issuance of building permits.
 8. The applicant shall resolve all lighting and security details with Planning Department prior to the issuance of building permits.
 9. All final details of the project (i.e. elevations, floor plans, landscape, etc.) shall be review and approved by the Design Review Board prior to Council approval.
 10. A permanent Historic Preservation Easement is conveyed by the property owner to the City of Tempe prior to issuance of Building Permits.

Sincerely,



Diana Kaminski
Senior Planner

DK, kw

cc: File

Development Services
Planning

December 2, 2005

LUHRS TOWER
DOUG BRUHN
45 W JEFFERSON AVE THIRD FLOOR
PHOENIX, AZ 85003

Re: **#SPD-2005.79**

Dear Mr. Bruhn:

At their regular meeting of December 1, 2005, the City Council approved the request by **FARMER-GOODWIN ARCHITECTURAL OFFICE AND TOWN HOMES** (Doug Bruhn, Halle Capital, LLC, property owner and Manjula Vaz, Gammage and Burnham, PLC, applicant) for a proposed Planned Area Development on the north west corner of Farmer Avenue and Ninth Street, with ten (10) new three-story town houses and an architectural office within the historic Farmer-Goodwin House. This request includes a General Plan 2030 Projected Land Use map amendment and Zoning map amendment on the northern .57 acres of the total 1.07 acre site located at 820 and 830 S. Farmer Avenue. The project includes the following:

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 - (1) Water lines and fire hydrants
 - (2) Sewer lines
 - (3) Storm drains.
 - (4) Roadway improvements including streetlights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.

Resolution No. 2005.57 #GEP-2005.03 Ordinance No. 2005.76 #ZON2005.14 SPD#2005.79
December 2, 2005

- b. Fees to be paid with the development of this project include:
 - (1) Water and sewer development fees.
 - (2) Water and/or sewer participation charges.
 - (3) Inspection and testing fees.
 - c. All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.
 - d. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
 - e. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the Code of the City of Tempe - Section 25.120.
2. The owner(s) shall provide a continuing care condition, covenant and restriction for all of the project's landscaping, required by Ordinance or located in any common area on site. The CC&R's shall be in a form satisfactory to the Development Services Manager and City Attorney.
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 8. The applicant shall resolve all lighting and security details with Planning Department prior to the issuance of building permits.
 9. All final details of the project (i.e. elevations, floor plans, landscape, etc.) shall be review and approved by the Design Review Board prior to Council approval.
 10. A permanent Historic Preservation Easement is conveyed by the property owner to the City of Tempe prior to issuance of Building Permits.

Sincerely,



Diana Kaminski
Senior Planner

DK, kw

cc: File

ORDINANCE NO. 2005.76

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 removing the below described property on 1.07 net acres from the R-3, Multi-Family Residential General Zoning District and designating .5 acres as R-3 PAD and .57 acres as R/O-PAD; Multi-Family Residential and Residential/Office Zoning Districts with a Planned Area Development Overlay for the site.

LEGAL DESCRIPTION

THE SOUTH 28 FEET OF LOT 1, THE WEST 67 FEET OF LOT 10 AND ALL OF LOTS 11, 12 AND 13 IN BLOCK 1, GOODWIN HOMES, ACCORDING TO BOOK 7 OF MAPS, PAGE 14, RECORDS OF MARICOPA COUNTY, ARIZONA.

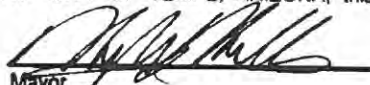
LOT 10, BLOCK 1, GOODWIN HOMES, ACCORDING TO BOOK 7 OF MAPS, PAGE 14, RECORDS OF MARICOPA COUNTY, ARIZONA. EXCEPT THE WEST 67 FEET THEREOF.

TOTAL AREA IS 1.07 GROSS ACRES.

Section 2. Further, those conditions of approval imposed by the City Council as part of **Case #ZON-2005.14** 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.

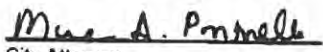
PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, this 1st day of Dec., 2005.


Mayor

ATTEST:


City Clerk

APPROVED AS TO FORM:


City Attorney

RESOLUTION 2005.57

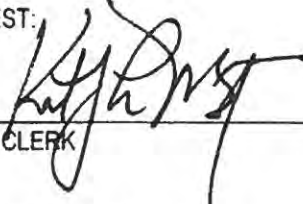
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, AMENDING THE GENERAL PLAN 2030 PROJECTED LAND USE MAP FROM RESIDENTIAL TO COMMERCIAL FOR APPROXIMATELY .57 ACRES LOCATED AT 820 S. FARMER AVENUE AND OWNED BY HALLE CAPITAL, LLC.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEMPE, that the General Plan 2030 Projected Land Use Map is hereby amended for property owned by Halle Capital LLC, located on the north west corner of Farmer Avenue and Ninth Street. The land uses for this property has been amended from Residential to Commercial. The total acreage and percentage of projected land uses listed on page 68 of the land use element of General Plan 2030 will be amended to reflect new totals for land uses based on this amendment.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, this 1st day of Dec. 2005.

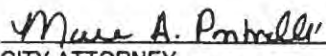


Mayor

ATTEST:


CITY CLERK

APPROVED AS TO FORM:



CITY ATTORNEY