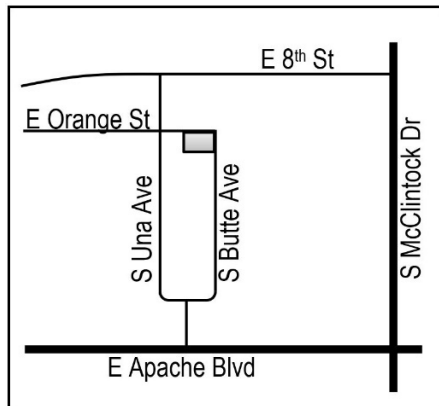


**CITY OF TEMPE
HISTORIC PRESERVATION COMMISSION**

**Meeting Date: 05/11/2022
Agenda Item: 4**

ACTION: Request for a Certificate of Appropriateness for additions to a contributing property in the Borden Homes Historic District, located at 1006 South Butte Avenue. The applicant is Riley Neal. (HPO220004) (There is no PL number associated with this project, since the applicant has not yet applied for a building permit.)

RECOMMENDATION: Approve, with conditions



Property Owners
Applicant
Tempe Hist. Prop. Reg. Status
National Register Status

Riley Neal / Michael O'Connor
Riley Neal
Designated
Listed

ATTACHMENT: 1006 South Butte Avenue Addition File

STAFF CONTACT(S): Zachary J. Lechner, Historic Preservation Officer, (480) 350-8876

Department Director: Shelly Seyler, Interim Community Development Director

Legal review by: N/A

Prepared by: Zachary J. Lechner, Historic Preservation Officer

COMMENTS:

The home at 1006 South Butte Avenue, built in 1950, is located at the intersection of South Butte Avenue and East Orange Street in the northernmost section of the Borden Homes Subdivision. The property is a contributing property in the Borden Homes Historic District, which is listed in both the Tempe Historic Property Register and the National Register of Historic Places.

Staff evaluation of the Certificate of Appropriateness request employed the Borden Homes Historic

District National Register Nomination, [Borden Homes Historic District Design Guidelines](#), and the National Park Service's [Preservation News Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns](#) as guidance when analyzing the submittal.

HISTORIC OVERVIEW:

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

Excerpt from the Borden Homes Historic District National Register nomination:

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

ARCHITECTURAL NOTES:

Excerpt from the Borden Homes Historic District National Register nomination:

The first homes built in the Borden Homes Historic District are representative of a turning point in homebuilding in Tempe, largely reflecting a broad national trend in the years after World War II. These are small brick houses with a simple design that could be built quickly and sold for only \$5,800-\$6,600. They are outstanding examples

of the Early/Transitional Ranch style, a distinct style identified in Phoenix in 1992. The Early/Transitional Ranch house has massing and plan similar to the earlier Period Revival styles, but stripped of all ornamentation. Standard features such as concrete slab foundation, steel casement windows, and asphalt shingle roofs that would imminently be associated with the emerging Ranch style are present, but the house does not have the elongated facade that is most characteristic of the Ranch house. The houses on the west side of Una Avenue and in the 1100 blocks of South Una and Butte avenues were built 1947-1948. By 1949, when construction moved up to the 1000 blocks of Una and Butte, all houses were of concrete block construction, and long, low facades with a horizontal emphasis indicate that the transition had been made to the Ranch style.

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

Houses built after 1948 [like the one at 1006 S Butte Avenue] clearly reflect the classic Ranch style that was emerging at mid-century. All homes were of common bond concrete block masonry with a narrow plan with a broad facade spanning more of the lot's width. Houses in the 1000 block of Butte Avenue, built 1949-1950, are of a much simpler design than those on Una Avenue. Almost all have a rectilinear plan and a hip or side gable roof; many have a distinctive new style of porch with a broad front-gabled porch roof supported by masonry columns. Houses built on 12th Street after 1950 also show further evolution of the Ranch style. They are still small, with less than 1,200 sq ft as built. The predominant type has an L-shaped plan and intersecting gable roof, with an extended eave porch over the junction of the two wings. Another model has an L-shaped plan with a recessed porch under a side gable roof. Almost all houses on 12th Street have a carport incorporated under the main roof of the house.

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

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

SUMMARY OF CHARACTER-DEFINING FEATURES

Character-defining features of the Borden Homes Historic District include:

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

PROJECT ANALYSIS:

The applicant seeks to construct a one-story 544-square-foot living space addition (bedroom, den, bathroom) to the rear and side of the historic portion of the home, along with a new 218-square-foot covered patio, both extending into the central portion of the property. A new 178-square-foot car port would sit on the north side of the historic portion of the home.

Per the City of Tempe Zoning and Development Code, the applicant will be required to obtain a Use Permit for the 20% encroachment into the Orange Street side yard setback.

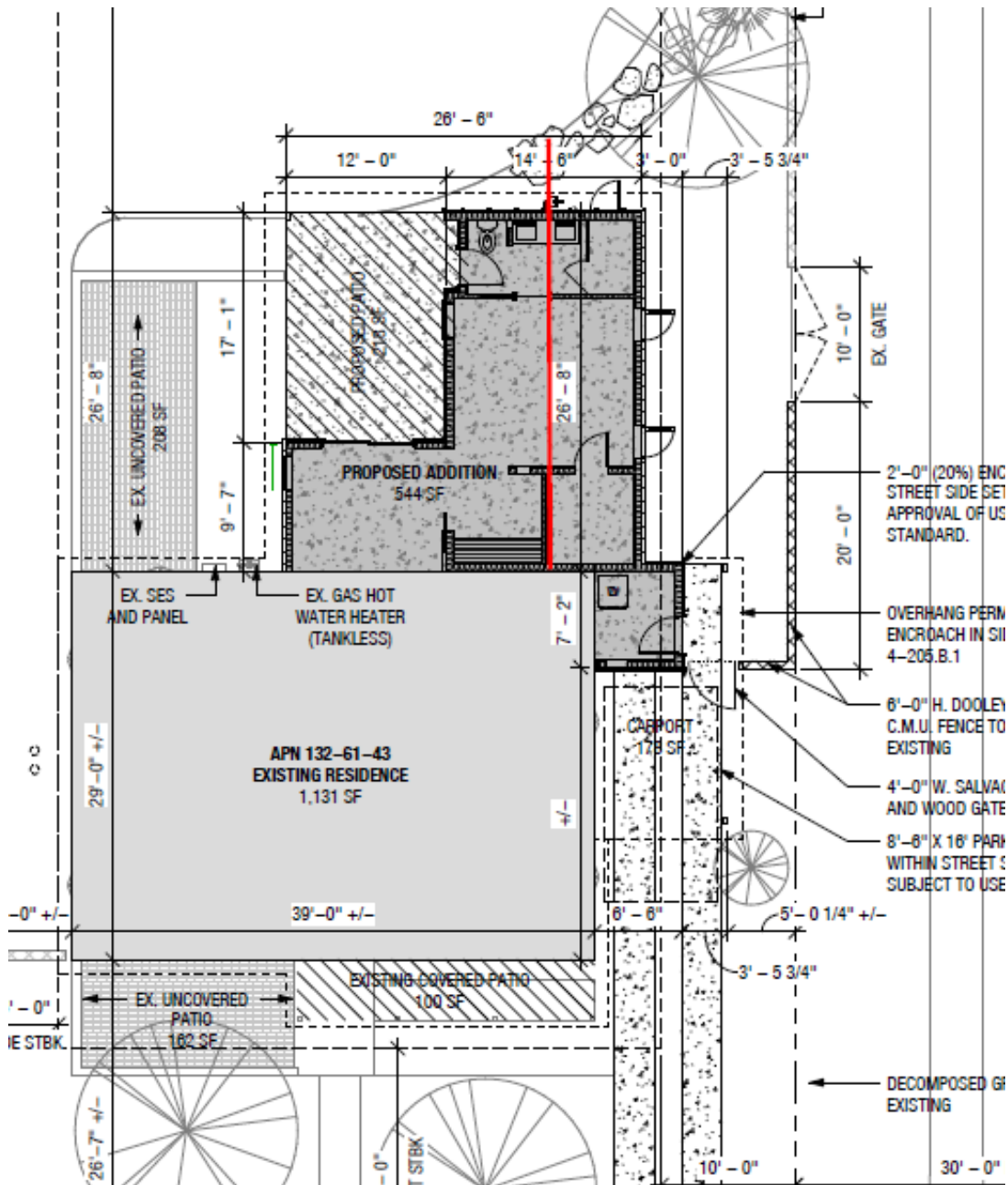
The Historic Preservation Commission has previously adopted the following guidelines for evaluating additions and alterations in the Borden Homes Historic District:

