

HISTORIC PRESERVATION COMMISSION REPORT



Meeting Date: September 15, 2016 Item No. 3
General Plan Element: *Preservation and Environmental Planning*
General Plan Goal: *Enhance the quality of life in Scottsdale by protecting historical and archaeological resources.*

ACTION

Case Name: Edwards Carport/Garage Conversion
Case Number: 13-HP-2016
Location: 6714 East Holly Street
Request: Request approval of a Certificate of Appropriateness - Historic Preservation and Historic Residential Exterior Rehabilitation reimbursement funding for the conversion of an existing 2-car carport into a garage.

OWNER

Brandon Edwards
602-413-8091

APPLICANT CONTACT

Affordable Home Improvements, Inc.
Peter Desousa
Geoffrey Holdermiller
602-274-1336

BACKGROUND

Zoning

The site is zoned Single-family Residential, Historic Property (R1-7 HP). The City Council approved the Historic Property overlay zoning for this property on June 7, 2005.

Historic Preservation Plan

Historic Preservation Guidelines for Village Grove 1-6 Historic District

Context

Located at mid-block on the north side of East Holly Street, between North 68th Street and North 66th Place, the surrounding developments are single-family residential homes, zoned Single-family Residential, Historic Property (R1-7 HP).

Adjacent Uses and Zoning

- North Existing alley, and farther north is an existing single-family residential home, zoned Single-family Residential, Historic Property (R1-7 HP); Village Grove four
- South East Holly Street, and farther south is an existing single-family residential home, zoned Single-family Residential, Historic Property (R1-7 HP); Village Grove four

- East Existing single-family residential home, zoned Single-family Residential, Historic Property (R1-7 HP); Village Grove four
- West Existing single-family residential home, zoned Single-family Residential, Historic Property (R1-7 HP); Village Grove four

Key Items for Consideration

- Compliance with the Historic Preservation Guidelines for Village Grove 1-6 Historic District
- Historic Residential Exterior Rehabilitation Program Guidelines

DEVELOPMENT PROPOSAL

Description of Historic Property

The property was developed in 1958, and was identified as a contributing property at the time the Village Grove 1-6 Historic Property overlay zoning and preservation plan was approved. The Village Grove 1-6 single-family residential development embraced the simple ranch and California ranch architectural styles. The subject house was developed with the California ranch architectural style. This architectural style consists of two or more exterior wall materials across the front façade, shake and shingle roof material, attached two-car garage or carport, ornamental trim and shutters, steel and wood casement windows, and a plate glass picture window at the living room.

Goal/Purpose of Request

The applicant's request is for a Certificate of Appropriateness - Historic Preservation to convert an existing two car carport into a garage. In addition, the applicant has requested approval to participate in the Historic Residential Exterior Rehabilitation (HRER) Program for reimbursement funding to enclose the carport.

Neighborhood Communication

The property owner and staff have sent notices to the neighbors located within 750 feet of the subject site. A sign identifying the project name, number, request, and HPC hearing date has been posted on the site. Staff has received one phone call regarding this application. This person was against the proposed modification to the property since this individual's property had modification done prior to the Historic Property overlay designation, which caused the property to be a determined as a non-contributing property; therefore, she opined that other properties in the Village Grove 1-6 Historic District should not be allowed to make modification to their property without being removed from the contributing property designation.

HISTORIC PRESERVATION PLAN CRITERIA ANALYSIS

Policy 2: Maintain the shape and forms that characterize the building within the subdivision.

Applicable Guidelines:

- 2.1 Rectangular plans and simple geometric shapes should be used for the design of additions, enclosures or new construction.
- 2.2 The proportions and massing of additions and enclosures should be like that found on the existing building

- 2.3 The roofs should use low-pitched sloping forms such as gables or hips with overhanging eaves.

Staff Analysis

The proposed conversion of the carport to a garage enclosure maintains the structure's original, simple, geometric shape, proportion, and massing. The enclosures of the carport will consist of board and batten walls and a garage door with a board and batten finish. These finishes assist in maintaining the California Ranch style architecture and compliance with the Village Grove 1-6 Historic Preservation Guidelines. This street segment between North 68th Street and North 66th Place consists of homes that include carports and enclosed garages. Of the twenty-four (24) single-family units on this street, eight (8) have an enclosed garage.

Policy 8: Preserve the original character-defining features of attached carport and garages whenever possible.

Applicable Guidelines:

- 8.4 If a carport is to be enclosed, use a wall finish material that complements the character of historic wall materials found on the original building.
- 8.5 If a carport is to be enclosed with wood-framed walls, place the finish of the in-fill walls flush with the exterior surface of the existing block wall.
- 8.7 Continue materials from the existing front façade across the garage enclosure or addition.

Staff Analysis

The proposed carport enclosure includes walls to match the existing the board and batten finish on the home. In addition, the garage door will consist of a board and batten finish that will complement that existing board and batten patterns on the home.

Policy 10: New or replacement windows should match the significant aspects of the historic windows.

Applicable Guidelines:

- 10.5 On a new or replacement window, the use of true, through-the-glass muntins are encouraged to replicate the pattern of the original window.
- 10.6 For new window clear glass is considered a better alternative than introducing a glazing pattern that was never used in the subdivision.

Staff Analysis

The proposed east elevation of the carport enclosure includes a door entry to the garage. In this location, the applicant will utilize the existing carport door that provides access to the home from the carport. The existing door contains see-through glass with muntins that are consistent with the Village Grove 1-6 Historic Preservation Guidelines.

Policy 12: Preserve the finishes historically used on the house.

Applicable Guidelines:

- 10.1 Maintain the painted surfaces of the concrete block and wood walls, columns, and trim.
- 10.5 Avoid using unpainted or stained wood when repairing or replacing wood trim.
- 10.6 When painting the house exterior, utilizing the pastel colors typically used on the postwar period is encouraged. Painting exterior walls or contrasting trim in dramatic contemporary colors is discouraged.

Staff Analysis

The proposed carport enclosure includes painting the new improvements to match the existing building colors, which includes painting the body of the building Dunn Edwards Desert Suede (DE6206), and the building trim Dunn Edwards Swiss Coffee (DEW341). These colors are not pastel colors that are indicated in the guideline 10.6; but, they are consistent with the existing building color.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Historic Preservation Commission approve: 1) a Certificate of Appropriateness - Historic Preservation to convert an existing covered two-car carport into a garage; and 2) the request for Historic Residential Exterior Rehabilitation (HRER) reimbursement funding to convert the carport into a garage, up to one-half of the actual cost, not to exceed \$7,500.00.

OPTIONS FOR CERTIFICATE OF APPROPRIATENESS

- Approve as submitted with reference to how the project meets the guidelines
- Approve selected elements, deny others, referencing relevant design guidelines for decision
- Approve with stipulations
- Continue case to allow time for additional work or information to be provided
- Deny as submitted with reference to how the project does NOT meet the guidelines

Proposed Next Steps:

1. If approved for HRER funding, a legal agreement must be executed between the City and the property owner before work can commence. All applicable plan review and permitting processes must be completed as specified in the Certificate.
2. A 'Deed of Conservation Easement' is a private legal mechanism that must be voluntarily created by the execution of a deed that is recorded as part of the property's title. The Deed of

Conservation Easement must be signed and notarized by the homeowners before reimbursement.

3. Upon completion of the project, the owner shall notify the City Historic Preservation office, and an inspection will be made to determine if all the items in the agreed upon scope of work have been satisfactorily completed in accordance with the historic preservation guidelines. If the work is in conformance, the owner can then present the City with an invoice for the purchase price of the conservation easement.

