

Case Research

Charles and Jessica Curtis
7233 East Monte Vista Road
Scottsdale, Arizona 85257
August 17, 2017

Application Narrative
City of Scottsdale
7447 East Indian School Road
Scottsdale, Arizona 85251

To Whom It May Concern:

Please find a list below of the intended exterior work at 7233 East Monte Vista Road, in accordance with all state and city building codes and ordinances:

- Patch, repair and paint existing exterior smooth sand stucco façade and fence to bring to like new condition
- Repair and paint existing front door, replace all other doors with like for like doors
- Replace two front windows with one large front window to center on new interior bedroom, new window should be in same character as Haver home style
- All other windows to be replaced with more energy efficient windows, size to be like for like of existing windows
- New exterior planter centered on new front window
- New exterior lighting fixtures
- Remove exterior entry into laundry room on patio, infill to match

We understand this home is in the historical neighborhood of Town and Country Scottsdale and our intent is to have our home remain as distinct and unique as the other homes in the neighborhood. This is a home we will occupy and live in ourselves and the upgrades we are proposing to make to me be made only to make the home more energy efficient and safe. Some of the existing windows (such as the large window by the entry door) are not tempered and could potentially be a safety issue. Many other windows and doors are older and are a major source of heat gain in the summer and heat loss in the winter. The home has also been used as a rental for the last twelve years and is in need of a refresh on both the interior and exterior.

Our largest exterior change would be the exterior window in the front of the house that faces the street. We are proposing a window much in the same style of the other Haver homes in the neighborhood. These windows have simple, clean lines and details and the header follows the same low pitch as the roof line. This is the same intent we have for the window we are proposing.

We are very excited to own a home in the Town and Country neighborhood of Scottsdale and the changes proposed, we believe, will only enhance this home and the entire neighborhood. We very much look forward to working with the City of Scottsdale on this project.

Thanks,

Charles and Jessica Curtis

Please type or print clearly. Fill out each applicable space accurately and with as much information as is known about the property. Use continuation sheets where necessary. Send completed form to: State Historic Preservation Office, 1300 W. Washington, Phoenix, AZ 85007

PROPERTY IDENTIFICATION

For properties identified through survey: Site No: TC09 Survey Area: Town & Country Scottsdale

Historic Name(s): None

(Enter the name(s), if any, that best reflects the property's historic importance.)

Address: 7233 E Monte Vista Road

City or Town: City of Scottsdale ☐ vicinity County: Maricopa Tax Parcel No. 131 - 19- 012

Township: 2N Range: 4E Section: 35 Quarter Section: SE1/4 Acreage: <1

Block: NA Lot(s): 9 Plat (Addition): Town & Country Scottsdale Year of plat (addition): 1958

UTM reference: Zone 12 Easting _____ Northing _____ USGS 7.5' quad map: Chandler

Architect: Ralph Haver ☐ not determined ☒ known (source: Report to Scottsdale Preservation Comm.)

Builder: Fred E. Woodsworth ☐ not determined ☒ known (source: Report to Scottsdale Preservation Comm.)

Construction Date: 1959 ☒ known ☐ estimated (source: Maricopa Co. Assessor)

STRUCTURAL CONDITION

☒ Good (*well maintained, no serious problems apparent*)

☐ Fair (*some problems apparent*) Describe: _____

☐ Poor (*major problems; imminent threat*) Describe: _____

☐ Ruin/Uninhabitable

USES/FUNCTIONS

Describe how the property has been used over time, beginning with the original use.

Dwelling: single family
residential

Sources: Maricopa Co. Ass.
field observation

PHOTO INFORMATION

Date of photo: 10 September 2005

View Direction (*looking towards*)
South

Negative No.: JPEG Image



To be eligible for the National Register of Historic Places, a property must represent an important part of the history or architecture of an area. Note: a property need only be significant under one of the areas below to be eligible for the National Register.

A. HISTORIC EVENTS/TRENDS (On a continuation sheet describe how the property is associated either with a significant historic event, or with a trend or pattern of events important to the history of the nation, the state, or a local community.)