- New additions, exterior alterations, or related new construction should be sympathetic to the original design (i.e., stylistically appropriate, sensitively rendered, compatible in size and scale, with similar or compatible materials).
- New additions, exterior alterations, or related new construction should consider the cumulative effect of the change along with other changes that have been made or proposed (window replacement, siding, etc.).
- New additions, exterior alterations, or related new construction that is not sympathetic in design must not substantially damage the historic property.
- New additions, exterior alterations, or related new construction should not mimic the historic design to the extent that it becomes indistinguishable from the original building and thereby conveys a false sense of history.
- New additions, exterior alterations, or related new construction should not overwhelm or dominate the historic character of the property as a whole or alter the property's character-defining features, including significant open space.
- New additions, exterior alterations, or related new construction should not be out-of-scale; rooftop additions and additions that obscure principal elevations are particularly problematic unless they are stepped back and appear small in scale.

- New additions, exterior alterations, or related new construction should not hide a building's principal facade from the public right-of-way and other significant viewpoints, or change the perceived orientation or number of entrances.
- New additions, exterior alterations, or related new construction should not impair significant or character-defining features of the historic resource.
- New additions, exterior alterations, or related new construction should not impact the front-yard setback to protect the historic integrity of the property and its environment.

The proposed living space addition is mostly to the rear (west side) of the existing home, while the car port will be located on the (north) side of the historic home. The owner has made clear efforts to abide by good historic preservation principles in designing the additions. For example, the living space addition is, at 544 square feet, substantially smaller than the original 1,131-square foot home. Furthermore, in her application materials, the owner states, "Per Borden Homes Historic District Design Guidelines, the location of the proposed building additions are composed in accordance with Section 4.1, locating the carport addition beyond the historic front yard setback (item 3) and the room addition in a single story structure within the back yard (item 2)."

The HPC should note that, per NPS standards, as outlined in *Preservation News Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns*, incorporating a hyphen "to physically separate the old and the new volumes," or "setting the addition back from the wall plane(s) of the historic building" is the recommended method by which to connect a new addition to a historic building. The property owner's design does not utilize either method. An alternative design might set the living space addition back from the wall plane and offer a clearer differentiation between old and new. An example of such a design (with the north wall of the living space addition denoted in red) is detailed on the following page.



The above design example, however, would require the applicant to relocate an existing gas hot water heater and SES panel with utilities, which would be costly.

The proposed additions' roofing design adheres to historic preservation best practices. The roof lines on the living space, patio, and carport additions would sit lower than the historic portion's roof lines, with their slope matching that of the existing roof. The additions would maintain the same style pitched roof as the historic portion.

In keeping with other additions to homes in the neighborhood, wood siding will be used. In her application, the property owner writes, "Asphalt shingle roofing and paint colors are selected to match the existing structure for consistency." Per the Secretary of the Interior's Standards, for the

additions, the HPO recommends utilizing similar materials and colors, rather than attempting to replicate exactly the materiality of the historic structure, to differentiate old from new.

While the carport addition and a small portion of the living space addition will be visible when viewing the front side of the home along Butte Avenue, the home's historic appearance will largely be maintained. The proposed additions will be more visible when looking south from Orange Street, but the lower roof line employed on the additions and the presence of stone wall running along the northern edge of the property will shelter the additions from view somewhat and likely prevent them from being distracting.

STAFF RECOMMENDATION:

Based upon the information provided and the above analysis, should the Commission approve a Certificate of Appropriateness for the proposed additions as part of HPO220004, staff recommends approval be subject to the following condition(s).

CONDITIONS OF APPROVAL:

1. The Certificate of Appropriateness shall only be valid after the property owner obtains all other necessary entitlements from the Planning Division, including, but not limited to, for the 20% encroachment into the Orange Street side yard setback.
2. The property owner shall adhere to the guidelines for additions in the *Borden Homes Historic District Design Guidelines* document.
3. Paint and other materials for the additions shall be compatible with the historic building while still distinguishing the additions from the historic building.
4. All plans are to be approved as submitted. Any changes to the plans as submitted shall be reviewed by the Historic Preservation Officer for compliance with the Certificate of Appropriateness and issuance of a Certificate of No Effect.

SAMPLE MOTION:

"I move to approve the applicant's request for a Certificate of Appropriateness for the proposed additions to a contributing property in the Borden Homes Historic District, located at 1006 South Butte Avenue (HPO220004), contingent on adherence to the conditions of approval contained in the staff report."

(Commissioners can also amend the conditions of approval when making a motion.)

Project Submittal Application

City of Tempe
 Community Development Department
 31 E. 5th Street, Garden Level, Tempe, AZ 85281
 Building Safety - Phone: (480) 350-8341 Fax: (480) 350-8677
 Planning - Phone: (480) 350-8331 Fax: (480) 350-8872
www.tempe.gov



Project Information - Required

Project Name: BUTTE RESIDENCE ADDITION	
Project Address: 1006 S. BUTTE AVE, TEMPE, AZ 85281	Suite No.: <input type="checkbox"/>
Proposed Use of Building/Suite: SINGLE FAMILY RESIDENTIAL	Existing Zoning: R1-6 <input type="checkbox"/>
Legal Description: <input type="checkbox"/> Attached LOT 43 OF BORDEN HOMES	Parcel No.: 132-61-043 <input type="checkbox"/>
Description of Work/Request: CERTIFICATE OF APPROPRIATENESS FOR 544 SF PRIMARY BEDROOM/DEN/LAUNDRY ADDITION, 178 SF CARPORT AND 218 SF COVERED PATIO IN BORDEN HOMES HISTORIC DISTRICT.	
Valuation (for building plan review only):	

Applicant Information - Required

Company or Firm Name:	Telephone 1: (480) 570-3552 Ext: _____
Applicant's Name: RILEY NEAL	Telephone 2: () Ext: _____
Applicant's Street Address : 1006 S. BUTTE AVE	Fax: ()
City: TEMPE State: AZ Zip: 85281	Email Address(es): riley.a.neal@gmail.com
Applicant Signature: <i>Riley Neal</i>	Date: 04.25.2022

