HISTORIC PRESERVATION COMMISSION REPORT

Meeting Date:	June 2, 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: **Merican Residence Merican Carport Conversion**

Case Number: **3-HP-2016**

Location: 6809 E. Coronado Road

Request: Request approval of a Certificate of Appropriateness - Historic Preservation and Historic Residential Exterior Rehabilitation funding for the enclosure of an existing 2-car carport into a garage.

OWNER

Charles Paul Merican
602-509-7131

APPLICANT CONTACT

Charles Paul Merican
6809 E. Coronado Road
602-509-7131

BACKGROUND

Zoning

The site is zoned R1-7 HP. The Historic Property designation was approved on June 7, 2005, through cases 10-HP-2004 and 25-ZN-2004.

Historic Preservation Plan

Historic Preservation Guidelines for Village Grove 1-6 Historic District

There is no evidence of any previous approvals granted for exterior modifications on this property since it attained the Historic Property designation; this is the site's first request.

Context

The site is located approximately 100 feet east of N. 68th Street and 700 feet north of E. McDowell Road, on E. Coronado Road. Surrounding developments are mainly single family homes, with the Tonalea Elementary School located to the north.

Action Taken _____

Adjacent Uses and Zoning

- North Single-family Residential, Historic Property, zoned R1-7/HP; Village Grove Six.
- South Single-family Residential, Historic Property, zoned R1-7/HP; Village Grove Six.
- East Single-family Residential, Historic Property, zoned R1-7/HP; Village Grove Six.
- West Single-family Residential, Historic Property, zoned R1-7/HP; Village Grove Six

Key Items for Consideration

- Compliance with the Historic Preservation Guidelines for Village Grove 1-6 Historic District, which were approved by the Historic Preservation Commission on February 10, 2005.
- The owner has submitted the Historic Residential Exterior Rehabilitation (HRER) Program Application request for funding.
- The proposed carport enclosure meets the Single-family Residential, Historic Property (R1-7 HP) development standard requirements.

DEVELOPMENT PROPOSAL

Description of Historic Property

The 2004 Historic Property Inventory Form identified this residence as contributing to the historic district. The Village Grove 1-6 single-family residential development embraced the simple ranch architectural design. The roofline is low and minimal in decoration. Ranch style residential units maintain the traditional low elevation profile.

Goal/Purpose of Request

The owner/applicant is requesting approval for the enclosure of the existing 2-car carport into a garage, at their property located at 6809 E. Coronado Road, with Single-family Residential District, Historic Property (R1-7 HP) zoning. The owner has also requested the Historic Residential Exterior Rehabilitation (HRER) Program Application request for funding to enclose the carport project.

Neighborhood Communication

The property owner and staff have sent a communication to 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 not received any communication in regards to this subject request.

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 over-hanging eaves.

Staff Analysis

The proposed conversion of the carport to a garage enclosure does maintain the structure's original, simple, geometric shape, proportion, and massing. The enclosure of the carport will provide more of the "California Ranch" style home. The garage door will include a multi-panel façade with rectangular windows, and will preserve the simple ranch style of Village Grove guidelines. A common modification to the homes within this community is the enclosure of the carports. Of the thirteen (13) single-family units on this subject street, four (4) have an existing enclosed two-car garage. Of those four properties, one property has windows incorporated in the garage door façade.

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

8.1 Maintain an original attached carport or garage and its original detailing.

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 to garage enclosure includes the garage door with a flat board and batten system, with 1"x2" wood strips, that is consistent with character of historic exterior wall materials found on the original building.

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.

10.2 Retain the extruded mortar between the concrete blocks on homes originally constructed with "weeping mortar."

10.3 Avoid applying stucco to exterior walls that obscure the painted finishes of the concrete block.

10.4 Sandblasting or chemical removal of paint form concrete blocks is not recommended because of damage it can cause to the block.

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 carport enclosure will be painted to match the existing, sage green color. The exterior of the building does not appear to have had sandblasting or chemical removal of the previous paint. The painting and construction of the enclosure will include the flat board and batten system, with 1"x2" wood strips, that is consistent with character of historic exterior wall materials found on the original building and surrounding homes. The enclosure will provide a door, on the western elevation, that is consistent with garage door location in the district.

STAFF RECOMMENDATION

Recommended Approach:
Staff recommends that the Historic Preservation Commission approve, per the attached stipulations, finding that the provisions of the Historic Preservation Guidelines for Village Grove 1-6 Historic District have been met.

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

OTHER BOARDS AND COMMISSIONS

The Historic Preservation Commission voted to "Continue" this case, from the May 5, 2016 hearing, to the June 2, 2016 hearing, with a vote of 4-0. The continuance was at the request of the owner.