B. PERSON (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)

C. ARCHITECTURE (On a continuation sheet describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or possesses high artistic values.)

Outbuildings: (Describe any other buildings or structures on the property and whether they may be considered historic.)

None observed from the street.

INTEGRITY

To be eligible for the National Register, a property must have integrity, that is, it must be able to visually convey its importance. Provide detailed information below about the property's integrity. Use continuation sheets if necessary.

1. LOCATION ☒ Original Site ☐ Moved (date _____) Original Site: 7233 E Monte Vista Road

2. DESIGN (Describe alterations from the original design, including dates—known or estimated—when alterations were made)
Original windows have been replaced with sliding aluminum frame windows, and the exterior has been stuccoed, c 1970.

3. SETTING (Describe the natural and/or built environment around the property) Building is set in a suburban residential neighborhood with paved streets, rolled curbs, and grass lawns with shade trees and shrubs.

Describe how the setting has changed since the property's period of significance: Some property owners replaced the original landscaping with xeriscape

4. MATERIALS (Describe the materials used in the following elements of the property)
Walls (structure): 8' concrete block Foundation: Concrete slab Roof: Built up
Windows: Sliding aluminum frame
If the windows have been altered, what were they originally? Steel casement
Wall Sheathing: Stucco
If the sheathing has been altered, what was it originally? Painted concrete block

5. WORKMANSHIP (Describe the distinctive elements, if any, of craftsmanship or method of construction)
Decorative shutters added to the windows of the front façade.

NATIONAL REGISTER STATUS (if listed, check the appropriate box) NA

☐ Individually listed; ☐ Contributor ☐ Noncontributor to _____ Historic District
Date Listed: _____ ☐ Determined eligible by Keeper of National Register (date: _____)

RECOMMENDATIONS OF ELIGIBILITY (opinion of SHPO staff or survey consultant)

Property ☐ is ☒ is not eligible individually.

Property ☐ is ☒ is not eligible as a contributor to a potential historic district.

☐ More information needed to evaluate.

If not considered eligible, state reason: Loss of original exterior wall cladding and windows

FORM COMPLETED BY:

Name and Affiliation: Ian Johnson, Intern, City of Scottsdale Preservation Dept. Date: 19 Sept. 2005

Mailing Address: Preservation, 7506 E. Indian School Rd, Scottsdale, 85251 Phone No.: 480.312.2523

HISTORIC PROPERTY INVENTORY FORM
CONTINUATION SHEET

name of property: 7233 E Monte Vista Road

Continuation Sheet No. 1

7233 E Monte
Vista Road,
looking SE



7233 E Monte
Vista Road,
looking SW





Pre-Application Request

Purpose:

The purpose of the Pre-Application submittal, and meeting, is for the applicant and city staff to discuss a proposed Development Application, and the information and process that is necessary for city staff to process the proposal.

In accordance with the Zoning Ordinance, no development application shall be accepted before a Pre-Application has been submitted, and a Pre-Application meeting has been conducted with city staff, unless the Pre-Application meeting has been waived by the Zoning Administrator.

Submittal:

The completed Pre-Application Request form and all required materials and fees should be submitted in person to the One-Stop-Shop located at 7447 East Indian School Road; or, may they be submitted digitally at following website:

<http://www.cityofscottsdale.gov/Services/PreApps/Default.aspx>

All checks shall be payable to "City of Scottsdale."

Scheduling

After the Pre-Application submittal has been accepted at the One-Stop-Shop, a staff member will contact the Applicant within five (5) Staff Working Days to schedule a Pre-Application meeting with the assigned staff member(s). Generally, a Pre-Application meeting is scheduled within five (5) to fifteen (15) Staff Working Days from the date of the submittal.