For City Use Only

Planning	Fees	Building	Engineering	Submitted Materials:
<input type="checkbox"/> SPR <input type="checkbox"/> Dev Plan Review <input type="checkbox"/> Sign Permit <input type="checkbox"/> Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> General Plan Amend <input type="checkbox"/> Zoning Amend <input type="checkbox"/> Zoning Verification Letter <input type="checkbox"/> Subdivision/Condo <input type="checkbox"/> PAD Overlay <input type="checkbox"/> Legal Posting Signs <input type="checkbox"/> Administrative Decision <input type="checkbox"/> Abatement <input type="checkbox"/> Shared Parking <input type="checkbox"/> CCR Review <input type="checkbox"/> Continuance <input type="checkbox"/> Appeal <input type="checkbox"/> Other _____ Fire <input type="checkbox"/> Tanks <input type="checkbox"/> Spray Paint Booth <input type="checkbox"/> Special Extinguishing <input type="checkbox"/> Fire Alarm <input type="checkbox"/> Kitchen Hood System <input type="checkbox"/> Rack Storage <input type="checkbox"/> Hazmat <input type="checkbox"/> Other _____		<input type="checkbox"/> New Building <input type="checkbox"/> Complete <input type="checkbox"/> Prelease <input type="checkbox"/> Basic <input type="checkbox"/> Add/Alt <input type="checkbox"/> TI <input type="checkbox"/> AFES (O/H) <input type="checkbox"/> MF <input type="checkbox"/> NRes <input type="checkbox"/> Res Remodel/Add <input type="checkbox"/> Pool <input type="checkbox"/> Demo <input type="checkbox"/> Grading Only <input type="checkbox"/> Phased Constr <input type="checkbox"/> Phased Constr w/UG MEP <input type="checkbox"/> Structural Frame <input type="checkbox"/> MEP Only <input type="checkbox"/> Mobile Home <input type="checkbox"/> Factory Built Bldg <input type="checkbox"/> Deferred submittal <input type="checkbox"/> Revision <input type="checkbox"/> New Standard <input type="checkbox"/> Permits based on Standard # <input type="checkbox"/> Suiting <input type="checkbox"/> Other _____	<input type="checkbox"/> Engineering <input type="checkbox"/> Revision Tracking Nos.: DS _____ BP _____ EN _____ PL _____ X _____ PC _____ PPC _____ CA _____ FR _____ RA _____ SGN _____ PF _____ MCA Code: File With: Received By:	_____ Building _____ Fire _____ Planning _____ Signs _____ Engineering <input type="checkbox"/> Spec Book(s) <input type="checkbox"/> Soils Report <input type="checkbox"/> Structural Calcs <input type="checkbox"/> Report <input type="checkbox"/> Truss Calcs <input type="checkbox"/> Materials <input type="checkbox"/> Hydraulic Calcs <input type="checkbox"/> Color Board <input type="checkbox"/> Parking Analysis <input type="checkbox"/> Haz Mat Form <input type="checkbox"/> Lighting Cut Sheets <input type="checkbox"/> Other: Total Valuation: Total Submittal Fees: Validation: Date Stamp:

April 25, 2022

Zachary Lechner
Senior Planner/Historic Preservation Officer
Community Development, Planning Division, City of Tempe
31 E. 5th St., Tempe, AZ 85281

zachary_lechner@tempe.gov

Re: **Butte Residence Addition**

Dear Zachary and Historic Preservation Commission,

Thank you for your consideration of the proposed addition to my home located at 1006 S. Butte Avenue. Constructed in 1950 and located within the Borden Homes Historic District, our home is currently 1,131 SF and one of the relatively few homes in the neighborhood that lacks covered parking and has yet have received an addition. When we moved into the home in 2015, we were drawn to its simple plan and large lot, the adaptability of which made it the perfect ‘starter home’ for us as newlyweds. We aspired to expand the home as family grew– much the same as the families who originally purchased here in the post–war period.

It is with this intent in mind that we are proposing a 544 SF attached addition, 218 SF covered patio, and 178 SF carport to replace an existing patio cover. Within the addition a small den, primary bed/bath, and laundry room are proposed. As members of the community for the last 7 years, we aspire to an addition that is sensitive to its surroundings, and which will further enrich the tapestry of the historic district. I’ve highlighted a few of the features of the layout and design which we hope will make it a valued addition to the community:

LOCATION

Sited on a corner lot, our home is visible from the right–of–way along both Butte Avenue and Orange Avenue, although the latter is a secondary frontage and faces several structures not within the Historic District (Omnia Apartments). Keeping in mind this frontage, the carport addition is proposed to be recessed from the Butte Avenue façade (East) and maintains visibility from the street of the original North façade and original steel casement windows to the maximum extent feasible. The primary bedroom addition is located behind this carport structure and entirely concealed from the primary Butte Avenue frontage. The North secondary entry door is relocated to the face of the laundry addition in alignment with the original side door opening to maintain the kitchen/laundry’s connection to the exterior in its original location/orientation.

Per Borden Homes Historic District Design Guidelines, the location of the proposed building additions are composed in accordance with Section 4.1, locating the carport addition beyond the historic front yard setback (item 3) and the room addition in a single story structure within the back yard (item 2).

MATERIALITY

The existing building structure is primarily concrete masonry unit with tongue–and–groove accents at the front porch. Gable ends would have traditionally had a wood siding finish, but that

appears to have been replaced with horizontal fiber cement siding at some point in the history of the building.

Fiber Cement vertical siding in a board and batten application is proposed for the building addition's primary material. It was selected for its:

- a) durability– It will resist rot and insect decay.
- b) vertical orientation, which will create a subtle variation separating the new addition from the horizontality of the texture on the original CMU structure
- c) consistency with the district's established language– Wood siding is used extensively for building additions and gables ends throughout the district. Board and batten siding specifically is observed on several instances
- d) variability– The design varies batten spacing to create articulation and subtle changes of texture at the gable end on the West façade for a modern interpretation of a traditional vernacular material.

Fiber Cement Lap siding in a horizontal application is utilized as an accent material at the carport gable end for compatibility with the original structure's gable end.

Asphalt shingle roofing and paint colors are selected to match the existing structure for consistency. Finishes are as follows:

- Main Building Walls– Paint, DET637 'Seagull Wail'
- Structural columns/beams and sheathing– Paint, DEW338 'White Heat'
- Fascia– Paint, DE 6314 'Dark Pewter'
- Gable End Accent– Paint, DE5244 'Melted Copper'
- Roofing– Owens Corning Oakridge asphalt shingles in 'Driftwood'

ROOF + SCALE

With a roof height of 12'–9" A.F.F. for the original structure, care has been taken to ensure that all new roof lines are lower than the existing home (12'–6 3/8" for the bedroom addition and 11'–4 5/32" respectively). Additionally, low slope roofs of the addition are designed to match the slope of the existing roof. The proposed building additions maintain references to the 8' datum that is seen throughout the historic district, with all gable end material transitions and exterior coverings located at this height.

The footprint of the proposed addition is well under previously approved building additions. For instance, 1010 S Butte Ave (the adjacent home) is comprised of 1986 SF of living space.

WINDOWS

The proposed design preserves all (7) original steel casement windows, locating the addition adjacent to a solid portion of wall and reusing (2) existing door openings for access. Where new windows are proposed, we have selected aluminum casement and picture windows without grilles in a dark bronze finish which is compatible with existing doors. The intent of this selection is to provide a durable metal finish that is compatible with the existing steel windows while distinguishing the new openings from existing. The dimensions of these windows maintain the proportions and head/sill heights of the original windows and are primarily located in the rear yard behind the site wall.

DOORS

The home has (3) existing door openings which include (2) aluminum clad wood french doors and (1) aluminum sliding glass door (See A4.01 for photos of existing doors). None of the existing exterior doors are original to the home. (1) french door and (1) sliding door are proposed to be


relocated from existing openings to new exterior openings and (1) additional french door is proposed to be added at the rear of the home not visible from the right of way. All exterior doors are to be dark bronze finish.

MECHANICAL SYSTEMS

The structure, like most within the district, was retrofitted with a rooftop heat pump HVAC system at some point prior to 2003. It is the intent of the proposed work to either (a) remove the existing unit from the roof and replace it with a split system (ground mounted condenser in the rear yard and air handler within the attic) –or– (b) replace the unit ‘like for like’ in its existing location with a unit capable of conditioning both the original home and the addition. A final determination will be made during Mechanical Engineering (after HP and planning approvals are obtained) based on cost, constructability, and availability concerns. Please note that no additional rooftop units are to be added within the scope of work, and the building addition is located so as to obscure the existing unit’s from the street if option b is selected.

Thank you again for your consideration. We look forward to speaking with the commission and working together to expand our home.