RESPONSIBLE DEPARTMENTS

Planning and Development Services
Current Planning Services

STAFF CONTACTS

Jesus Murillo Senior Planner 480-312-7849 E-mail: jmurillo@scottsdaleaz.gov

APPROVED BY

Jesus Murillo, Report Author — Date: 5-26-16

Steve Venker — Date: 5/25/16

Steve Venker, Historic Preservation Officer
Phone: 480-312-2831 E-mail: svenker@ScottsdaleAZ.gov

ATTACHMENTS

A. Stipulations/Zoning Ordinance Requirements
1. Applicant's Narrative
2. Context Aerial
2A. Close-Up Aerial
3. Zoning Map
4. Proposed Site Plan
5. Proposed Floor Plan
6. Existing Condition Photographs
7. Proposed North (Front) Building Elevations
8. Proposed West (Side) Building Elevation
9. Village Grove 1-6 Historic District Map
10. Portion of Historic Preservation Guidelines for Village Grove 1-6 Historic District

Stipulations for the
Development Review Board Application:
Merican Carport Conversion
Case Number: 3-HP-2016

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code, the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
   a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Charles Merican, with a city staff date of 3-16-2016.
   b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Charles Merican, with a city staff date of 3-16-2016.

RELEVANT CASES:

Ordinance

A. At the time of review, the applicable Zoning and Historic Property cases for the subject site were: 25-ZN-2004 and 12-HP-2004

ARCHITECTURAL DESIGN:

HP Stipulations

2. Proposed garage door must not contain any windows and contain the traditional grid pattern. Final garage door design shall be approved with final plans submittal.
3. New garage enclosure facades shall be painted and constructed to match exiting residence in color and materials; and the enclosure facades will include flat board and batten system, with 1"x2" wood strip.
4. New side-entry door must be consistent with door elevation designs as shown on Historic Preservation Guidelines for Village Grove 1-6 Historic District, Page 31. All window panes must contain either grid or diamond grid design. Final door design shall be approved with final plans submittal.

EXTERIOR LIGHTING:

Ordinance

B. Any exterior luminaire with a total initial lumen output of greater than 1600 shall have an integral lighting shield.

C. Any exterior luminaire with a total initial lumen output of greater than 3050 shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

Project Justification

•How will the work stabilize, preserve or enhance the home.

Converting the carport into a garage will significantly improve the aesthetics of the front of the house, along with providing greater security while conforming to the appearance of the surrounding properties and that of the remainder of the historic district.

•How visible will the work be from the street and adjoining properties.

The project will be highly visible to the adjoining properties, visible to the adjacent neighbors and from 68th Street.

•How will the work contribute to the views of the property and/or surrounding streetscape.

The garage conversion will greatly contribute to the views of the property while conforming to the appearance of the immediately surrounding properties. The garage will have the same design as the 3 immediately surrounding properties, along with matching RV gate, with all styles adhering to historic district standards for Village Grove 6.

•If the proposed work will repair a maintenance issue, explain how it will improve the physical condition of the property.

Although it may not repair a maintenance issue, it will provide additional security.

•If the work will improve the energy efficiency of the home, explain how the modification will be accomplished without adversely affecting the homes character-defining features.

The work will improve the energy efficiency of the home only to the extent that the garage will create somewhat of a "buffer" from the outside elements, in turn reducing electricity costs and reduced wear and tear to the enclosed garage area.

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

The work will not restore missing architectural features or remove incompatible additions; it will only enhance the exterior appearance by keeping with historic district standards.

•Provide any additional information as to reasoning your work should receive HRER funding.

The garage conversion project will bring an improved level of aesthetics to the subject by matching the design and historic appearance of the immediately adjacent (3) neighbors that have garages, along with bringing the property to the level of the surrounding properties in the remainder of the Village Grove 6 historic district.