RESPONSIBLE DEPARTMENT

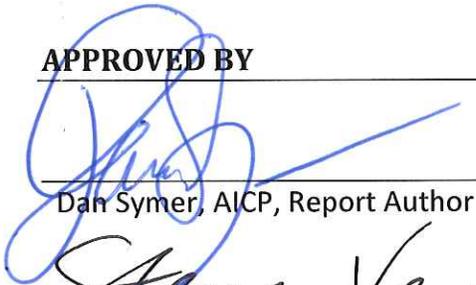
Planning and Development Services

Current Planning Services

STAFF CONTACT

Dan Symer, AICP
Senior Planner
480-312-4218
E-mail: dsymer@ScottsdaleAZ.gov

APPROVED BY



Dan Symer, AICP, Report Author

9-1-2016

Date



Steve Venker, Historic Preservation Officer

9/1/16

Date

Phone: 480-312-2831 E-mail: svenker@ScottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Close-Up Aerial
3. Zoning Map
4. Site Plan
5. Building Elevations
6. Historic Residential Exterior Rehabilitation Application

Application Narrative
Edwards Carport to Garage

We plan to enclose the existing carport into a 2 car garage. The garage enclosure will be appropriately located under the main hip roof of the home. As per Village Grove 1-6 Preservation Guidelines we plan to place the wood-framed in-fill walls flush with the exterior surface of the existing posts and beams.

We plan to use the same board and batten siding that is found on the original homes façade, as well as other homes in the subdivision, in order to retain the historic features of the home. The use of this wall finish combined with the existing concrete block maintain the pattern of multiple types of building materials on the primary façade.

Although carports were a character defining feature of a 1950's Arizona subdivision many homes were originally built with garages. We will preserve the trim elements and detailing found on the home. There will be no changes made to the roof which will retain the pattern of rafters and fascia boards that trim the roof eaves of the home. The simple rectangular geometric shape of the paneled garage door and board and batten wall finish will maintain the character of the California Ranch style home and post WWII subdivisions.

13-HP-2016
7/19/16



Q.S.
13-43

Google Earth Pro Imagery



ATTACHMENT #2

Edwards Carport/Garage Conversion

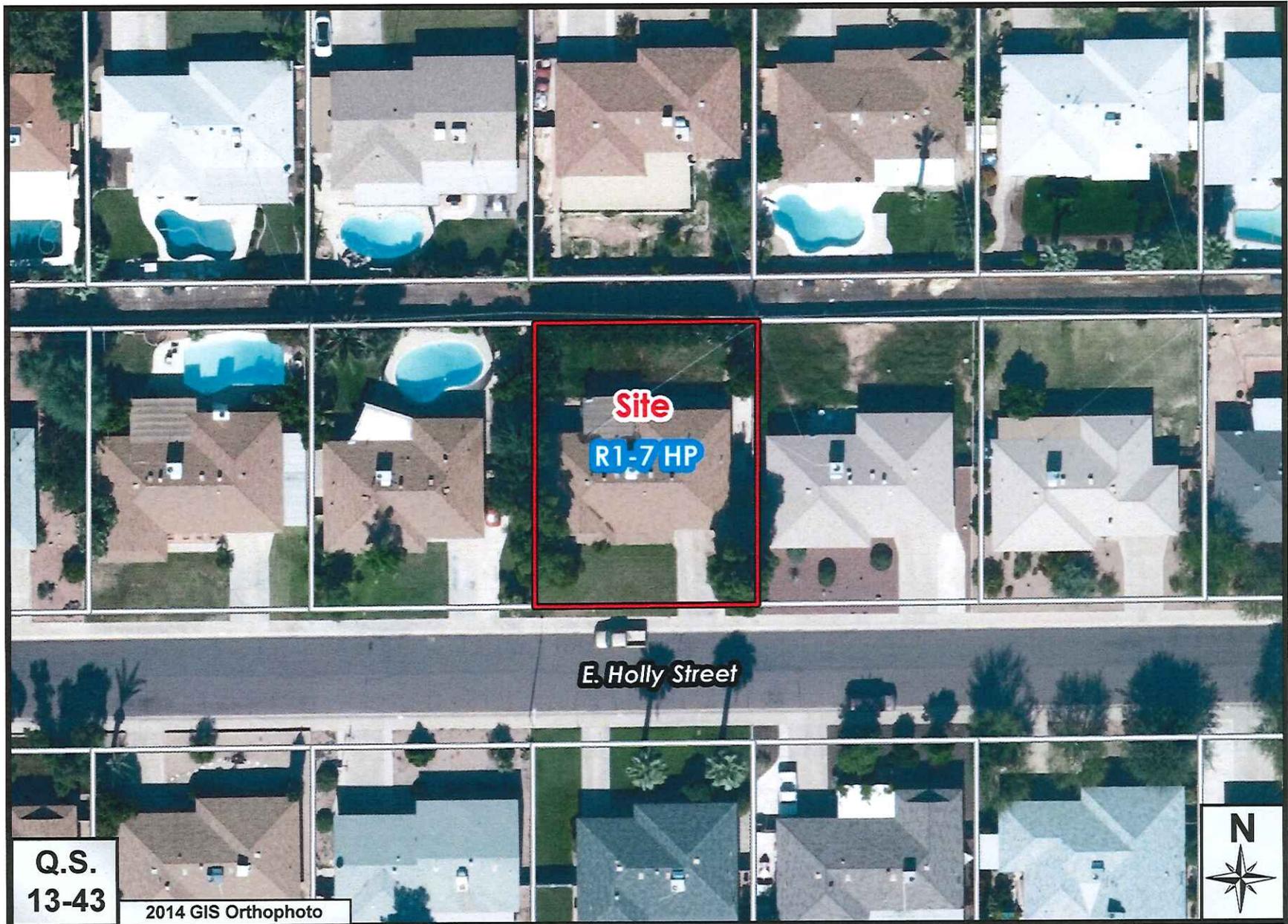
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ATTACHMENT #2A