Best,

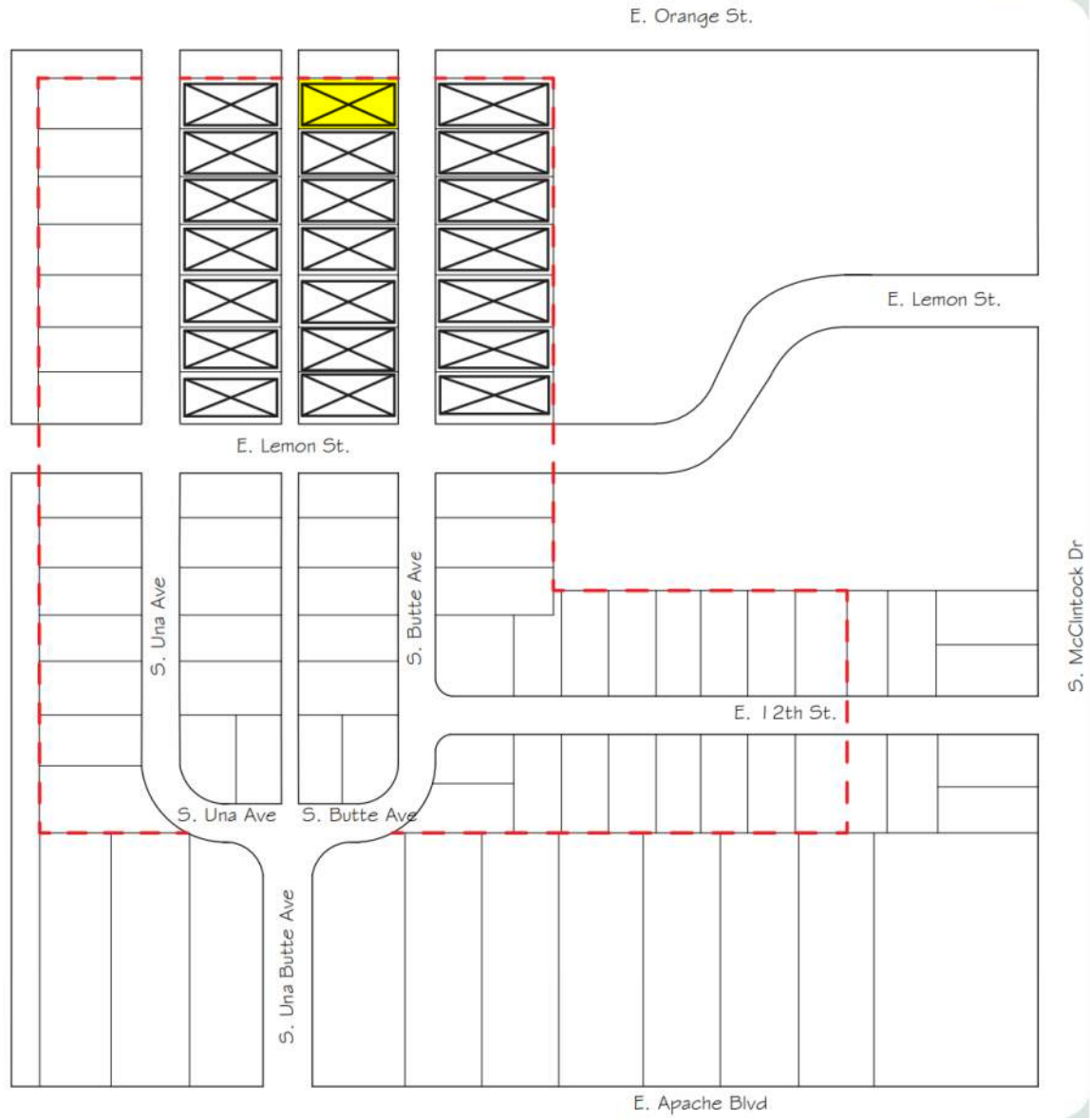
A handwritten signature in black ink, appearing to read "Riley Neal". The signature is fluid and cursive, with the first name "Riley" written in a larger, more prominent script than the last name "Neal".

Riley Neal

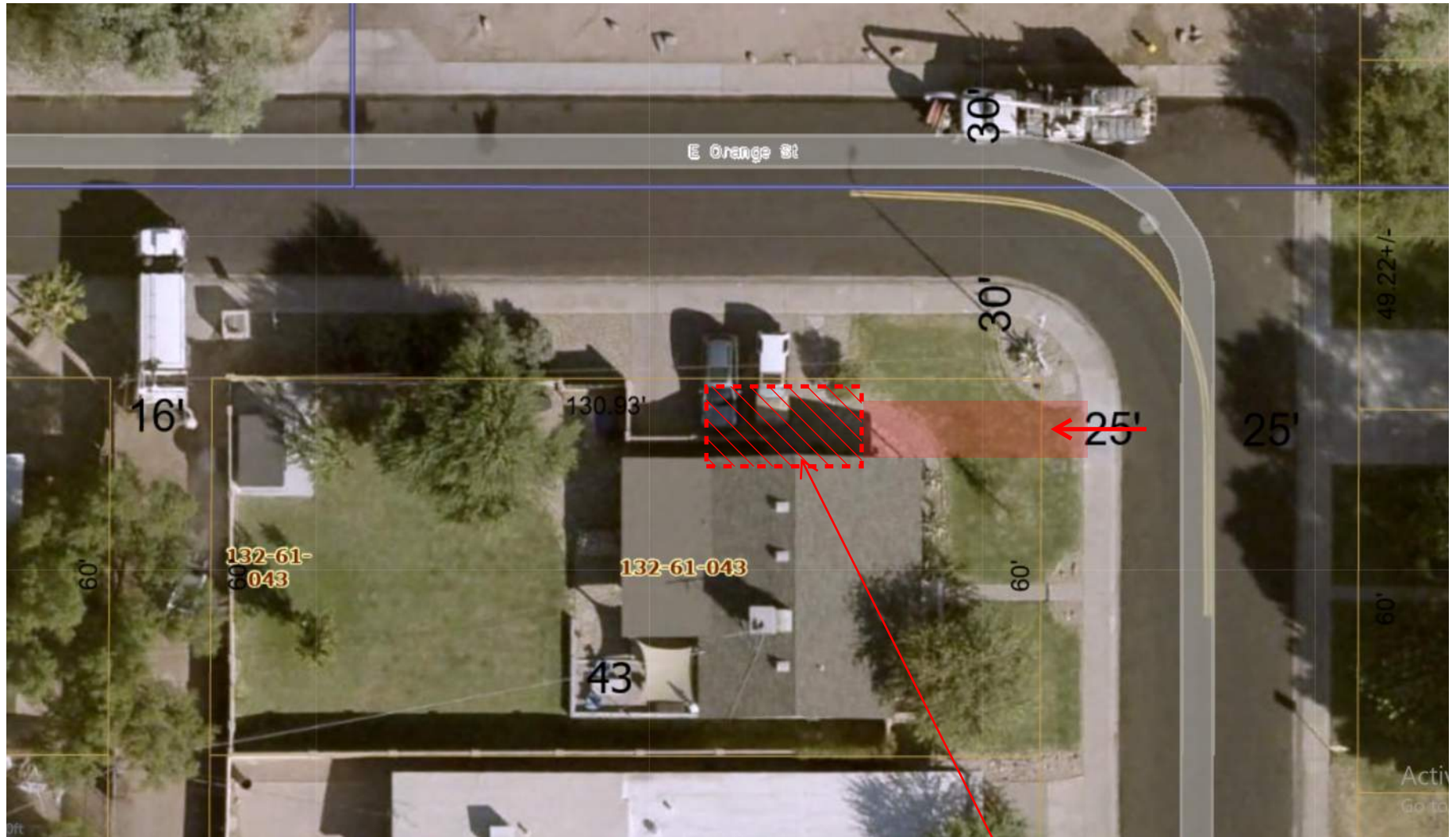


BUTTE RESIDENCE - BORDEN HOMES HISTORIC DISTRICT (1950)
1006 S Butte Avenue
Tempe, AZ 85281

-  Early Transitional Ranch
(1947 - 1948)
-  Transitional Ranch
(1949 - 1950)
-  Ranch
(1951 - 1958)
-  Other