ATTACHMENT #1

3-HP-2016
03/16/16

Merican Residence Carport Enclosure

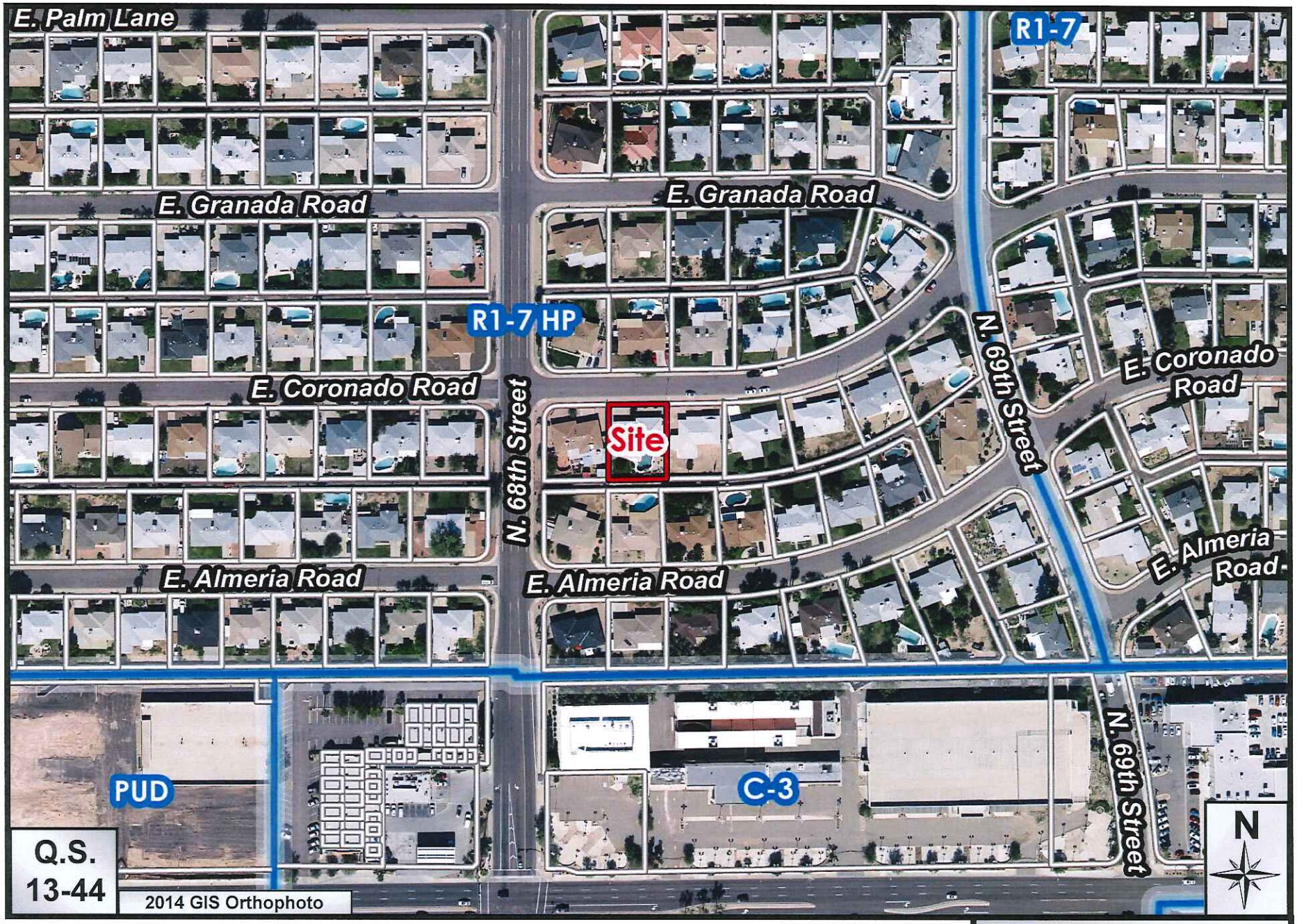
ATTACHMENT #2

3-HP-2016

Merican Residence Carport Enclosure

ATTACHMENT #2A

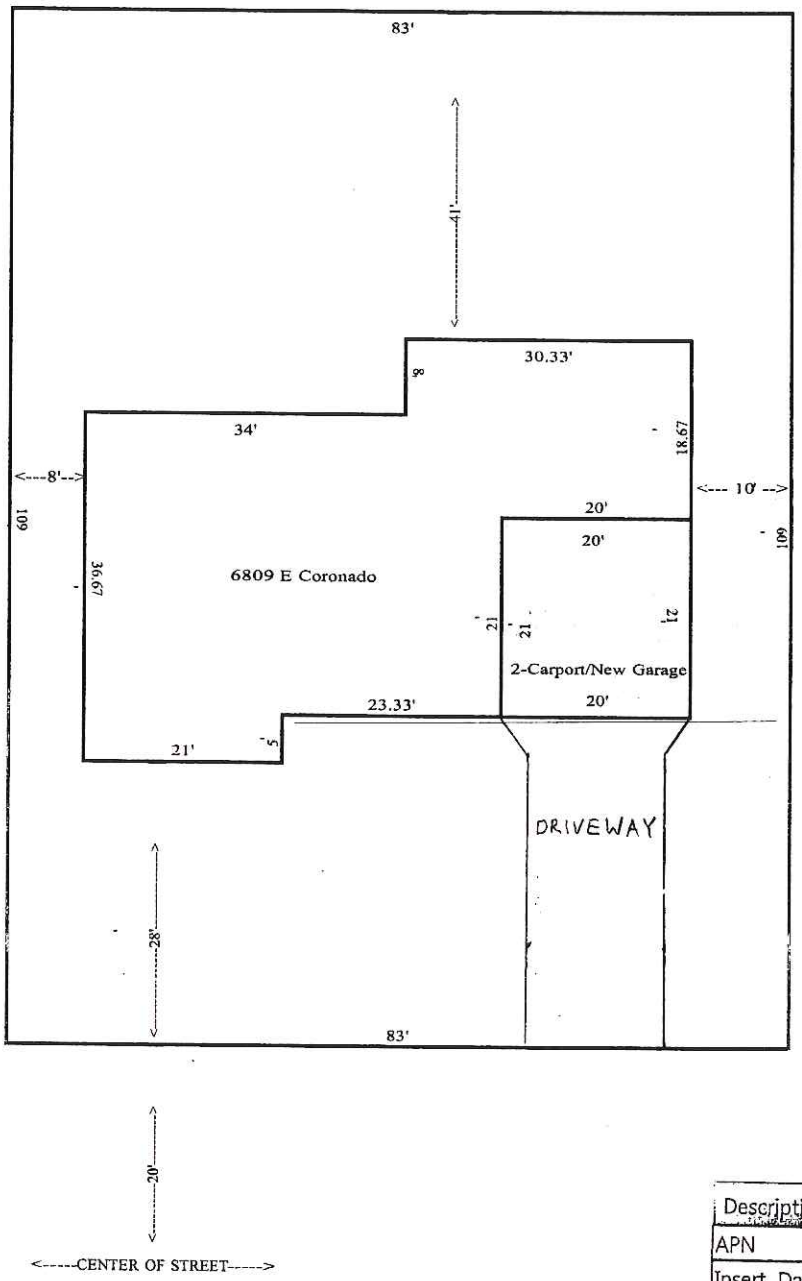
3-HP-2016



Merican Residence Carport Enclosure

ATTACHMENT #3

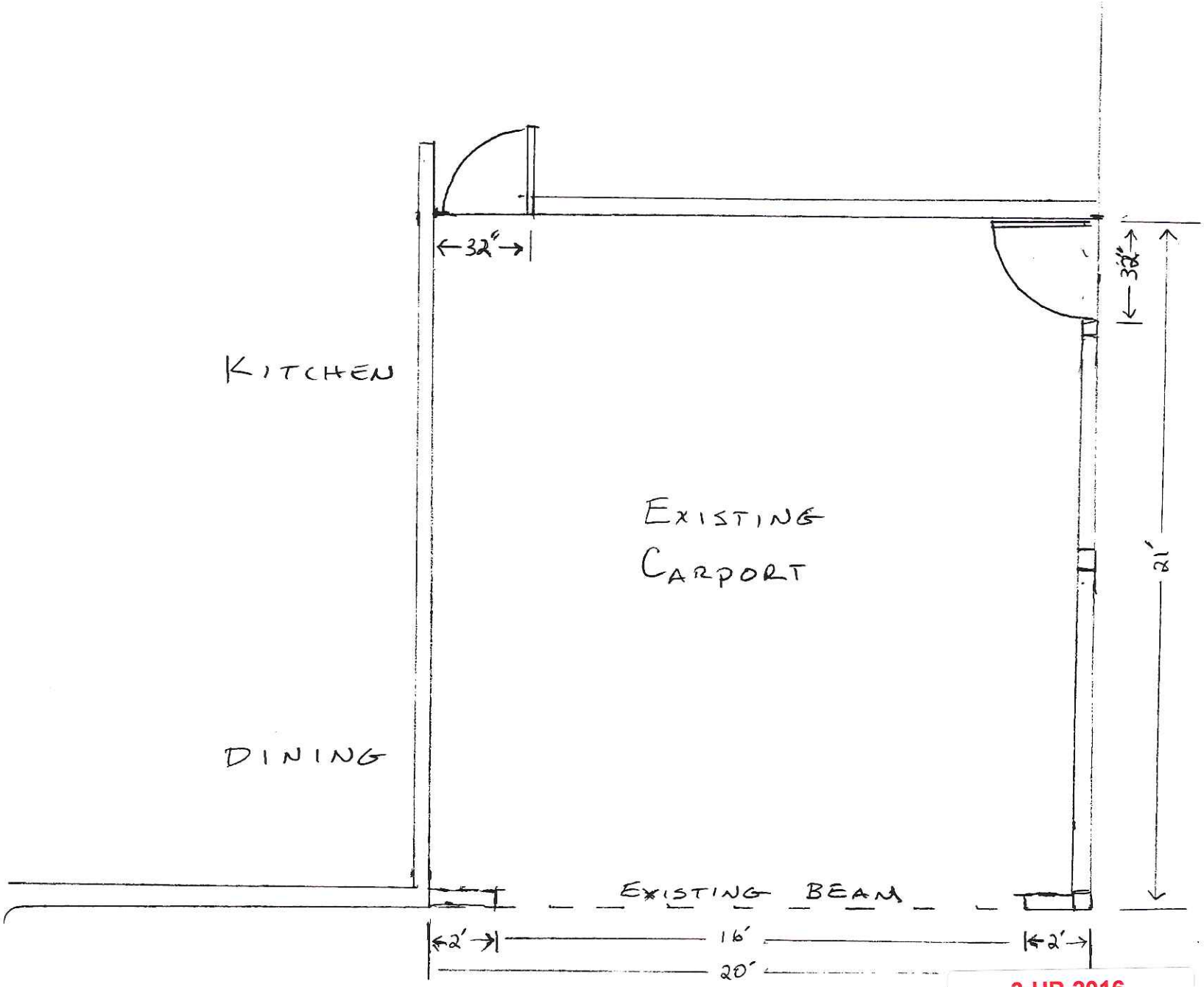
3-HP-2016



Description	Data
APN	129-08-081
Insert Date	3/5/1994 3:47:56 PM
Owners Name	MERICAN CHARLES P/ANDREA
Site Address	6809 E CORONADO RD
Zip Code	85257
QS Num	13-44
Subdivision Name	VILLAGE GROVE SIX
MCR Num	076-36
ESL Type	
Lot Num	232
Tract Name	
Zoning	R1-7 HP
FEMA Flood Zone	X

ATTACHMENT #4

3-HP-2016
03/16/16



Scale
1/4" = 1'

ATTACHMENT #5

3-HP-2016
03/16/16

Existing view- front of 6809 E Coronado Rd- 2 Car Carport

Existing view- front of carport to have garage door; block in window and solid core door