Edwards Carport/Garage Conversion

13-HP-2016

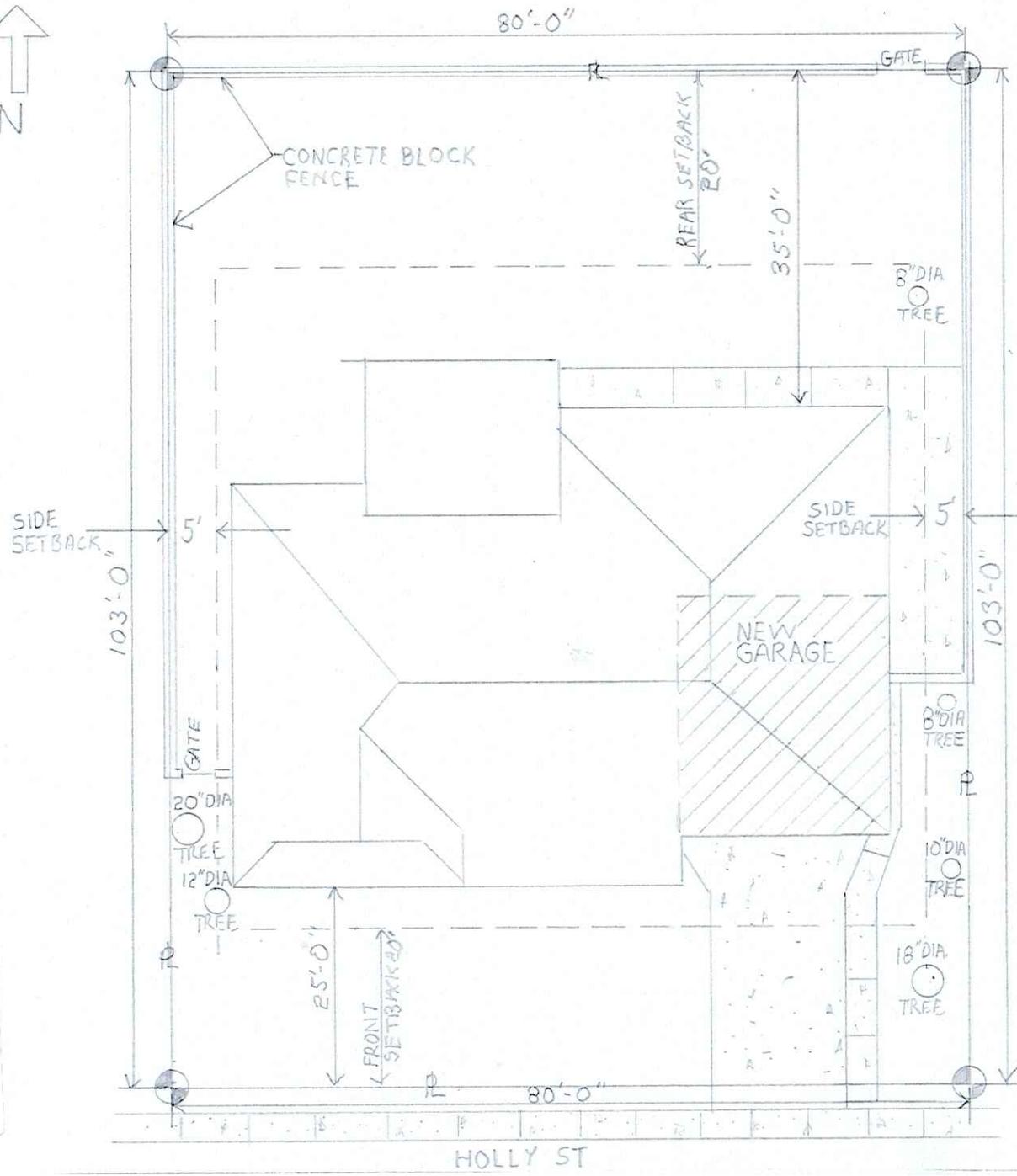


Q.S.
13-43

2014 GIS Orthophoto

Edwards Carport/Garage Conversion

13-HP-2016



Site Plan

Edwards Carport to Garage

Project Data:

APN 129-31-055
Address 6714 E. Holly St.
Scottsdale AZ. 85257
Zoning R 1-7
Setbacks
Front 20'
Back 20'
Sides 5'

ATTACHMENT #4

13-HP-2016
7/19/16

SCALE 1" = 15'
ON 8 1/2 x 11" PAPER

SITE PLAN

HOLLY ST

80'-0"

GATE

CONCRETE BLOCK FENCE

REAR SETBACK
20'

35'-0"

8" DIA TREE

13-HP-2016
7/19/16

SIDE SETBACK
5'

NEW GARAGE

8" DIA TREE

103'-0"

10" DIA TREE

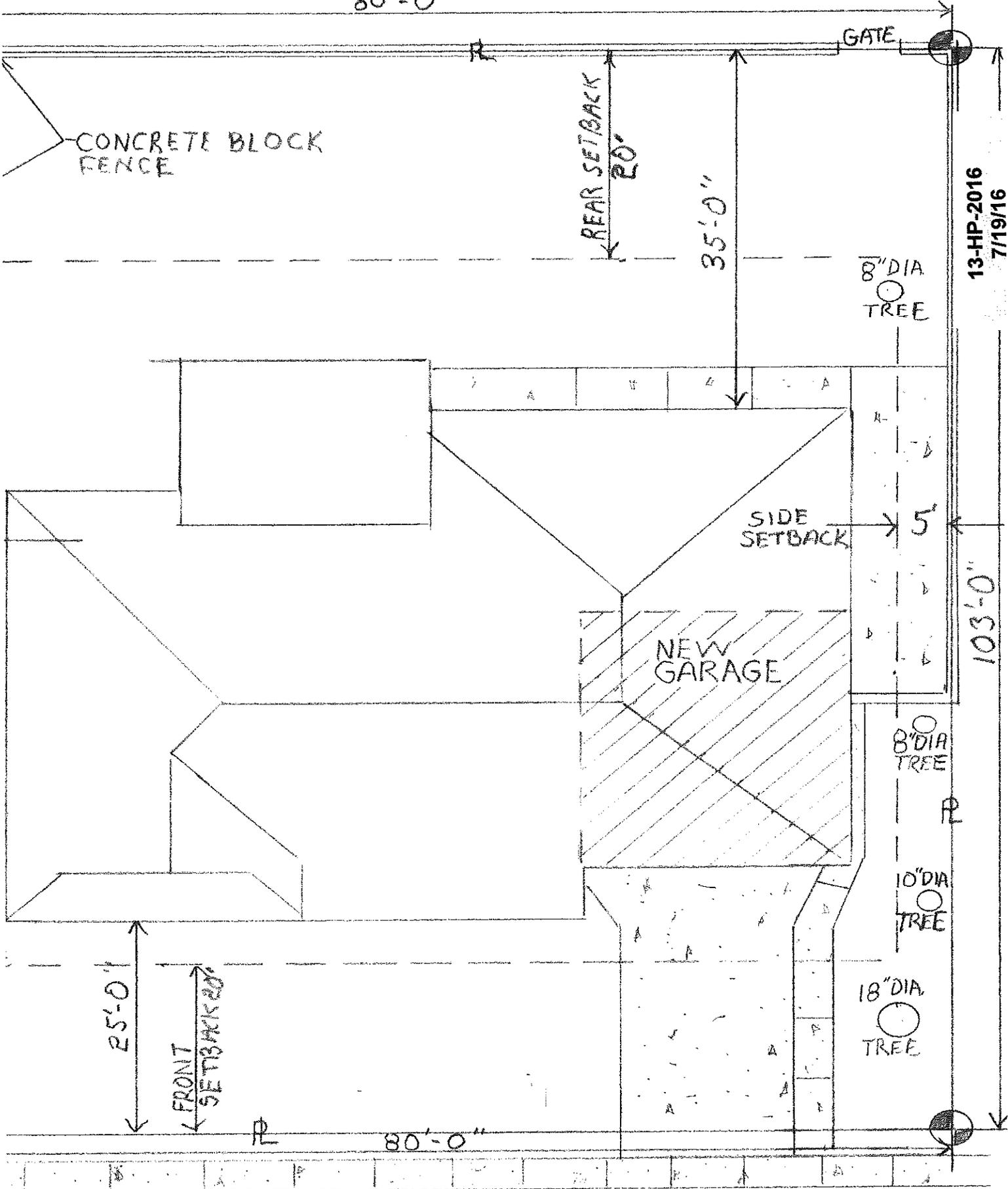
25'-0"

FRONT SETBACK
20'

18" DIA TREE

80'-0"