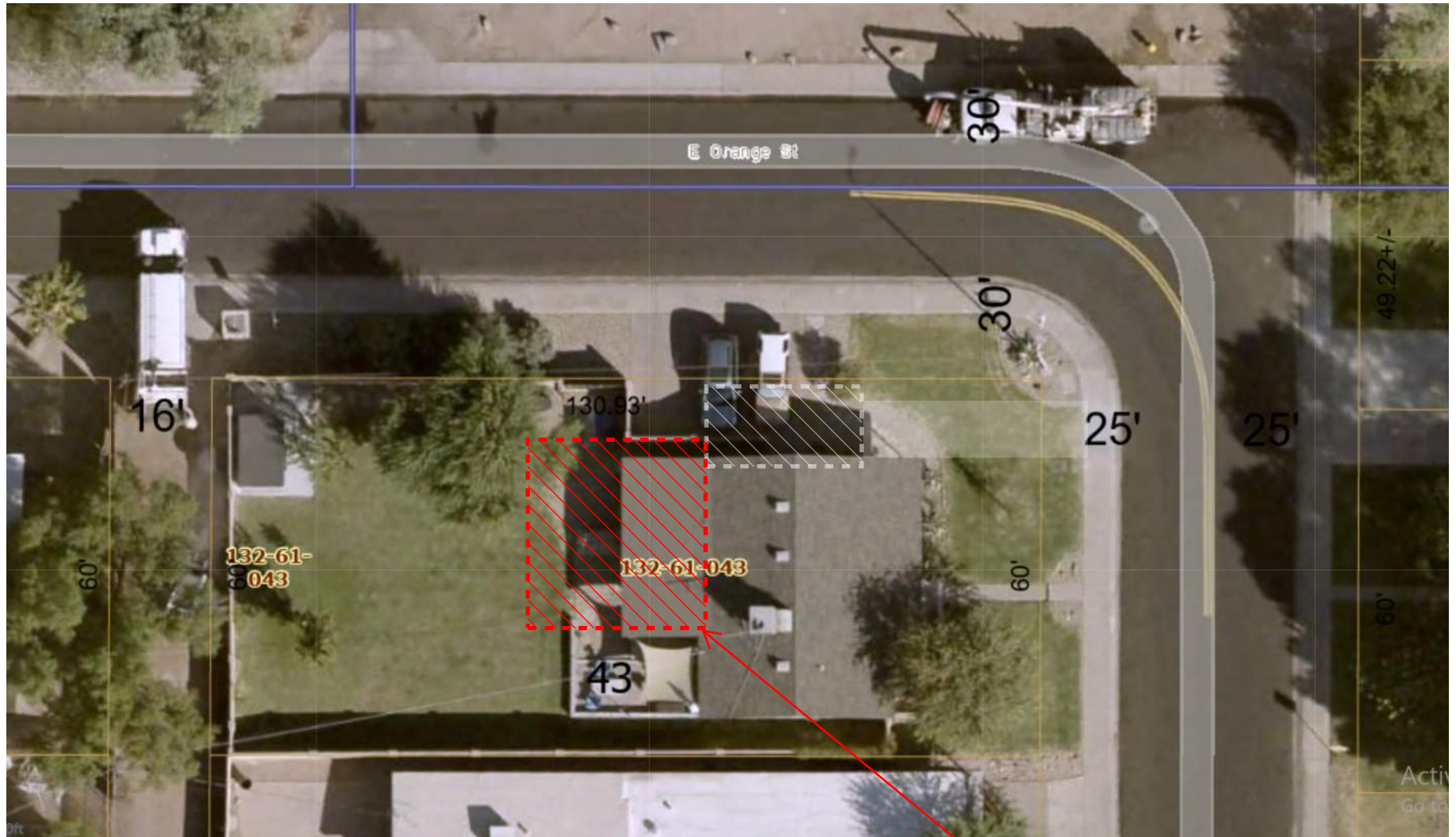




CARPORT ADDITION

- extend gable to the North, recessed from front facade (Butte Ave)
- Enclose a small laundry room at the rear of the carport.

**PROPOSED
CARPORT**



PRIMARY SUITE ADDITION

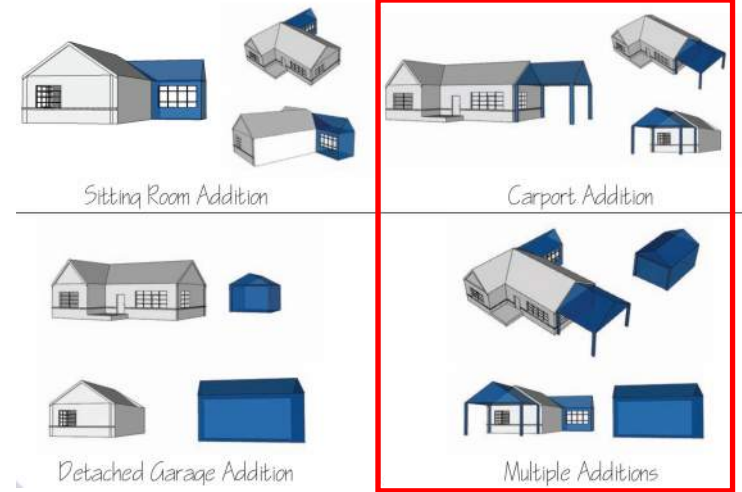
- Intersecting gable roof
- Primary suite is to be concealed from primary frontage (Butte Ave) by main structure and carport addition

**PROPOSED
PRIMARY SUITE**

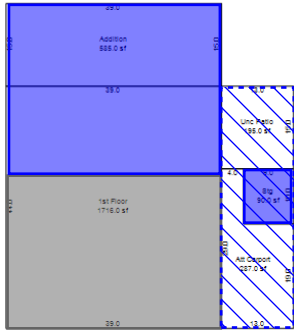


4.1 BORDEN HOMES DESIGN GUIDELINES EVALUATION PROCESS

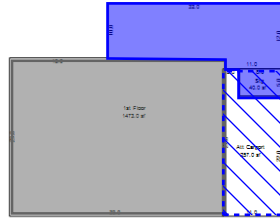
Borden Homes Historic District Design Guidelines
Appropriate Additions



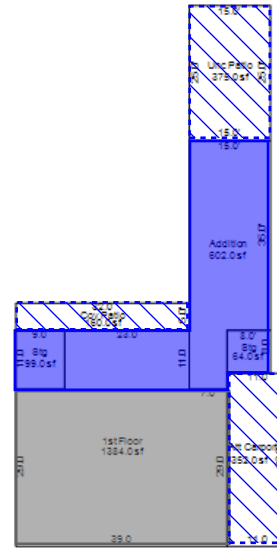
- 2) A room addition is acceptable if it is located in the backyard and is a single story-structure.
- 3) A carport addition, or front-of-house addition, cannot encroach into the historic front yard setback.



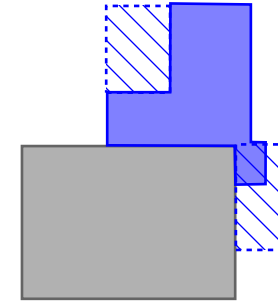
1018 S. BUTTE
2301 SF livable
+ 482 SF covered



1014 S. BUTTE
1473 SF livable
+ 257 SF covered

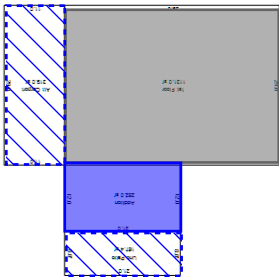


1010 S. BUTTE
1986 SF livable
+ 887 SF covered

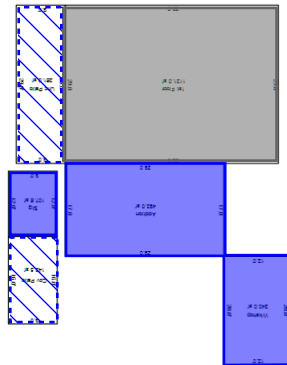


1006 S. BUTTE (proposed)
1675 SF livable
+ 396 covered

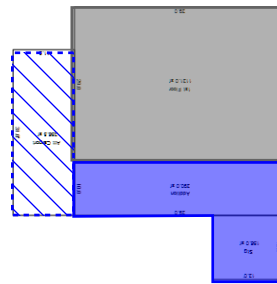
1019 S. BUTTE
1383 SF livable
+ 500 covered