ATTACHMENT #6

3-HP-2016
03/16/16

Existing view- West side of carport to be enclosed with matching materials to adjacent neighbors

Adjacent view- Neighbor to West with 2 car Garage- 6801 E Coronado Rd

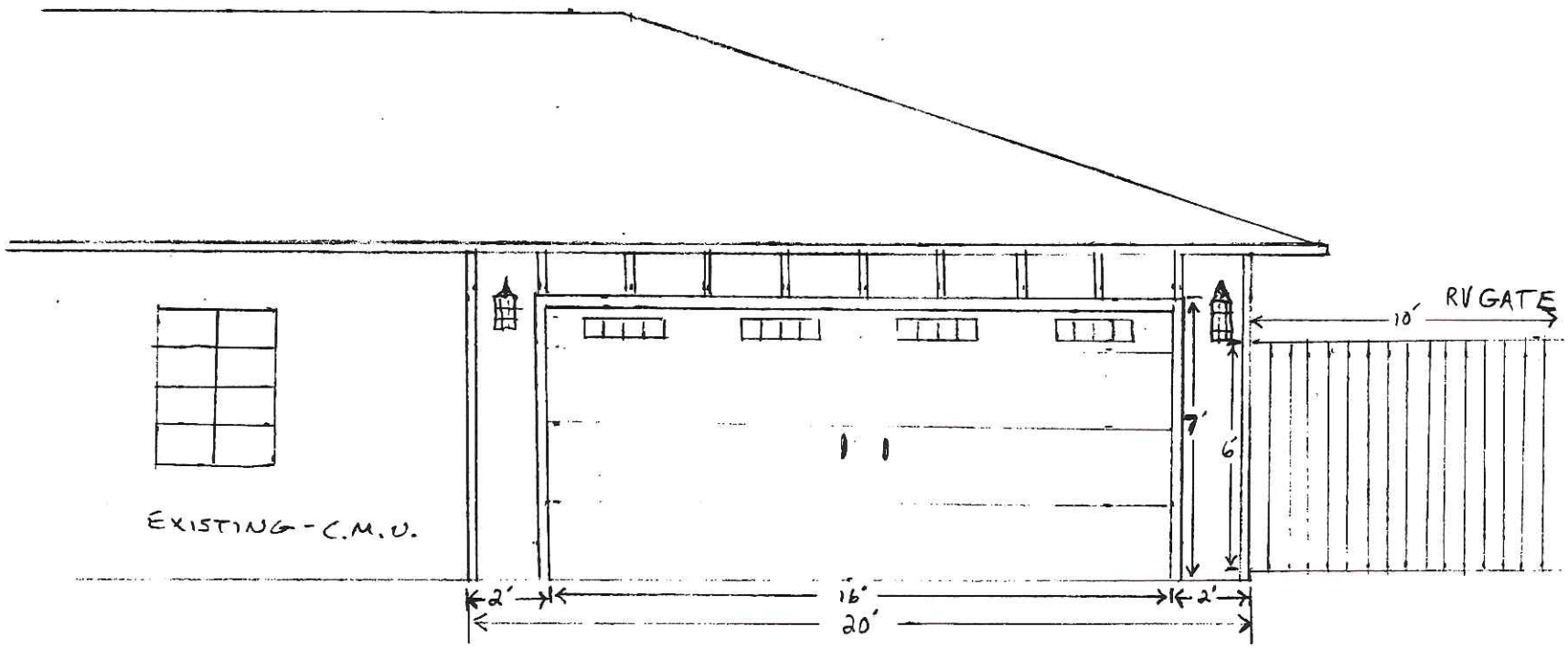
Adjacent view- 68th Street and Neighbors to NorthWest each with Garages- 6743 & 6802 E Coronado Rd

Adjacent view- Neighbor to North with 2 car garage & matching RV gate- 6810 E Coronado Rd

Materials:
T-111 siding w/1"x2" strips painted to match existing sage green house
7' x 16' steel garage door (white) with lites
2- LED carriage lights (black/glass)
10' x 6' RV gate with wrought iron frame and 6" wood slats to match East side of house and surrounding properties
Exterior Paint Color- Main: Valspar Duramax #6003-1C Filoli Carriage House Exterior Satin (existing paint color)
Exterior Paint Color Trim: Valspar Duramax #7006-17 Summer Gray Exterior Satin (existing paint color)