HOLLY ST



Conversion Plan

Edwards Carport to Garage

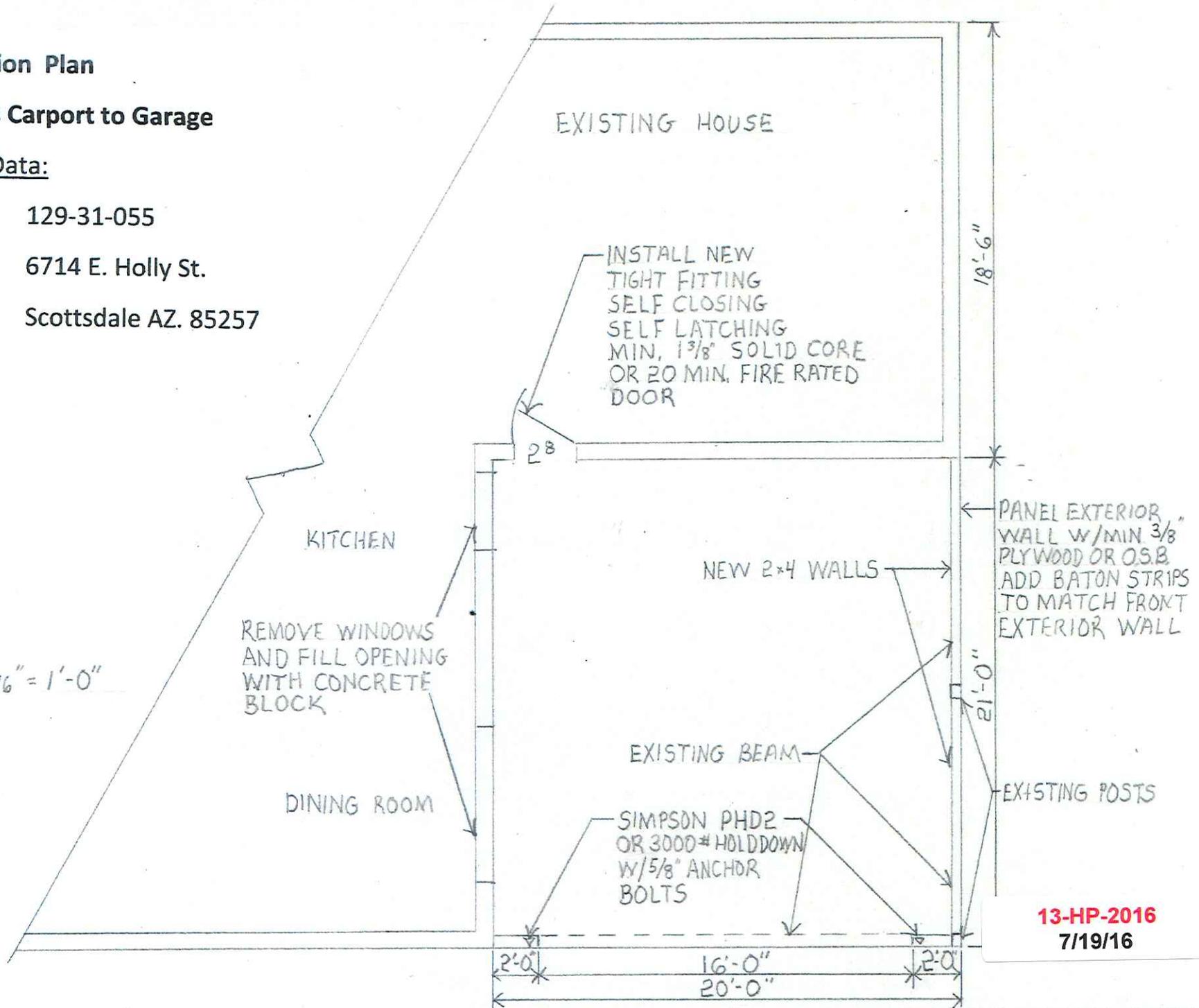
Project Data:

APN 129-31-055

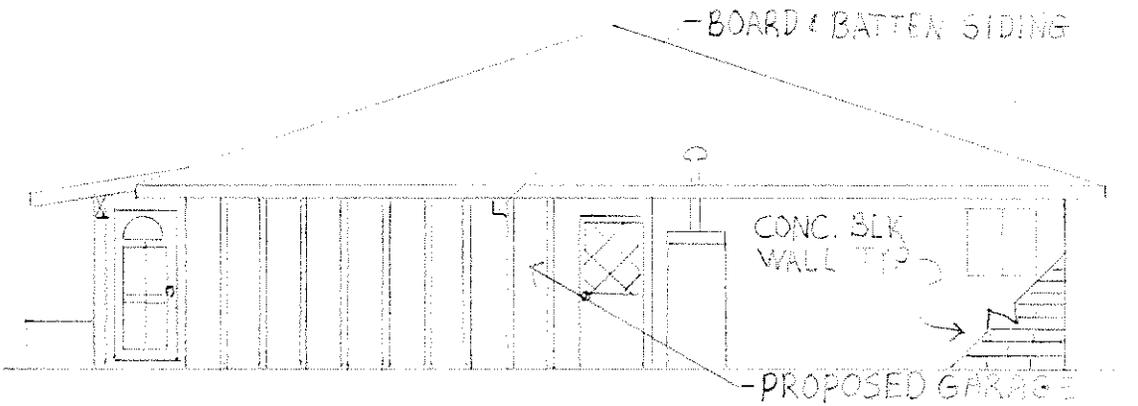
Address 6714 E. Holly St.

Scottsdale AZ. 85257

SCALE 3/16" = 1'-0"

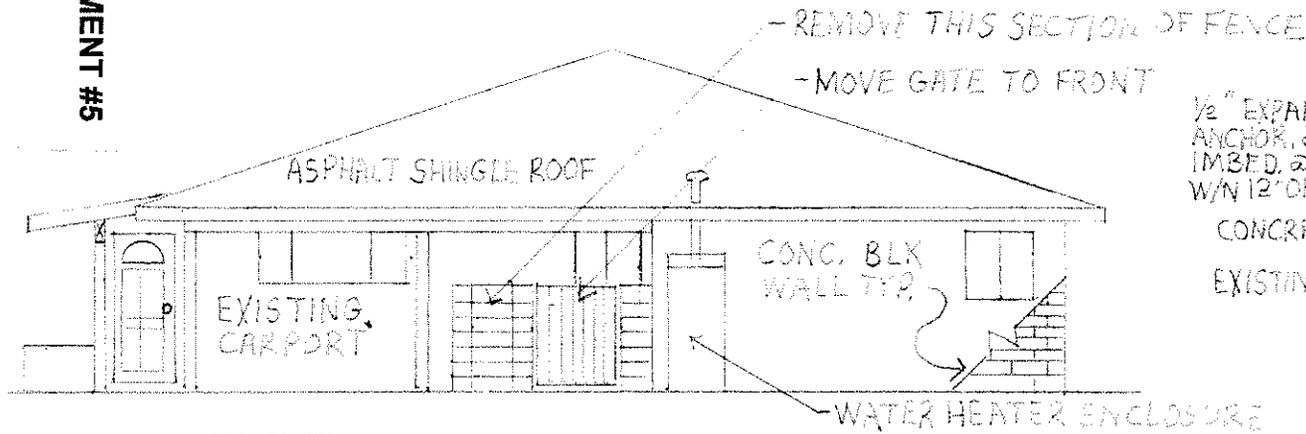


13-HP-2016
7/19/16

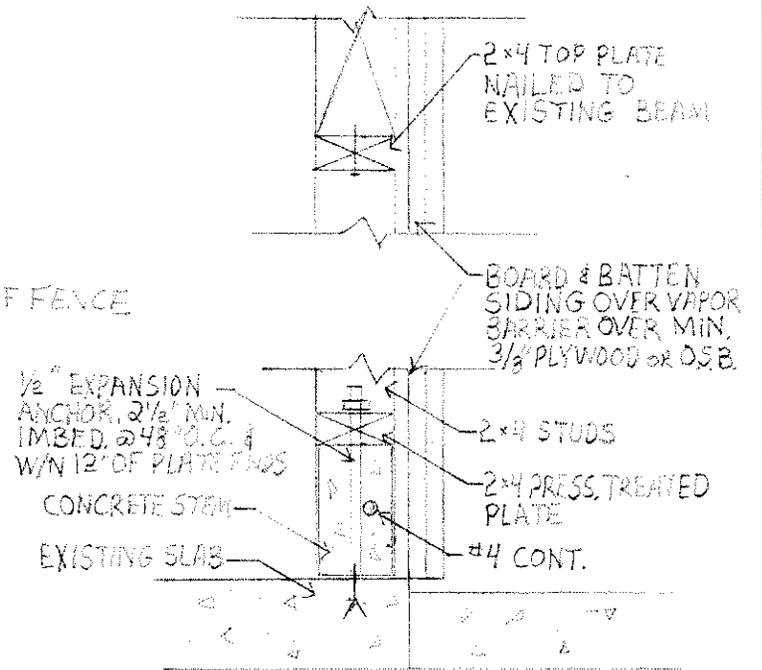


PROPOSED EAST ELEVATION
SCALE 1/8" = 1'-0" ON 8 1/2" x 11"

ATTACHMENT #5



EXISTING EAST ELEVATION
SCALE 1/8" = 1'-0" ON 8 1/2" x 11"



EXTERIOR INFILL WALL BETWEEN

1
A-2
EXISTING POST & BEAM CONST.
SCALE 1/2" = 1'-0" ON 8 1/2" x 11"

13-HP-2016
7/19/16

A-2

City of Scottsdale
Historic Residential Exterior Rehabilitation (HRER) Program
APPLICATION

Date: _____

I. Property Information

Property Address: 6714 E. Holly St.