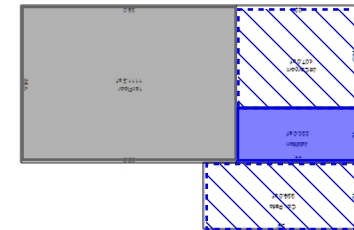
1015 S. BUTTE
1624 SF livable
+ 424 SF covered

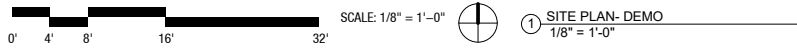
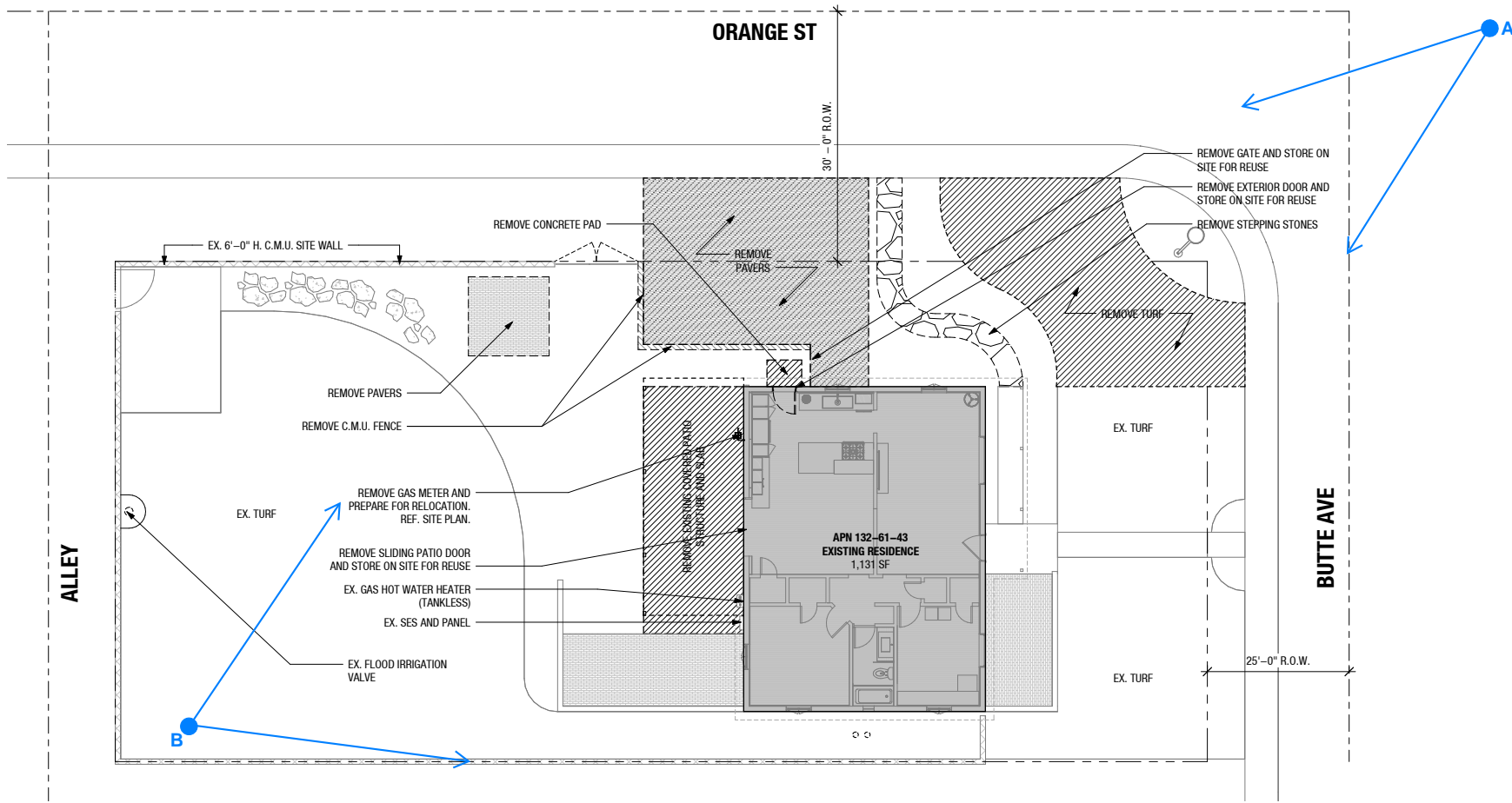


1009 S. BUTTE
1521 SF livable
+ 358 SF covered



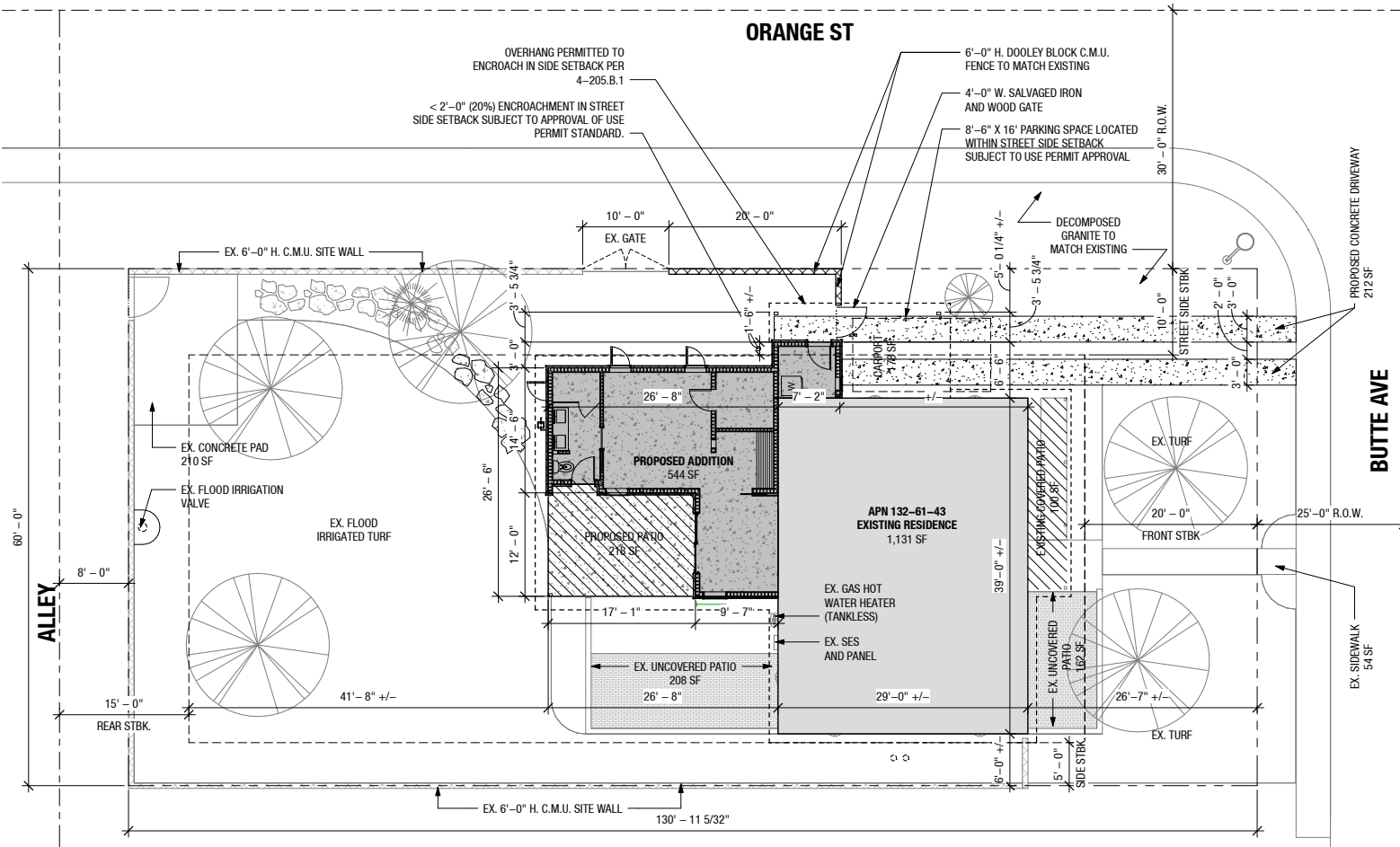
1005 S. BUTTE
1332 SF livable
+ 746 SF covered





PATIO COVERING TO BE REMOVED/REPLACED WITH NEW ADDITION.
 SLIDING DOOR TO BE SALVAGED FOR REUSE.