*- All material spec sheets included with application

ATTACHMENT #7

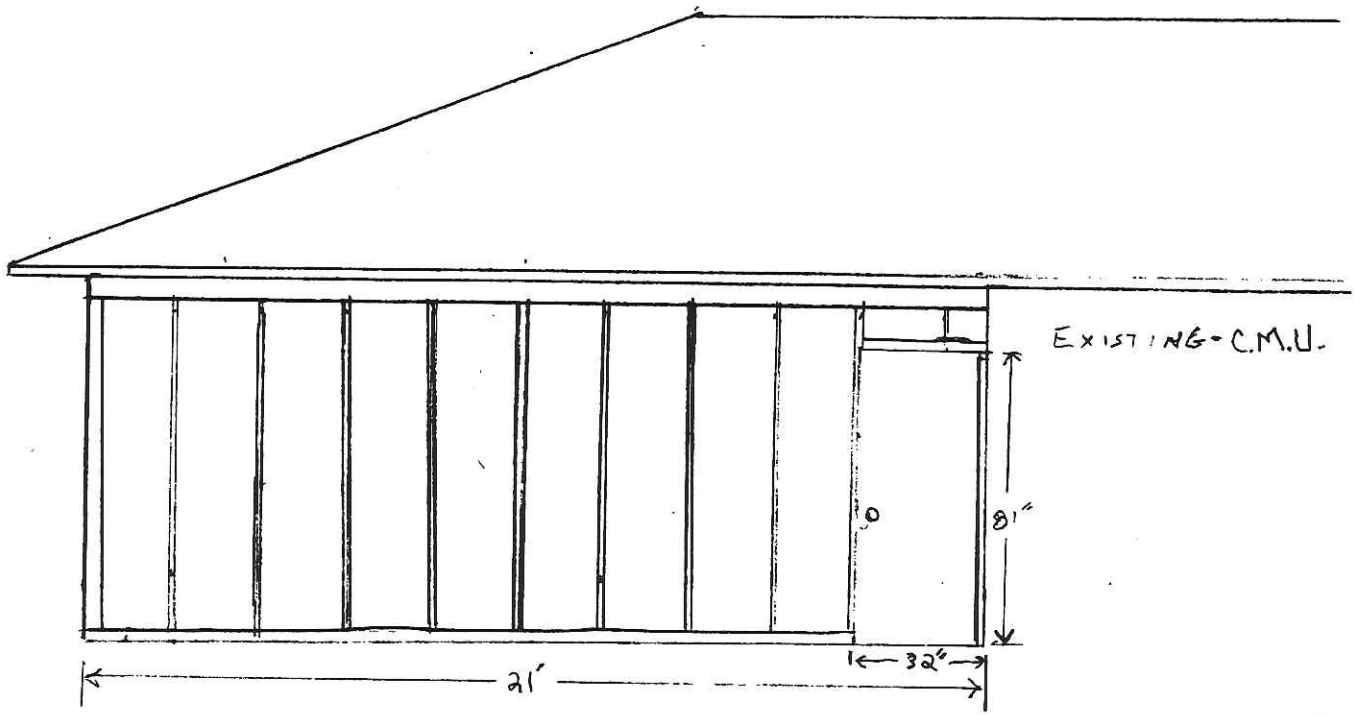


SCALE
1/4" = 1'

3-HP-2016
03/16/16

Materials:
T-111 siding w/1"x2" strips painted to match existing sage green house
81"x32" 20 min. fire rated steel door- white
Exterior Paint Color- Main: Valspar Duramax #6003-1C Filoli Carriage House Exterior Satin (existing paint color)
Exterior Paint Color Trim: Valspar Duramax #7006-17 Summer Gray Exterior Satin (existing paint color)