Project Name: Curtis Residential Remodel	
Property's Address: 7233 East Monte Vista Road	APN: 131-19-012
Property's Zoning District Designation: R1-7 HP	
Property Details:	
<input checked="" type="checkbox"/> Single-Family Residential <input type="checkbox"/> Multi-Family Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Other	
Has a 'Notice of Compliance' been issued? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, provide a copy with this submittal	
Owner: Charles and Jessica Curtis	Applicant: Cully Kern
Company:	Company: CT Kern Construction, LLC
Address: 7233 East Monte Vista Rd	Address: 8431 East Fairmount Ave
Phone: 618-889-2252 Fax:	Phone: 623-606-4753 Fax:
E-mail: jessicapotts84@gmail.com	E-mail: ctkern61@aol.com
 Owner Signature	 Applicant Signature
Official Use Only	Submittal Date: Application No.: 542-PA-2017
Project Coordinator:	

Planning and Development Services

7447 E Indian School Road Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Fax: 480-312-7088



Pre-Application Request

Development Application Type:

Please check the appropriate box of the Type(s) of Application(s) you are requesting

Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other
<input type="checkbox"/> Conditional Use Permit (UP)	<input checked="" type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> General Plan Amendment (GP)
Exemptions to the Zoning Ordinance	Land Divisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivision (PP)	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Subdivision (Minor) (MD)	<input type="checkbox"/> Adult Care (AC)
<input type="checkbox"/> Variance (BA)		<input type="checkbox"/> Single-Family Residential
<input type="checkbox"/> Minor Amendment (MN)		<input type="checkbox"/> Other:

Submittal Requirements: (fees subject to change every July)

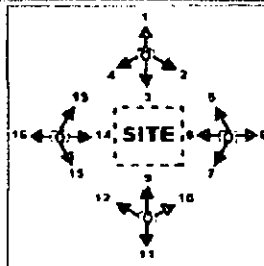
☒ Pre-Application Fee: \$ _____
(No fees are charged for Historic Preservation (HP) properties.)

☐ Records Packet Fee: \$ _____
Processed by staff. The applicant need not visit the Records desk to obtain the packet.
(Only required when requested by Staff)

☒ Application Narrative:
The narrative shall describe the purpose of the request, and all pertinent information related to the request, such as, but not limited to, site circulation, parking and design, drainage, architecture, proposed land use, and lot design.

☐ Property Owner Authorization Letter
(Required for the SA and MS Pre-Applications)

- ☐ Site / Context Photographs
- Provide color photographs showing the site and the surrounding properties. Use the guidelines below for photos.
 - Photos shall be taken looking in towards the project site and adjacent to the site.
 - Photos should show adjacent improvements and existing on-site conditions.
 - Each photograph shall include a number and direction.
 - Sites greater than 500 ft. in length, also take the photo locations shown in the dashed lines.
 - Photos shall be provided 8 1/4 x 11 paper, max. two per page.



☐ Other

- The following list of Additional Submittal Information is not required for a Pre-Application meeting, unless indicated below by staff prior to the submittal of this request.
- Applicants are advised to provide any additional information listed below. This will assist staff to provide the applicant with direction regarding an application.

Additional Submittal Information

- ☐ Site Plan
- ☐ Subdivision plan
- ☐ Floor Plans
- ☐ Elevations
- ☐ Landscape plans
- ☐ H.O.A. Approval letter
- ☐ Sign Criteria Regulations & Language
- ☐ Material Samples – color chips, awning fabric, etc.
- ☐ Cross Sections – for all cuts and fills
- ☐ Conceptual Grading & Drainage Plan
- ☐ Exterior Lighting – provide cut sheets, details and photometrics for any proposed exterior lighting.
- ☐ Boundary Survey (required for minor land divisions)
- ☐ Areal of property that includes property lines and highlighted area abandonment request.
- ☐ One copy of the recorded document for the area that is requested to be abandoned. Such as: subdivision plat, map of dedication, GLO (General Land Office) federal patent roadway easement, or separate dedication document. A copy of most recorded documents to be abandoned may be purchased at the City of Scottsdale Records Dept. (480-312-2356), or the Maricopa County Recorder's Office (602-506-3535). A copy of the General Land Office (GLO) federal patent roadway easement may be purchased from the Bureau of Land Management (602-417-9200).

Planning and Development Services

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