ORANGE ST



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



1 SITE PLAN
1/8" = 1'-0"

PROJECT SUMMARY

1/4" = 1'-0"
THE BUTTE RESIDENCE IS AN EXISTING 1,131 SF SINGLE FAMILY RESIDENCE CONSTRUCTED IN 1950 IN THE HISTORIC BORDEN HOMES NEIGHBORHOOD. THE BUTTE RESIDENCE PROJECT INCLUDES THE DEMOLITION OF AN EXISTING 240 SF COVERED PATIO AND THE CONSTRUCTION OF A NEW 552 SF PRIMARY SUITE, LAUNDRY, AND DEN ADDITION WITH A 218 SF COVERED PATIO AND 167 SF CARPORT.

SITE WORK WILL INCLUDE THE INSTALLATION OF A NEW TANDEM PARKING / DRIVEWAY AND A 6' H. C.M.U. SITE FENCE.

PROPERTY ADDRESS: 1006 S BUTTE AVE
TEMPE, AZ 85281

OWNERS: MICHAEL O'CONNOR
RILEY NEAL

APN: 132-61-043

LEGAL DESCRIPTION:
LOT 43 OF BORDEN HOMES AS DESCRIBED IN BOOK 40 OF MAPS,
PAGE 03 OF THE RECORDS OF MARICOPA COUNTY, ARIZONA.

LOT AREA 7,845 SF (PER MARICOPA GIS) NET
14,753 GSF

BUILDING AREA:
EXISTING RESIDENCE 1,131 SF
ADDITION 544 SF
1,675 SF

COVERED EXTERIOR SPACES:
EX. FRONT PATIO 100 SF
EX. REAR PATIO (PROPOSED) 218 SF
EX. CARPORT (PROPOSED) 178 SF
496 SF

ALLOWABLE COVERAGE: 45%
PROPOSED COVERAGE: 2,171 SF / 7,845 = 27.7%

IMPERMEABLE PAVING (PATIOS, DRIVEWAYS, PADS) 846 SF

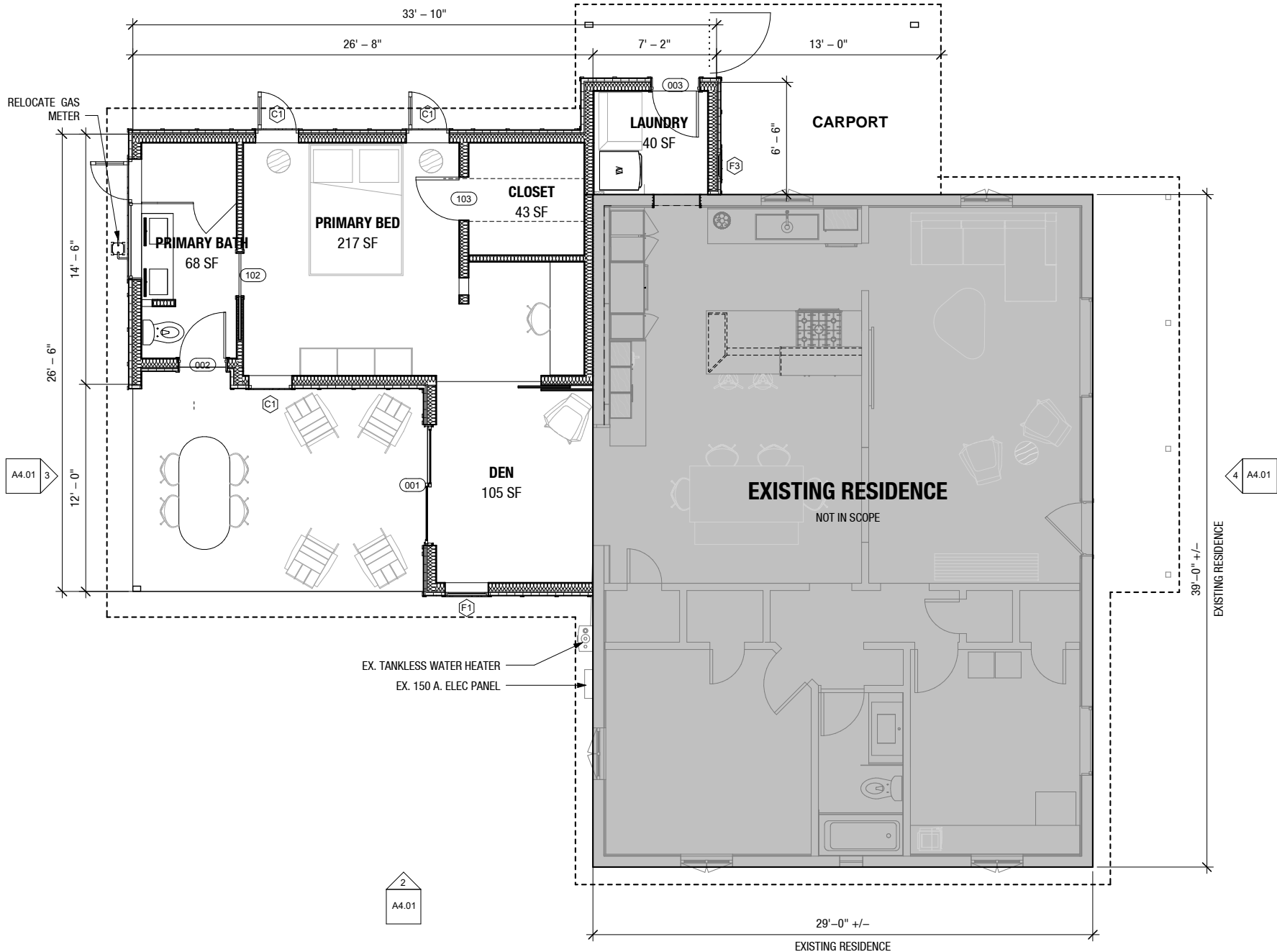
MAXIMUM HT 30', 1 STORY
ACTUAL HT: 15', 1 STORY (SAME AS EXISTING)

SETBACKS:
20' FRONT
15' FRONT (OPEN STRUCTURES)
10' STREET SIDE
5' SIDE
15' REAR

PARKING: 1 SPACES REQUIRED
1 SPACES PROVIDED*

*SUBJECT TO APPROVAL OF USE PERMIT TOF PARKING IN STREET SIDE SETBACK.