*- All material spec sheets included with application

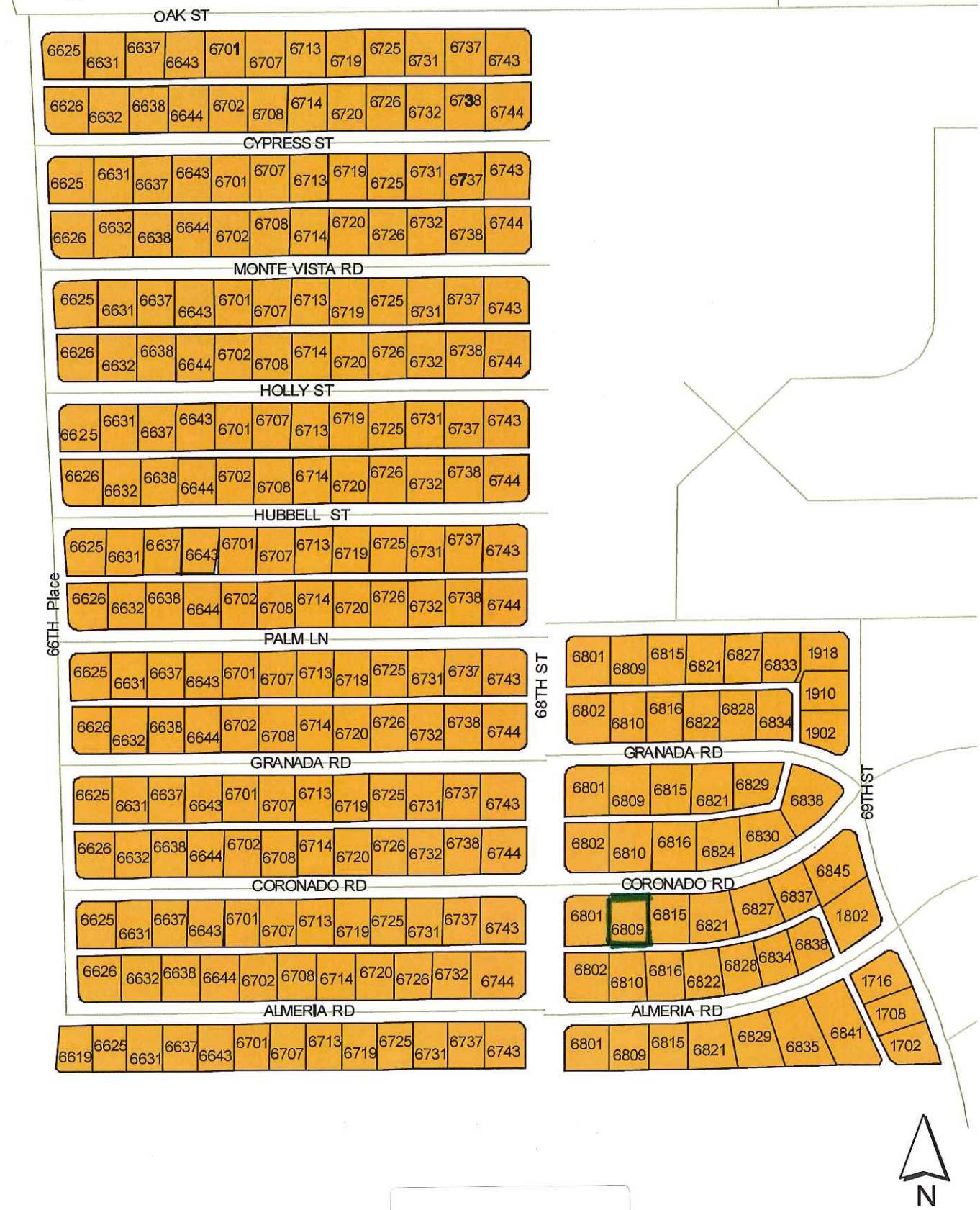


SCALE
1/4" = 1'

3-HP-2016
03/16/16

ATTACHMENT #8

Village Grove 1-6 Historic District



ATTACHMENT #9

HISTORIC PRESERVATION GUIDELINES FOR VILLAGE GROVE 1-6 HISTORIC DISTRICT

City of Scottsdale – Historic Preservation Office
7506 East Indian School Road, Scottsdale, Arizona 85251
Approved 2/8/06 by the Historic Preservation Commission
Revised text approved 9/13/12 by the Historic Preservation Commission

ATTACHMENT #10

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

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 Roofs should use low-pitched sloping forms such as gables or hips with over-hanging eaves.

Policy 3: Preserve the horizontal emphasis of the subdivision's building.

3.1 Align the horizontal features such as roof ridges and eaves of new construction and additions with similar elements on the existing building(s).

3.2 The placement and design of front porches should continue the pattern found on the surrounding facades.

Second-story additions that are built up to the same setback as the adjacent homes on the block change the historic character and uniform scale of the area. Any future additions should be one-story in height to preserve the historic scale of homes in the neighborhood.

Carports/Garages

A noteworthy element of the development of housing in the twentieth century was the evolution of the garage. By the mid-century over half the homes constructed nationwide had an attached garage. A local variation of this trend was the spread of carports. Since there was no need to protect cars from cold weather, carports were very popular in Arizona. As they were cheaper to build than garages, this kept the cost of Valley housing lower than the national average. This in turn helped fuel the growth and prosperity that Scottsdale enjoyed in the postwar era. The open design of the carport also helps create a distinct visual character for the subdivisions and tangibly illustrates the indoor/outdoor relationship that distinguishes the Ranch style. For these reasons carports are considered a character-defining feature of a 1950s subdivision. However, not all houses were originally built with carports. Many builder homes offered a variety of options to choose from: open carport, enclosed garage and different sizes to house one or two cars. Further the carport space was frequently planned to be enclosed to provide more living space when needed.

Consequently, there are many options for the appropriate treatments for carports.

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

Guidelines:

8.1 Maintain an original attached carport or garage and its original detailing.

Original carports were for either one or two cars and were located on one end of the front façade under the main roof. Roofs were typically gable, like the one above, or hip roofs.

8.2 If original elements of the carport or garage are damaged or deteriorated beyond repair, then replace them to match the form and detail of the original.

8.3 If an original one-car carport or garage needs to be expanded, it is preferable to expand it to the side and then extend the massing of the original roof over the addition. A flat or shed roof at the end of the original pitched roof is discouraged

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.

8.6 If a carport is to be enclosed and a new carport is to be added to the primary façade, then use the same roof type and massing as the original roof.

This 2-car garage enclosure is appropriately located under the mail gable roof of the home. The wood siding and simple paneled garage door with rectangular windows blends well with the front Ranch style façade.

8.7 Continue materials from the existing front façade across the garage enclosure or addition.

8.8 Do not place a carport addition in front of the front facade

The use of decorative screen blocks on the side of this carport was a typical detail from the Ranch style era.

A metal carport addition with a flat roof and metal posts in not appropriate for the area.

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

Guidelines:

10.1 When window replacement is necessary, match the original design or what was historically found within the subdivision.

10.2 New or replacement windows should not disrupt the historic window arrangement on a primary façade.

10.3 When appropriate, a new opening should be similar in location, size and type to those seen on the original structure on which the new opening is being constructed.