Historic District: Village Grove 1-6

Owner: Brandon Edwards

Mailing Address: 6714 E. Holly St

Telephone: (Home) 602-413-8091 Daytime: 602-413-8091

E-mail address: Katmen.twe.2@gmail.com

II. Project Information

Scope of Work: *Describe the work you plan to do (Attach separate sheet if needed).*

III. Project Justification:

On an attached sheet, titled "Project Justification" explain how the work will stabilize, preserve or enhance the home. Describe how visible the work will be and how it will contribute to the views of the property and/or surrounding streetscape.

If the proposed project will repair a maintenance problem explain how it will improve the physical condition of the property.

If the project will improve the energy efficiency of the home explain how this will be accomplished without adversely affecting its character-defining features.

If the project will restore missing architectural features or remove incompatible additions, explain the changes which occurred and the rationale for the planned work.

Project Information
Edwards Carport to Garage

Scope of work,

We plan to convert the existing carport into a 2 car garage. The existing carport is under the main roof so no changes will be made to the roof. Wood frame walls will be constructed under the existing beam. The walls will be sheathed with plywood then covered with vapor barrier. We plan to use board and batten siding to exactly match the existing façade. A 2'8" door will be added to the east side of the garage for side yard access. The garage door will be a 16' x 7' simple paneled door in order to maintain the shape and form that characterize the ranch style. The gate to the rear yard will be moved to the south portion of the fence since it now accesses the carport on the east side.

The 2 windows which now face east into the carport will be blocked in and the door to the home will be changed to a self-closing, self-latching, 20 minute fire rated door. There are no plans to drywall the interior of the garage or to make any electrical changes.

Project Justification
Edwards Carport to Garage

This project will enhance the home by adding an attached 2 car garage to already existing space while utilizing the principles created by the Historic Preservation Department and the Village Grove 1-6 Preservation Guidelines. This upgrade to the home will increase the value of the property which will contribute to the subdivision as well.

The proposed project is on the south side and east side of the home which is visible from the street and adjoining property to the east. This project will contribute to the views of the property and streetscape by keeping cars and other items likely found on carports out of view.

The garage enclosure will be appropriately located under the main hip roof of the home. We will place the finish of the in-fill wood-framed walls flush with the exterior surface of the existing posts as suggested in the Village Grove 1-6 Preservation Guidelines paragraph 8.5. The simple paneled garage door and board and batten wall finish will blend well with the front ranch style façade as well as maintain the shape and forms that characterize the buildings with in the subdivision.

The balance of trim and detailing will be maintained to help preserve the appearances which are important character-defining features of post WWII subdivisions. The subdivisions architectural style are of the "Simple Ranch" and "California Ranch" styles. Attached 2-car garages are characteristic of California Ranch style Homes and fit well into the style sought after by the Historic Preservation Department.

Provide any additional information as to why your project should be funded.

IV. Request for Funding:

Itemize the specific work items and materials for eligible improvements planned for this project and the associated costs. **To justify the budgeted amount provide 2 estimates for each work item from qualified contractors, tradesperson or building product supply establishments as attachments to this application.**

Scope of Work Items (Attach a separate sheet if necessary)	First Estimate	Second Estimate
1. _____	_____	_____
2. _____	_____	_____
3. _____	_____	_____
4. _____	_____	_____
5. _____	_____	_____
6. _____	_____	_____
7. _____	_____	_____
8. _____	_____	_____
9. _____	_____	_____
10. _____	_____	_____
Total Estimates	1) <u>7469⁰⁰</u>	2) <u>7400⁰⁰</u>

Attached

Requested City Share (maximum of 50% of higher estimate)

373490

V. Attachments

1. Photographs

Submit at least 2 sets photographs or digital images, minimum size 3" x 5," for each aspect of the planned work that illustrates the need for the work to be undertaken. Show the level of deterioration; the location for the planned rehabilitation and/or improvement and the effect the deterioration or work will have on the building.

Provide additional photographs as needed to show the relationship of the house to adjacent properties, the visibility of the improvement and/or the contribution the work will make to the streetscape.

2. Drawings

A. Site plan: *Drawings need not be professionally done but should be correct in scale and detailed enough to illustrate the proposed scope of work. The site plan should include:*

- An outline or "footprint" of all existing building and structures on the lot
- The location of property lines, streets, alleys and easements
- The location of driveways, parking areas, sidewalks, patios, fencing, walls and other major landscape or site improvements

Affordable Home Improvements Inc.

5845 N 2nd Ave Phoenix, AZ 85013

(602) 274-1336

www.affordablehomeimprovementsnow.com

Brandon Edwards 6714 E Holly St Scottsdale, AZ 85257

ESTIMATE # 1100 DATE 04/14/2016

Carport to Garage Conversion

Drawings and Plans - Draw up plans and submit to the city for approval of Carport to Garage conversion. \$1280.50

Garage Conversion Build - Add a wall to the east side of the carport to include pressure treated bottom plates - Build Front wall on the street side to include an opening sized for a 16' garage door. - board and batten siding on the exposed exterior walls - Remove and close off both the window in the DR of the home and the Kitchen due to being a code violation in a garage. - Remove existing side door entering into the home from the carport and purchase and install a Steel Fire Rated, self-closing door in order to concur with codes. Reuse door in new right side enclosure wall. \$4794.90

4. Garage Door - - Purchase and install 1 - 16' x 7' Steel Garage door including all tracks. \$1394.40

This Estimate Includes: - Costs for local material / equipment delivery to and service provider transportation to and from the job site. - Costs to prepare the worksite for Project Installation, including costs to protect existing structure(s), finishes, materials and components. - Costs for job cleanup and debris removal and disposal at project completion. - Labor setup time, mobilization time and minimum hourly charges that are commonly included.

We proudly accept Cash, Check, & All major Credit Cards. ** All Credit Card payments add 3% Processing Fee ** - We also have many Financing Options available so you can get those projects done NOW! - Any Project over \$500, we respectfully request a 50% down payment to help defer material costs.

WARRANTY: We warrant to the original purchaser, all products installed are to be free of defects in material and workmanship for a period of 2 years from the date of purchase, or will be replaced or repaired.

TOTAL \$7,469.80

All Our Projects Help Homeless Children

A+ Accredited member BBB

AZ ROC 257924

ALLTRADES SERVICES PROPOSAL FOR SERVICES

602-483-9061 - alltrades.services@gmail.com

Alltrades Services is pleased to submit this proposal for a carport to garage conversion to:

Brandon Edwards

6714 E. Holly St.

Scottsdale AZ. 85257

OUR PROPOSAL

Convert existing carport to a garage. Pour concrete stem wall. Frame walls, install building paper, plywood walls, and install board and batten siding to match existing home. Remove carport to home door and reuse in new garage wall. Replace existing door with fire rated door. Remove kitchen and dining room windows and block in openings to comply with building codes. Install 16' x 7' garage door.

Price includes labor and material: \$6250.00

Draw plans and submit to the city of Scottsdale Historic Preservation Department and Development services Department.

Price includes labor to draw plans \$1150.00

Total: \$7400.00

We warrant all products will be free of defects in material and workmanship for a period of one year.

- The location of the proposed work with notes referencing the scope of work described in Section III of the application

B. Elevations: *Include line drawings of the exterior elements of the building that will be impacted by the proposed work. Depending upon the nature of the work the drawings should show:*

- Wall and roof configurations,
- Location and size of window and/or door openings
- Style and configuration of windows
- Notations as to materials to be used

C. Replacement Window Details: If you are proposing to replace windows, include the following information:

- Note on the site plan or floor plan the location of each window being replaced and any new window locations; label each location with a number (1,2,3) or letter (a,b,c) and use the same label for photos and drawings of each window
- Include photos of each original window being replaced and label each photo with a number or letter and identify which side of the house it is on (front, side, back)
- Describe the types of windows proposed including how each operates (casement, sliders, double-hung, fixed), the material used for the frame, whether it is single pane or double-pane, and how the appearance of each replacement window compares to (is similar to) each original window.
- Include elevations, drawings or photo simulations of each replacement window, and list the dimensions of each window including the width of the frame/sash and the width of the muntins (grille)
- List the manufacturer and the product line proposed and include, if available, a brochure of the product proposed.
- Describe the muntin/grille pattern for each replacement window and whether it is on the outside of the glass (preferred), or if it is also between the panes (on double-pane) and on the inside of the window.
- Provide EPA energy efficiency rating for the proposed window (U factor of .40 or less and SHCC rating of .40 or less)

D. Archival Documents: *If you are planning to reconstruct or replicate a feature originally on the house or historically found within the subdivision, provide documentation on which you are basing the planned work. Documentation can include:*

- Original plans or footprints
- Historic photographs
- Contemporary photographs showing evidence of the original structure or feature

3. Building Product Information

Include product information materials for items to be used including manufacturer's specification, product brochures or other items which detail materials, appearance,

finishes and installation requirements. This information will be used to determine the appropriateness of replacement materials or features.