A4.01
1



A4.01 3

A4.01 4

2
A4.01



SCALE: 1/4" = 1'-0"



1 FLOOR PLAN
1/4" = 1'-0"

WINDOW SCHEDULE

Type Mark	Description	Width	Height	Head Height	Sill Height	FIN.	VTR.	Count	Comments
EXISTING									
CE1	CASEMENT WINDOW- DIVIDED LITES (6)	3'-0"	3'-0"	7'-0"	4'-0"	ST		4	
CE2	CASEMENT WINDOW- DIVIDED LITES (6)	3'-0"	4'-2"	6'-8"	2'-6"	ST		4	
FE1	FIXED WINDOW- DIVIDED LITES (12)	4'-0"	4'-2"	6'-8"	2'-6"	ST		1	
FE2	FIXED WINDOW- DIVIDED LITES (20)	5'-9"	5'-2"	6'-8"	1'-6"	ST		1	
ADDITION									
C1	FULL CASEMENT WINDOW	2'-6"	4'-6"	7'-0"	2'-6"	AL-1	.46	3	
C2	FULL CASEMENT WINDOW	2'-6"	2'-0"	7'-0"	5'-0"	AL-1	.46	1	MULLED UNIT WITH F2
F1	PICTURE WINDOW	2'-6"	4'-6"	7'-0"	2'-6"	AL-1	.57	1	
F2	PICTURE WINDOW	4'-6"	2'-0"	7'-0"	5'-0"	AL-1	.57	1	MULLED UNIT WITH C2
F3	PICTURE WINDOW	1'-6"	3'-0"	7'-0"	4'-0"	AL-1	.57	1	
S	SKYLIGHT	2'-0"	4'-0"	7'-0"	4'-0"	AL-1		1	

NOTE:

- ALL NEW WINDOWS ARE TO BE BRONZE ANODIZED ALUMINUM.
- ALL EXISTING WINDOWS ARE ORIGINAL STEEL CASEMENT OR FIXED UNITS (SEE PHOTO BELOW), TO BE PAINTED TO MATCH NEW FASCIA TRIM COLOR.

EXTERIOR DOOR SCHEDULE

Mark	Description	Width	Height	FIN.	VTR.	Count	Comments
EXISTING							
000	FRENCH DOOR	3'-0"	6'-8"	AL-1		1	FROSTED GLASS
ADDITION							
001	SLIDING DOOR	7'-0"	6'-8"	AL-2	.69	1	REUSE SALVAGED DOOR
002	FRENCH DOOR	2'-8"	7'-0"	AL-1	.53	1	ALUMINUM CLAD WOOD DOOR TO MATCH DOOR 003. PROVIDE FROSTED GLASS LITE
003	FRENCH DOOR	2'-8"	7'-0"	AL-1	.53	1	REUSE SALVAGED DOOR



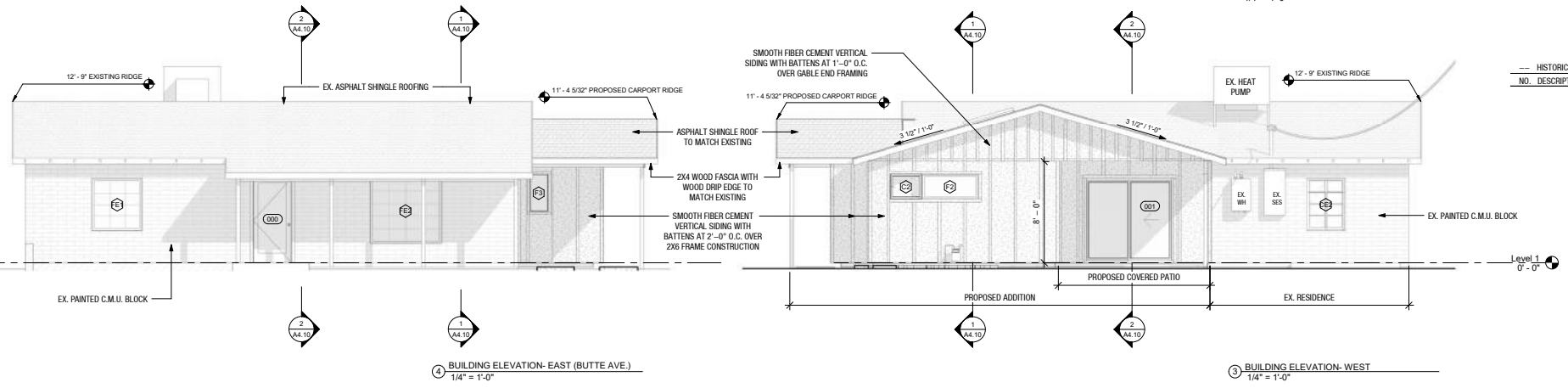
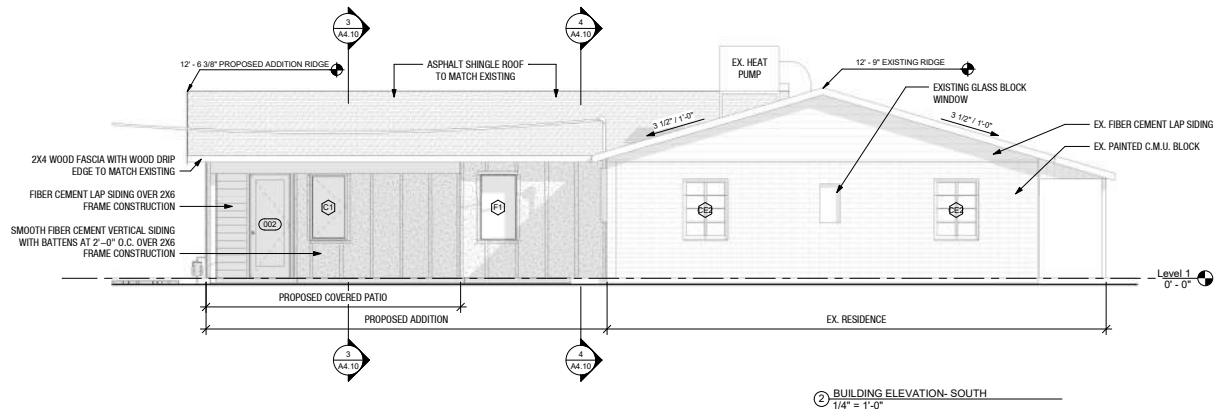
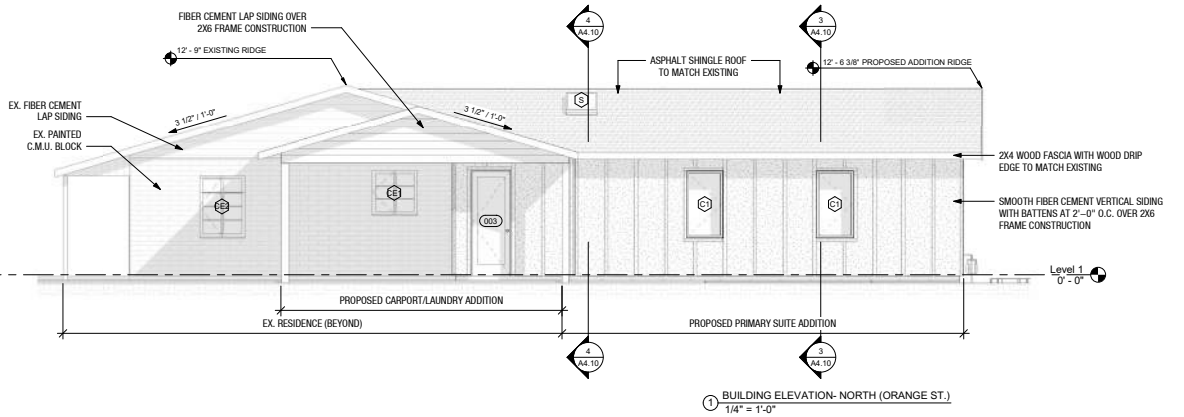
SLIDING DOOR
001 (REUSE SALVAGED)



FRENCH DOOR
002 (NEW, MATCH EXISTING)
003 (REUSE SALVAGED)



WINDOWS
ALL EXISTING WINDOWS ARE STEEL PICTURE WINDOWS AND CASEMENT WINDOWS SCHEDULED TO REMAIN AND TO BE PAINTED TO MATCH THE BUILDING FASCIA.



HISTORIC PRESERVATION C.O.A. 01.30.2017
NO. DESCRIPTION DATE

PROJECT:
BUTTE RESIDENCE
1006 S BUTTE AVE
TEMPE, AZ 85281
ELEVATIONS

A4.01



EXISTING PERSPECTIVE - NORTH EAST CORNER

PROPOSED PERSPECTIVE - NORTH EAST CORNER (BUTTE AVE & ORANGE ST.)



EXISTING PERSPECTIVE - SOUTH WEST CORNER



PERSPECTIVE - SOUTH WEST (REAR YARD)