10.4 Replacement windows may be finished with trim elements similar to those used traditionally.

These replacement windows do not match the original. There are no through-the-glass muntins between smaller panes of glass like the original window pattern.

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.

10.7 If security is a concern, the installation of an electronic detection system should be considered before wire glass, glass block, or light metal security bars.

Rolling steel shutters adversely affect the character of the original windows.

Metal security grilles detract from the original appearance of the windows and inappropriately cover both the boxed window and reveal in this example.

Green Building: *Double pane windows with low-E glazing will help reduce energy consumption. Look at ways to shade exposed glazing with landscaping, Overhangs and window treatments. Avoid the use of aluminum framing that conducts heat into the building unless the frame has a thermal break.*

10.8 In selecting a new or replacement window, match the profile of the sash and its components, whenever possible.

10.9 Minimize the visual impact of new skylights by installing them behind the ridge line of the roof and away from view from the street whenever possible.

Doors

Doors provide scale and visual interest to the composition of facades. A door that is appropriate to the architectural style and period of the post WWII neighborhood adds to its historic character.

Most deterioration problems for exterior doors and their frames tend to be caused by sun, heat, and water. Deferred maintenance of weather-worn doors accelerates their demise. A door may also be worn and sagging from constant use. As a result, some historic doors do not properly fit their openings and therefore may allow moisture and air into the house.

Typically, a sagging problem door merely needs to be re-hung. This treatment is preferred rather than replacing it entirety. It is often easier and less costly to repair or re-hang a door rather than to replace it.

When deciding whether to repair or replace a door, first determine the door's historic significance. Is it prominently visible on the main façade? Is its design characteristic of the style of the house? If so, then preservation is the better approach than replacement.

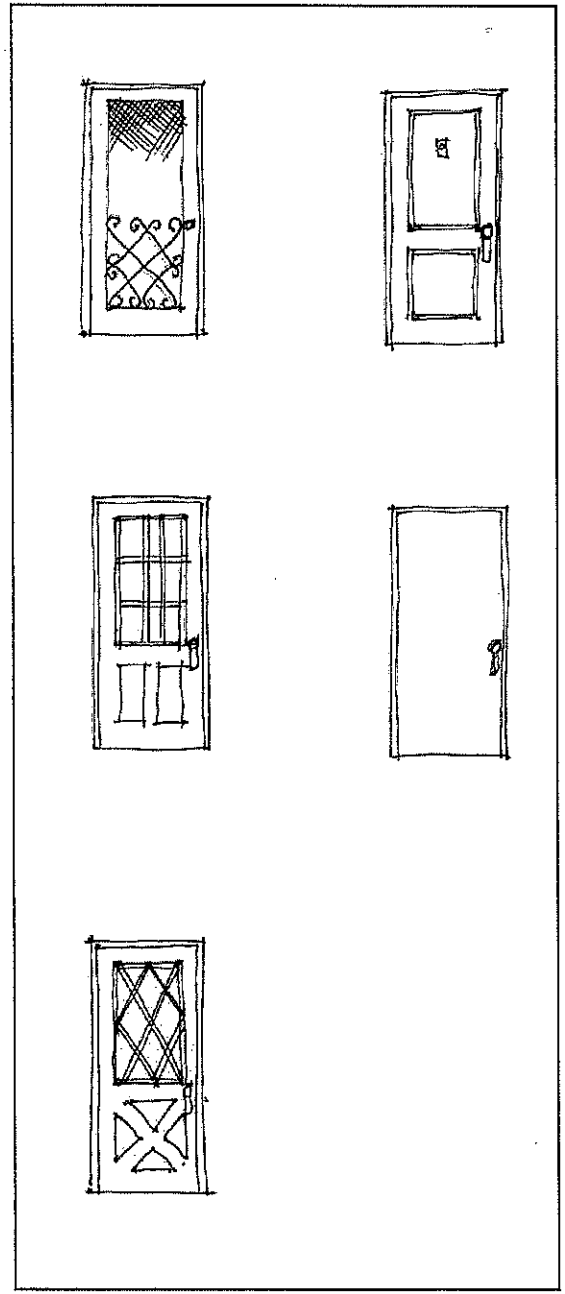
A door in an obscure location or in the rear of the house may not necessarily be considered a prominent feature. Thus, greater flexibility in the treatment or replacement of such doors may be considered.

Second, inspect the door and its frame to determine its condition, source of deficiency, ant the nature and extent of damage.

Third, determine the appropriate treatment for the door. In many cases the door may not fit the door jamb or threshold as it should. In this case the hinges and the threshold should be tightened or refit to allow smooth operation. Shaving or undercutting the door to fit the door frame is not recommended as a solution.

While replacing an entire door assembly is strongly discouraged, it may be necessary in some cases. When a door is to be replaced, the new one should match the appearance of the original. If replacing a door, one should be careful to retain the original door location, size and shape.

Additionally, one should consider the design of the door, choosing a replacement that is compatible with the style and type of the building.

A frequent concern is the material of the replacement door. In general, using the same material as the original is preferred. Finally, when replacing a historic door, it is important to preserve the original frame when feasible.

HISTORIC DOORS CHARACTERISTIC OF THE RANCH STYLE