VI. Submission Requirements

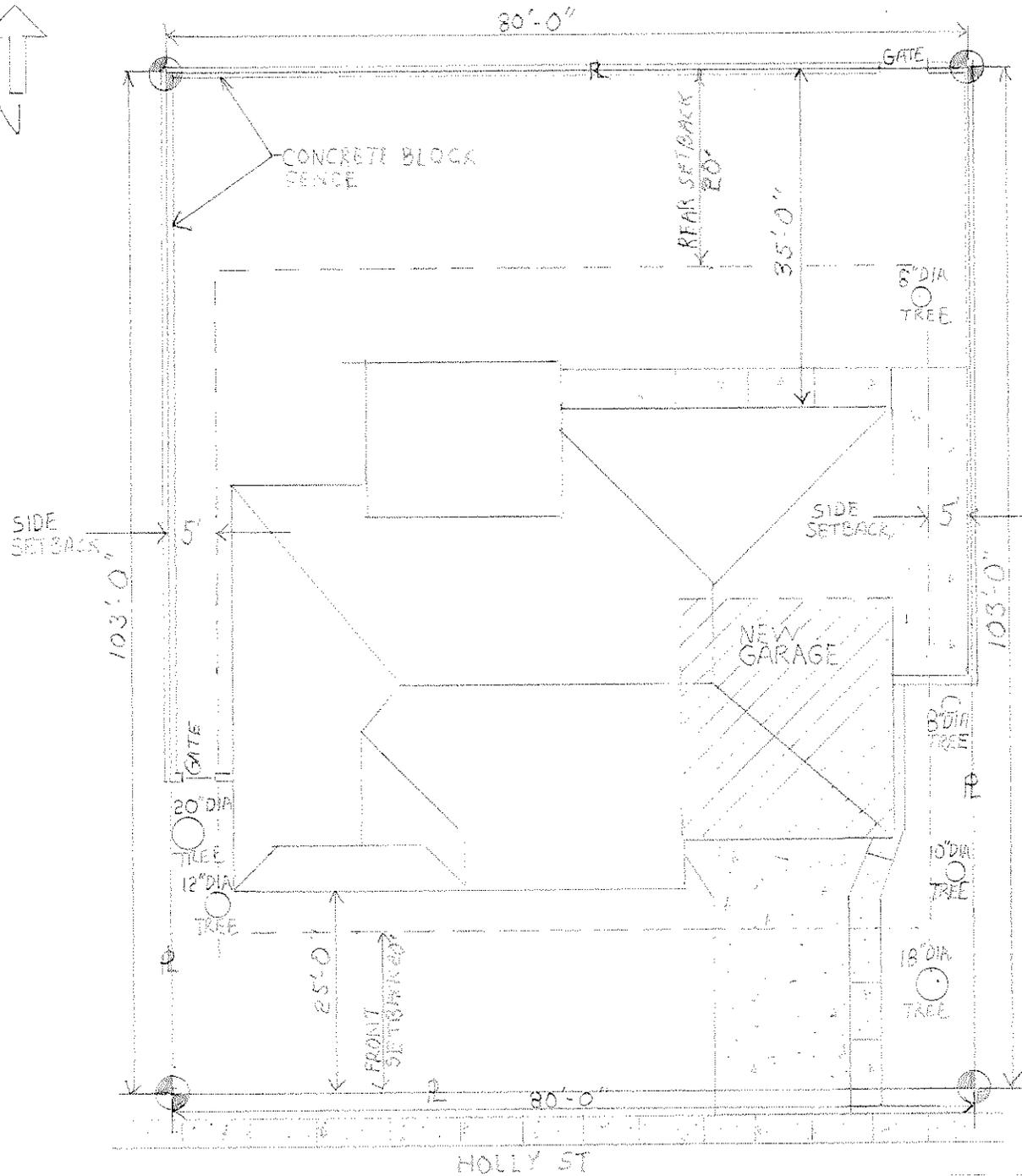
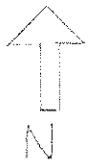
The original signed application, two sets of photographs, one set of drawings and one set of the 2 required cost estimates should be delivered between now and 5:00 p.m. on May 1, 2015 to:

**City of Scottsdale
One Stop Shop
7447 East Indian School Road, Suite 105
Scottsdale, Arizona 85251**

Incomplete applications will be returned to the applicant and not reviewed.

I declare that I have reviewed the Historic Residential Exterior Rehabilitation Program Guidelines and I understand its contents and I am submitting this application in accordance with that guide. All information is true to the best of my knowledge and belief. I acknowledge that any errors in the application may affect its review and approval. Further, I understand that applications are competitively reviewed and I may not be selected to receive funding. I understand that if I wish to change any aspect of the project after it is approved I must obtain the written consent of the City.

SIGNATURE *Deanna Hollenmiller* DATE 7/15/2016
SIGNATURE *Brandon Edwards* DATE 7/15/2016



Site Plan

Edwards Carport to Garage

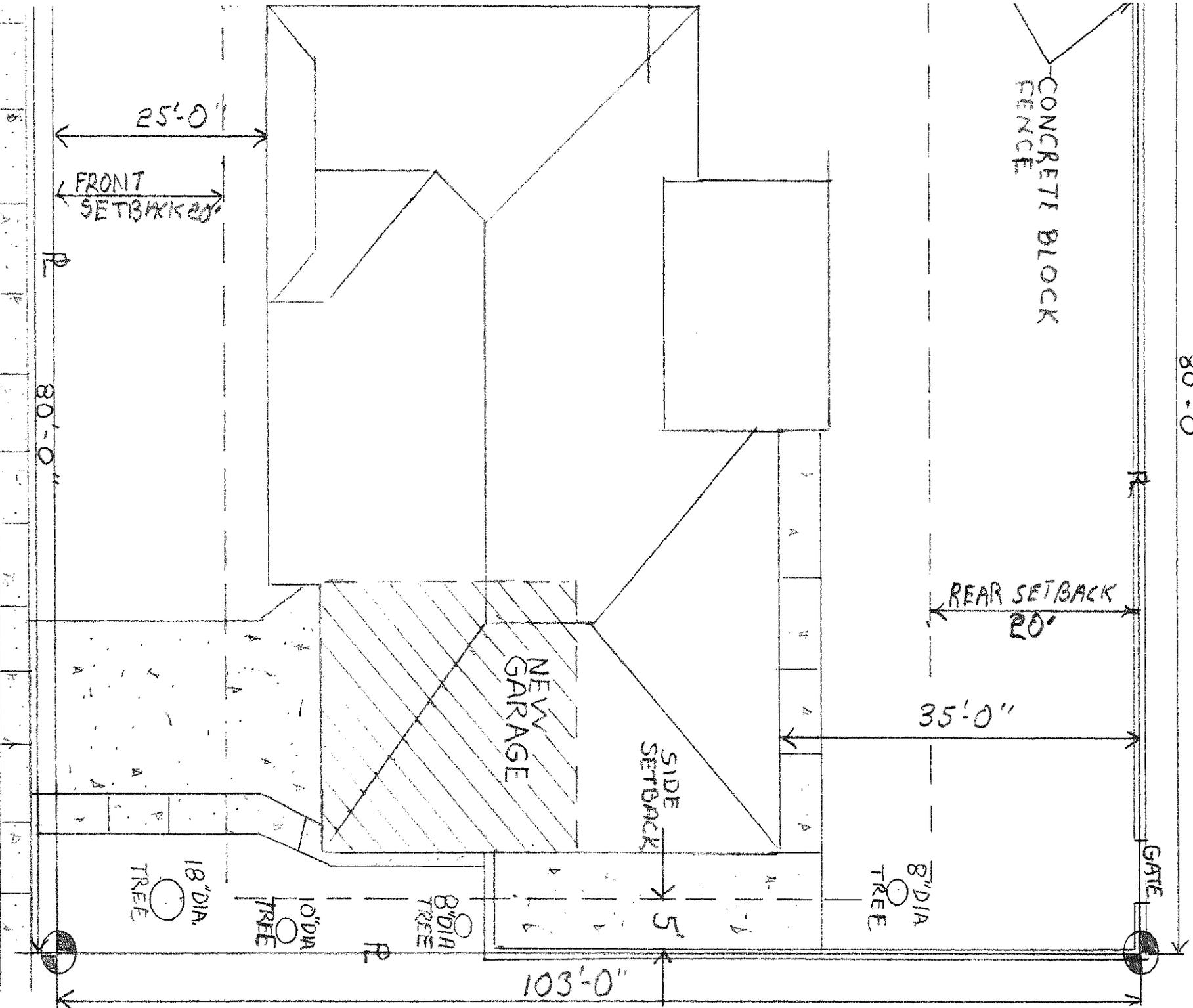
Project Data:

APN 129-31-055
Address 6714 E. Holly St.
Scottsdale AZ. 85257
Zoning R 1-7
Setbacks
Front 20'
Back 20'
Sides 5'

SCALE 1" = 15'
ON 8 1/2" X 11" PAPER

SITE
PLAN

HOLLY ST



25'-0"
FRONT
SETBACK

80'-0"

NEW
GARAGE

SIDE
SETBACK

CONCRETE BLOCK
FENCE

REAR SETBACK
20'

35'-0"

80'-0"

GATE

18" DIA.
TREE

10" DIA.
TREE

8" DIA.
TREE

8" DIA.
TREE

103'-0"

Conversion Plan

Edwards Carport to Garage

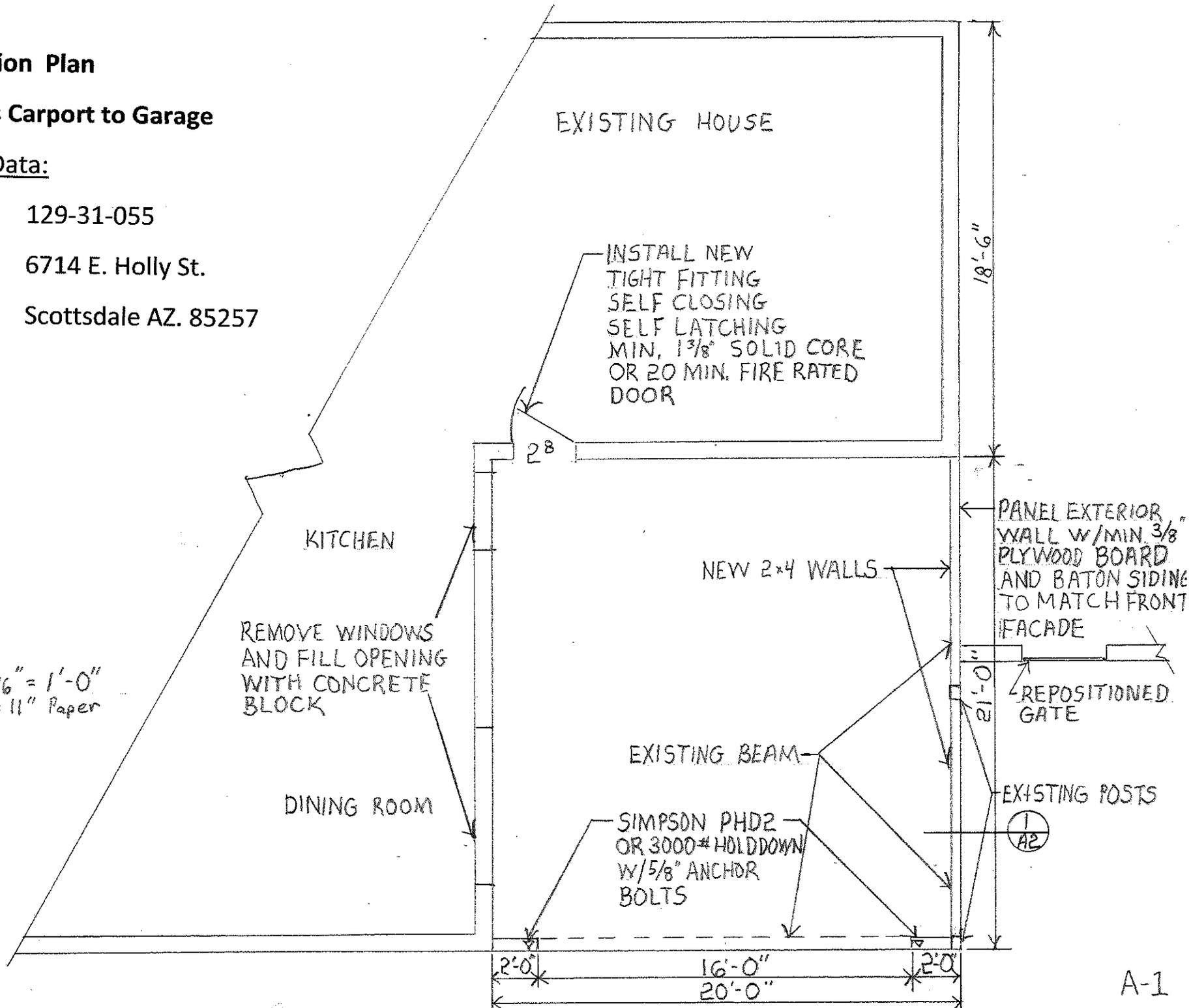
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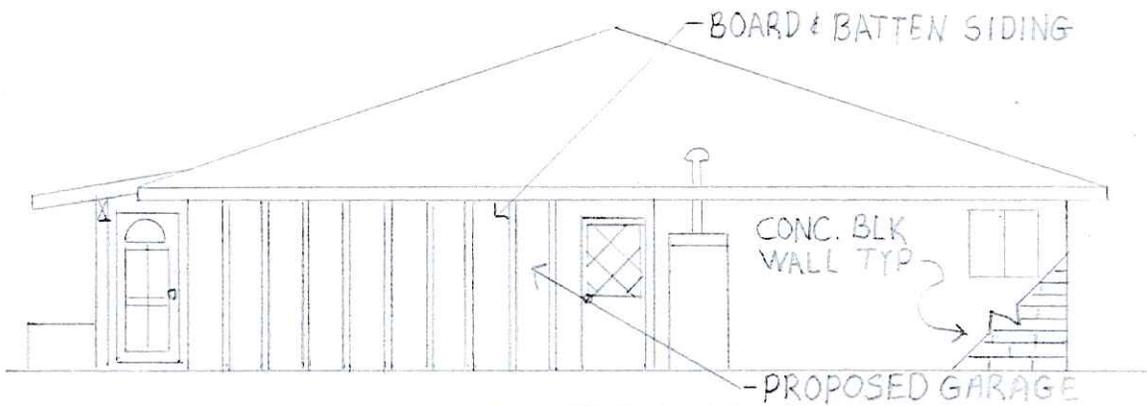
APN 129-31-055

Address 6714 E. Holly St.

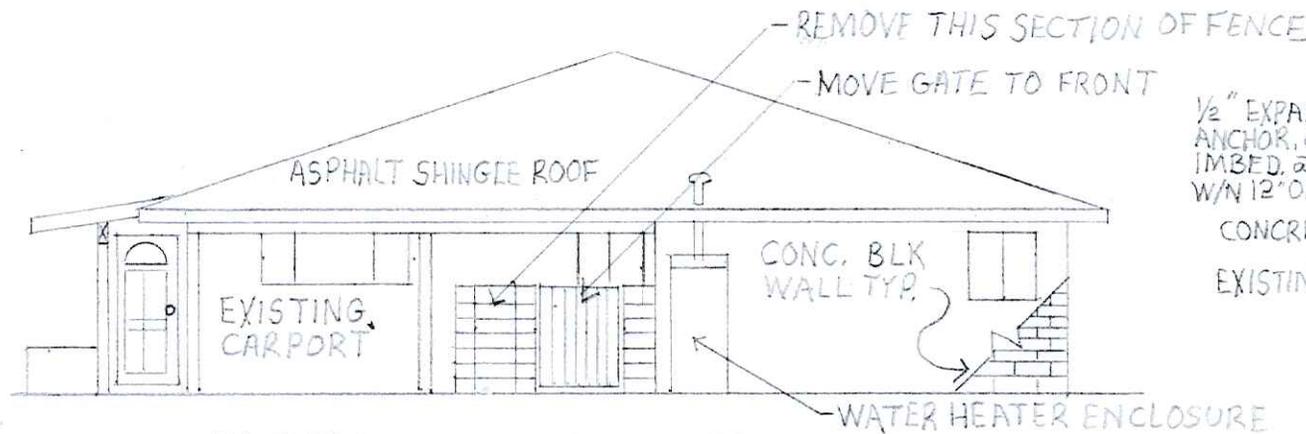
Scottsdale AZ. 85257

SCALE $\frac{3}{16}'' = 1'-0''$
ON $8\frac{1}{2}'' \times 11''$ Paper

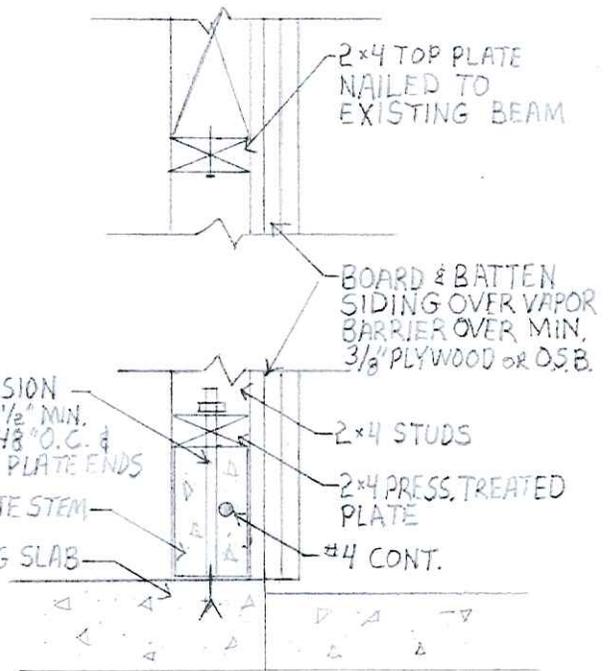




PROPOSED EAST ELEVATION
SCALE 1/8" = 1'-0" ON 8 1/2 x 11

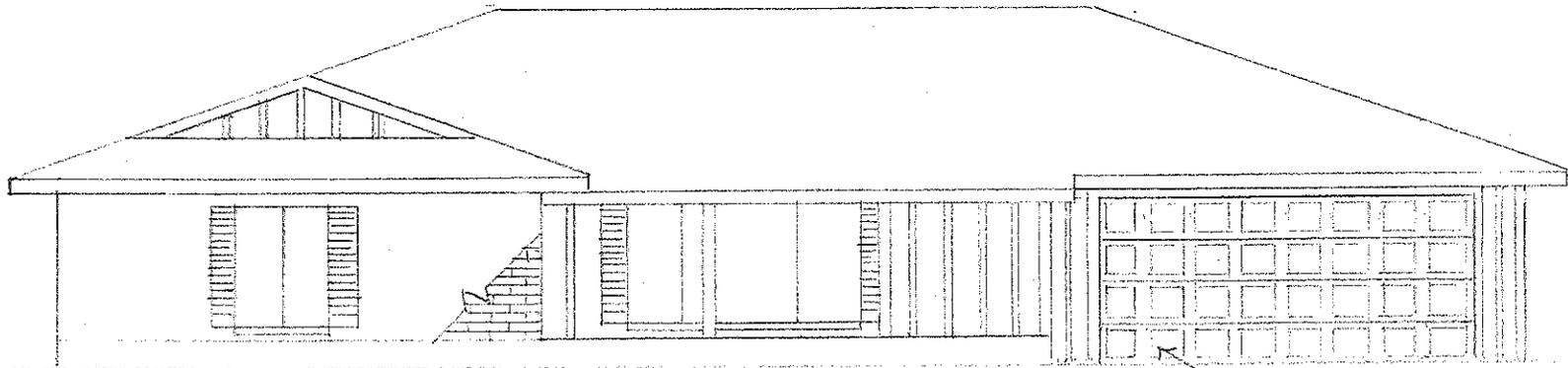


EXISTING EAST ELEVATION
SCALE 1/8" = 1'-0" ON 8 1/2 x 11



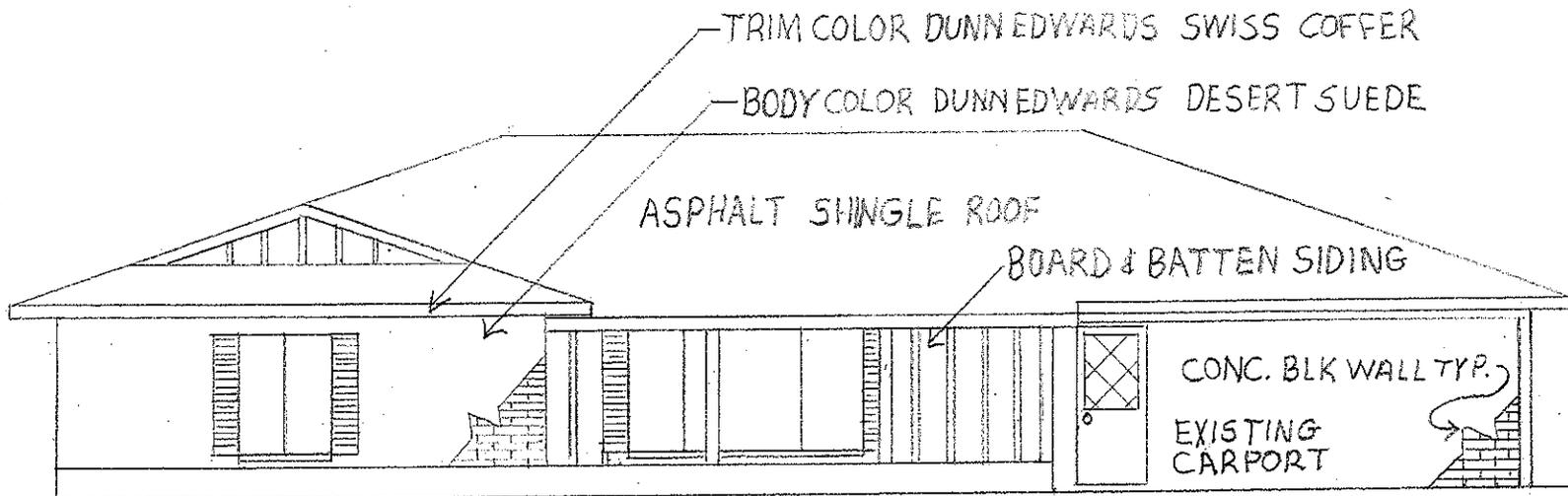
EXTERIOR INFILL WALL BETWEEN

① EXISTING POST & BEAM CONST.
SCALE 1/2" = 1'-0" ON 8 1/2 x 11"



PROPOSED FRONT ELEVATION
SCALE 1/8" = 1'-0" ON 8 1/2" x 11" PAPER

PROPOSED GARAGE
W/ BOARD & BATTEN SIDING



EXISTING FRONT ELEVATION
SCALE 1/8" = 1'-0" ON 8 1/2" x 11" PAPER